



2/1/14

21410 x 5.165
= 1072133 = 10

Area
5.165 Dec

05AA 259507

See para 1

मामले
अस्त नहीं
26/09/2014

14175 = 10
- 1000 = 10
15175 = 10

Tridib Nath Sadhu
26.09.14
Amar Nath Sadhu
26.09.14

19000 = 10

SALE DEED VALUED AT 472500/- ONLY

THIS INDENTURE OF SALE Made on this 26 Day of Dec of 2014 of the Christian Era

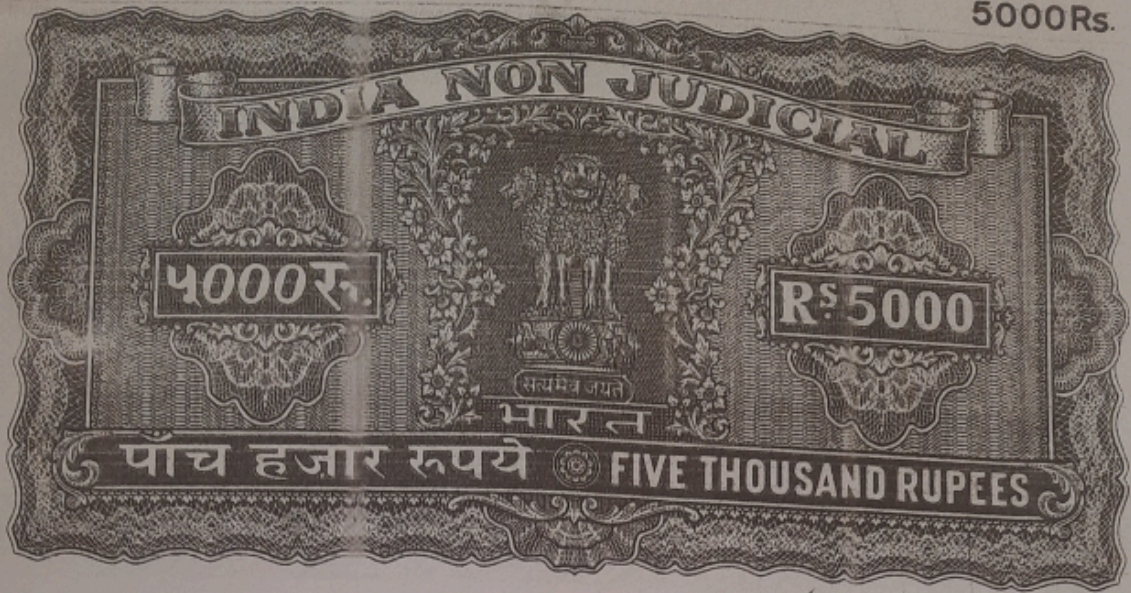
BETWEEN

Sri Tridib Nath Sadhu, Son of Late Uma Nath Sadhu, by faith Hindu (Indian) by Occupation Chartered Management Accountant, Residing at 28A, Puddapukur Road, P.S.- Bhawanipore, Kolkata - 700 020 (W. Bangal) and also Resident of Mouza Patherchapti, P.S. - Subdivision and Sub-registry- Madhupur, District Registry Office and District- Deoghar (Jharkahnd) hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context shall include his respective heir, legal representatives, executors and assigns) of the ONE PART. PAN No. ALXPS8033P (Photo Copy Attached)

