

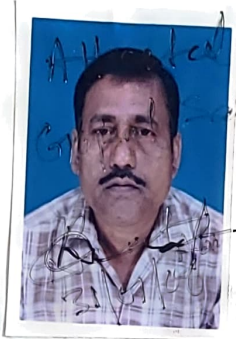
Sole 10000 p.s. Jamtara Mihijam  
458

432 1000Rs.



st 40000

Handwritten notes in blue ink, including a circular stamp and some illegible text.



31.7.06

31/7/06

Gopal Santra  
31/07/06



Fee paid

₹ 1000.00

₹ 90.00

1090.00

DEED OF SALE

Name of the VENDOR : SHRI GOPAL SANTRA, S/o Late Mahadev Santra, by faith Hindu, by occupation Service, resident of Ambagan Mihijam P.S. Mihijam, Subdivision & District Jamtara,





Registered  
29/07/15  
RS

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Name of the PURCHASER : SMT. BANDANA PANDIT, W/o Sri Sailendrakv.  
Pandit, by faith Hindu, by occupation -  
Housewife, Resident of Mihijam, P.S.  
Mihijam, Subdivision & District Jamtara.

Kind of DEED : Absolute Deed of Sale.

Value of the properties: Rs.1,00,000/- (Rupees one lakh) only.

Description of the Property : In the District of Jamtara, Subdivision -  
Jamtara, Sub-Registration Office - Jamtara  
P.S. Mihijam, within N.A.C. Mihijam,  
S.C. Mihijam, Mouza Mihijam No. 15,  
Appertaining to Khata No.127 out of

1000RS.



Gopal Santra  
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out of Survey settlement Plot No.14 shown as  
sub-plot No.14/B/16/B, all that portion of  
land marked as Sub-Plot No.14/B/16/B shown

in red colour in the annexed trace map measuring  
an area 0.024 acres (02.400 dec.) of land with  
an old structure (2 rooms - 10' x 10') and bounded  
as follows:-

- North : 3' Road
- South : Plot No.  $\frac{14}{15}$
- East : Wide Road
- West : Plot No.  $\frac{14}{16}$   
A



1000RS.



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Gopal Santra  
31/07/06

THIS DEED OF SALE is made on this the \_\_\_\_\_ day of \_\_\_\_\_  
in the year Two Thousand Six -

B E T W E E N

SRI GOPAL SANTRA, S/o. Late Mahadev Santra, hereinafter called the VENDOR & (which expression unless repugnant or contrary to the context shall include his heirs, executors, successors, representatives, administrators and assigns) of the ONE PART;

A N D

SRM. BANDANA PANDIT, W/o. Sri Sailendra.Pandit, hereinafter called the PURCHASER (which expression unless repugnant or contrary to the context shall include her heirs, executors, representatives, administrators and assigns) of the & OTHER PART;

WHEREAS Babu Gopi Nath Pal since deceased was Mokraridar

Kopal Sanjoda  
31/07/06

Mokaridar of mouza Mhijam and whereas Plot No.14 of Mouza Mhijam appertaining to Mokarri holding of Babu Gopinath Pal and Whereas Babu Gopi Nath Pal was seized and possessed of the said plot with the right of transfer therein and whereas after the vesting of the intermediary interest of Babu Gopi Nath Pal in the State of Bihar, he was allowed to continue in possession of the said Plot alongwith his other lands and Whereas rent for the said plot was fixed under Section 5,6 and 7 of the Bihar Land Reforms Act and Reforms Act and Whereas after the vesting of his estate under the Bihar Land Reforms Act, Babu Gopi Nath Pal was in possession of the said plot No.14 as a Basouri tenant under the State of Bihar and whereas the said Gopi Nath Pal, who was a Hindu governed by Dayabhadg School died on or about the 2nd day of January 1966 leaving a will dated 15th day of August, 1964, leaving several heirs, including his two sons Madhu Sudan Pal and Ashok Kumar Pal and Whereas by the said will the testator Gopinath Pal inter alia provided that subject to the payment of his funeral and testamentary

20/01/18  
Smt. Smt. Smt.

