

03AA 779115

भूमि हस्तान्तरणीय है  
 मानव शिक्षा के माध्यम से  
 लय तरीके ..... है।  
 ह० धार्मिक लिपि

४१५२०३  
 - २३६० = ००  
 ०९ ५४ = ०  
 २४१४ = ०

*Sakunman Sharma*  
 General Power of Attorney  
 Holder of Sree Mohan Chandra  
 Manna vide General Power of  
 Attorney NO. IV - 3 dated - 15.1.03  
 २२२०३  
 २३६००  
 १२२६०

*Shri*  
 २२/२/०३

SALE DEED VALUED OF Rs. 1,18,000/- only

THIS SALE DEED is made on this the 22nd day  
 of February, 2003 AD IN BETWEEN  
 (1) MOHAN CHANDRA MANNA s/o late Bijay Krishna  
 Manna by caste Hindu, by occupation business, resident  
 at Tantipara Hoogly, P.S. Chinsurah, P.O. and District  
 Hoogly (West Bengal).  
 (2) Ashok Kumer Manna s/o Shri Mohan Chandra Manna  
 by caste Hindu, by occupation business, residing at  
 Tantipara, Hoogly, P. S. Chinsurah, P.O. & District



*Asakemananna*

-2-

Hoogly (West Bengal), lawful attorney of Sri Mohan Chandra Manna, appointed through a registered deed of General Power of Attorney, executed on 15.01.03 before District 2nd Registrar, Hoogly vide no. IV-3 (which expression unless repugnant to the subjector context shall be deemed to include his legal heirs, successors, assigns, representative, administrators and executors etc.) hereinafter called VENDOR  
FIRST PART.

A N D

Smt. Indu Devi w/o Indra Bhushan Gupta, by faith Hindu, by occupation house wife and business, resident of



*Sakheemona Manu*

-3-

of Kundu Bunglow Road of Madhupur Town, P.O. P.S. Subdivision Madhupur, Sub-registry and District Deoghar, JHARKHAND (which expression unless repugnant to the subjector context shall be deemed to include her legal heirs successors, assigns, representatives administrators and executors etc.) hereinafter called VANDEE SECOND PART.

WHEREAS the property more specifically mentioned in the schedule below, originally belonged to Bijay Krishna Manu (since deceased) who purchased the schedule property from (1) Hari Sadhan Seal (2) Hari Narayan Seal, (3) Kansilal Seal (4) Ashutosh seal (5) Debshankar Seal, all sons of late Hari



-4-

*Asakumaran Nanna.*

Pada Seal, resident of Chanderenajore of Hoogly (W.B.) and they were carrying business at -63-C Radha Bazar Street Calcutta, by virtue of Registered Deed of Indenture No. 3097 dt.19.09.1952, against valuable consideration, executed before the Registrar of Assurances Calcutta and he remained in actual physical and cultivating possession over the same, as rightful owner and title holder of the said property.

AND WHEREAS after the death of the said Bijay Krishna Manna, the VENDOR FIRST PART alongwith his other brothers, sisters and mother stepped into his shoe and became joint owners of the schedule property and other properties, which were previously owned and possessed



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*Shakti Kumar Manna*

possessed - by late Bijay Krishna Manna. A family dispute arose and subsequently a compromise decree was passed on 07.03.1996 by learned Asst. District Judge, 1st Court Hoogly, in which VENDOR FIRST PART along with his brother Shri Shakti Kumar Manna jointly got the property including one which is situated at mouza Bara Shaikpura, within P.O.P.S. Madhupur under Ward No. 15, Holding No.218, Town Plan plot no.1172 under Madhupur Municipality, District Deoghar an area of 01 Bigha (more or less by local measurement) and construction thereof and schedule property is the part of the same.