AND

जोय कल
H.C. Chaudhary
26-09-14

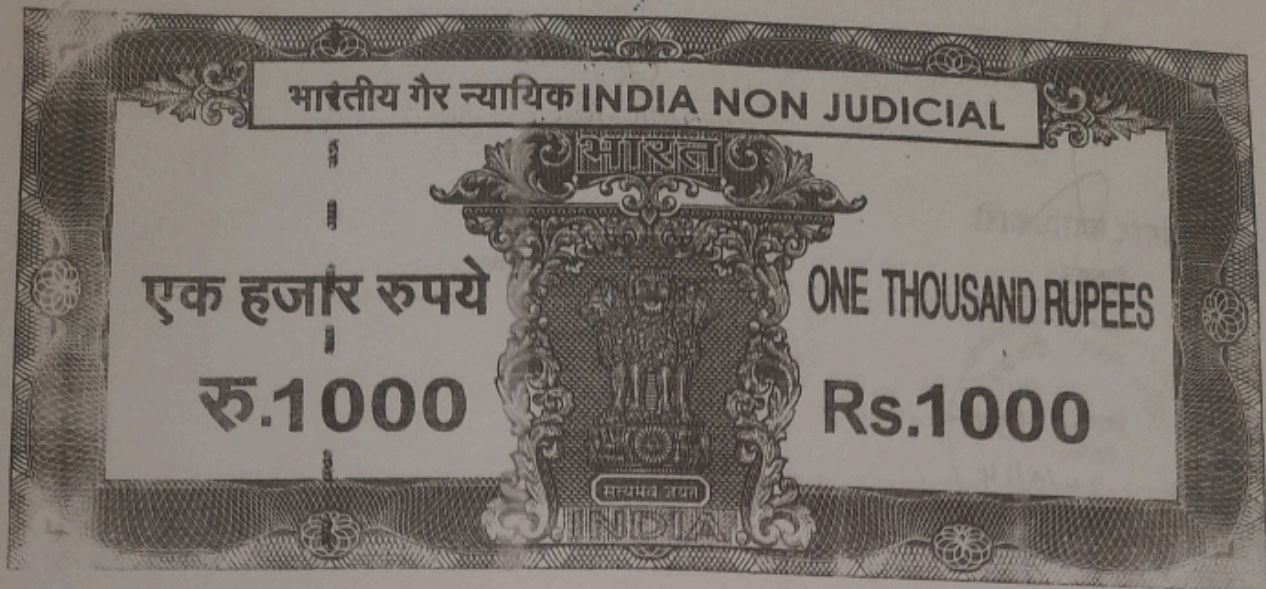
5000Rs.



Handwritten notes:
Sri Amar Nath Sadhu
26.02.14
H. M. Nath Sadhu
14.09.16

Sri Amar Nath Sadhu S/o Late Anath Nath Sadhu by faith Hindu (Indian) by Occupation Chartered Accountant, Residing at 73/1A, Palm Avenu, Kolkata – 700 019 (W. Bangal) and also Resident of Mouza Patherchapti, P.S. – Subdivision and Sub-registry- Madhupur, District Registry Office and District– Deoghar (Jharkahnd) hereinafter called the **Confirming Party** (which expression shall unless excluded by or repugnant to the context shall include his respective heir, legal representatives, executors and assigns) of the **OTHER PART**. PAN No. – **AKXPS4098P** (Photo Copy Attached) –

Nasaruddin Mian S/o Abdul Rasid by Cast – Muslim(Indian) by Profession–Business Resident of Vill. – Basjora, P.O. + P.S. Karon, Sub-Division +Sub Registry – Madhupur , District & District Registry Office–Deoghar (Jharkhand) herein after called the Purchaser (which expression shall unless excluded by or repugnant to the context shall include his respective heir, legal representatives, executors and assigns) of the **OTHER PART**. PAN No. – **AOMPM4583J** (Photo Copy Attached)

