



7
19/11

St. 15000/-

03AA 806457



मूल्य २१ के अंतर्गत का
भारतीय स्टाम्प अधिनियम
(1962) के अंतर्गत एक) १९६६
अनुच्छेद १ वा १ (क)
न. २३ के अंतर्गत
किसी भी प्रकार का स्टाम्प
मुद्रक के विना, या स्टाम्प मुद्रक
अपेक्षित नहीं।)

CTA of Smt Panpati
Pandit by the pen of
Atty. K. Chaudhary Advocate
19/11/10

19.11.10
19.11.10



Fee paid
AQ 37502 w
3750 = w

CTA of Smt Panpati Pandit
by the pen of Atty. K. Chaudhary
Advocate
19/11/10

DEED OF SALE

Value of the property sold = Rs.3.75,000/-
(Rupees three lakhs seventy five thousand) only;

THIS DEED OF SALE is made on this the 19th day of November
two thousand ten;

BETWEEN

SRIMATI PANPATI PANDIT, Widow of late Bijay Chandra Pandit, by
faith Hindu, by occupation land-owner, resident of Court Road, Jamtara,

5000Rs.



(71) Smt. Pankaj Pandit
by the son of Atar K. Chakraborty
Advocate

11/11/10
11/11/10

Police Station Jantara, Anchal Jantara, within N.A.C. Jantara, Sardari Circle Jantara, Ward No. 9, Sub-Division and Sub-Registration Office Jantara, District Jantara, hereinafter called the VENDOR (which expression unless repugnant or contrary to the context shall include her heirs, executors, administrators, successors, representatives and assigns) of the ONE PART;

AND

SMT. REKHA BARNWAL, Wife of Sri Birendra Barnwal, D/O Shiv Shankar Barnwal, by faith Hindu, by caste Baniya, by occupation housewife, resident of Court Road, Jantara, Police Station Jantara, Sub-Division, Sub-Registration Office and District Jantara, hereinafter called the PURCHASER (which expression unless repugnant or contrary to the context

19/11/16
Rajendra Prasad
19/11/16
Rajendra Prasad
19/11/16
Rajendra Prasad
19/11/16
Rajendra Prasad

shall include her heirs, executors, administrators, successors, representatives and assigns) of the OTHER PART;

WHEREAS Plots Nos.3370 and 3369 appertaining to Khatian No. 408/1/Ka of mouza Jamtara originally belonged to Abinash Chandra Bose and WHEREAS the said Abinash Chandra Bose was a Hindu, governed by Dayabhag School of Hindu Law and WHEREAS the said Abinash Chandra Bose published his last will and testament on or about 19th day of March 1924 prior to his death, having appointed Arun Chandra Bose, his eldest son of the executant thereof and WHEREAS the said Arun Chandra Bose, as such executor as aforesaid applied for the obtained unto him the grant of Probate of the said Will of the said Abinash Chandra Bose in the High Court



Handwritten notes and a circular stamp at the top of the page. The notes include:
01/11/21
Handwritten signature
Smt. Hem Kumari Dasi
Barun Chandra Bose
Narendra Chandra Bose
Tapendra Chandra Bose
Arun Chandra Bose
Harendra Chandra Bose
Khatian No. 408/1/Ka
Mouza Jamtara

