

3134 Sale 81000/- Madhupur 29575000Rs.



Handwritten notes in Hindi, including '4000 रु.' and '20/8/01'.

Handwritten calculations: 1620 = 0, 54, 1674 = 0. A vertical note reads 'मदर अशोक एटे 27/8/2001'.

Handwritten calculation: 6805 / 1622 = 8425.

SALE DEED FOR Rs. 71000/- only

Handwritten signature and date: '27/8/01'.

THIS DEED OF SALE is made on this the 27/8 day of August 2001 (Two Thousand one) A. D. B E T W E E N Shri Nawal Kishore Sah son of late Durga Pd. Sah by faith Hindu, by occupation Business, resident of Mohalla Gandhi Chowk Madhupur, within Ward no. I of Madhupur Municipality P.O. & P.S. Madhupur, subdivision Madhupur, subregistry and District Deoghar, hereinafter called the VENIDR (which expression unless excluded by or repugnant to the context shall be deemed to include his heirs, executors, administrator, representatives and assigns) of the ONE PART.

A N D

Matin Khan son of late Sayuf Khan by caste Muslim, by occupation cultivation and retired service holder, resident of village Rajadha P.S. Madhupur



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P.O. Subdivision Madhupur, Subregistry and District Dagher hereinafter called the PURCHASER (which expression unless excluded by or repugnant to the context shall be deemed to include his heirs, Successors, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS, the vacant Basouri land which is fully described in the schedule of this indenture was originally recorded in the name of Jatindra Nath Guha son of Babu Burda Kanti Guha, who had obtained the said property through sale Auction vide rent Execution Case no. 523 for the year 1930 A.D. and after obtaining sale certificate from the Court became the owner of Basouri land bearing



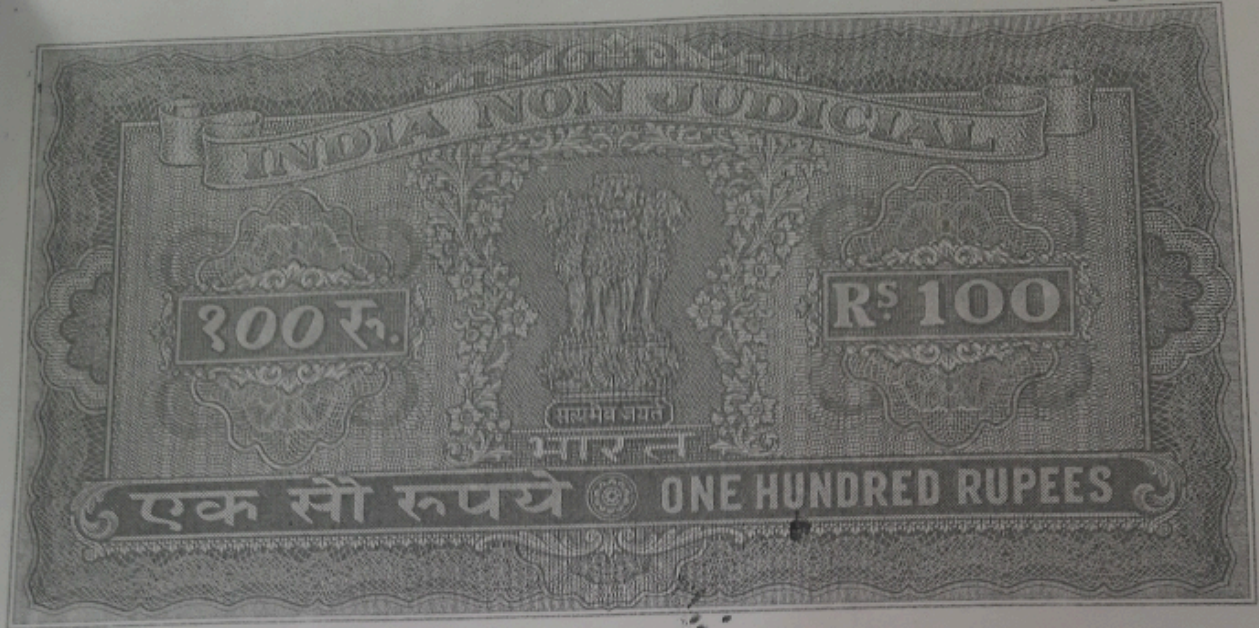
नवत सिद्धि साहे

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Thoka m.117 and 118 being plot m.571 and 572 measuring an area of 2.00 (two Bigha) situated at mouza Patharchapti in the town of Madhupur within Ward m.IV of Madhupur Municipality District Doohar.