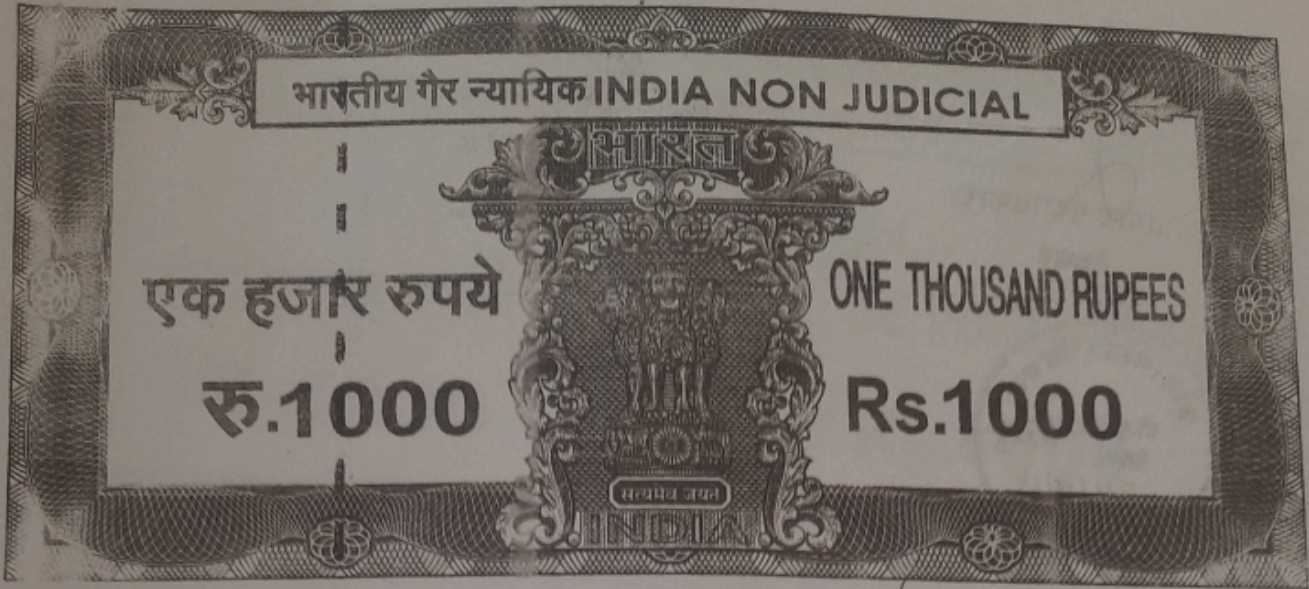


राज्य JHARKHAND

3

Whereas as One Kamla Sadhu, W/o Anath Nath Sadhu, Resident of 9 Madan Chatterje Lane in the City of Calcutta, Purchased the property All that piece and parcel of land together with all hereditament and premises having an area 2 Bigha, 17 Kattas and 6 Dhurs, according to the measurement prevailing in Pathrol Estate, in Mouza Patherchapti, Madhupur Municipal Wrad No - 05 Taluk Pathrol, Thana Madhupur, Subdivision and Sub-registry-Deoghar, District Santhal Parganas, assessed to an annual rental of Rupees Eleven and annas five, by a registered deed of sale dated 11/03/1940 registered at Registrar of Calcutta and entered in Book No. - 1, Volume No. - 27 Pages - 238 to 242 being deed No 805 for the year 1940 from Jyotikana Bose, Sudhamoy Bose and Jyotshanamoy Bose and seized and possessed over the same till her life time, **Photo state Copy of Sale deed attached herewith as Enclosure - 2**

AND WHEREAS AS after the death of Uma Nath Sadhu, Probate of said will was duly granted by P.L.A No. 301 in the High Court at Calcutta Testament and interstate Jurisdiction on 26/11/2007, **Photo state Copy of Sale deed attached herewith as Enclosure - 3**



ज्याज्याण्ड JHARKHAND

4

AND WHEREAS AS the said Tridib Nath Sadhu the vendor herein and Amar Nath Sadhu the confirming party herein amicably partitioned the property and as per amicable partition the said property allotted in the exclusive share of said Tridib Nath Sadhu the vendor herein.

