



Lakshmi Narayan Singh

DEED OF SALE

Value of the property sold Rs.4,95,000/=

(Rupees four Lakh ninety five thousand) only;

THIS DEED OF SALE is made on this the 26th day of February 2020.

BETWEEN

SRI LAKSHMI NARAYAN SINGH son of late Jamuna Singh by faith Hindu, by occupation Business, by Nationality Indian, resident of Mihjam, sardari circle Mihjam, P.S. Mihjam, Subdivision and Registration office Jamtara, District Jamtara hereinafter called VENDOR (Which expression unless repugnant or

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contrary to the context shall include his heirs, executors, successors, representatives, administrators and assigns) of the ONE PART ;

AND

SRI RAHUL KUMAR son of Sri Jagdambi Yadav, by faith Hindu, by occupation Business by Nationality Indian , resident of Chittaranjan, Street no. 35A Quarter no. 47/A. PO and PS. Chittaranjan District Paschim Burdwan(West Bengal) hereinafter called the **PURCHASER** (Which expression unless repugnant or contrary to the context shall include his heirs, executors, successors, representatives, administrators and assigns) of the OTHER PART;

WHEREAS the properties recorded in the said khata no. 122 of mouza Mihijam which were recorded in the joint names of Hemanta Kumar Mitra and Sudhanshu Kumar Mitra were amicably partitioned between them and WHEREAS the properties described in schedule below along with structures thereon fell in the exclusive share of said Hemanta Kumar Mitra and he was in peaceful possession over the same till his death which took place in the year 1977 AND WHEREAS upon the death of the said Hemanta Kumar Mitra the name of his sole survivors son Ajit Kumar Mitra since deceased was mutated in the settlement records of the said property in the placed of the said Hemant Kumar Mitra. And WHEREAS the Smt. Sankari Basu is the only daughter of the said Ajit Kumar Mitra and the said Srimati Dolli Mitra is the widow of Prabhat

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Kumar Mitra the predeceased son of the said Hemanta Kumar Mitra and WHEREAS they are thus the legal representatives and successors of the said Hemanta Kumar Mitra including the properties described in the schedule hereunder written along with all structures thereon AND WHEREAS the said Srimati Sankari Basu and Srimati Dolli Mitra sold the plot no. 2712 and 2713 of mouza Mihijam to Sri Lakshmi Narayan Singh the present VENDOR herein by way of Deed of Scale bearing no. 10799 dated 2.11.1987 Book no. I, Volume no. 214 pages 458 to 466 duly registered at office of Registrar u/s (2) Assurance Calcutta and WHEREAS in pursuance of the said purchase the present VENDOR became the sole and absolute owner thereof with basouri transferable right therein and WHEREAS the Vendor herein mutated his name in the court of C.O. Jamtara in Mut. Case no. 122 of 1986-87 order dated 30.11.1987 and used to pay rent upto date to the government sheresta and WHEREAS the VENDOR is still seised and possessed of the remaining portion of the his share of land out of the said plot no. 2713/D and 2712/C of mouza Mihijam as the absolute owner thereof with transferable basouri right therein and VENDOR herein is in urgent need of money to meet his family expenses and as such the VENDOR is desirous to sale the lands of the schedule below as well as shown in annexed trace map sub plot no. **2712/D measuring 04.130 decimals** of land mouza Mihijam AND WHEREAS the PURCHASER herein become agree to purchase the said lands and WHEREAS the VENDOR herein also became ready to sale the lands in schedule below as

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well as shown in trace map and the consideration amount of the said land has become fixed at **Rs. 4,95,000/=**(rupees four Lakh ninety five thousand) only;

NOW THIS DEED WITNESSETH AS FOLLOWS:-

12. That in pursuance to the aforesaid agreement and in consideration of **Rs. 4,95,000/=**(rupees four lakh ninety five thousand) only paid by the PURCHASER to the VENDOR today, 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 in red colour in the map annexed herewith as plot no. **2712/D area 04.130 decimals** of mouza Mihijam and all their right, title, interest, claim and demand whatsoever therein and in every part thereof.
13. 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 him and without any lawful disturbance by any other person who so ever;
14. That the land hereby sold is free from all encumbrances;

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15. That the VENDOR have good title and right to convey unto the PURCHASER in the property hereby conveyed;
16. That the interest hereby transferred subsists and the VENDOR have power to transfer the same.
17. 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.
18. 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. 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 be required by the PURCHASER according to the true intent and meaning of these presents;
20. 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 claim being made by any body who so ever to the said property or in respect of any arrears of rent due there from;
21. That the VENDOR will return to the PURCHASER the consideration money in case any hindrance be put in the right or in the

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possession of the PURCHASER in the property hereby conveyed due to the defect of title of the VENDOR in the same;

22. That the land hereby sold is basouri, salable, transferable and located in side road and is fit for residential purpose.

IN WITNESSES WHEREOF THE VENDOR HAS SIGNED THIS DEED AT JAMTARA ON THIS THE 26th day of February 2020.

SCHEDULE

In the District of Jamtara, Subdivision and Sub Registration office Jamtara, PS. Mihijam Sardari circle Mihijam in mouza Mihijam no. 15 appt. to Basouri Khatian no. 122 ward no. 13 out of survey settlement plot no. 2712 all that portion of land shown as sub Plot no. 2712/D measuring an area **04.130 decimals** of land shown in red colour in the map annexed herewith and bounded as follows:-

North: Plot no. 2712/Rest
South: Plot no. 2712/C
East: 4' wide passage.
West: 12' wide passage.

Witnesses.

1. Pramod Kumar Singh,

2. D. Singh



2.

