

216

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74921
19/12/17

SHRI CHANDRA

22/12/17

HTAA 164685

निम्न लिखित... के...
 और...
 एवं...
 इन्डियन स्टाम्प...
 (या स्टाम्प बुक के बिना या स्टाम्प शुल्क अपेक्षित नहीं)

Rohit Lachwani
22/12/17

नरेंद्र बिशाल
 निबंधन पदाधिकारी 22/12/17

SALE DEED

THIS INDENTURE made on this the 22nd day of December, 2017 A.D. of Christians Era.

BETWEEN

SARMILA CHANDRA wife of late Nirmal Kr.Chandra by faith Hindu, by profession Medical Practitioner, residing at 22/3 Jamapukur lane Kolkata-9, hereinafter called the **VENDOR** (which term or experssion Shall unless excluded by or repugnant to the subject or context be deemed to mean and include her successors, heirs, administrators, legal representatives and assigns) of the **One Part.**
PAN No. ACSPC 6691B

श्री कंचन
 A.K. Chandra
 22-12-2017

A.K. Chandra
 22-12-2017

आमोद सरकार राज्य विभाग
 संपाद विभाग के माध्यम से
 दिनांक 19/12/17 को प्रत्येक के मुद्रा

नरेंद्र बिशाल
 22/12/17

21/3/17
10/3/17
2
Rohit - Lachhramka
22/12/17

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The above named vendor do hereby nominated, constituted General Power of Attorney in favour of her well-wisher **ROHIT LACHHIRAMKA** son of Sri Om Prakash Lachhramka, Caste Marwari, by profession Business, resident of Sitaram Dalmia Road, Madhupur, PS, Sub-Division and Sub-Registry Office Madhupur, District and District Sub Registry Office - Deoghar in the state of Jharkhand through registered Power of Attorney, registered before Sub-Registry Office Deoghar, entered in Book No. (IV), Volume No.01, Pages 485 to 524, Being No 220/9 in the year 2016 Xerox copy of Power of Attorney attached herewith. Enclosure - 1

AND

SHAHAZADI KHATUN wife of Safaullah Ansari by Caste-Momin, by profession- Housewife, resident of village Nawadih, Post Dhamni, PS, Sub-Division and Sub-Registry Office Madhupur, District and District Sub Registry Office - Deoghar in the state of Jharkhand hereinafter in 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 No. BZLPD1749J**

WHEREAS the name of said Joy Narayan Chunder, Ashutosh Chunder and Chuni Lal Chunder & other were recored as Basouri Raiyat in the Purcha of last survey settlement in respect of said property situated under Mouza Patherchapti known as Gantzer's Survey settlement Plot No. 1219, Jamabandi No. 59/5 measuring an area 1.40Acre. Xerox Copy of Purcha & Naksa is attached herewith Power of Attorney.

AND WHEREAS as per deed of settlement on 19th day of September, 1940 recored in Book No. 1, Volume No. 101, Pages from 1 to 53, Being No. 2970 for the year 1940 the said property was vested infavour of Madhusudan Chander son of late Chuni Lal Chander.

Rajit Lakshmi
22/12/17

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AND WHEREAS after death of Madhusudan Chander his only son and legal heirs Nirmal Kumar Chandra became the owner of the said property by mutating his name in the Circle Office, Madhupur as well as Madhupur Municipality and had been paying rent and taxes to the state through concerning authorities being full and absolute owner of the said land. **Xerox Copy of rent and Holding tax is attached herewith Power of Attorney .**

AND WHEREAS after the death of said Nirmal Kumar Chandra as issueless his wife the present vendor Sharmila Chandra has become the full and absolute owner of the Said land and property, more fully described in the First Schedule hereunder written and seized and possessed of the same peacefully.
Xerox copy of Order of Ranchi High Court relating to the transferable land in WP(C) NO. 4458 of 2011 is attached herewith Power of Attorney.

AND WHEREAS the vendor is desirous of selling out of larger property and declare her intention to sell the part of aforesaid property more fully described in the first schedule hereunder written and delineated in the Map to the intended purchaser.

