

RAM SHARAN YADAV

SALE DEED

THIS INSTRUMENT OF SALE is made on this the 17th day of February 2022 A.D.

BETWEEN

RAM SHARAN YADAV, son of Late Rohan Yadav, by Occupation-Business, by religion -Hindu, by Caste-Gwala, Resident of Mohalla - Naya Bazar, Patharchapti, Madhupur, P.O,P.S.,Subdivision and Sub-registry office – Madhupur, District registry office and District- Deoghar, State-Jharkhand, hereinafter collectively called the VENDOR (which expression shall unless expressly excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, and nominees) of the ONE PART.

AND

SMT. BEBI GUPTA, D/o late Kedar Sah, W/o Sri Narendra Kumar Gupta, by Occupation- House Wife, by religion -Hindu, by Caste- Roniyar Baniya, Resident of Patharchapti, Madhupur, P.O, & P.S.,Subdivision and Sub-registry office – Madhupur, District registry office and District- Deoghar, State-Jharkhand, hereinafter called the PURCHASER (Which expression shall unless expressly excluded by or repugnant to the context be deemed to mean and include its executors, administrators, and nominee) of the OTHER PART.

1

दस्तावेज जाँच किया
A.K. Choudhary
14-02-2022

Signature

WHEREAS the Vendor Ramsharan Yadav and his elder brother Jagdish Yadav jointly in equal share, purchased for valuable consideration, the undivided two-third share in the property hereinafter referred as "the Said Property", all that piece and parcel of basouri land measuring more or less five bighas ten cottahs two dhurs, comprising of Thoka Nos. 212 & 213, in Mouza – Patharchapti, Thana No.- 271, P.S. – Madhupur, lying within Madhupur Municipal Ward No. XV, by Registered Sale Deed entered in Book No. I, Vol No 167, Page No 178 to 191, bearing No. 3988 for the year 1974, at the Registrar of Assurances, Calcutta

AND WHEREAS said Jagdish Yadav further purchased for valuable consideration, the remaining one-third share in the Said Property, all that piece and parcel of basouri land measuring more or less five bighas ten cottahs two dhurs, comprising of Thoka No. 212 & 213, in Mouza – Patharchapti, Thana No.- 271, P.S. – Madhupur, lying within Madhupur Municipal Ward No. XV, by Registered Sale Deed entered in Book No. I, bearing No. 14312 for the year 1985, at the Registrar of Assurances, Calcutta.

AND WHEREAS thus in the circumstances aforesaid, by virtue of aforesaid two Registered Sale Deeds bearing No. 3988 for the year 1974 and another bearing No. 14312 for the year 1985, said Jagdish Yadav seized, possessed and became the owner of the undivided two-third share in "the Said Property", all that piece and parcel of basouri land measuring more or less five bighas ten cottahs two dhurs, comprising of Thoka No. 212 & 213, in Mouza – Pathalchapti, Thana NO.- 271, P.S. – Madhupur, lying within Madhupur Municipal Ward No. 15 (New Ward No. 19), within P.S. Madhupur, Sub-registry office and Sub-division - Madhupur, District registry office and District - Deoghar.

The Vendor Ramsharan Yadav and his brother said Jagdish Yadav got their names mutated in respect of the Said Property, in the Circle Office, Madhupur. Xerox copy of the land-revenue / khajana receipt in respect of the aforesaid Thoka No.212 & 213, in the name of the Vendor and said Jagdish Yadav is annexed.

21/2/2021

Circle Office Madhupur vide Letter NO 75/2021. Dated 04/03/2021

AND WHEREAS the Vendors agreed with the Purchaser for sale of Southern part of Said Portion of the Said Property all that piece and parcel of basouri land measuring an area of more or less 1 134 sq ft, which is fully described in the Schedule hereunder written and shown in red colour in the map annexed herewith and which hereinafter referred as 'the property hereby conveyed' on a consideration sum mentioned herein, free from all encumbrances.

