

20.7/2007 Balag 66,000 P.S. Jamtara (Mishra) 192/199/1000Rs.



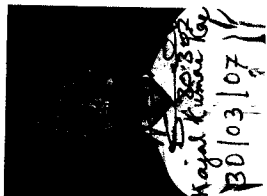
ST 26501-

Fee paid

AQ 660=00
HO 90=00
750=00



Kanai Kar
30-3-07



Kalyan Kar
30/3/07



Kajal Kumar Kar
30/3/07

Kallol Kar
30-3-07

Kalyan Kar
30.3.07

DEED OF SALE

Value of the property sold = Rs.66,000/-
(Rupees sixty six thousand) only;

THIS DEED OF SALE is made on this the thirtieth day of March Two thousand seven;

BETWEEN

(i) DR. KALYAN KUMAR KAR, (ii) DR. KAJAL KUMAR KAR and (iii) DR. KALLOL KUMAR KAR, all Sons of late Mr. Kanai Kinkar Kar, all by faith Hindu, by occupation Homeopathic Practitioners, all



Kalyan Kar.
30.3.07



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Kajal Kumar Kar
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all residents of Mihijam, Sardari Circle Mihijam, Police Station Jamtara (Mihijam), Sub-Division, Sub-Registration Office and District Jamtara, hereinafter called the VENDORS (which expression unless repugnant or contrary to the context shall include their heirs, executors, administrators, successors, representatives and assigns) of the ONE PART;

AND

(i) SRI BHASKAR CHANDRA, Son of Sri Jagdish Choudhary and (ii) SMT. NUTAN CHOUDHARY, Wife of Sri Bhaskar Chandra, both by faith Hindu, by occupation service, residents of Street No. 66, Quarter No.6/A, Chittaranjan, P.S. Chittaranjan, Sub-Division and Sub-Registration office Asansol, District Burdwan, (W.B), hereinafter called the PURCHASERS (which



Kajal Kumar Kar
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(which expression unless repugnant or contrary to the context shall include their heirs, executors, administrators, successors, representatives and assigns) of the OTHER PART;

WHEREAS by a Registered Deed of Permanent Basauri Settlement dated 3rd day of February 1942 duly registered in Book No.1, Volume No.27, Pages 49 to 52, Being No.269 of 1942 in Kolkata Registration Office, Gopinath Pal, the then landlord of mouza Mihijam granted Basauri Settlement of 1 bigha of land bearing Town Plan Plot No. 383 of mouza Mihijam in favour of Kedar Nath Paul and WHEREAS in pursuance to the said settlement the said Kedar Nath Paul entered into possession of the said Town Plan Plot No.383 of mouza Mihijam and continued to possess the

75 Rs.



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20.2.07

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the same as the absolute owner thereof with transferable basauri right therein and WHEREAS while in such possession the said Kedar Nath Paul by a Registered Deed of Sale dated 15th day of March 1943 duly registered in Kolkata Registration Office in Book No.1, Volume No.94, Pages 135 to 141, Being No.3449 of 1943 sold the said Town Plan Plot No.383 of mouza Mihijam to Fanindra Nath Ghosh and WHEREAS in pursuance to the said purchase the said Fanindra Nath Ghosh entered into possession of the said Town Plan Plot No.383 of mouza Mihijam and continued to possess the same as the absolute owner thereof with transferable basauri right therein and WHEREAS while in such possession the said Fanindra Nath Ghosh by a registered Deed of Gift dated 17th day of June 1947 duly registered in Book No.1, Volume No.89, Pages 122 to 144, Being No.2934 of 1947 of the Office of the Registrar of Assurance Kolkata transferred the said Town Plan Plot No.383 of

