

4-11×120 666

निबंधन अधिनियम ... के अधीन और छोटानागपुर/संतालपरगना टेनेन्सी एक्ट की धारा ... के अधीन भी ग्राह्म है और इण्डियन स्टाम्प एक्ट 1899 की अनुसूचि A(1) के खण्ड ... के अधीन यथावत स्टाम्प सहित (या स्टाम्प शुक्क के विमुक्त या स्टाम्प शुक्क अपेकित नहीं)।

4-11 Dec

05AA 258784

20000 = U

for paid Ac, 15000 = 10 g fu 150 = 10

Samila Chandra

SALE DEED

THIS INDENTURE made on this the 29 th day of July, 2016 A.D. of Christians Era.

BETWEEN

SARMILA CHANDRA wife of late Nirmal Chandra by faith Hindu, by profession Medical Practitioner, residing at 22/3 Jamapukur lane Kolkata-700009, hereinafter called the VENDOR (which term or experssion Shall unless excluded by or repugnant to the subject or context be deemed to mean and include her successors, heirs, administrators, legal representatives and assigns) of the One Part PAN No. ACSPC 6691B

दस्तावेज जाँच किया A-K-Choearany जाँचकर्ता 29-07-016

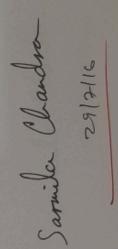


05AA 258783

Samila Clanton

2 AND

RINKU DEVI w/o Rajkumar Choudhary by Caste-Kalwar by profession- House Wife, resident of Naya Bazar Madhupur PS, Sub-Division and Sub-Registry Office Madhupur, District and District Sub Registry Office - Deoghar in the state of Jharkhand hereinafter called the PURCHASER (which expression shall unless included by or repugnant to the context to deemed to include her heirs, successors, executors, Administrators, legal representatives and assigns) of the OTHER PART. PAN No. BZKPD 3545B.



WHEREAS the name of said Joy Narayan Chunder, Ashutosh Chunder and Chuni Lal Chunder & other were recored as Basouri Raiyat in the Purcha of last survey settlement in respect of said property situated under Mouza Patherchapti known as Gantzer's Survey settlement Plot No. 1219, Jamabandi No. 59/5 measuring an area 1.40Acre. Xerox Copy of Purcha & Naksa is attached herewith – Enclosure -2 and 3

AND WHEREAS as per deed of settlement on 19<sup>th</sup> day of September, 1940 recored in Book No. 1, Volume No. 101, Pages from 1 to 53, Being No. 2970 for the year 1940 the said property was vested infavour of Madhusudan Chander son of late Chuni Lal Chander.

AND WHEREAS after death of Madhusudan Chander his only son and legal heirs Nirmal Kumar Chandra became the owner of the said property by mutating his name in the Circle Office, Madhupur as well as Madhpur Municipality and had been paying rent and taxes to the state through concerning authorities being full and absolute owner of the said land. Xerox Copy of rent and Holding tax is attached herewith –Encloser-4 and 5

AND WHEREAS after the death of said Nirmal Kumar Chandra as issueless his wife the present vendor Sharmila Chandra has become the full and absolute owner of the Said land and property, more fully described in the First Schedule hereunder written and seized and possessed of the same peacefully.

Xerox copy of Order of Ranchi High Court relating to the transferable land in WP(C) No. 4458of 2011 is attached herewith – Enclosure -6

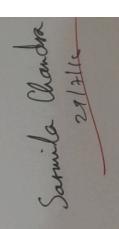
Samila Chaudran

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AND WHEREAS the vendor is desirous of selling out and declare her intention to sell the said Property more fullly described in the first schedule hereunder written and/or any part or parts thereof to the intended prurchaser.

AND WHEREAS the purchaser being desirous of purchase, out of the larger property, a portion thereof, has made an offer to the vendor for purchasing the same from his own money being a portion of the larger property more fully described in the scound schedule hereunder written and delineated in red colourr in the map or plan hereto annexed and the price thereof has been fixed at Rs. 500000/- (Five Lac ) only which is fair, Just and proper accroding to the location and situation of the land as higest market price and the purchaser agreed to pay the said amount.

NOW THIS INDENTURE WITNESSETH that in pursuance of the agreement above and in consideratuin of the said amount of Rs.500000/- (Five Lac) only paid by the purchaser to the vendor ( the recepit whereof the vendor doth hereby admit and acknowledgees as per the Memo of consderation below) the vendor doth hereby grant, convey, sell, trnasfer and assign unto the purchaser all the piece or Parcel of Basauri Land containing area1792Sq.Feet be the same a little more or less, more fully described in the Secound Schedule written and delineated in red colour in the map or plan hereto annexed out of the larger property more fully described in the First Scdedule written together with all right, title, interest, claim and demand whatsoever of the vendor into and upon the same together with proportionate right of all easement, liberties relating to the Property more fully described in the Secound Schedule hereunder written on 'as is where is basis" and free from all encubrances, liens, charges, attachments and /or mortgage with Banks or elsewhere in any manner whatsoever into and the use



and enjoyment and benefit or the purchaser for ever without any objection of the vendor or any persons claiming under the vendor and puts the purchaser in possession of the same.

1. The Vendor doth hereby covenant with the Purchaser as follows:-(a) The Vendor has good right full power and absolute authority to grant, convey, transfer, sell of assign the property to anyboday in any whatsoever.

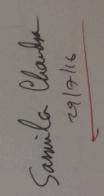
(b) The vendor declares that the vendor has not done any wrong or committed any breach whereby the right, title, interest or posession of the vendor has into and upon the said proerty any way been jeopardized or become defective. (c) The vendor will at all times hereafter on all reasonable and lawful request and at the cost and expenses of the purchaser make do execute and perfect or cause to be made, done, executed and perfected all such further and other acts, deeds, mattres and things that may be reasonably requried for the said property in any manner whatsoever.