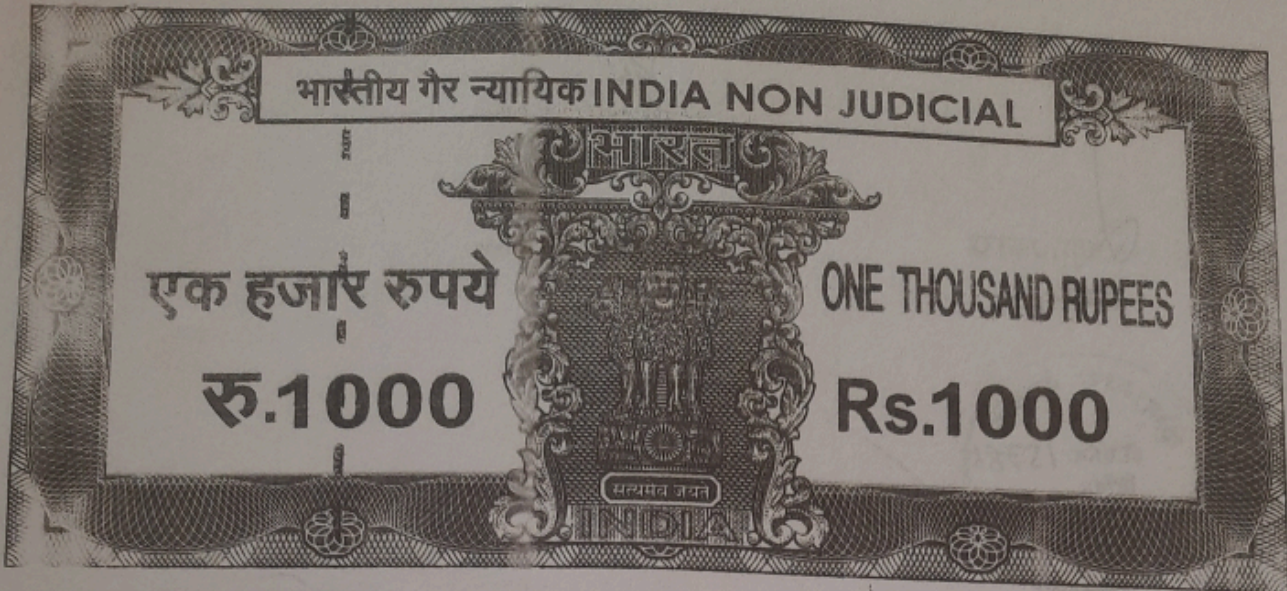
AND WHEREAS AS the present Vendor Tridib Nath Sadhu are the full and absolute Owner of the said Property and seized and possessed over the same peacefully.

Photostat copy of rent receipt of Thoka No. – 191 attached herewith as enclosure – 4

Photostat copy of in the High Court Jharkhand at Ranchi W.P. (C) No – 4458 of 2011 attached herewith as enclosure – 5

AND WHEREAS AS being urgent need of money the present vendor declared his intention to sale an are of 2250 Sq.Ft. of Basauri Parti Land out of the said property which fully described in the schedule below.