AND WHEREAS the VENDOR FIRST PART along with his brother Shri Shakti Kumar Manna, while possessing the property of their joint share, filed title partition



-6-

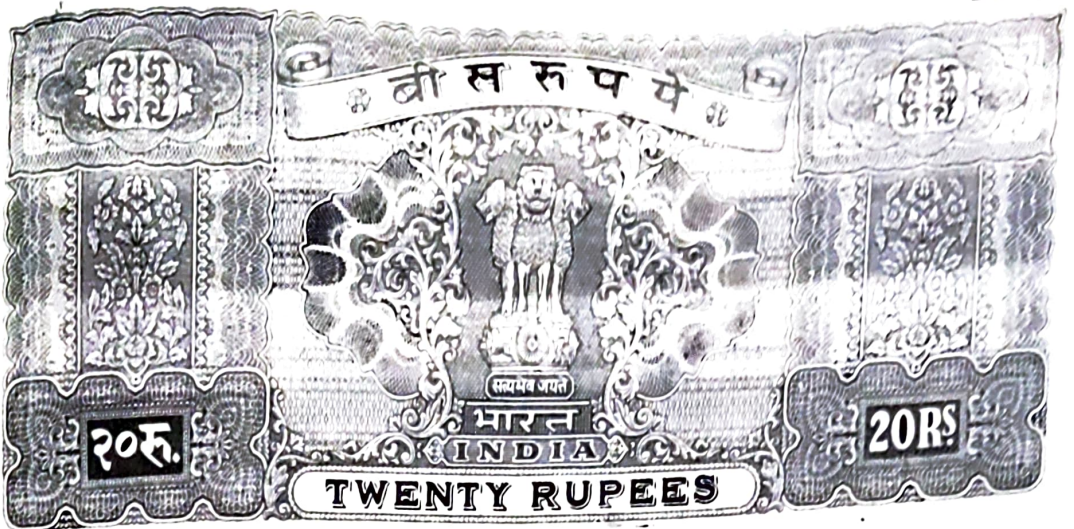
*Sakubman Name.*

Partition Suit No.94/2000 before the Civil Judge(1st court) (Senior Division) Hoogly and the said suit is pending for disposal.

AND WHEREAS a compromise (solenama) duly signed by the VENDOR FIRST PART and said Shakti Kumar Manna, filed before the learned court in aforesaid suit and in the said compromise, the property situated at Madhupur within mouza Bara Shaikhpura has been specifically allotted in the share of the VENDOR FIRST PART And schedule property is the part of the same and the said suit yet to be decreed interms of compromise (solenama)

AND WHEREAS due to the old age of VENDOR FIRST PART have been suffering from different ailments and also residing far from the schedule property, it is not possible for him to lookafter, management control the

20RS.



-7-

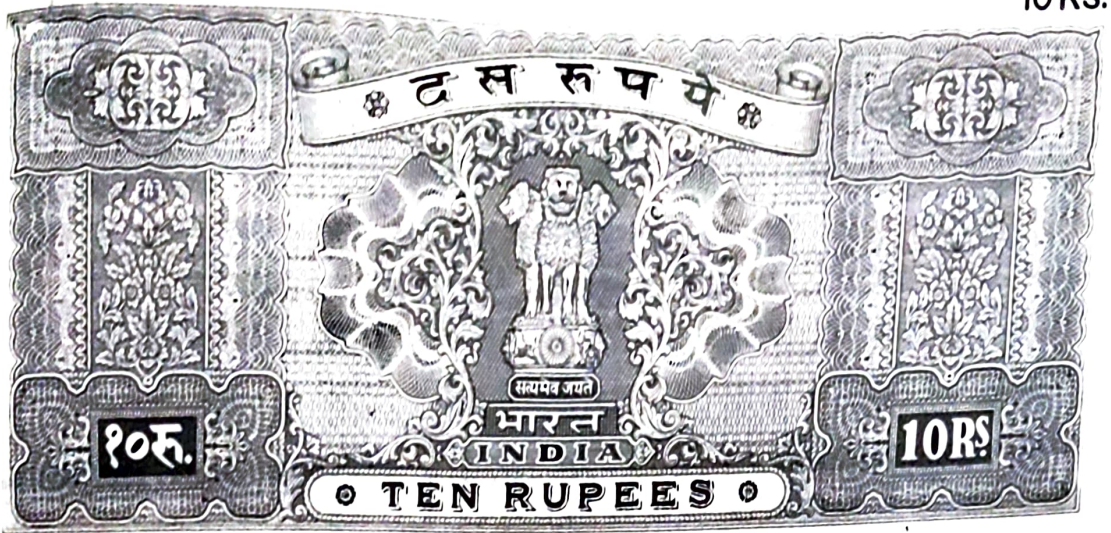
*S. Subekumaranna*

manage and control the schedule property, for which he has decided to sell the schedule property.

