

201 Sale Value 18.50,000/- P.S. Madhupur 195



4874

झारखण्ड JHARKHAND

Three
2.16 Dec

03AA 911694

निबंधन अधिनियम... के अधीन
जीर छोटागापुर/संतालपरगना टेनेन्सी एक्ट की
धारा... के अन्तर्गत प्रो. ग्राह्य है और
संबन्धित स्थाय एक्ट 1853 के अनुच्छेद A(1) के
अन्तर्गत... के अधीन प्रत्येक स्थाय सहित
(य स्थाय मुक्त के विपरीत या स्थाय मुक्त अधिनियम नहीं)
निबंधन पदाधिकारी

See papers

A.C. 10 = 6
C.L. 10 = 6
P.R. 4 = 6

14

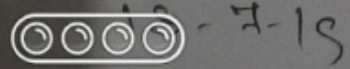
Mr. Ashwin Das

18/7/19

जांच किया
A.K. Chaudhary
मिनिस्टर

झारखण्ड सरकार
मुख्य विभाग के सचिव का कार्यालय
दिनांक 18/7/19

18-7-19



Samsung 64 MP Camera
Shot with my Galaxy M31 64 MP

260948 x 5.16
13,116,491/-

MD. HALIM ANSARI
18/7/19

Sale Deed

This **DEED OF SALE** is made on this 18th day of July 2019 A. D. of the **Christians Era**.

BETWEEN

MD. HALIM ANSARI son of late Abdul Mannan, by Caste Momin, by profession-Business, resident of Panahkola Madhupur, Police Station Madhupur, Sub-divisinon and Sub-registry office Madhupur, District and District Sub-registry office Deoghar in the state of Jharkhand hereinafter called the **VENDOR**(which expression shall unless included by or repugnant to the context to deemed to include his heirs successors administrators legal representatives and assigns of the **ONE PART**. Pan Card and Aadhar cards copies attached herewith.



wal. Feeledis
61/7/8:

AND

DRAKSHAN PARWEEN wife of Shahbaz Akhtar, by Caste Momin, by Pprofession Business, resident of Panahkola Madhupur, Police Station Madhupur, Sub-division and Sub-registry office Madhupur, District and District Sub-registry office Deoghar in the state of Jharkhand herein after called the **PURCHASER** (which expression shall unless included by or repugnant to the context to deemed to include her heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**. Pan Card and Aadhar cards copies attached herewith.

WHERE AS Nabo Krishna Dutta and Kumar Krishna Dutta, both sons of Chaitan Charan Dutta at No. 20 Mirzapore Street Calcutta, jointly purchased the property All that one storied brick built house and premises known as " Malabas" thereafter Know as " Raj Kishori Smriti Niketan" together with a piece and parcel of Basouri land, measuring an area of one Bigha Seven cottas and Eight Dhurs according to local standard measurement, being Municipal No. 78, Balai Babu Road, Situated in Mouza Patharchapti, appertaining to Taluque pathrole, PS. Madhupur, District Santhal Parganas, now Deoghar, in the State of Bihar, now Jharkhnad, from Dr. Benode Bihari Bonerjee and others by a registered deed of sale on 06.06.1937 registered at Registrar of Assurances Calcutta, entered in Book No.1, Volume No. 69, Pages 177 to 183, being No. 1962 for the year 1937 and they seized and possessed over the said land and property and had been paying annual rent to the concerning authorities being full and absolute owners of the same till their life. (As the property hereby conveyed).

AND WHERE AS the said Nabo Krishna Dutta and Kumar Krishana Dutta being the owner of the said land and property and they had been paying rent taxes to the Jamindar Estate of Pathrole as well as Madhupur Municipality.



Samsung 64 MP Camera
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Ms. Biresh D
18/7/19

AND WHERE AS after vesting the Jamindari to the State of Bihar the aforesaid land was entered in Register II of Basauri land in the office of the Circle Officer Madhupur, bearing Thoka No. 10, under PS-Madhupur, District Santhal Pargana now Deoghar in thd state of Bihar Now Jharkhand.

