

MD ENAMUL HAQUE son of Md Zahir Khan, resident of Village

A N D

representatives and assigns ) of the ONE PART.  
deemed to include his heirs, executors, administrators  
unless excluded by or repugnant to the context, shall be  
Deoghar hereinafter called the VENDOR ( which expression  
Municipality, P. S. and Subdivision Madhupur, District  
at Mohalla Patherchapt within ward No. IV of Madhupur  
subdivision Madhupur, District Deoghar and also residing  
of Mouza Jorasimar, P. O. Margaunda, Police Station and  
by faith Muslim, by occupation Retired man, resident  
B E T W E E N MD ZAHIR KHAN son of Late Gulzar Khan,  
2005 ( Thirteenth day of June Two Thousands Five ) A. D.  
THIS DEED OF SALE is made on this the 13<sup>th</sup> day of June,

SALE DEED FOR RS. 87,000/- ONLY

Handwritten notes and signatures including:  
13/6/05  
Zahir Khan  
13/6/05  
1125 + 77  
56625200



Samsung 64 MP Camera  
Shot with my Galaxy M31 64 MP

Handwritten text at the bottom of the page: 1899, 1000RS, 2065, 57002 85, madhupur



forasimar, P.O. Margomunda, Police Station and Subdivision  
Madhupur, District Deoghar and also residing at Mohalla  
Patherchapti within ward No. IV of Madhupur Municipality,  
P.S. and Subdivision Madhupur, District Deoghar hereinafter  
called the PURCHASER (which expression unless excluded by  
or repugnant to the context shall be deemed to include his  
heirs, executors, administrators, representatives and  
assigns) of the OTHER PART.  
WHEREAS Basouri Plot No. 416 with an area of 3.33 Acres  
of land within U. B. No. 59/78 of Mouza Patherchapti is  
appertaining to Thoka No. 159/1 of Mouza Patherchapti and  
recorded in the names of Hari Prasad Chatopadhyaya and  
his two brothers namely Pramod Prakash Chatterjee and  
Mamatho Roy Chatterjee including the father of Brahamanand  
Chatterjee in the parcha of last survey settlement known as  
Mr Gantzer's Settlement.

Mr. Zahid Khan  
13/6/09



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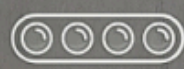


AND WHEREAS after the death of Pramod Prakash Chatterjee again there was an amicable family partition of all the properties including the lands appertaining to Thoka No. 159/1 of Mouza Patharchapt between Sri Brahamanand Chatterjee and his brothers and in the said amicable family partition, plot No. 416 of Mouza Patharchapt fell in the share of Brahamanand Chatterjee and he came in exclusive possession of the same and got his name mutated in the Office of Circle Officer Madhupur Vide Case No. 47/1980-1981 and since thereafter he all along paid the rental of the

same. since deceased and he became the absolute owner of the No. 159/1 fell in the share of Pramod Prakash Chatterjee plot No. 416 of Mouza Patharchapt appertaining to Thoka Mouza Patharchapt within Madhupur Municipality including father of Brahamanand Chatterjee, the entire property at place between the aforesaid three brothers including the AND WHEREAS in an amicable family partition which took

- 3 -

18/5/01  
M. Zahid Khan



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500Rs.



Mr. Nishu Kora  
B7/6/05

- 5 -

Sale No. 3639 for the year 2001 and entered in Book No.1, Volume No.169/2001 Pages 1 to 11 for lawful consideration and came in possession of the same soon after the execution of the Sale Deed.

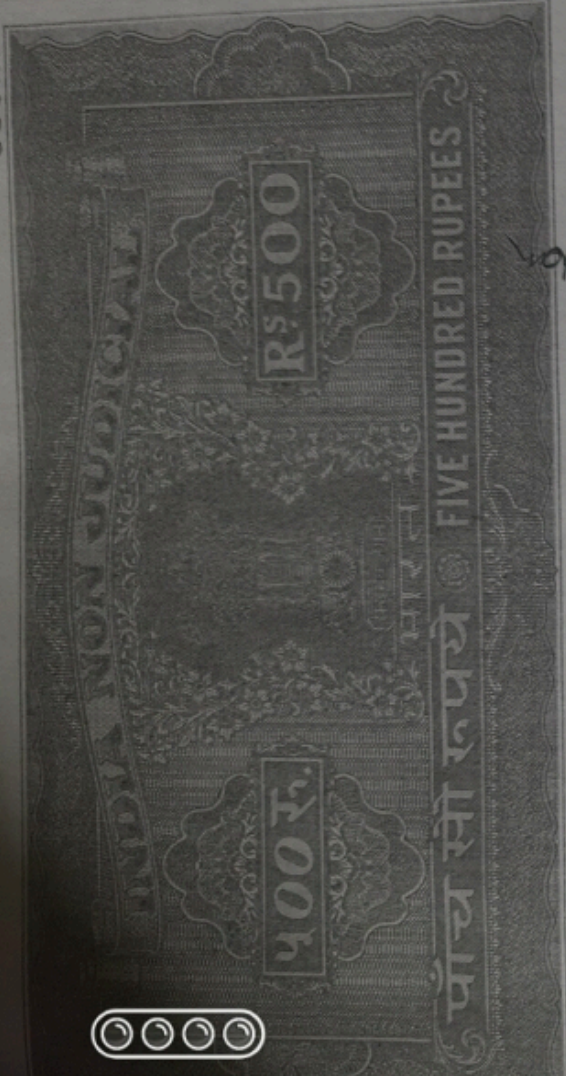
AND WHEREAS the present Vendor after acquiring the Three Kathas of land in Plot No. 416 of Mouza Patherchapti got his name mutated in the Office of Circle Officer Madhupur and he has been paying rent for the aforesaid lands through Halka Karamchhari to state of Jharkhand and he has been obtaining rent receipts for the same.