AND WHEREAS the purchaser being desirous of purchase, part of aforesaid property, a portion thereof, has made an offer to the vendor for purchasing the same from his own money being a portion of the larger property more fully described in the second schedule hereunder written and delineated in red colour in the map or plan hereto annexed and the price thereof has been fixed at Rs. 4,50,000/- (Four Lacs Fifty Thousand) only which is fair, Just and proper according to the location and situation of the land as highest market price and the purchaser agreed to pay the said amount. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the agreement above and in

Basuri - Land
22/12/12

consideration of the said amount of Rs. 4,50,000/- (Four Lacs Fifty Thousand) only paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admit and acknowledges as per the Memo of consideration below) the vendor doth hereby grant, convey, sell, transfer and assign unto the purchaser all the piece or Parcel of Basauri Land containing area 1184 Sq. Feet be the same a little more or less, more fully described in the Second Schedule written and delineated in red colour in the map or plan hereto annexed out of the larger property more fully described in the First Schedule written together with all right, title, interest, claim and demand whatsoever of the vendor into and upon the same together with proportionate right of all easement, liberties relating to the property more fully described in the Second Schedule hereunder written on 'as is where is basis' and free from all encumbrances, liens, charges, attachments and /or mortgage with Banks or elsewhere in any manner whatsoever into and the use and enjoyment and benefit of the purchaser for ever without any objection of the vendor or any persons claiming under the vendor and puts the purchaser in possession of the same.

1. The vendor doth hereby covenant with the Purchaser as follows :-

(a) The vendor has good right full power and absolute authority to grant, convey, transfer, sell or assign the property to anybody in any what soever.

(b) The vendor declares that the vendor has not done any wrong or committed any breach whereby the right, title, interest or possession of the vendor has into and upon the said property any way been jeopardized or become defective.

(c) The vendor will at all times hereafter on all reasonable and lawful request and at the cost and expenses of the purchaser make do execute and perfect or cause to be made, done, executed and perfected all such further and other acts, deeds, matters and things that may be reasonably required for the said property in any manner whatsoever.

Raj- Lal- 22/11/12

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(d) The vendor hereby declares that from today she will ceased to have any right, title, interst, claim or demand with regard to the said property fully described in the Secound Schedule hereunder written and purchaser will become the owner thereof and shall continue the hold, use enjoy and occupy the same with all rights of the vendor to convey, transfer, assign or sell the same.

e) The purchaser has every right to mutata names in Cricle, Madhupur and Madhupur Municipality.

2. The purchaser doth hereby agree, confirm and decalre as follows :-

(a) The purchaser is fully sathisfied with regard to the title of the vendor in respect of the Lager Property and/or portion thereof hereby sold more fully described in the First Schedule and the second schedule respectively hereunder written and shall raise no objection and /or dispute in fututre with regard to the vendor title in the property hereby sold and in case of any dispute raised by the purchaser, her same will not be entertained.

(b) The purchaser shall not disturb and/ or encroach other portion or portions of the Lager Property and the vendor shall have the right to sell the remaining portion of the Larger Property to any person or persons and the purchaser shall not be entitled to raise any objection and/or dispute in the future with regard to the sale transfer and /or lease by the vendor of the remaining portion of the larger property to any person or persons (c) The area of said land is not belongs to forest land.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that the piece and parcel of surveyed Basauri land containing an area of two Bighas, Thirteen Kathas and Nine Gandas equivalent to 140Decimals with two storied dilapidated building being Gantzer's Survey Settlement Plot No. 1219, Gantzer's Survey Settlement Basauri Jamabandi No. 59/5, Thoka No. 192 within Madhupur Municipapl ward No. 19, Holding No. 161, in the District of Deoghar, District Sub-Registry office and District Deoghar, Sub-division, Sub-Registry and Police station Madhupur, Mouza -Patharchapti, Thana

No. 271 more fully shown in the map or plan attaches herewith in red colour which is butted and bounded as follows :-

- ON THE NORTH : Land of Pir Ali shekh
 ON THE SOUTH : Land of Radha Govind Kundu
 ON THE EAST : Land of Pir Ali shekh
 ON THE WEST : Patharchapti Road

