



9  
19/11

St-15000/-

03AA 806456



मिशन  
भारतीय न्यायिक  
सिद्धि (क) २०११  
२ बा २ (क)  
१२३  
के अंतर्गत  
व्यक्ति (या स्वामी)  
को कानून द्वारा सुरक्षा  
अपेक्षित नहीं है।

19/11/10  
Sr. Panpati Pandit  
by The pan of A-744 Ks. Chaudhary  
Jalocad  
A Chaudhary  
19/11/10

Fee-paid

AC 3750 = w  
3750 = w



19/11/10  
Sr. Panpati Pandit  
by The pan of A-744 Ks. Chaudhary  
Jalocad  
A Chaudhary  
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 Nineteen 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,



000 145/10-11

Bijay Kumar Barnal  
S/o Sni Binendra Barnal  
Court Road, Jantara  
Dist- Jantara  
Ch- 149/10-11

Details

10,000 x 1 = 10,000.00  
5000 x 1 = 5000.00  
15,000.00

पानपति पंडित  
विजय कृष्ण पंडित  
जन्म तिथि 10/07/1912  
19.11.10



LT 9 Smt Pan pati Pandit  
by the pan of Aray Ku.  
Choudhary Advocate

Aray Choudhary  
Adv  
19/11/10

उपस्थानक का हस्ताक्षर  
निबंधक एवं निबन्धक का हस्ताक्षर  
19.11.10



LT 9 Smt Pan pati Pandit  
by the pan of Aray Ku. Choudhary  
Advocate

Aray Choudhary  
Adv  
19/11/10



CPI of Smt. Ramprati Pandit  
by the bar of Atar K. Chaudhary  
Advocate

16/11/10



Police Station Jamtara, Anchal Jamtara, within N.A.C. Jamtara, Sardari Circle Jamtara, Ward No. Nine, Sub-Division and Sub-Registration Office Jamtara, District Jamtara, 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

SRI BIJAY KUMAR BARNWAL, Son of Sri Birendra Barnwal, by faith Hindu, by caste Baniya, by occupation business, resident of Court Road, Jamtara, Police Station Jamtara, Sub-Division, Sub-Registration Office and District Jamtara, hereinafter called the PURCHASER (which expression unless repugnant or contrary to the context shall include his heirs, executors,

19/11/10  
Arjun Chandra Bose  
Arjun Chandra Bose  
Arjun Chandra Bose  
Arjun Chandra Bose  
Arjun Chandra Bose  
Arjun Chandra Bose  
Arjun Chandra Bose  
Arjun Chandra Bose  
Arjun Chandra Bose  
Arjun Chandra Bose



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 19<sup>th</sup> 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

19/11/10  
Smt. Hem Kumari Dasi  
19/11/10  
Smt. Hem Kumari Dasi  
19/11/10  
Smt. Hem Kumari Dasi



of Calcutta in the Testamentary and Intestate Jurisdiction on 27<sup>th</sup> December 1926 and WHEREAS by his last Will dated 19<sup>th</sup> March 1924 the said Abinash Chandra Bose bequeathed all his properties including the said Plots Nos.3370 and 3369 of mouza Jantara to his sole widow Srimati Hem Kumari Dasi absolutely free from all encumbrances, charges and leans and WHEREAS the said Smt. Hem Kumari Dasi was a Hindu, governed by Dayabhag School of Hindu Law died on 14<sup>th</sup> 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 1/6<sup>th</sup> interest(share) in the said lands appertaining to Khatian No.408/1/Ka of mouza Jantara including the above mentioned Plots Nos.3370 and 3369 of mouza Jantara along with several other lands and WHEREAS the said Harendra Chandra Bose while in possession of his said 1/6<sup>th</sup> interest(share) in the above mentioned lands transferred his said 1/6<sup>th</sup> interest(share) in the said lands of said Khatian No.408/1/Ka of mouza Jantara 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 1/6<sup>th</sup> interest(share) of lands of the said Khatian

(1) Smt. parbatu Dandi  
by the parbatu Dandi  
Advocate  
19/11/56  
10/11/56  
10/11/56

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 8<sup>th</sup> 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

19/11/72  
 (S) M. Smt. Parbati Parashari  
 Adhikari, Calcutta  
 by Mr. B. K. Ghosh

Rani Bose, widow of Ashok Kumar Bose, Ajit Kumar Bose, Nishit Kumar Bose, Ranjit Kumar Bose as his sons and Smt. Samrita Rani Bose, Smt. Indira Rani Sarkar, Smt. Saphali Rani Sarkar, Smt. Sudhira Rani Ray and Smt. Shipra Ray as his daughters, hereinafter referred to as the heirs and legal representatives of said Baru Chandra Bose who jointly succeeded the 1/6<sup>th</sup> interest of Barun Chandra Bose and WHEREAS by the return dated 20<sup>th</sup> day of August 1968 said receiver Sri T.K. Ghosh partitioned entire areas of immovable properties at Jamtara as well as in other places after selling a part of a plot vacant land measuring two bighas and three kathas more or less as described in the said return to meet the costs and expenses of the said partition and WHEREAS a final decree as passed on 6<sup>th</sup> August 1970 the said return was confirmed and WHEREAS in the said final decree as passed by the Hon'ble High Court of Judicature at Calcutta the said Plots Nos.3370 and 3369 of mouza Jamtara including other lands was allotted exclusively to the above named heirs and legal representatives of said Barun Chandra Bose and WHEREAS all the said heirs of Barun Chandra Bose while in possession of the above mentioned Plots Nos.3370 and 3369 of mouza Jamtara by a Deed of Sale duly registered in Calcutta Registration Office in Book No.1, Volume No.179, Pages 221 to 230. Being No.6610 for the year 1972 sold 80 decimals of land (more or less) of the said Plot