AND WHEREAS for the purpose of valid and legal sale of the property of mouza Barashaikhpura of Madnupur town VENDEE SECOND PART came forward as intending purchaser against valuable consideration and the VENDOR FIRST PART accepted her offer for the schedule property and she settled the price as Rs. 1,18,000/- (one lac eighteen thousand only) and the VENDEE SECOND PART paid the same against proper and valid money receipt of the same, granted by the vendor and the schedule property is the part of the original property and rest part is being sold to the VENDEE SECOND PART through a separate Deed of Sale.

AND WHEREAS to execute the valid legal sale

10RS.



-8-

*Sakakumaran Manna*

Sale Deed, said Mohan Chandra Manna executed a general power of attorney in favour of his son Ashok Kumar Manna before District 2nd Registrar Hoogly (West Bengal) on 15.01.03, who are the VENDOR FIRST PART in this DEED of Sale .

AND WHEREAS the VENDOR FIRST PART already received the consideration money for the property, which is fully discribed in the schedule and conveying his right title and interest over the schedule property to the VENDEE SECOND PART with all <sup>Other</sup> ~~over~~ rights. The VENDOR FIRST PART undertakes that if any rectification or addition in this DEED will felt necessary he will do the same, as and when the exigency will arise.

*Sakakumaran Manna*



IN WITNESSES WHEREOF the VENDOR FIRST PART scribed his hand keeping himself in sound health and mind without any pressure from any corner.

SCHEDULE

In the District, Sub-registry Office Deoghar, P.S. P.O. and Subdivision Madhupur, mouza Barasheikhpara, Holding No.218 (part) settlement plot no. 104 (part) under Madhupur Municipality, Ward No.15 total area 6174 sq.ft. which is butted and bounded as follows :-

North :- Land and building of Sri Gobind Pd. Agrawala

South :- Vendor's Land

East :- Sir, Ashutosh Mukharjee Road,

West :- Common Galli.

Sakekumaran Harne

Sakekumaran Harne

VENDOR 22.2.03

WITNESSES

1. Deepak Kumar Singh  
Advocate, Deoghar  
22/02/03
2. Santosh Kumar  
Advocate, Deoghar  
22/02/03

Typed by

K. h.  
22/02/03

Drafted by

Kailash Jais  
22/02/03

PLAN OF LAND UNDER MOUZA:- BARASHEKHUPRA NO:-  
 WITHIN MADHUPUR MUNICIPAL WARD NO:- 15.  
 H. NO:- 218 PART OF SURVEY PLOT NO:- 104 MARK  
 'A' AREA:- 6174 SFT SHOWN IN RED COLOUR BELONGS  
 TO SRI MOHAN CHANDRA MANNA S/O LATE GITAY  
 KRISHNA MANNA OF TANTIPARA P. S:- CHINSURAH  
 DIST:- JHARALI (W.B) & NOW SOLD TO SMT INDU DEVI  
 W/O SRI INDRABHUSHAN GUPTA OF KUNDU BANHALA  
 ROAD MADHUPUR DEOGHAR -

LAND & BUILDING OF GYOVIND PRASAD AGRAWAL



VENDOR'S LAND



COMMON GALLI

107'0"

107'0"

147'0"