WHEREAS said Jatindra Nath Guha had transferred the said land through registered Sale Deed No. 122 for the year 1933 and Sale Deed m.123 for the year 1933 to Babu Anukul Chandra Bose and Smt. Lilawati Bose wife of Babu Anukul Chandra Bose respectively.

WHEREAS, said Anukul Chandra Bose and Smt. Lilawati Bose died leaving behind their 6 sons namely Ajeet Kumar Bose, Sri Ranjeet Kumar Bose, and Sri Anuraj Kumar Bose.



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Sri Biswajeet Kumar Bose, Sri Prasanta Kumar Bose
and a daughter namely Baby Bose as their lawful
heirs.

AND WHEREAS, after the death of Anukul Chandra
Bose and Lilawati Bose their sons and daughter namely
Ajeet Kumar Bose and others became the absolute
owner of the said land and they transferred the land
which are fully described in the schedule below
through a Registered sale deed being no.2375 for the
year 1970 which is entered in the Register of Office
of Registrar at Alipore in Book No.1, Volume no.73
pages 143, 146, being no.2375 for the year 1970 to Smt.
Kushmi Sahuwain (Kusum Halwain) wife of Sri Durga Pd.



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नवल किशोर साह

smt. Kushmi Sahuwain (Kusum Halwain) wife of Shri Durga Pd. Sah came in peaceful possession over the said land. She also got her name mutated in the office of Circle officer, Madhupur and was paying the ground rent to the State of Bihar through the Circle officer, Madhupur.

AND WHEREAS, the said Kushmi Sahuwain @ Kusum Halwain died leaving behind the vendor being the son of the said Kushmi Sahuwain alias Kusum Halwain inherited all the landed property including these lands and also became the absolute owner of the said land and thereafter got her name duly mutated in the office of the Circle officer, Madhupur,

मोटे अर्थित एटे

In Mutation Case no.2 of 1999-2000 vide order dated 3.7.2000 and has been paying ground rent to the state of Jharkhand in respect of the property fully described in the schedule through Circle office Madhupur hereto and remained in exclusive possession of the same as absolute owner up to this year.

AND WHEREAS the vendor desired and proposed to sell his said property fully described in the schedule below for the purpose of investigating the sale proceed in the manner more convenient and beneficial to him.

AND WHEREAS the purchaser offered to purchase the land mentioned in the schedule of this indenture of or for a sum of Rs.74000/- (Rupees seventy four thousand) only from the vendor and the vendor accepted the said offer considering the reasonable market price prevailing at Madhupur and agreed to convey and sell the said land described

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in the Schedule hereto at and for the price of Rs. 74,000/- (Rupees seventy four thousand) only.

NOW THIS INDENTURE WITNESSTH that in pursuance of the said agreement and in consideration of the said sum of Rs. 74,000/- (Rs. Seventy four thousand) only being value of the aforesaid Basouri land paid this day by the purchaser to the vendor in hand the receipt of which the vendor doth hereby admit and acknowledge, and from the same every part thereof doth hereby acquit, release and discharge the purchaser as well as the properties hereby sold and transferred for ever, the vendor do hereby grant, sell, transfer, convey assign and assure unto the purchaser ALL THAT piece and parcel of land described in the Schedule below along with all rights, easements, etc. belonging to the vendor TO HAVE AND TO HOLD the same absolutely for ever and free from all encumbrances AND the vendor do hereby covenant

दादा शिवाजी बाहे

with the purchaser that the vendor is and has been absolutely lawfully and rightfully seized possessed and otherwise sufficiently and well entitled to the properties hereby sold and expressed as 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 good right, full and subsisting power and absolute authority to grant sell, transfer and convey the land hereby sold in unencumbered 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

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vendor covenant that the vendor has kept the said property indemnified and unencumbered and the vendor has got done any act, deed or thing or suffered any thing by means of which the vendor's right, title and possession has in any wayjeopardised or become defective.