*[Red signature]*



CR 4 Smt Parpati Pandit by  
her Atty  
01/11/19

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. Parpati 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





19/11/10  
A. K. Jaiswal  
Smt. Anjali K. Choudhary  
pan pak. pan dt. by the  
pan pak. pan dt. by the  
pan pak. pan dt. by the



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 his 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;





LT 9 D Panpachi Pandit by  
The pen of Atay Ki. Chaudhary  
Advocate  
14/11/10

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 19<sup>th</sup> 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. Nine, 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/2 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 Rasta,
- On the South by Plot No.3370/A/4,
- On the East by Plot No.3370/A/3
- On the West by Plot No.3370/A/1.

Witnesses:-



Bijay Kumar Barzwal  
19/11/10

Witnesses:-

1. Rita Kumbhakar.  
W/o Swapan Kumbhakar.  
Jamtara Court Road  
19.11.10



2. Swapan Kumbhakar.  
S/o Kamai Kumbhakar.  
Jamtara, Court Rd.  
19/11/10

LSA ✓  
Smt Parvati Pandit  
By the pen of Atty. Ku.  
Chandrashekhar Advocate  
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.

MOUZA: JAMTARA - NO. 3

CIRCLE - JAMTARA

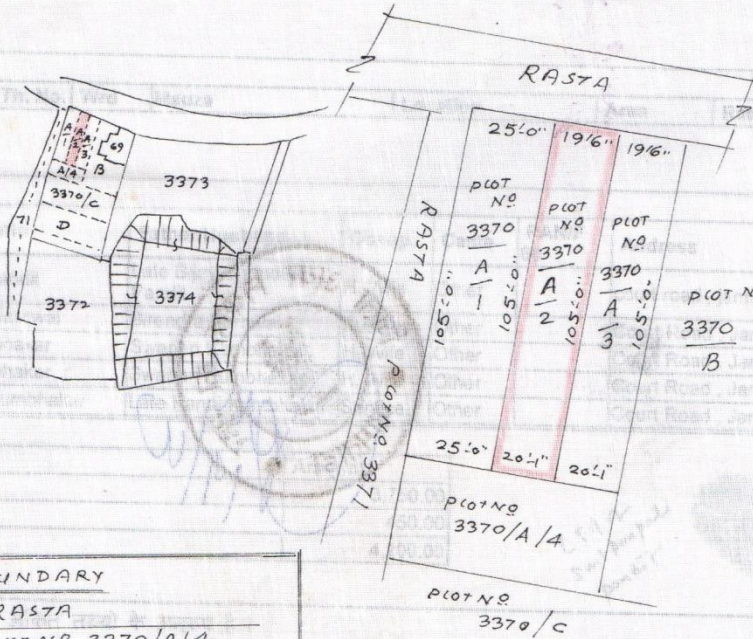
SUB-DIVISION: JAMTARA

DISTRICT: JAMTARA.

SCALE 16" = 1/2 MILE



(T) of Punjab (Regd)  
by the pen of Ator ku.  
Charitram Advocates  
17/11/10



BOUNDARY

NORTH: - RASTA

SOUTH: - PLOT NO. 3370/A/4

EAST: - PLOT NO. 3370/A/3

WEST: - PLOT NO. 3370/A/1

SURVEY - SETTLEMENT PLOT NO. SHOWN IN RED-COLOUR	A R E A			REMARKS:-
	ACRE	DECIMAL	KATHA	
3370 A 2	-	04.770	-	SRI BIJAY KR. BURNWAL S/O SRI BIRENDRA BURNWAL

Traced By  
A.P. Sharma  
12/11/2010



निबंधन विभाग, झारखंड  
जामतारा

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

9

Token Date/Time: 19/11/2010 13:06:12

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

Property Details:

Anchal	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/2			M_ROAD	4.77 Decimal	145952.46

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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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	Bijay Kr. Barnwal	Birendra Barnwal	Business	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

CAM  
Smt Panpati  
Pandit



उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया जा रहा है कि Panpati Pandit (Late Bijay Chandra Pandit) ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी पति Rita Kumbhakar पिता Swapan Kumbhakar

नियमों के अनुसार Court Road, Jamtara, Dist. Jamtara पेशा H. Wife ने की।

निबंधन प्रदाधिकारी का हस्ताक्षर

19/11/10



निबंधन विभाग, झारखंड  
जामतारा

Token No.9 Token Date: 19/11/2010 13:06:12  
Deed No./Year :365/320/2010  
Deed Type: Sale Deed

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

Book No. I  
Volume 12  
Page 355 To 384  
Deed No 365/320  
Year 2010  
Date 19/11/2010 16:04:30

District Sub Registrar

Signature of Operator

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

BETWEEN