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testamentary expenses, debts, legacies, annuities, devices, estate duty and other costs and expenses the rest and residue of his properties, moveable and immovable, would go to his two sons Madhu Sudan Pal and Ashok Kumar Pal in equal shares and Whereas probate of the said will of Gopi Nath Pal was duly granted by the Honourable High Court of Judicature at Calcutta in its Testamentary and intestate jurisdiction on the 28th day of February 1968 to Sreemoti Jyotirmoyee Pal, Widow of Late Gopi Nath Pal and Whereas Sreemoti Jyotirmoyee Pal appointed Ashok Kumar Pal as executor of the estate of Gopi Nath Pal and Whereas on the application of the said Ashok Kumar Pal probate of the said will was also granted to him on the 18th day of February, 1970 by the Honourable High Court of Judicature at Calcutta and Whereas by a Deed dated 28th April 1973 the said Ashok Kumar Pal as such executor assented to in favour of Madhu Sudan Pal and Ashok Kumar Pal the immovable properties left by Gopi Nath Pal inclusive of the said plot No. 14 of Mouza Mhijam and Whereas by a registered Deed of Partition dated the 28th day of April, 1973 the said Madhusudan Pal and Ashok Kumar Pal

20/10/19  
Jyotirmoyee Pal

testamentary expenses, debts, legacies, annuities, devices, estate duty and other costs and expenses the rest and residue of his properties, moveable and Imovable, would go to his two sons Madhu Sudan Pal and Ashok Kumar Pal in equal shares and Whereas probate of the said will of Gopi Nath Pal was duly granted by the Honourable High Court of Judicature at Calcutta in its Testamentary and Intestate Jurisdiction on the 28th day of February 1968 to Sreemoti Jyotirmoyee Pal, Widow of Late Gopi Nath Pal and Whereas Sreemoti Jyotirmoyee Pal appointed Ashok Kumar Pal as executor of the estate of Gopi Nath Pal and Whereas on the application of the said Ashok Kumar Pal probate of the said will was also granted to him on the 18th day of February, 1970 by the Honourable High Court of Judicature at Calcutta and Whereas by a Deed dated 28th April 1973 the said Ashok Kumar Pal as such executor assented to in favour of Madhu Sudan Pal and Ashok Kumar Pal the Immovable properties left by Gopi Nath Pal Inclusive of the said Plot No. 14 of Mouza Mhijam and Whereas by a registered Deed of Partition dated the 28th day of April, 1973 the said Madhusudan Pal and Ashok Kumar Pal



Gopali Sarker  
23/07/08

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testamentary expenses, debts, legacies, annuities, devices, estate duty and other costs and expenses the rest and residue of his properties, moveable and immovable, would go to his two sons Madhu Sudan Pal and Ashok Kumar Pal in equal shares and Whereas probate of the said will of Gopi Nath Pal was duly granted by the Honourable High Court of Judicature at Calcutta in its Testamentary and intestate jurisdiction on the 28th day of February 1968 to Sreemoti Jyotirmoyee Pal, Widow of Late Gopi Nath Pal and Whereas Sreemoti Jyotirmoyee Pal appointed Ashok Kumar Pal as executor of the estate of Gopi Nath Pal and Whereas on the application of the said Ashok Kumar Pal probate of the said will was also granted to him on the 18th day of February, 1970 by the Honourable High Court of Judicature at Calcutta and Whereas by a Deed dated 28th April 1973 the said Ashok Kumar Pal as such executor assented to in favour of Madhu Sudan Pal and Ashok Kumar Pal the immovable properties left by Gopi Nath Pal inclusive of the said plot No.14 of Mouza Mihijam and Whereas by a registered Deed of Partition dated the 28th day of April, 1973 the said Madhusudan Pal and Ashok Kumar Pal



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of pal sandra

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Pal divided between them all the said immovable properties inclusive of the said plot No.14 of mouza Mihijam between them and Whereas the said Deed of Partition was registered in Book No.1, Volume No. 109, page Nos. 1 to 30, being No. 2357 of 1973 in Calcutta Registration Office and Whereas in the said partition, portion of Plot No.14 as shown in the map annexed to the said Deed of partition had been allotted exclusively to Madhu Sudan Pal and Whereas the said Madhu Sudan Pal while in possession of his share in plot No.14 of mouza Mihijam sold twelve decimal of land out of the same to Sri Pravash Chandra Das by a Deed of Sale dated 15.3.1973 duly registered in Jamtara Sub-Registration Office being Deed No. 1177, Book No.1, Volume No.2, pages No.570 to 577 for the year 1978 and Whereas the said twelve decimals of land was fully described in the schedule of the said Deed No.1177 and was shown as Plot No.14/B/16 and 14/B/17 in red colour in the map annexed with the said Deed No.1177 and Whereas Prabhass Chandra Das while

Gopal Santra  
31/07/06

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in Column 5 above to the VENDOR Gopal Santra through Registered Sale Deed No.1718 of Jamtara Sub-Registration Office dated 15.5.1987 and whereas Vendor is in peaceful possession and whereas Vendor get his mutated in respect of the said land described in Column 5 above being Mutation Case No.14 of 1987-88 of the Court of Circle Officer, Jamtara, Whereas the Vendor for family expenses expressed his willingness to transfer the said land described in Column 5 above and also shown in red colour in the trace map as part of this Deed and Whereas PURCHASER agreed to purchase the land fully described in Column 5 above and shown in red colour in the attached trace map at highest market price of Rs.1,00,000/- (Rupees one lakh) only.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1) That in pursuance of the aforesaid agreement and in consideration of Rs.1,00,000/- (Rupees one lakh) only paid by the PURCHASER to the VENDOR to-day, the receipt Whereof the VENDOR hereby acknowledge, the VENDOR hereby conveys, sells, transfers and assigns to the PURCHASER absolutely and for ever all the land described in the