Tridib Nath Sadhu
26.09.11
Tridib Nath Sadhu
26.09.11



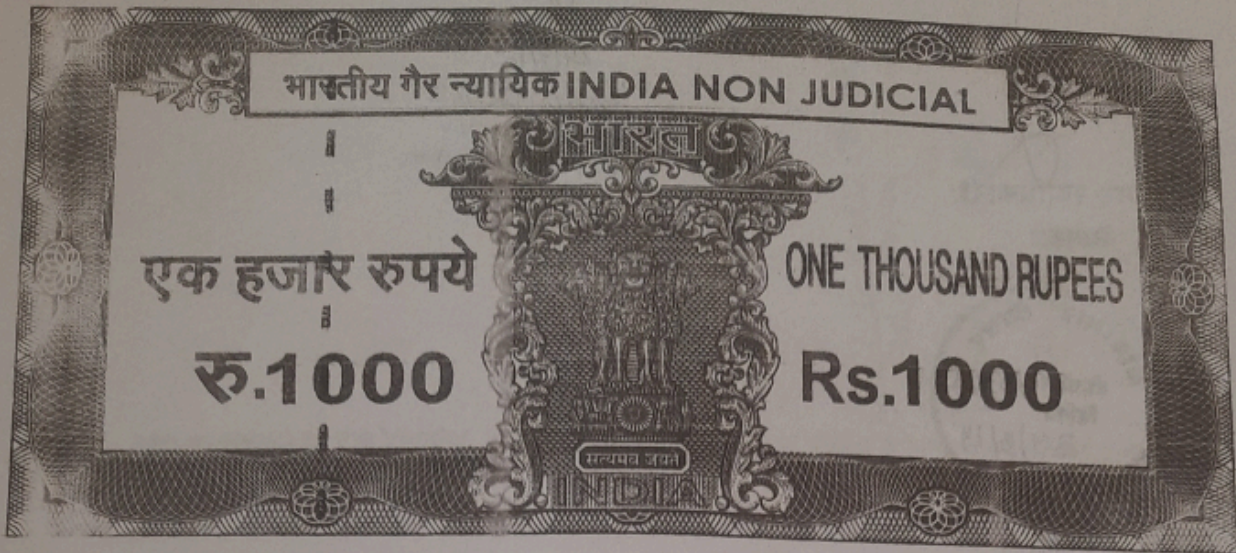
भारतखण्ड JHARKHAND

5

Handwritten notes:
H. N. Nath
26.09.14
H. N. Nath
26.09.14

AND WHEREAS AS the Purchaser after inspection of the property and are related deed and documents and his causing sec have satisfied with the title of the vendor the property under schedule approached to the Vendor and offered to purchase said property out of her Sanchit Stridhan money and self acquired money and the price jointly settled and fixed at Rs. 472500/- (Four Lac Seventy two Thousand five hundred) only which is fair, reasonable, just and proper according to location situation of the property which amount the purchaser agreed to pay. It hereby agreed by and between the parties that the Vendor shall sell and the purchaser shall purchase the property fully described in the schedule below.

NOW THIS INDENTURE WITNESSTH that in consideration of sum of Rs. 472500/- (Four Lac Seventy two Thousand five hundred) only aforesaid truly paid to the vendor by the purchaser and receipt whereof duly acknowledge by the vendor as per memo of consideration and the Vendor doth hereby and mentioned and described in the schedule below and delivered vacant khas peaceful possession over the property fully mentioned and described in the schedule



झारखण्ड JHARKHAND

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6

Pradip Nath Saha
26.09.14
Hiran Nath Saha
26.09.14

below with all right, title claim and demand whatsoever into and upon the same together with right of all easement, path, light, liberties, privileges to the property fully described in the schedule below of this deed and which is free from all encumbrance, liens, charges, attachments and/or hypothecation with banks or else where in any manner what so ever unto the absolute and exclusive use and enjoyment and benefit of the purchaser for ever without any objection, interruption, Claim and demand what do ever of the vendor or any person or persons.

AND WHEREAS AS the Vendor now have good right, full power and absolute authority to grant convey, transfer, sell or assign of above property to any body in any manner whatsoever.

AND WHEREAS AS the vendor also declare that he has not done any wrong or committed any breach of means of which the right, title, interest or possession of the Vendor have any way jeopardized or become defective.

Tridib Nath Sadhu
26.09.14

Amar Nath Sadhu

26.09.14

AND WHEREAS AS the Vendor, his heirs, administrators or assigns further covenant that the shall at the request and cost of the Purchaser, her heirs, successors, administrators do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and for more perfectly conveying and assigns the said property and every part thereof according to the true intent and meaning of the deed.

AND WHEREAS AS the vendor hereby declare that from today the vendors ceased to have all right, title, interest, claim or demand with regard to the property fully described in the schedule below and the purchaser became absolute and exclusive Owner there of shall continue to hold, use, enjoy and occupy the same absolutely from generation to generation with all right to convey, transfer, assign or sell the same.

AND WHEREAS AS the Purchaser shall get her name mutate in the record of circle office Madhupur and Madhupur Municipality and will pay the rent and Tax.

AND WHEREAS AS the said Tridib Nath Sadhu the Vendor herein and Amar Nath Sadhu the confirming party herein amicably partitioned the property and as per amicable partition the property allotted in the exclusive share of said Tridib Nath Sadhu the confirming party herein towards the sale and transfer of the said property, so the said Amar Nath Sadhu being the confirming party herein doth hereby admit accept and confirm such amicably partition, being a confirming party to and execute these presents.

8
SCHEDULE

Handwritten notes:
Hidab Naiti Sadhu
26.09.14
Amer Nath Sadhu
26.09.14

In the District of Deoghar, District Registry Office – Deoghar Subdivision and Sub-Registry – Madhupur, P.S. Madhupur, Mouza Patcherchapti, Thana No. – 271, a piece and parcel of Basuri Transferable Land measuring an area of 2250 Sq.Ft. (Two Thousand Two Hundred fifty Sq.Ft) i.e. 5.165 decimals of Basauri Parti land being part of Plot No. 1196 under Thoka No. 191, within Madhupur Municipal Ward No old – 5 thereafter 19 at present more fully shown in red colour in attached Map herewith, which is butted and bounded as follows :-

- North :- 10ft. Common Passage
East to West 23.3 ft.
- South :- Municipal Road
West to East 23.3 ft.
- East :- Vendors Land
North to South 97 ft.
- West :- Land of Ultra Devi
South to North 97.2ft

Declaration :- Above property situated with ~~the~~ ^{other} Road, Which is residential Stamp duty paid at fixed rate.