COMMON - ROAD

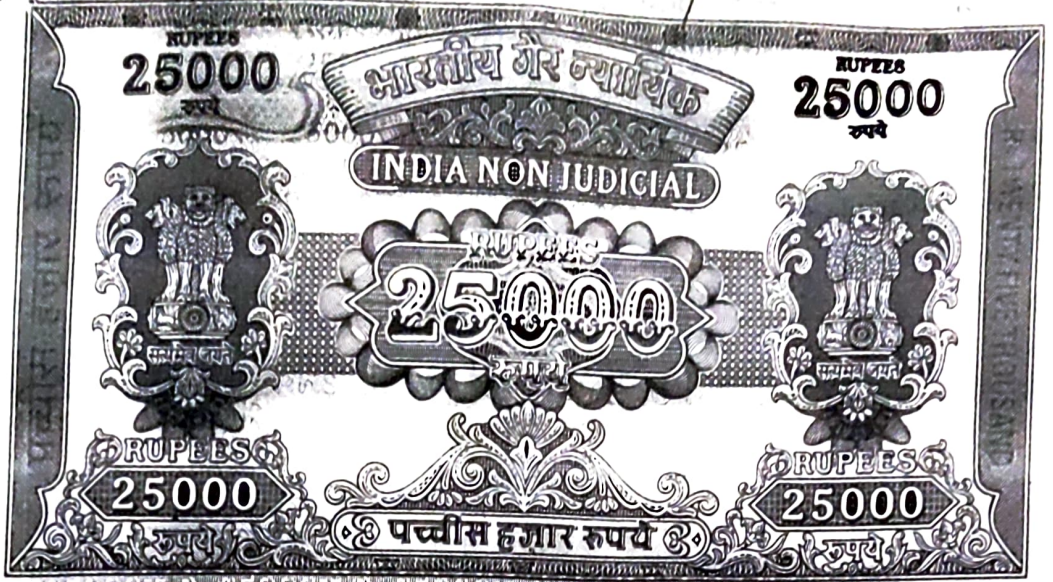
R. O. D

*S. Subramanian*  
 22.2.03

21.2.03

721 Side 3. 62000/-

567



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भूमि हस्तान्तरणीय है  
माय विना के सह  
न्य सह  
ह० जाच विपक

DP 7240 = 0  
24. 54 = 0  
7294 = 0

Asakheeman Manne

General Power of Attorney  
Holder of Sri Mohan Chandra  
Manne side General Power of  
Attorney No IV-3 dated 15.1.03