THE SECOND SCHEDULE ABOVE REFERRED TO

All that the piece and parcel of surveyed Basauri land containing an area of 1184 (One Thousand One Hundred and Eight Four) Sq. Feet (equivalent to 2.71 Decimals) Mouza -Patharchapti, Thana No. 271 being Gantzer's Survey Settlement Plot No. 1219, Gantzer's Survey Settlement Basauri Jamabandi No. 59/5, Thoka No. 192(Part) under Municipality ward No. 19, Holding No. 161, in the District of Deoghar, District Sub-Registry office and District Deoghar, Sub-division Sub-Registry and Police station Madhupur more fully shown in the map or plan attached herewith in red colour which is butted and bounded as follows :-

- ON THE NORTH : House of Manjur Alam.
 ON THE SOUTH : Land of Sabrajami.
 ON THE EAST : Land of Haji Pir Ali.
 ON THE WEST : 10'-00" feet wide common passage.

Declaration-vendor declared that the land is being sold by me is vacant land, situated at other road in Mohalla patherchapti in Madhupur and for residential purpose.

Revised
22/12/17

R. L. L. 22/12/12

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IN WITNESS WHERE OF the vendor above named do here unto set and subscribe her hands and signatures the day, month and year first above written in presence of the following witnesses :-
witnesses :-



Attested by
K. Rao
22/12

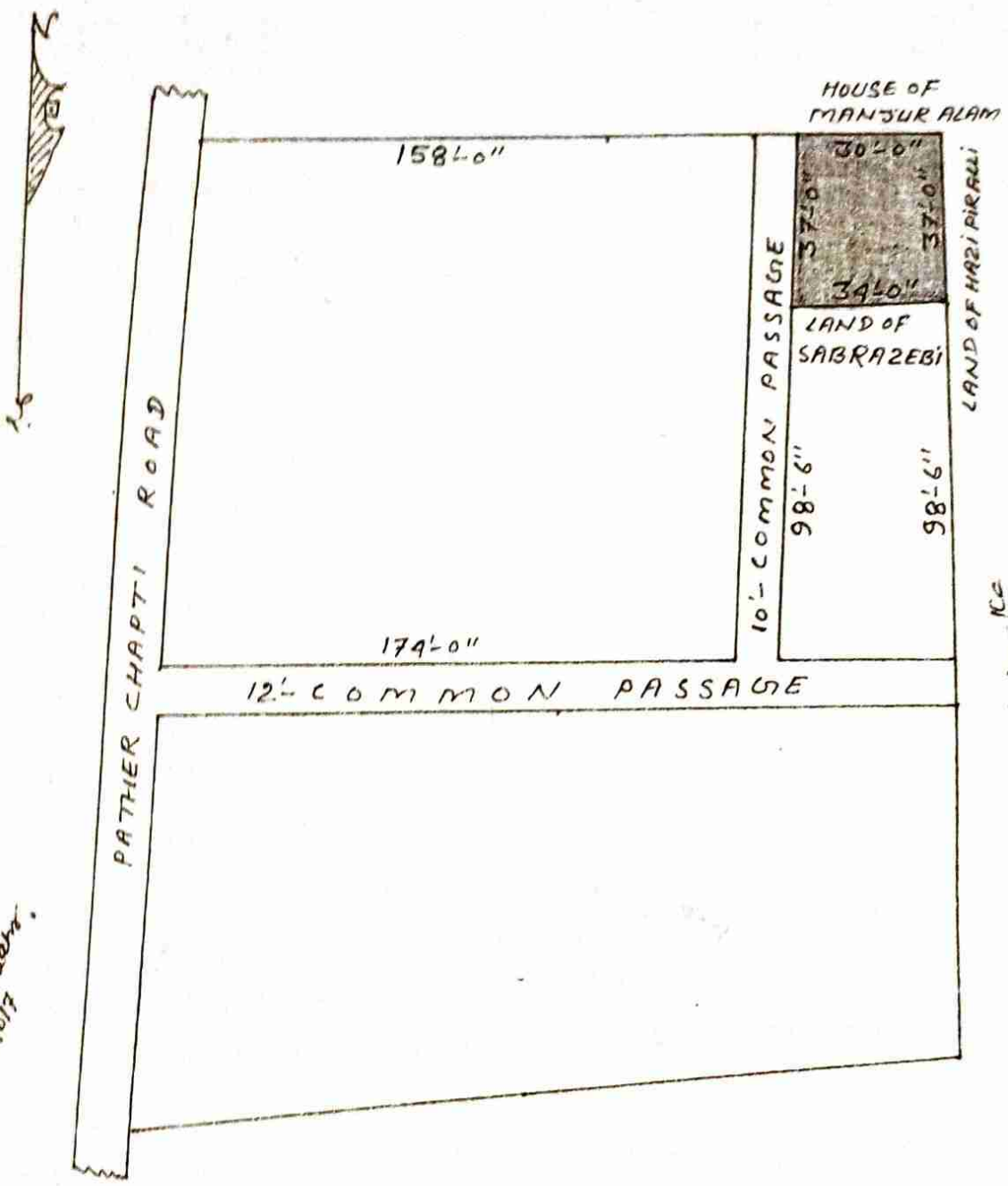
मो - रफीक पीता अब्दुल खीद
पथर चपटी मधुपुर 7870387616
दाखर 22/12/12