75 Rs.



Kajal Kumar Kar
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of mouza Mihijam in favour of Smt. Chhabi Kar and WHEREAS after accepting the said gift the said Smt. Chhabi Kar entered into possession of the said Town Plan Plot No.383 of mouza Mihijam and continued to possess the same as the absolute owner thereof with transferable basauri right therein and WHEREAS while in such possession the said Smt. Chhabi Kar by a Registered Deed of Sale dated 24th December 1953 duly registered in Book No.1, Volume No.18, Pages 106 to 110, Being No.83 for the year 1953 at Kolkata Registration Office sold the said Town Plan Plot No.383 of mouza Mihijam to Prasanna Kumar Ganguly and WHEREAS in pursuance to the said purchase the said Prasanna Kumar Ganguly entered into possession of the said Town Plan Plot No.383 of mouza Mihijam and continued to possess the same as the absolute owner thereof with transferable basauri right therein and WHEREAS

Kajal Kungur Kar
30.3.07

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and WHEREAS while in such possession the said Prasanna Kumar Ganguli by a registered Deed of Sale duly registered in Book No.1, Volume No.12, Pages 277 to 280, Being No.383 of 1958, dated 19.1.1958 of the Office of the Registrar of Assurance at Kolkata sold the said Town Plan Plot No.383 of mouza Mihijam to Smt. Renuka Rani Kar, since deceased, mother of the VENDORS herein and WHEREAS in pursuance to the said purchase the said Smt. Renuka Rani Kar entered into possession of the said Town Plan Plot No.383 of mouza Mihijam and continued to possess the same as the absolute owner thereof with transferable basauri right therein and WHEREAS while in such possession Smt. Renuka Rani Kar died intestated leaving the VENDORS herein as her sons and heirs and WHEREAS after the death of Smt. Renuka Rani Kar the VENDORS succeeded to the said Town Plan Plot No.383 of mouza Mihijam and continued to possess the same as the joint owners thereof with transferable basauri right therein and WHEREAS the VENDORS while in possession of the said Town Plan Plot No.383 of mouza Mihijam sold portions of the said Town Plan Plot No.383 of mouza Mihijam to different persons by

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by different Deeds of Sale duly registered in Jamtara Sub-Registration Office and WHEREAS the VENDORS are seized and possessed of the remaining portion of the said Town Plan Plot No.383 of mouza Mihijam as the joint owners thereof with transferable basauri right therein and WHEREAS the VENDORS being in need of money for their house-hold expenses are desirous of selling portion of the said Town Plan Plot No. 383 of mouza Mihijam and WHEREAS the PURCHASERS intend to purchase a piece of land measuring 03.300 decimals out of the said Town Plan Plot No.383 of mouza Mihijam which has more fully been described in the schedule below and shown as Plot No.34/383/B in red colour in the map annexed herewith and has hereinafter been referred to as the said land and WHEREAS the VENDORS have agreed with the PURCHASERS for the sale of the said land described in the Schedule below to the PURCHASER -R for a consideration of Rs.66,000/- (Rupees sixty six thousand) only;

NOW THIS DEED WITNESSETH AS FOLLOWS :-

1. That in pursuance to the aforesaid agreement and in

Kajal Kuman Kar
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Kalol Kar
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Kalyan Kar
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in consideration of Rs.66,000/- (Rupees sixty six thousand) only paid by the PURCHASERS to the VENDORS today, the receipt whereof the VENDORS hereby acknowledge, the VENDORS hereby convey, sell, transfer and assign to the PURCHASERS absolutely and for ever all the said land described in the schedule below and shown as Plot No.34/383/B in red colour in the map annexed herewith out of Survey Plot No.34 of mouza Mihijam and all their right, title, interest, claim and demand whatsoever therein and in every part thereof;

2. That the VENDORS hereby covenant with the PURCHASERS that the said property shall be quietly entered into and upon and be held and enjoyed by the PURCHASERS without any interruption or disturbance by the VENDORS or any person claiming through or under them and without any lawful disturbance by any other person who-so-ever;

3. That the land hereby sold is free from all encumbrances;

4. That the VENDORS have good title and right to convey unto the PURCHASERS in the property hereby conveyed;

5.