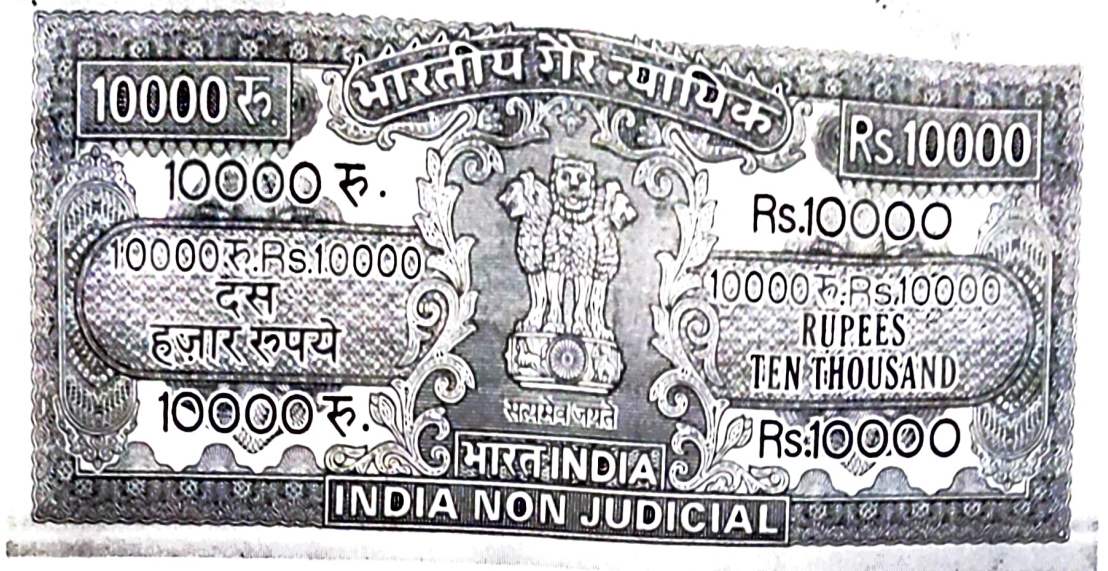
22.2.03  
37650

Asakheeman Manne

SALE DEED VALUED OF Rs. 3,62,000/-

THIS SALE DEED is made on this the 22nd day of February, 2003 AD IN BETWEEN

- (1) MOHAN CHANDRA MANNA 's/o' late BijeVy Krishna Manne by caste Hindu, by occupation business, residing at Tantipara Hoogly, P.S. Chinsurah, P.O. and District Hoogly (West Bengal)
- (2) Ashok Kumar Manne s/o Sri Mohan Chandra Manne by caste Hindu, by occupation business, residing at Tantipara, Hoogly, P.S. Chinsurah, P.O. & District



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*S. Saket Kumar Datta*

-2-

Hoogly (West Bengal), lawful attorney of Sri Mohan Chandra Manna, appointed through a registered deed of General Power of Attorney, executed on 15.01.03 before District 2nd Registrar, Hoogly vide No. IV-3 (which expression unless repugnant to the subjector context shall be deemed to include his legal heirs, successors, assigns, representative, administrators and executors etc.) hereinafter called VENDOR FIRST PART.

A N D

Smt. Indu Devi w/o Indra Bhushan Gupta by faith Hindu by occupation house wife and business, resident of Kundu Bungalow Road of Madhupur Town, P.O. P. S. Subdivision Madhupur, Sub-registry and District Deoghar JHARKHA -ND (which expression unless repugnant to the subjector context shall be deemed to include her legal heirs successors, assigns, representatives administrators and executors etc.) hereinafter called VANDER SECOND PART.



-3-

*Sakheeman Mann*

AND WHEREAS the property, more specifically mentioned in the schedule below, originally belonged to Bijay Krishna Manna (since deceased) who purchased the schedule property from (1) Hari Sadhan Seal, (2) Harinarayan Seal, (3) Kansilal Seal (4) Ashutosh Seal (5) Debshankar Seal, all sons of late Hari Pada Seal, resident of Chanderenajore of Hoogly (W.B.) and they were carrying business at 63-C Radha Bazar Street Calcutta by virtue of Registered Deed of Indenture No. 3097 dt. 19.09.1952 against valuable consideration, executed before the Registrar of Assurances Calcutta and he remained in actual, physical and cultivating possession over the same, as rightful owner and title holder of the said property.

AND WHEREAS after the death of the said Bijay Krishna Manna, the VENDOR FIRST PART alongwith his other



-4-

*Shakhekuman Name*

brothers, sisters and mother stepped into his shoe and became joint owners of the schedule property and other properties, which were previously owned and possessed by the late Bijay Krishna Manna. A family dispute arose and subsequently a compromise decree was passed on 07.03.1996 by learned Asst. District Judge, 1st court Hoogly, in which VENDOR FIRST PART alongwith his brother Shri Shakti Kumar Manna jointly got the property including one which is situated at mouza Bara Shaikhpura, within P.O. P.S. Madhupur under Ward No.15, holding No.218 Town Plan Plot No.1172 under Madhupur Municipality, District Deoghar an area of 01 Bigha (more or less by local measurement) and construction thereof and schedule property is the part of the same.

AND WHEREAS the VENDOR FIRST PART alongwith his brother Shri Shakti Kumar Manna, while possessing the property of their joint share, filed title partition

*Shakhekuman Name*



*Shakti Kumar Manna*

-5-

Partition Suit No. 94/2000 before the Civil Judge (1st court) (Senior) (Division) Hoogly and the said suit is pending for disposal.