मो - शाहजान पीता - रानी/उमर
लाइसि-ब रोड मधुपुर
अबुल 787
22/12/12

Read over and explained
the contents of this deed of
sale to the parties vendor
& purchaser by me in Hindi

A. K. Rao
22/12/12
Advocate

PLAN OF BASOURI LAND IN MOUZA - PATHERCHAPTI No 271
 MUNICIPAL WARD No-19 J.B.No 59/E UNDER THOKA No-197
 SURVED PLOT No 1219 (PART) AREA 1184 S.F.T P.S MADHUPUR
 DIST- DEOGHAR (JHARKHAND)
 BELONG To: SARMIKA CHANDRA W/O LATE NIRMAL CHANDRA 22/3
 JHAMAPUKUR LANE - KOLKATA - 9
 NOW SOLD To: SHAHZADI KHATOON W/O SAFAULLA ANSARI OF VIII -
 NAWADIAH P.O DHAMNI P.S. MADHUPUR DIST- DEOGHAR (JHARKHAND)



Draw by
 B. Yadav
 Kenduwater
 27/11/17

27/12/17



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate Copy: CRSLP0306689 10/20/2021



नामांतरण शुद्धि-पत्र		अचल का नाम		मधुपुर	हल्का	हल्का-10	सच्ची प्रतिलिपि			
जिला का नाम	देवघर	अनुमंडल नाम	मधुपुर	पृष्ठ संख्या वर्तमान	11	धाना न.	04			
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL.)	22							
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व धाना न.	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें नामांतरण संबंधित है खाता भाग न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अचलतन लिपि अभ्युक्ति
689	185 /R27 2021 - 2022	पत्थरचपटी/ 10/0271	मधुपुर	28/08/2021	By Sale Deed No. 217 Dated 22/12/2017	59/5 8 192		59/5 1219 2.71 डिसमील	30	
क्रेता का नाम: (SHAHZADI KHATUNपति-SFAULLAH ANSARI, जाति- ---, पता-NAWADIH DHAMNI)				जमाबंदी रयत का नाम: निर्मल कुमार चंद्र-पति.			विक्रेता का नाम: SARMILA CHANDRA, पति-LATE NIRMAL CHANDRA, जाति-----, पता-KOLKATA			
Digitally Signed By : PERMESHWAR KUSHWAHA अंचलाधिकारी मधुपुर										
राजस्व कर्मचारी हल्का-10 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है। (Covid-19 से बचाव- कोरोना हारेगा, भारत जीतेगा। दो गज की दूरी मास्क है जरूरी। सौम्य डिस्टेंसिंग करना होगा, हमें कोरोना से लड़ना होगा।										

28/10/2021
सच्ची प्रमाणित प्रतिलिपि



28/10/21
मिलान किया