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5. That the interest hereby transferred subsists and the VENDORS have power to transfer the same;

6. That the PURCHASERS shall get their names 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 PURCHASERS 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;

8. That the VENDORS will, at the cost of the persons requiring the same execute and do every such assurance or thing necessary for further or more perfectly assuring the said property to the PURCHASERS as may reasonably be required by the PURCHASERS according to true intent and meaning of these presents;

Kajal Kumar Kar
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9. That the VENDORS will always keep the PURCHASERS harmless and indemnified against all losses, damages, costs and expenses which the PURCHASERS may sustain or incur by reason of any lawful claim being made by any body who-so-ever to the said property hereby conveyed or in respect of any arrears of rent due therefrom;

10. That the VENDORS will return to the PURCHASERS the consideration money in case any hindrance be put in the right or in the possession of the PURCHASERS in the property hereby conveyed due to the defect of title of the VENDORS in the same;

11. That the land hereby sold is basauri, salable and vacant;

12. That the land hereby sold is residential and

Rajal Kumar Kar
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and away from main road;

IN WITNESS WHEREOF the VENDORS have signed this Deed on this the 30th day of March 2007.

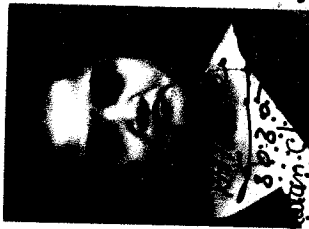
SCHEDULE

In the District of Jamtara, Sub-Division Jamtara, Sub-Registration Office Jamtara, Police Station Jamtara (Mihijam), Sardari Circle Mihijam, within Mihijam Notified Area, in mouza Mihijam No.15, ^{appertaining to Ichait Kar no 127} out of Survey Settlement Plot No.34, Town Plan Plot No.383, all that portion of land shown as Plot No.34/383/B in red colour in the map annexed herewith, measuring 03.300 decimals, bounded as follows :-

- On the North by remaining portion of Plot No.34/384,
- On the South by Plot No.34/383/C,
- On the East by Plot No.34/Part,
- On the West by 8' wide passage.

Witnesses:

Kalyan Kar.



30.3.07
N.C.P.T.

Witnesses:-

1.

Shekharaj Kumar
S/O Sri Manu Kumar
Stab. 108. No. 3121C
Chittaranjan
Burdwan.



30.3.07
Bhaskar Chandra

2.

Sanjay Kumar Rajbhan
S/O R. G. Rajbhan
N.C.P.T. Mihizam
Jamtara, Jharkhand

Kajal Kumar Kar
30.3.07

Kallol Kar
30-3-07

Kalyan Kar.
30.3.07

Signature.

Certificate

The contents of this Deed have fully been read over and explained to the executants who have admitted the same wholly correct and have put their signatures on this Deed in my presence. Certified that this original and its duplicate are the exact copy of each other. Further certified that the finger prints of the left hands of the persons whose photographs have been affixed herewith have been taken in my presence.

Drafted by.

30.3.07

Advocate,
Jamtara.

30.3.07

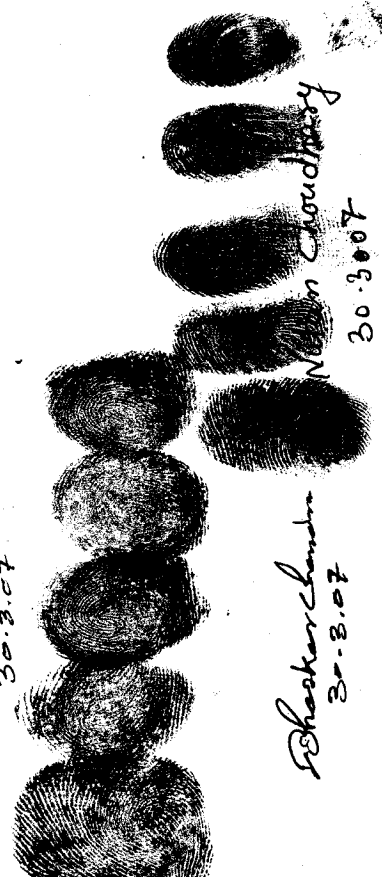
Advocate,
Jamtara.

Typed by.

Jamtara.

Correction in the deed is
corrected by hand at page 11 in the schedule
in both original and duplicate

30.3.07



Neelam Choudhary
30.3.07

Bhaskar Chandra
30.3.07