

93 224 Sale Value 5,00,000/- = P.S Madhepura 215



T-5
29/7/16

4.11 X 120 666
495937

Area
4-11 Dec

05AA 258784

Stamp
20000 = 0

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

Fee paid

Ac, 15000 = 0

8 fee 150 = 0

15150

29/07/16
निबंधन पंदाधिकारी

Sarmila Chandra
29/7/16

SALE DEED

THIS INDENTURE made on this the 29th 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. Chaudhary
जाँचकर्ता
29-07-2016



05AA 258783

Sarmila Chandra
29/2/16

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**.

Sarmila Chandra

29/7/16

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 19th 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) N0. 4458of 2011 is attached herewith – Enclosure -6

Sarwila Chaudhary

29/7/16

4

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

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 second schedule hereunder written and delineated in red colour 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 according to the location and situation of the land as highest market price and the purchaser agreed to pay the said amount.

NOW THIS INDENTURE WITNESSETH that in pursuance of the agreement above and in consideration of the said amount of Rs.500000/- (Five Lac) only paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admit and acknowledges as per the Memo of consideration below) the vendor doth hereby grant, convey, sell, transfer and assign unto the purchaser all the piece or Parcel of Basauri Land containing area 1792 Sq. Feet be the same a little more or less, more fully described in the Second 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 Schedule 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 Second Schedule hereunder written on 'as is where is basis" and free from all encumbrances, liens, charges, attachments and /or mortgage with Banks or elsewhere in any manner whatsoever into and the use

Sarmila Chandra
29/7/16

5

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 or assign the property to anybody 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 possession of the vendor has into and upon the said property 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, matters and things that may be reasonably required for the said property in any manner whatsoever.

(d) The vendor hereby declares that from today she will cease to have any right, title, interest, claim or demand with regard to the said property fully described in the Schedule hereunder written and purchaser will become the owner thereof and shall continue to 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 Circle, Madhupur and Madhupur Municipality.

2. The purchaser doth hereby agree, confirm and declare 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

Samila Chandra

29/7/16

6

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 Munciapl 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

Sarmila Chandra
29/7/16

7

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 Municipality 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.

Sarwila Chandra

29/7/16

8

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 :-

Ranjit Kant Yadav
S/o - Chikni Lal Rahto
Vill - Purani Chikni's
Post - Mahyapur
Deoghar

29/7/16

1. दिलीप कुमार चौधरी.

S/o श्री वैजनाथ उलाह चौधरी
जरही (मटगाँव) सुरजपुर द.ग.
मौ० न० - 9407789288.

29/7/16

Read over and explained
the contents of this deed of
sale to the parties vendor
& purchaser by me in Hindi.

A. K. Palivan
Advocate

29/7/16

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



Affected by me
A.K. Palwan
ADV
29/7/16

Sarwila Chandra

Sarwila Chandra

29/7/16



Sarwila Chandra
29/7/16

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



Affected by me
A.K. Palwan
ADV
29/7/16

Rinky Devi

Rinky Devi

29/7/16



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. Palwan
ADV
29/7/16