NOW THIS DEED WITNESSETH THAT in pursuance of the said agreement, the Vendors above named received the consideration sum of Rs. 6,00,000/- (Rupees Six Lakh) from the Purchaser above named, before the execution of this deed of sale, as per memo hereunder written, (the receipt of which sum, the Vendors doth hereby admit, acknowledge and confirm), the Vendors 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 1,134 sq.ft. fully described in the Schedule hereunder written and shown in red colour in the map annexed here with, and hereinafter referred as 'the property hereby conveyed' TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever. The Vendor doth hereby covenant with the Purchaser that the Purchaser shall and may at all times hereafter peacefully and quietly hold, possess, occupy, use and enjoy the 'property hereby conveyed' or any part thereof, in the manner the Purchaser may like without any interruption, disturbance, claim or demand whatsoever from or by the Vendor's or any person or persons lawfully, rightfully or equitably claiming under or in trust for the Vendor. And the Vendor doth hereby declare and confirm that not with standing any act, thing or deed by the Vendor hereto before done or executed to the contrary with regard to the 'property hereby conveyed' or any part thereof. And the Vendor doth hereby declare and confirm that there is no charge, mortgage, lien or other encumbrances in respect of 'the property hereby conveyed'. And the Vendor doth hereby covenant with the Purchaser that

the Vendor have good right, lawful authority to grant, sell, convey, transfer and assign 'the property hereby conveyed' or any part thereof. And the Vendor doth hereby covenant with the Purchaser that the Vendor shall at all times hereafter and upon the request and at the cost of the Purchaser to do and

21/12/2019

execute or cause to be done and executed all such lawful act, deed, thing and writing necessary for further or more perfectly conveying and assuring 'the property hereby conveyed' or any part thereof to the Purchaser and placing it in the possession of the same according to the true intent and meaning of this deed and the Vendor doth hereby covenant with the Purchaser that the Purchaser, after registration of this deed of sale, shall get its name mutated in Madhupur Circle Office and Madhupur Municipality and shall pay the proper land revenue/khajana and taxes in its own right without any objection, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully, rightfully or equitably claiming under or in trust for the Vendor in respect of 'the property hereby conveyed' or any part thereof.

'The Schedule of the property hereby conveyed'

All that piece and parcel of basouri land measuring an area of more or less 1,134 sq. ft (One Thousand One Hundred Thirty Four Only) i.e 2.60 Decimal Vacant land, being portion of Thoka Nos. 212 & 213, in Mouza - Patharchapti, Thana No.:271, in Madhupur District (Madhupur), within P.S. : Madhupur, Sub - registry office and Sub-division - Madhupur, District registry office and District - Deoghar. The property hereby conveyed is bulled and bounded as under:-

- North: Portion of Same Thoka No 212 and 213
- South: Common Passage
- East : Portion of Same Thoka No 212 and 213
- West : Portion of Same Thoka No 212 and 213.

The property hereby conveyed is shown in red color in the map annexed herewith. The map annexed herewith forms part of this deed of sale.

The property hereby conveyed is wide enough to be started on other road. Thus, the property hereby conveyed comprises of valuable and fertile land measuring an area of more or less 1,134 Sq. ft i.e 2.60 Decimal approximately.

21/05/2019

AT WITNESS WHEREOF the Vendor in their sound physique and mental state, in presence of the witnesses named below, put their respective hands and signatures on this the day, month and year first above written.
Signature of the Witnesses :-

(1) दा मोदा कुमाल मिश्रा -
पते - श्री गंगालाल मिश्रा -
बंगला, मोरवा
मधुपूर



दा मोदा कुमाल मिश्रा -

(2) रंजना देवी
- श्री गंगालाल मिश्रा केराची
शांतेच रोड मधुपूर

(3) शीमा देवी
मुंबिल केराची
मोवा

631262199

Consideration

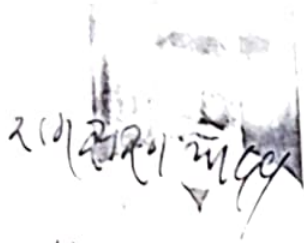
From the within mentioned Purchaser the within mentioned sum of Rs.0,00,000/- (Six Lakh) only being the payment of the full consideration sum payable under the se presents, as per memo below:

1. Cheque No. 545768 Dated 08/09/2020 S.B.I Madhupur of Rs=2,00,000=00
2. Cheque No. 545769 Dated 23/11/2020 S.B.I Madhupur of Rs=2,00,000=00
3. Cheque No. 742967 Dated 14/12/2020 S.B.I Madhupur of Rs=2,00,000=00

.....
Total Rs=6,00,000=00
.....