In Witness Whereof the Vendors put his signature and subscribe his hand on the day, month and the year first above written.

Signed and delivered in presence of the witnesses

① Anon Kumar Kundu
S/o Late Amulya Ratan Kundu -
Banamalipur, Barasat, North 24-Pgs.
Kolkata - 700 124.

② Srijaya Bulte
S/o Late Gen Nohem Bulte
73, Shibpur Rd. Howrah-711 102
W.B.

Handwritten note on the left margin:
Hidab Naiti Sadhu

Photo Signature and L.T.I. -

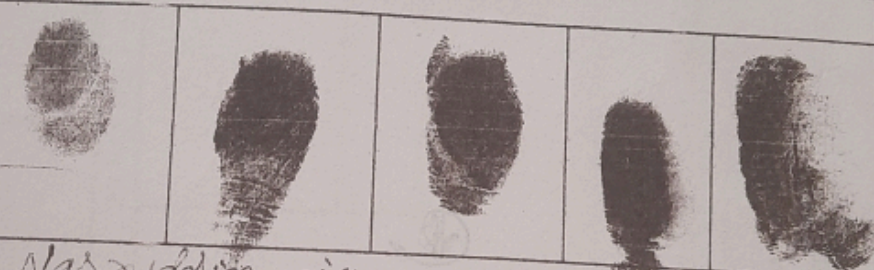
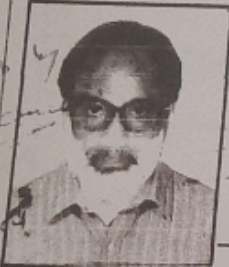
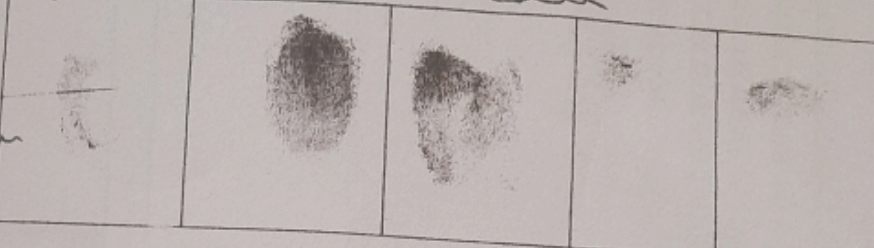
Judhis Nath Soden
26.09.14