AND WHEREAS after the death of said Nabo Krishna Dutta and his wife ful Kumari Dutta, their two sons and one daughter namely Biresh Kumar Dutta, Ajay Kuamr Dutta and Shivnani Dutta. They became the owners of their father's half (50%) undivided share i.e, 15412Sq. Feet more or less out of the total land and property and each became owners 1/3rd share of his father's share.

AND WHEREAS after the death of said Kumar Krishna Dutta his wife Ushawati Dutta and two sons namely Bijoy Kumar Dutta, Sanjay Kumar Dutta. became the owners of Kumar Krishna Dutta's half (50%) undivided share i.e, 15412Sq. Feet more or less of out of the total land and property and each became owners 1/3rd share of Kumar Krishna Dutta's share.

AND WHEREAS Subsequently, Biresh Kumar Dutta, Ajay Kumar Dutta, Shivani Dutta, Bijay Kumar Dutta, Sanjay Kuamr Dutta and Ushawati Dutta jointly mutated their names in the office of the Circle officer at Madhupur and they have been paying annual rent and taxes to the State through concerning authority, under Police station Madhupur, District Deoghar in the state of Jharkhand for their peaceful possession and enjoyment.

AND WHEREAS after the death of said Ushawati Dutta her sons Bijoy Kumar Dutta and Sanjay Kumar Dutta became the owners of undivided 1/2 (half) (share i.e.15412 Sq. Feet) out of total area (Total area is 1 Bigha 7 Kathas 8 Dhurs), in which Sri Bijoy Kumar Dutta became owner of undivided half share of land i.e. 7706 Sq. Feet and Sri Sanjoy Kumar Dutta the owner of undivided half share of land i.e. 7706 Sq. Feet thereafter Sri Bijoy Kumar Dutta sold an area 4990 Sq. Feet from his own share to

W. S. Prasad
13/7/19

present vendor by way of registered deed of sale, entered in Book No.1, Volume No. 41, Pages 405 to 506, Deed No. 267/255 for the year 2016 dated 27/08/2016, registered before Sub-registrar of Sub-registry Madhupur, District Deoghar in the State of Jharkhand.

Bhumi Sambandhi Pratibedan No. 72 dated 12/07/2019 issued by the Circle office, Madhupur. Attached herewith.

AND WHERE AS by virtue of aforesaid purchase, present vendor seized and possessed over the said land peacefully and mutated his name in the Circle Office Madhupur as well as Madhupur Municipality under PS-Madhupur District Deoghar and has been paying annual rent taxes being full and absolute owners of the same to concerning authorities.

AND WHERE AS the present vendor due to necessity of money for payment of Bank loan, finding no other way out declared, his intention to sell out the part of aforesaid land area 2250 Square Feet equivalent to 5.16 Decimals for the sum of Rs. 13,50,000/- (Four Lac Fifty Thousand) only

ANDWHEREAS the purchaser being desirous to Purchase the said part of land mentioned in the schedule below and offered to the vendor for the same consideration of Rs. 13,50,000/- (Thirteen Lac Fifty Thousand) only NOW THIS INDENTURE WITNESSETH THAT IN PURSUANCE of said agreement and in consideration of Rs. 13,50,000/- (Thirteen Lac Fifty Thousand) only of lawful money of Union of India well and truly paid by the purchaser to the vendor as per memo of consideration on or before the execution of these presents the receipt whereof the vendor doth hereby admit and acknowledge in full and every part thereof release and forever discharge to the PURCHASER, the vendor doth hereby grant, convey; transfer, sell, assign and assure the said vacant Basouri land and properties which is particularly described in the schedule hereunder written and delineated in the Map annexed to hereto TOGETHER WITH ALL rights, liberties, privileged, easements, facilities, benefits, appurtenances, dependages, whatsoever to the said Basouri land and property or any part