Vendor Photo, signature and L T I ...

वैष्णव गुरु



वैष्णव गुरु

Att



Sitararam Paudit

वैष्णव गुरु

Vendee Photo, signature and L T I ...



वैष्णव गुरु

Sitararam Paudit

वैष्णव गुरु



Read over the Contents of deed and explained to the Parties and

Certified that the left hand Print of all the Photo, which are attached in this

deed, has been taken by me

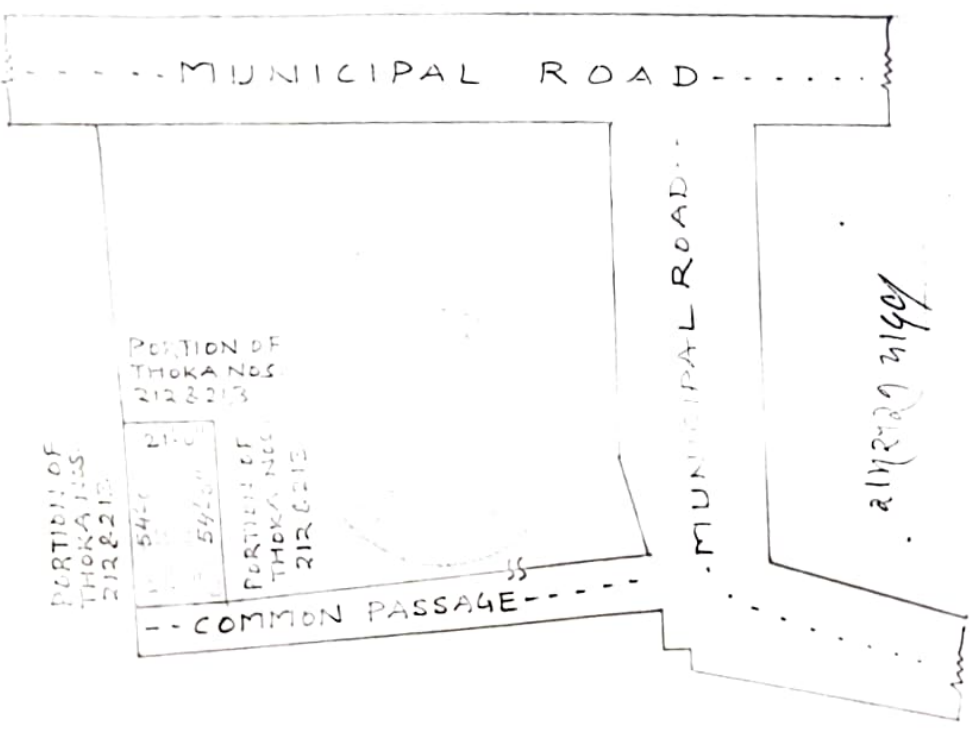
Sitararam Paudit D. J. Deeghar

7 date- 17/2/2022

Licence no 37(S) 1982

OF THE SCHEDULE PROPERTY (SHOWN IN RED)
 BADAURI LAND : TOTAL AREA : 1134 SQFT,
 OR LESS, PORTION OF THOKA NOS. 212 & 213,
 IN MOUZA : PATHARCHAPTI, THANA No 271, WITHIN
 MADHUPUR MUNICIPAL WARD NO. 10, PS. AND SUB-
 DIVISION - MADHUPUR, DIST - DEOGHAR.

SOLD TO BEBI GUPTA W/O NARENDRA
 KUMAR GUPTA, R/O - PATHALCHAPTI, MADHUPUR,
 PS - MADHUPUR, DIST - DEOGHAR.



SIGNATURE OF THE VENDOR

Forced by
 P.K. Nandan
 21/12/20