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

S c h e d u l e .

In the District of Deogarh, subdivision and

महेश्वर कृष्ण एते

P.S. Madhupur in mouza Patharchapti No. 274, under
thoka No. 147 and 148 under Madhupur Municipality
Ward No. IV area $3 \frac{1}{2}$ kathas 2 dhurs (Three and half
Kathas two dhurs) 4050 sq feet out of 2 Bighas
which is butted and bounded as follows:-

- North - 12' wide common passage.
- South - Road.
- East - Vendor's land.
- West - Road (Galli)

Drafted by
Md. Saqib Khan
Aswadi
Dargah
27/8/01

In witness whereof Executant signed on this
the day month year written above.

witnesses.

1. Md. Saheb Khan

2. Ramdas Dikar

both resident of village
Punandaha, P.S. ...
Dargah, District Dargah

महेश्वर कृष्ण एते
27/8/2001
Executant.

typed by
MPL
27.8.01

कोषागार प्रमुखिकादी
देवदर

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श्रीकृष्ण

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राजा-राम-का-राजराज ०१०
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S. S. Dubey
S. V. Deo. Court
L. N. 1/85
27-8-24

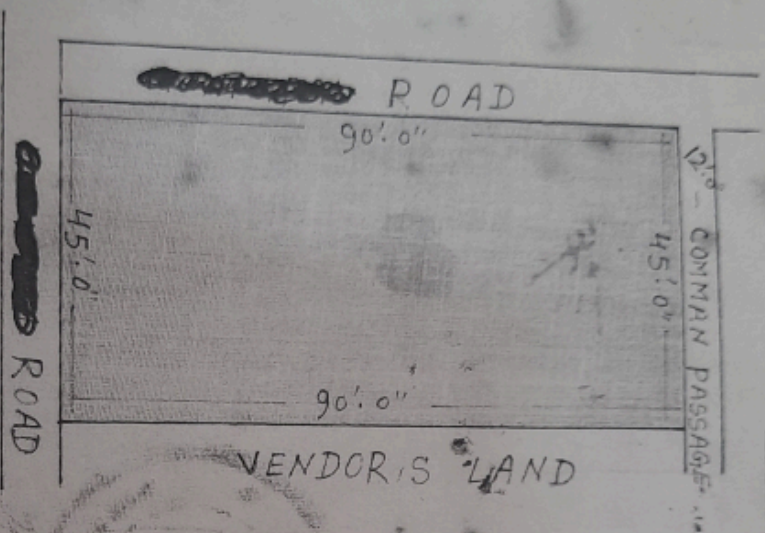
500X1
100X2
20X1
5X1
725



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PLAN OF BASOURI LAND OF MOUZA PATHAR CHAPTI
-NO-271, PART OF THOUKA NO-147 & 148, AREA=4050'0"SFT
UNDER MADHU PUR MUNICIPAL WARD NO-IV
P.S. SUBDIVISION - MADHU PUR, DIST-DEOGHAR,
BELONGS TO SRI NAWAL KISHOR SAH S/O LATE DURGA -
PRASAD SAH OF MADHU PUR AND NOW SOLD TO MARTIN KHAN -
S/O LATE SAYUB KHAN OF VILLAGE-RAJDAHA, P.S. MADHU PUR
DIST-DEOGHAR. SHOWN IN RED COLOUR.

Scale:- 1" INCH = 25' 0" FT.



NO:- 19' 0" COMMON PASSAGE

S:- ~~ROAD~~ ROAD

E:- VENDOR'S LAND

W:- ~~ROAD~~ ROAD

oTad Bhatin Aie

Md.A.A. Ansari
Amin.