(d) The vendor hereby declares that from today she will ceased to have any right, title, interst, claim or demand with regard to the said propery fully described in the Scound Schedule hereunder written and purchaser will become the owner thereof and shall continue the hold, use enjoy and occupy the same with all rights of the vendor to convey, transfer, assign or sell the same.

e) The purchaser has every right to mutate names in Cricle, Madhupur and Madhupur Municipality.

2. The purchaser doth hereby agree, confirm and decalre as follows:-

(a) The purchaser is fully satisfied with regard to the title of the vendor in respect of the Lager Property and/or portion thereof hereby sold more fully described in the First



Schedule and the second schedule respectively hereunder written and shall raise no objection and /or dispute in fututre with regard to the vendor title in the property hereby sold and in case of any dispute raised by the purchaser, her same will not be entertained. (b) The purchaser shall not disturb and/ or encroach other portion or portions of the Lager Property and the vendor shall have the right to sell the remaining portion of the Larger Property to any person or persons and the purchaser shall not be entitled to raise any objection and/or dispute in the future with regard to the sale transfer and /or lease by the vendor of the remaining portion of the larger property to any person or persons (c) The area of said land is not belongs to forest land.

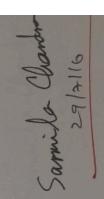
## THE FIRST SCHEDULE ABOVE REFERRED TO

All that the piece and parcel of surveyed Basauri land containing an area of two Bighas, Thirteen Kathas and Nine Gandas equivalent to 140Decimals with two storied dilapidated building being Gantzer's Survey Settlement Plot No. 1219, Gantzer's Survey Settlement Basauri Jamabandi No. 59/5, Thoka No. 192 within Madhupur Municiapl ward No. 19, Holding No. 161, in the District of Deoghar, District Sub-Registry office and District Deoghar, Sub-division Sub-Registry and Police station Madhupur Mouza -Patharchapti, Thana No. 271 more fully shown in the map or plan attaches herewith in red colour which is butted and bounded as follows:-

ON THE NORTH : Land of Pir ALi shekh

ON THE SOUTH : Land of Radha Govind Kundu

ON THE EAST : Land of Pir ALi shekh
ON THE WEST : Patharchapti Road



## THE SECOND SCHEDULE ABOVE REFERRED TO

All that the piece and parcel of surveyed Basauri land containing an area of 1792Sq. Feet (equivalent to 4.•11Decimals) Madhupur Mouza -Patharchapti, Thana No. 271 being Gantzer's Survey Settlement Plot No. 1219, Gantzer's Survey Settlement Basauri Jamabandi No. 59/5, Thoka No. 192 within Madhupur Municiapl ward No. 19, Holding No. 161, in the District of Deoghar, District Sub-Registry office and District Deoghar, Sub-division Sub-Registry and Police station Madhupur more fully shown in the map or plan attached herewith in red colour which is butted and bounded as follows:-

ON THE NORTH : Vendor, s land.

ON THE SOUTH : Vendor's land.

ON THE EAST : Vendor's Land.

ON THE WEST : Patherchapti Road

**Declaration**-vendor declared that the land is being sold by me is vacant land and situated at main road for residential purpose. Sufficient stamp duty has been paid for the purpose of registration.

IN WITNESS WHERE OF the vendor above named do hereunto set and subscribe her hands and signatures the day, month and year first above written in presence of the following witnesses:-

witnesses:-

Ranicant yadar Sor chidni bel Mahto vice- parani chihun'a Post- Mahappurha Post- Mahappurha

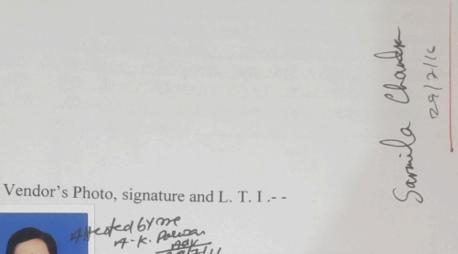
2. दिकीप कुमार चीर्या . 5/0 की वैजनाय उपाह चीर्या करा कीर्या करा कार्या भारती भारती सुरम्य द्वा द्वा कार्या कीर्या करा कार्या कार्या

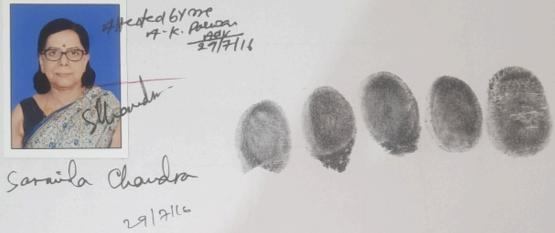
> Read over and explained the contents of this deed of sale to the parties vendor

& purchaser by me in Hindi.

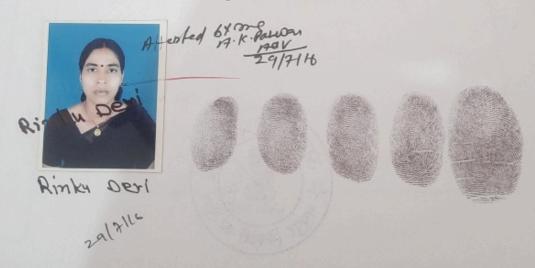
Ale Paleon

Advocate





Purchaser's Photo, signature and L. T. I .-



Certified that the left hand Finger's print of each person, whose Photo are affixed in this deed, have been taken before me. A. K. Pastoan Adv. 21/7/16