of Calcutta in the Testamentary and Intestate Jurisdiction on 27th December 1926 and WHEREAS by his last Will dated 19th March 1924 the said Abinash Chandra Bose bequeathed all his properties including the said Plots Nos. 3370 and 3369 of mouza Jamtara to his sole widow Srimati Hem Kumari Dasi absolutely free from all encumbrances, charges and liens and WHEREAS the said Smt. Hem Kumari Dasi was a Hindu, governed by Dayabhag School of Hindu Law died on 14th November 1949 leaving her surviving six sons namely Arun Chandra Bose, Barun Chandra Bose, Harendra Chandra Bose, Narendra Chandra Bose and Tapendra Chandra Bose as the heirs of the said Hem Kumari Dasi and WHEREAS the said Harendra Chandra Bose, one of the sons of Hem Kumari Dasi, having his 1/6th interest (share) in the said lands appertaining to Khatian No. 408/1/Ka of mouza Jamtara including the above mentioned Plots Nos. 3370 and 3369 of mouza Jamtara along with several other lands and WHEREAS the said Harendra Chandra Bose while in possession of his said 1/6th interest (share) in the above mentioned lands transferred his said 1/6th interest (share) in the said lands of said Khatian No. 408/1/Ka of mouza Jamtara along with his other lands to Anukul Chandra Dutta, Son of Haridas Dutta of Kolkata and WHEREAS in pursuance to the said purchase Anukul Chandra Dutta took possession of the said 1/6th interest (share) of lands of the said Khatian

19/11/10
Anukul Chandra Bose
Smt. Radha Bose
Hem Kumari Dasi
Sri T.K. Ghosh
Barun Chandra Bose
Kedar Nath Dutta
Anukul Chandra Dutta

No.408/1/K of mouza Jamtara along with other lands and continued to possess the same as the absolute owner thereof and WHEREAS while in such possession Anukul Chandra Dutta died leaving his son Kedar Nath Duta and WHEREAS after the death of Anukul Chandra Dutta his son Kedar Nath Dutta succeeded the interest of his father Anukul Chandra Dutta inclusive of the lands of the said Khatian No.408/1/Ka of mouza Jamtara and continued to possess the same as the rightful owner thereof and WHEREAS a Partition Suit for partitioning the above mentioned properties was instituted in the High Court of Judicature at Calcutta and that the same was registered and numbered as Suit No.2711 of 1954 and WHEREAS in the said Suit one Harendra Chandra Bose described himself as Plaintiff, filed the same against Arun Chandra Bose and others and Kedar Nath Dutta as defendants for partition of the above mentioned properties and WHEREAS on 8th day of February 1956 a Preliminary decree was passed in the said suit with consent of the parties of the said suit and WHEREAS Sri T.K. Ghosh was appointed Commissioner for partitioning the immovable properties inclusive of the said Plots Nos.3370 and 3369 of mouza Jamtara and WHEREAS during the pendency of the said suit one of the sons of the said Hem Kumari Dasi, namely Barun Chandra Bose died intestate leaving him surviving his following heirs and legal representatives namely Smt. Radha

Handwritten notes and stamp:
Handwritten: (7) 1 Smt. Panpati Pandit
Handwritten: by the order of Hon. Mr. Chanderni Sharma
Stamp: 19/11/16
Handwritten: 19/11/16

No.3370 and out of Plot No.3369 of mouza Jamtara to Kabiraj Purushotam Sharma and WHEREAS in pursuance to the said purchase the said Kabiraj Purushotam Sharma entered into possession of his above mentioned land and continued to possess the same as the absolute owner thereof with transferable basauri right therein and WHEREAS while in such possession the said Kabiraj Purushotam by a Deed of Sale dated 16.7.1985 duly registered at Jamtara Sub-Registration Office in Book No.1, Volume No.04, Pages 553 to 560, Being No.2379 for the year 1985 sold 20 decimals of land out of the said Plot No.3370 of mouza Jamtara to Smt. Panpati Pandit, the VENDOR herein and WHEREAS in pursuance to the said purchase the VENDOR herein entered into possession of the said 20 decimals of land out of the said Plot No.3370 marked as Plot No.3370/A of mouza Jamtara and continued to possess the same as the absolute owner thereof with transferable basauri right therein by getting her name mutated in Mutation Case No.12 of 1986-87 of the Court of the Circle Officer, Jamtara and accordingly separate Khata bearing No.409/1/Ka was created in the name of the VENDOR herein and the Basauri rent of Rs.10.00 was also fixed and WHEREAS the VENDOR is seised and possessed of the said the said Plot No.3370/A of mouza Jamtara as the absolute owner thereof with transferable basauri right therein and WHEREAS the VENDOR being in need of money

Handwritten signature in red ink.