6/7/21
w.s. 10m

there of belonging or any wise appertaining or usually held or enjoyed therewith or reputed 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 there of TO HAVE AND TO HOLD THE SAID PROPERTY. Hereby granted, conveyed, or transferred, expressed or interest so to be unto and to use of purchaser absolutely and forever in peaceful possession and enjoyment and free all encumbrances. The vendor doth hereby undertake to make do execute or perfect or cause to be made, done, executed and perfected all such other acts deed and things as may be reasonably required on the request and at the cost of the purchaser in future.

SCHEDULE ABOVE REFERED TO

In the state of Jharkhand, District and District Sub-registry Deogahr, Police Station, Sub-Division and Sub-Registry Office Madhupur, in Mouza Patherchapti, Thana No271, Part of Thoka no.10, vacant Basouri land measuring an area 2250(Two Thousand Two Hundred Fifty)Sq. feet equivalent to 5.16 Decimals within Madhupur Municipal Ward No. 11(old), New Ward No. 18 more fully, shown in annexed map in Red colour which is butted and bounded as follows:

North :- Road.

(This side east to west wide 22'-06") Feet.

South : Vendor's land.

(This side east to west wide 22'-06") Feet.

East :- vendor's Land

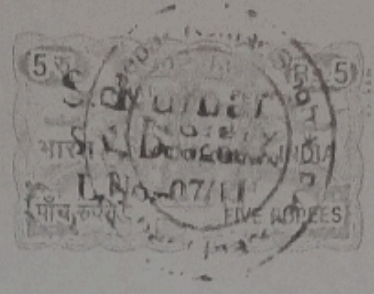
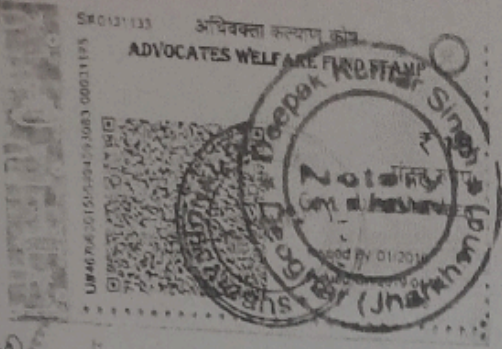
(This side north to south wide 100'-00") Feet.

West :- Land of Md. Salim

(This side north to south wide 10'-00") Feet.



Samsung 64 MP Camera
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नोटरी मधुपुर, जिला- देवघर

शपथ पत्र

Vol. No. K
S.No. 1780
Date 18/07/19

मैं श्री/श्रीमती हरशो पर्वी जिता/पति श. ह्याज अलोन
साकिन पन/हफोल मधुप धा. मधुप मिप
की निवासी हूँ शपथपूर्वक ब्यान करता/करती हूँ कि-

1. यह कि, मैं/हम उक्त पता का निवासी हूँ।
2. यह कि, मैं/हम पहली बार निबधन में स्टम्प व शुल्क विमुक्त का लाभ ले रही हूँ।
3. यह कि मैं/हम इसके पूर्व निबंधन में स्टम्प व शुल्क का लाभ नहीं लिया हूँ।
4. यह कि उपरोक्त बाते मेरी जानकारी में सही व सत्य हैं, विपरीत पाये जाने पर कानूनी कार्यवाही की जा सकती हैं।



18/7/19

Deepak Kumar Paruseen

शपथ कर्ता

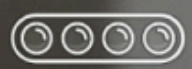
शपथकर्ता ने अपना हस्ताक्षर मेरे समक्ष किये हैं।

उपरोक्त घोबणाएँ शपथकर्ता के अनुसार

सही हैं इन्होंने अपना हस्ताक्षर श्री

अधिवक्ता के समक्ष किये हैं!

18/07/19



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Notary, Deoghar
Jharkhand