AND WHEREAS a compromise (solenama) duly signed by the VENDOR FIRST PART and said Shakti Kumar Manna filed before the learned court in aforesaid suit and in the said compromise the property, situated at Madhupur within mouza Bara Shaikhpura, has been specifically allotted in the share of the VENDOR FIRST PART and schedule property is the part of the same and the said suit yet to be decreed interms of compromise (solenama).

AND WHEREAS due to the old age of VENDOR FIRST PART have been suffering from different ailments and also residing far from the schedule property, it is not possible for him to look after, manage and control the schedule property, for which he has decided to sell the schedule property.



-6-

property.

AND WHEREAS for the purpose of valid and legal sale of the property of mouza Barashaikhpora of Madhupur town, Vendee Second Part came forward as intending purchaser against valuable consideration and the VENDOR FIRST PART accepted her offer for the schedule property and she settled the price as Rs. 3,62,000 (three lacs sixtytwo thousand only) and the VENDEE SECOND PART paid the same value of the 15,729 sq.ft. land, Rs. 2,98,851/- Two lacs nintyeight thousand eight hundred fiftyone only and value of the constructed part (deleated) of an area 500 sq.ft. is Rs. 63,000/- (Sixtythree thousand) only, as such total amount of Rs. 3,62,000/- (three lacs sixty two thousand only) as total settled price, against proper and valid money receipt of the same, granted by the vendor and the schedule property is the part of the original property and rest part is being sold to the

*S. Sakthi Kumar*



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-7-

the VENDEE SECOND PART through a separate Deed of Sale.  
AND WHEREAS to execute the valid legal sale Deed  
said Mohan Chandra Manna executed a general power of  
attorney in favour of his son Ashok Kumar Manna before  
District 2nd Registrar Hoogly (West Bengal) on 15.01.03,  
who are the VENDOR FIRST PART in this DEED of sale.

AND WHEREAS the vendor FIRST PART already recei-  
-ved the consideration money for the property, which is  
fully discribed in the schedule and conveying his right  
title and interest over the schedule property to the  
VENDEE SECOND PART with all other rights. The VENDOR  
FIRST part undertakes that if any rectification or addi-  
tion in this DEED will felt necessary, he will do the  
same, as and when, the exigency will arise.

IN WITNESSES WHEREOF the VENDOR FIRST PART scri-  
bed his hand keeping himself in sound health and mind  
without any pressure from any corner.

*Ashok Kumar Manna*

coner.

SCHEDULE

In the District, Sub-registry Office Deoghar P. S. P. O. and Subdivision Madhupur, mouza Barashaikhpura, Holding No.218 (part) settlement plot no.104 (part), <sup>Thok No 26</sup> under Madhupur Minicipality, Ward No.15 total area 15,729 sq. ft. together with constructed house of area 500 sq.ft. Wall and Wel which is butted and bounded as follows :-

North:- Vendor's Land.

South:- Comman Road.

East:- Sir, Ashu tosh Mukharjee Road,

West:- Comman Gali.

*Sakhe Kumar Name*

VENDOR 22.2.03.

WITNESSES:

1. Deepak Kumar Singh  
Advocate, Deoghar  
22/02/03
2. Santosh Kumar  
Advocate, Deoghar  
22/02/03

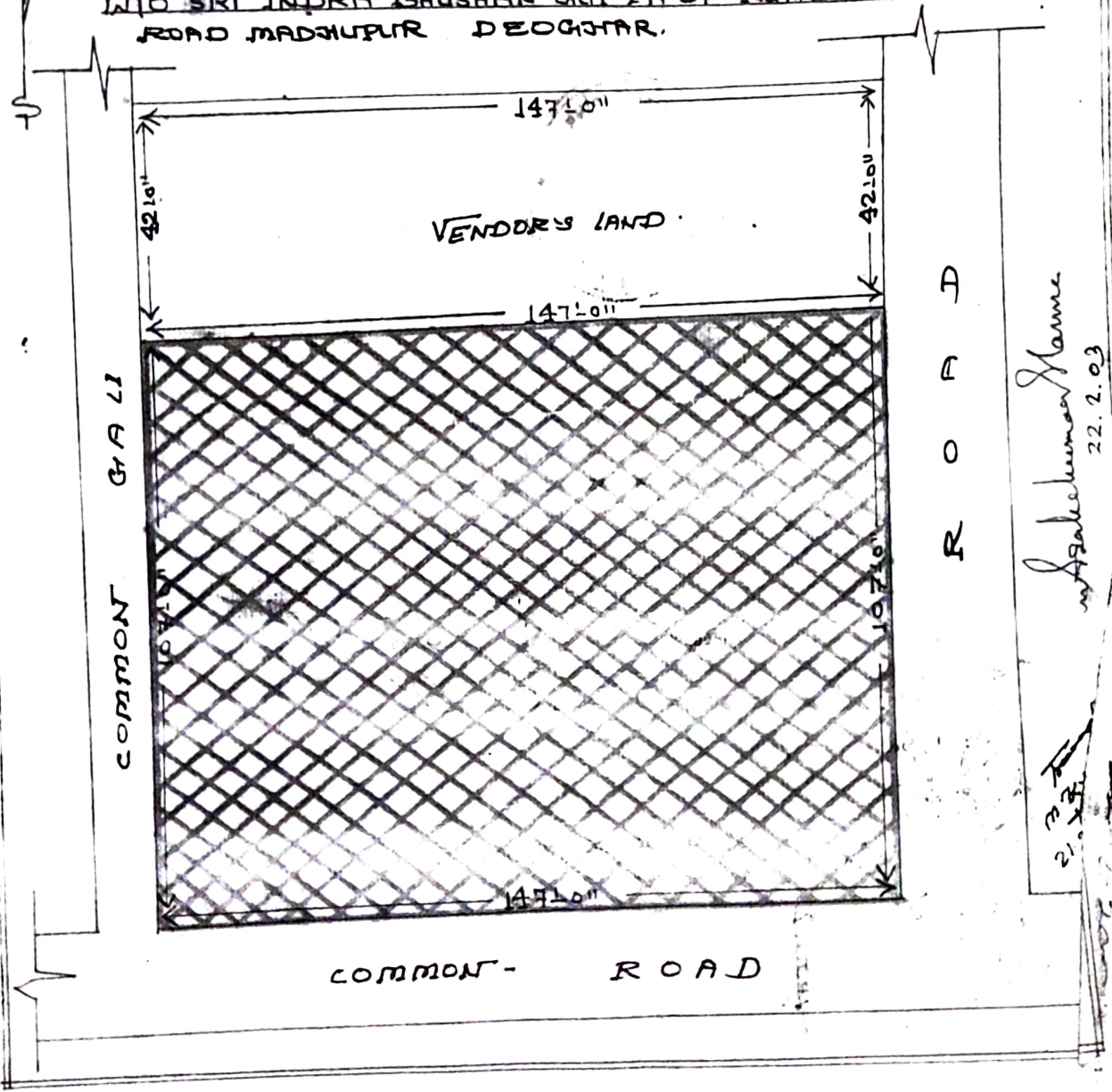
Typed by

*K. K.*  
22/02/03  
Typist, Deoghar.

Drafted by

*Kailash Jaiswal*  
22/2/03  
Advocate, Deoghar.

PLAN OF LAND UNDER MOWA:- BARASHEKHPURA  
 WITHIN MADHUPUR MUNICIPAL WARD NO:-  
 H. NO:- 218. PART OF SURVEY PLOT NO:- 104. PART  
 'B' AREA:- 15729 sqft. SHOWN IN RED COLOUR  
 BELONGS TO SRI MOHAN CHANDRA MANNA S/O LATE  
 BHOY KRISHNA MANNA OF TANTIPARA P.S.-CHINSURAH  
 DIST.- JHUGALI (N.G.) & NOW SOLD TO SMT INDU DEVI  
 W/O SRI INDRA BHUSHAN GUPTA OF KUNDU BANGALA  
 ROAD MADHUPUR DEOGHAR.



23  
 22.2.03  
 Indu Devi  
 22.2.03