Handwritten notes and stamps at the top of the page, including a circular stamp and illegible text.

for her family expenses is desirous of selling a portion of the said Plot No.3370/A of mouza Jamtara and WHEREAS the PURCHASER intends to purchase a piece of vacant land measuring 04.77 decimals out of the said Plot No.3370/A of mouza Jamtara, more fully described in the schedule below and shown as Plot No.3370/A/3 in red colour in the map annexed herewith and hereinafter called the said land and WHEREAS the VENDOR has agreed with the PURCHASER for the sale of the said land described in the schedule below to the PURCHASER for a consideration of Rs.3,75,000/- (Rupees three lakhs seventy five thousand)only;

NOW THIS DEED WITNESSETH AS FOLLOWS:-

- 1. That in pursuance to the aforesaid agreement and in consideration of Rs.3,75,000/- (Rupees three lakhs seventy five thousand)only paid by the PURCHASER to the VENDOR to day, the receipt whereof the VENDOR hereby acknowledges, the VENDOR hereby conveys, sells, transfers and assigns to the PURCHASER absolutely and for ever all the said land described in the schedule below and shown as Plot No.3370/A/3 in red colour in the map annexed herewith and all her right, title, interest, claim and demand what-so-ever therein and in every part thereof;

Handwritten signature or scribble at the bottom of the page.

Handwritten notes and stamps at the top of the page:
A circular stamp containing the text: "Smt. Parvati Devi", "K. Choudhary", "Adv.", "12/11/10".
Handwritten text around the stamp: "Smt. Parvati Devi", "K. Choudhary", "Adv.", "12/11/10", "12/11/10", "Adv.", "K. Choudhary", "Smt. Parvati Devi".
A red checkmark is visible below the stamp.

2. That the VENDOR hereby covenants with the PURCHASER that the said property shall be quietly entered into and upon and be held and enjoyed by the PURCHASER without any interruption or disturbance by the VENDOR or any person claiming through or under her and without any lawful disturbance by any other person who-so-ever,
3. That the property hereby sold is free from all encumbrances;
4. That the VENDOR has good title and right to convey unto the PURCHASER in the property hereby conveyed;
5. That the interest hereby transferred subsists and the VENDOR has power to transfer the same;
6. That the PURCHASER shall get her name mutated in respect of the said land described in the schedule below in the Register of the State of Jharkhand maintained for the purpose;
7. That the PURCHASER henceforth will be bound to pay the rent for the said land described in the schedule below to the State of Jharkhand at the rate already fixed or that may be fixed in future;

19/11/16
Abdul Bary
Advocate
7/6
C-19
Smt. Sanjay K. Dandlary
Pawit, H
M



8. That the **VENDOR** will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further or more perfectly assuring the said property to the **PURCHASER** as may reasonably be required by the **PURCHASER** according to the true intent and meaning of these presents;
9. That the **VENDOR** will always keep the **PURCHASER** harmless and indemnified against all losses, damages, costs and expenses which the **PURCHASER** may sustain or incur by reason of any lawful claim being made by any body who-so-ever to the said property or in respect of any arrears of rent due therefrom;
10. That the **VENDOR** will return to the **PURCHASER** the consideration money in case any hindrance be put in the right or in the possession of the **PURCHASER** to the property hereby conveyed due to the defect of title of the **VENDOR** in the same;
11. That the land hereby sold is Basauri, Salable and Vacant;

19/11/10
Rajendra Prasad
Advocate
H. K. Choudhary
H. S. Panjval
H. S. Panjval
H. S. Panjval

12. That the land hereby sold is commercial purposes and situated in main road.

IN WITNESS WHEREOF the VENDOR has signed this Deed on this the 19th day of November 2010.