AND WHEREAS the present purchaser offered to purchase the land fully described in the Schedule below from the Vendor at a sum of Rs.87,000/- ( Rupees Eighty Seven Thousands) only and the Vendor accepted the said offer of the purchaser considering the reasonable market price prevailing at Madhupur and agreed to convey and transfer the land fully described in the Schedule below at and for the price of Rs.87,000/- ( Rupees Eighty Seven Thousands ) only.



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- 6 -

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs.87,000/- (Rupees Eighty Seven Thousands ) only well and truly paid by the purchaser to the Vendor the receipt of which the Vendor doth hereby admit and acknowledge in full and every part thereof doth hereby acquit, release and discharge the purchaser as well as the land hereby sold and transferred for ever, the Vendor doth hereby grant, sell, transfer, convey, assign and assure into the purchaser ALL THAT piece and parcel of land described in Schedule below belonging to the Vendor hereby conveyed and without reserving any right to the Vendor TO HAVE AND TO HOLD the same absolutely for ever and free from all kinds of encumbrances AND the Vendor do hereby covenant with the Purchaser that the Vendor is and has been absolutely, lawfully and well entitled to the land hereby sold and expressed to be sold and every part thereof for perfect and indefeasible estate and without any manner of encumbrances, claims, demands, or heir AND THAT the Vendor has got good right full and subsisting power and absolute

13/6/19  
Mr. Zahir Khan



Mr. Zakir Khan  
13/6/05

authority to grant, transfer and convey the land hereby sold incumbered State to the use and enjoyment of the same, by the purchaser AND THE said purchaser shall and may at all times hereinafter peacefully and quietly hold enjoy, own occupy and transfer the said property in the manner the purchaser may like without any interruption claim or demand whatsoever from or by the vendor or any person or persons claiming through the said Vendor.

THE VENDOR COVENANTS that the Vendor has kept the said property indemnified and unencumbered and the Vendor has got done any act, deed or thing or suffered anything by means of which the Vendors right title and possession has in any way jeopardized or became defective.

THE VENDOR doth hereby undertake to make or to execute or perfect or cause to be made, done, executed, perfected, all such other acts deeds and things as may be reasonable required on the request and at the cost of purchaser in future.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

In the District and Sub-Registry Office Doohar, Subdivision and Police Station Madhurur in Mouza Patherchapti within Madhurur Municipal Area Thana No. 271, Thoka No. 159/1, part of Mr Gantzer's Settlement plot No. 416 recorded as Basouri land having an area of One (1) Katha equivalent to 1125 Sq.ft more or less within Ward No. IV of Madhurur Municipality also shown in the Sketch Map in Red Colour annexed with the Sale







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- 8 -

Md. Zahid Khan  
13/6/05

Deed and butted and bounded as follows :-

On the North by By the land of Reeta Shekhar Bhokta  
wife of Shashank Shelkhar Bhokta, Ex-M.L.A  
of Sarath.  
Land of the Vendor.  
On the East by P W D Road.  
On the West by Land of the Vendor.

IN WITNESSES WHEREOF the Vendor put his hand and  
subscribe his Signatures on this the day, month and year  
first above written.

Witnesses :-

1. Md. Zainul Haque  
S/o Md. Zahid Khan  
Machhapur  
13.06.05
2. MD. IMRAN S/O ZAINUL  
HAQUE PATHARCHAPTI  
13/6/05
- 3.

Md Zahid Khan  
VENDOR  
13/6/05

Drafted & Prepared by me.

Md Saqib Khan  
Advocate, Deoghar.  
13.06.05

Typed by -

Md. Zainul Haque.

Md Zainul Haque,  
Typist, 13-06-05  
Deoghar.