Amer Nath Soden

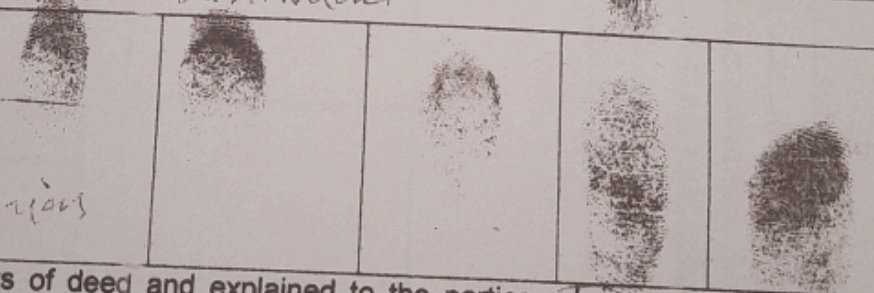
26.09.14



Judhis Nath Soden



Nasiruddin Mian



Mian

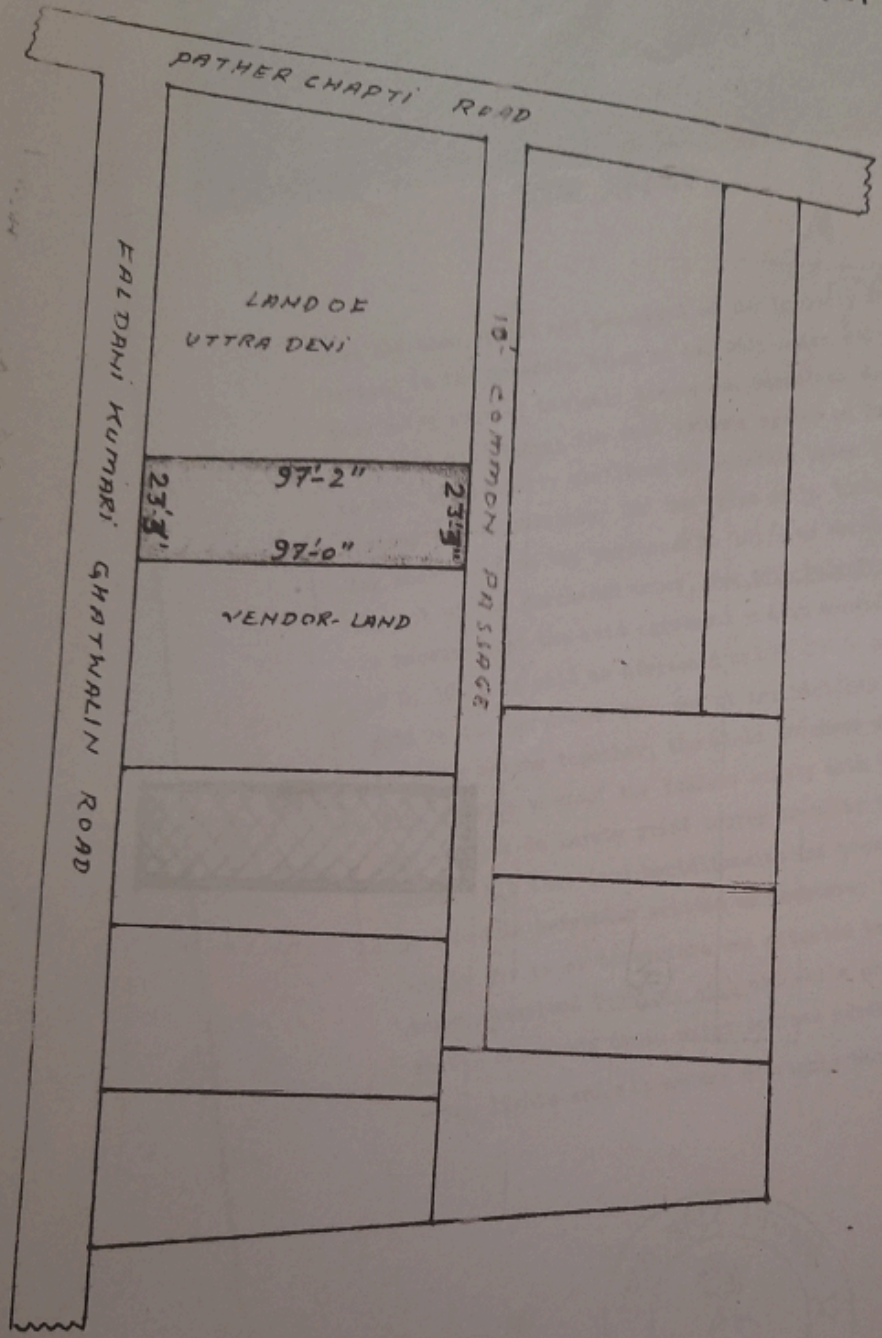
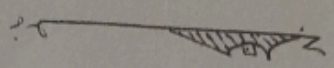
Read over the contents of deed and explained to the parties.....

Drafted by Writer Deoghar Tanveer Khan

Certified that the left hand finger print of all the persons whose Photographs affixed in this deed been taken by me Tanveer Khan

26/09/14

15/9/04
 15. Yadao
 Khandwalekar



PLAN OF BARSOURI LAND IN MOURA. PATHER CHAPTI NO. 271.
 MUNICIPAL WARD NO. 19 UNDER THOKA NO. 191 & TR. NO. 59/26
 PLOT NO. 1196 (PART) AREA. 2257.51650. P.S. MADHUPUR D. DEOGHAR (JHARKHAND)
 BELONGS TO:- TRIDIB NATH SHARMA S/O. LATE UMI NATH SHARMA.
 SOLD TO:- NASARUDDIN MIAN S/O. ABDUL RAJID. VIII. BARSOURA - P.S. KARON. D. DEOGHAR

FALDANI KUMARI GHATALIN ROAD

PATHER CHAPTI ROAD

10' COMMON PASSAGE

LAND OF UTTRA DEVI

97'-2"

97'-0"

VENDOR-LAND

23'-3"