Schedule

In the District of Jamtara, Sub-Division and Sub-Registration Office Jamtara, Police Station and Sardari Circle Jamtara, within Jamtara Notified Area, Ward No. 9, in mouza Jamtara No.3, in Mohalla Court Road, appertaining to Basauri Khatian No.408/1/Ka, out of Survey Settlement Plot No.3370 (three thousand three hundred seventy), all that portion of land shown as Plot No.3370/A/3 in red colour in the map annexed herewith, measuring 04.77 decimals (zero four point seventy seven decimals), bounded as follows:-

- On the North by Road,
- On the South by Plot No.3370/A/4,
- On the East by Plot No.3370/B
- On the West by Plot No.3370/A/2.

Witnesses:-



Rekha Barnwal

19/11/10



Witnesses:-

1. Rita Kumbhakar.
W/o Swapan Kumbhakar.
Jamtara Court Road
19.11.10
2. Swapan Kumbhakar.
S/o Kanai Kumbhakar.
Jamtara, Court Road.
19/11/10

CT 9 of
Smt Parpati Pandit
by the pen of
Chandhary Advocates
19/11/10

Signature

Certificate

The contents of this Deed have been drafted by me and the same have fully been read over and explained to the executant who has admitted the same wholly correct and has signed this Deed in my presence. Certified that the finger prints of the left hands of the persons whose photographs have been affixed herewith have been taken in my presence.

Typed by.
R. Banerjee
Jamtara.

19.11.10
Advocate,
Jamtara.



000144/10-11

Smt. Rekha Barnwal
w/o Sri Birendra Barnwal
Court Road, Jantara

Distt - Jantara

CL- 148/10-11

Details.

10,000 x 1 =	10,000.00
5000 x 1 =	5000.00
	<hr/>
	15000.00

प्राणपरि पंडित
 10/11/10
 निबंधन पदाधिकारी का हस्ताक्षर
 19.11.10



49 A Smt. Parvati Pandit
 67 The Ben of Ahar Ku.
 Chaudhary Advocate
 19/11/10



[Faint, mostly illegible text and signatures at the bottom of the page, including 'Barnwal' and '11/10']

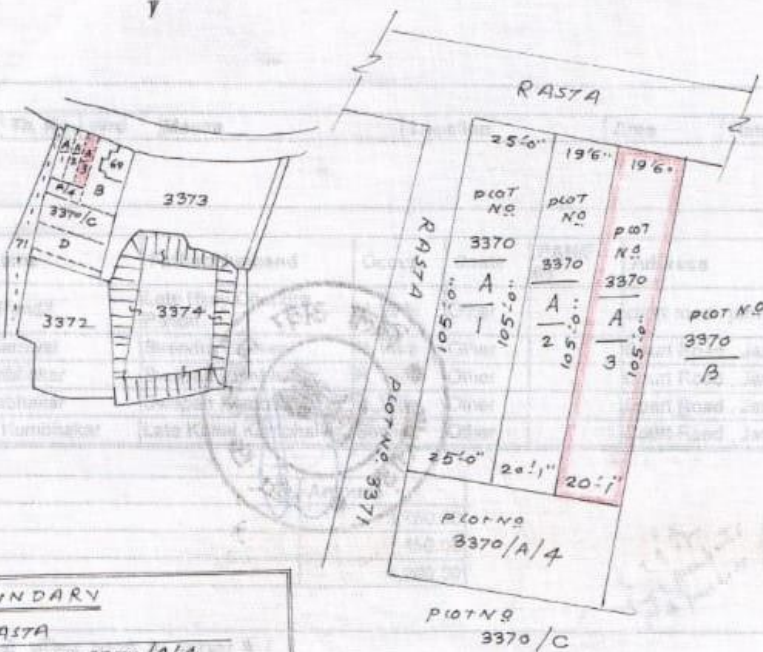
MOUZA:- JAMTARA - NO. 3
 CIRCLE:- JAMTARA
 SUB-DIVISION:- JAMTARA
 DISTRICT:- JAMTARA