31/07/06  
Rajeshwar Sankar

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in the Schedule at Column 5 above and shown in red colour in the trace map annexed herewith as Plot No. 14/B/16/B out of plot No.14 of mouza Mihijam and all his right, title, interest, claim and demand whatsoever therein and every part thereof;

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 him 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 hath good title and right to convey the PURCHASER in the property hereby conveyed.

5) That the interest hereby transferred subsists and the VENDOR hath power to transfer the same;

6) That the PURCHASER shall get his name mutated in respect of the property described in schedule column 5



Report Santra  
31/01/06

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column 5 above in the 5 above in the Register of the state of Bihar, since State of Jharkhand, maintained for the purpose;

7) That the PURCHASER will be bound to pay rent for the land described in column 5 above to the State of Jharkhand at the rate of Rupee one per katha.

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 be reasonably 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 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 consideration money in case any hindrance be put in

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put in the right or in the possession of the PURCHASER  
to the property hereby conveyed due to the defect of  
right, title in the same.

11) That the land hereby sold is basauri and salable.

IN WITNESSES WHEREOF THE VENDOR has signed in this  
DEED on this the \_\_\_\_\_ day of \_\_\_\_\_ 2006.

Gopal Santra  
31/07/06  
SIGNATURE OF THE VENDOR.

**Witnesses:**

Umeshendra Mondal  
S/o Sri Tiloki Mondal  
Bald - Kurmipana (Pipeline)  
P.O. Mihijam  
Dist - Jambhara  
Pin - 815354

Chhabi Santra s/o Sri Gopal Santra  
B. Mihijam S.P.O. Jambhara

Gopal Santora

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C E R T I F I C A T E

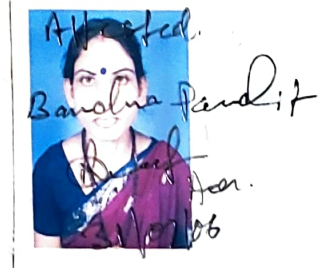
Certified that the contents of this Deed has been read over and explained to the Executant, finding everything correct and true, put his signature in presence of witnesses; and also certify that the Original Deed its copy is exact to each other.

Rabindra Kumar  
Advocate, Jamtara. 31/07/06

Typed by:



A. Ansari,  
Jamtara.



Bandana Pandit  
31/07/06

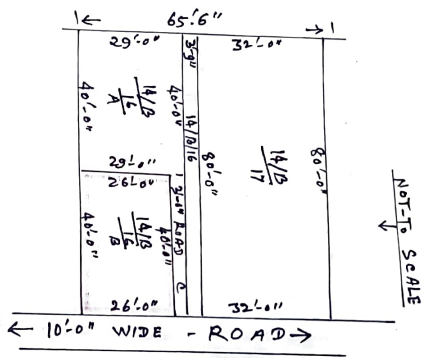
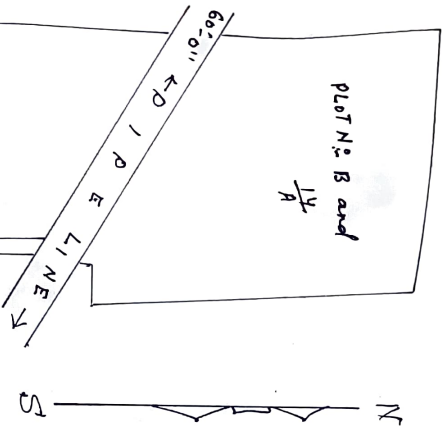




ORIGINAL

MOUZA . . . . . MIHITAM NEIS  
 S.C. . . . . MIHITAM  
 SUBDIVISION . . . . . JAMTARA  
 DISTRICT . . . . . JAMTARA  
 SCALE 32" = 1 MILE

10/10/20



SURVAY SETTLEMENT	A R E A	REMARKS:-
PLAT. NO. REB. COLOUR	ACRE	DECIMAL
14/B	-	02.410
14/B		Smt. Bandang Pandit
14/B		w/o Sailerakul Pandit
14/B		Pl. Mihitama
14/B		P.S. Mikhitama

NOTE:- 3'-0" WIDE ROAD. MARKED ONLY FOR THE USE OF OWNERS OF PLOTS NO.

14/B and 14/B

TRADE EX. No. 1048/2010  
 25/1/02