Rahul Kumar



~~Pranav~~ Pramoal Kr Singh
S/O Late Laxmi Narayan Singh
Kurmipara Mihijam

Lakshmi Narayan
Singh

2. ~~Aditya~~

ADITYA RAJ

S/O LATE ASHOK KUMAR SINGH
KURMIPARA, MIHIJAM

SIGNATURE OF VENDOR

Contents of this deed readover and explained
To the executants finding everything true and
Correct put his signature in presence of witness
Certified that the LTI whose photographs
Affixed herewith has been taken in presence of me.

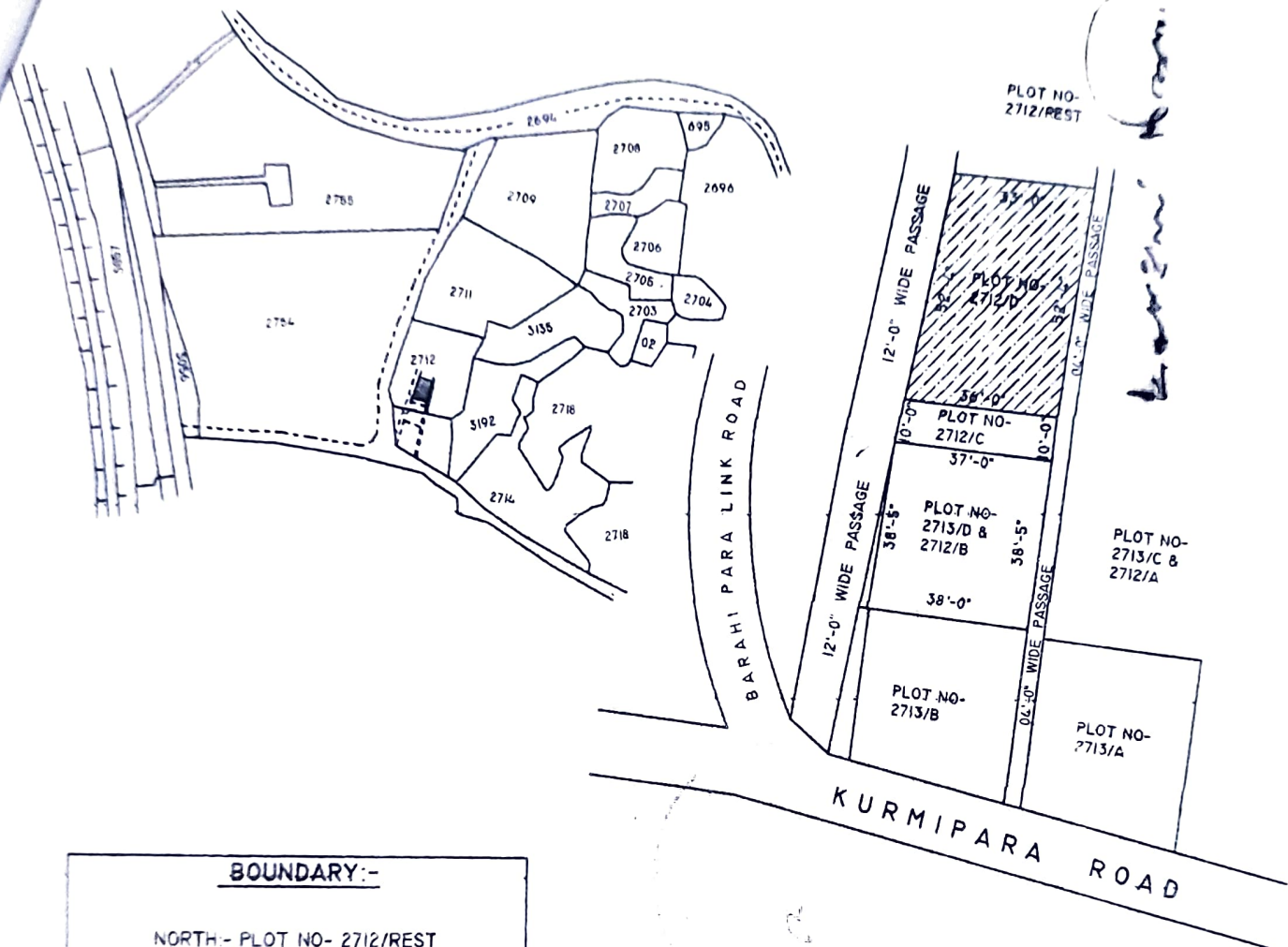
[Signature]
ADVOCATE JAMTARA.

TYPED BY

JAMTARA.

26-2-2020

MIHIJAM NAGAR PARISHAD
WARD NO-14
MOUZA:-MIHIJAM NO-15
P. S:-MIHIJAM, S. C:-MIHIJAM
SUB DIVISION:-JAMTARA
DISTRICT:-JAMTARA



BOUNDARY:-

NORTH - PLOT NO- 2712/REST
SOUTH - PLOT NO- 2712/C
EAST - 04' WIDE PASSAGE
WEST - 12' WIDE PASSAGE

SURVEY SETTLEMENT PLOT NO SHOWN IN RED COLOUR	AREA		REMARKS:-
	ACRE	DECIMAL	
2712/D	----	04.130	<u>SRI RAHUL KUMAR</u> <u>S/O SRI JAGDAMBI YADAV</u> <u>ADD:- ST.NO-35A, QRT.NO-47/A</u> <u>PO-CHITTARANJAN</u> <u>DIST.-PASCHIM BARDHAMAN (W.B)</u>

TRACED BY:-
(Signature)