SCALE 16" = 1 MILE



(1) Smt. Parwati Pundit
 by the son of Atay K. Choudhary
 Adhoc

12/11/2010
 [Signature]



BOUNDARY
 NORTH:- RASTA
 SOUTH:- PLOT NO. 3370/A/4
 EAST:- PLOT NO. 3370/B
 WEST:- PLOT NO. 3370/A/2

SURVEY - SETTLEMENT PLOT NO. SHOWN IN RED-COLOUR	A R E A			REMARKS:-
	ACRE	DECIMAL	KATHA	
3370 A 3	-	04.770	-	SMT. REKHA BURNWAL w/o SRI BIRENDRA BURNWAL

TRACED BY
 [Signature]
 12/11/2010



निबंधन विभाग, झारखंड
जामतारा

Token Date: 19/11/2010 12:50:54
Deed No./Year :363/318/2010
Type: Sale Deed

	Party Details	Photo	Thumb
	Panpati Pandit Father/Husband Name:Late Bijay Chandra Pandit (VENDOR) court road , jamtara, dist jamtara		
2	Rekha Barnwal Father/Husband Name:Birendra Barnwal (VENDEE) Court Road , Jamtara, Dist Jamtara		
3	Rita Kumbhakar Father/Husband Name:Swapan Kumbhakar (Identifier) Court Road , Jamtara, Dist Jamtara		
4	Rita Kumbhakar Father/Husband Name:Swapan Kumbhakar (Witness1) Court Road , Jamtara, Dist Jamtara	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	Swapan Kumbhakar Father/Husband Name:Late Kanai Kumbhakar (Witness2) Court Road , Jamtara, Dist Jamtara	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. I
Volume 12
Page 295 To 324
Deed No 363/318
Year 2010
Date 19/11/2010 15:51:24

District Sub Registrar
19/11/10

Signature of Operator

RECEIVED OF THE DEED NO. 363/318/2010
DATE 19/11/2010

THIS DEED OF SALE is made as per the
two hundred and
PANPATI PANDIT, father of late Bijay Chandra Pandit, by



निबंधन विभाग, झारखंड
जामतारा
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 19/11/2010 12:50:54

Type	Sale Deed	Presenter	Panpati Pandit	Date of Entry	19/11/2010
Name & Address	Court Road , Jamtara, Dist Jamtara	DOE		Total Pages	30
Doc. Value	375000	Stamp Value	15000	Book	1
Doc. Value	375000	Serial No.	0	CNO/PNO	

Anchor	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMTARA	3	0	JAMTARA	408/1/Ka	3370/A/3			M_ROAD	4.77 Decimal	145952.46

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Panpati Pandit	Late Bijay Chandra Pandit	H. Wife	Other		court road , jamtara, dist jamtara
2	VENDEE	Rekha Barnwal	Birendra Barnwal	H. Wife	Other		Court Road , Jamtara, Dist Jamtara
3	Identifier	Rita Kumbhakar	Swapan Kumbhakar	H. Wife	Other		Court Road , Jamtara, Dist Jamtara
4	Witness1	Rita Kumbhakar	Swapan Kumbhakar	H. Wife	Other		Court Road , Jamtara, Dist Jamtara
5	Witness2	Swapan Kumbhakar	Late Kanai Kumbhakar	Service	Other		Court Road , Jamtara, Dist Jamtara

Fee Details:

SN	Description	Amount
1	A1	3,750.00
2	SP	450.00
Total		4,200.00

19/11/2010
Swapan Kumbhakar
panpati

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्मेशन के अनुरूप डाटा इंट्री की गई है।

उपर्युक्त प्रविष्टियों का हस्ताक्षर
स्वीकार किया गया है।
Panpati Pandit No late Bijay Chandra Pandit
ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसे
पहचान किया गया है।
Rita Kumbhakar
पिता Swapan Kumbhakar
ने की।
Court Road, Jamtara
Dist: Jamtara

निबंधन पदाधिकारी का हस्ताक्षर

19/11/2010