

987

1680.00 - 6720 - 14/12/04

9885 5000Rs.



Handwritten notes in red ink, including a signature and the date '14/12/04'. There are also some illegible scribbles and numbers like '23' and '14/12/04'.

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 14th day of December, Two Thousand Four BY & BETWEEN (1) Md. Majid Ansari (2) Md. Hamid Ansari (3) Md. Shied Ansari (4) Md. Massruddin Ansari (5) Md. Kalim Ansari (6) Md. Kutubuddin Ansari (7) Md. Sahabuddin Ansari, sons of Late Kurban Mian all by faith Muslim, by occupation cultivation etc. by caste Momin, resident of Kalakuma, P.S. and District Dhanbad, hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART: On behalf of the vendors their constituted Attorney SRI CHANDAN KUMAR SINGH son of Sri Sashidhar Singh, by faith Hindu, by caste Rajput by occupation Business, resident of Nilanchal Colony, P.S. & District Dhanbad vide Power no. 261 dt. 20.10.2003 Read. at District sub registry office, Giridih.

Handwritten notes in red ink on the left side, including 'AG-1680-00', '1734-00', '250', '1737-44', and a checkmark.

0015/40/04


Any

2344/04-05
Smt Anju Sharma
Lodna Lodna
Dhambad

6720/- (5000 + 1000 + 500 + 500 + 200).

31/11/04

14/12/04 10/12/04
 ID 261 140 20.10 2009 12/12/04 14/12/04
 चरन कुमार सिंह
 श्री राजेश कुमार सिंह
 मोदी-40 3/12/04
 राजेश कुमार सिंह
 14.12.04



पुनः चरन सिंह
 पुनः चरन सिंह

362
156704

श्री. पुनः चरन सिंह

Chetan Kumar Singh
14/12/04

निबंधन कार्यालय
धनबाद
14.12.04



-- 2 :-

AND IN FAVOUR OF

SMT. ANJU SHARMA, wife of Sri Arbind Kumar Sharma, by faith Hindu, by caste Beral, by occupation Housewife, resident of Lodna, P. S. Lodna, ~~district Dhanbad~~, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successor administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the land which is morefully described in the schedule below originally recorded in the name of Mukund Mian, great grand father of the vendors in the last survey settlement.

AND WHEREAS aforesaid Mukund Mian while in possession died leaving behind his sons namely Gopal, Nepal, Ismail and Sahadat Mian as his heirs and successors.

AND WHEREAS aforesaid Ismail Mian also in his turn died leaving behind his son Kurban Mian as his heirs and successors.

Singh

Chander Kumar Singh
14/12/04

015307/04

Am

2344/04-05

Smt, Anju Sharma
Lodna Lodna
Dhambu

6,720/- (5000 + 1000 + 500 + 50 x 4 + 20).
Gulim



14.12.04

363
V55/04



Predip kumar Singh
14/12/04



- : 3 :-

AND WHEREAS aforesaid Kurban Mial also died leaving behind his sons namely Majid Ansari, Hamid Ansari, Syed Ansari, Masruddin Ansari, Kd. Kalim Ansari, Kutubuddin Ansari and Sahabuddin Ansari as his heirs and successors who amicably partitioned their lands for their better enjoyment in which the below mentioned schedule land exclusively fell in the share of the vendors and thus the vendors became the sole and exclusive owners of the land and possessing the same peacefully by virtue of inheritance by paying rent for the same to the Landlord sherista under Thoka no.701.

And whereas the vendors while thus in peaceful and undisturbed possession thereof became desirous of selling the land which is morefully described in the schedule below and whereas the purchaser has agreed to purchase the said land and offered to pay a sum of Rs.1,68,000/- (Rupees one lac sixtyeight thousand) only, as the highest consideration thereof.

Ch. R. Singh
14/12/04

006510/04
Any

2344/04-05
Smt, Anju Sharma
Lodna Lodna
Dhanbad

6720/- (5000 + 1000 + 500 + 500 + 20)
Siddhant



14.12.07



Chander Kumar Singh
14/12/10

:- 4 :-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.1,68,000/- (Rupees one lac sixtyeight thousand) only, has been paid by the purchaser to the vendors (the receipt whereof the vendors doth hereby admit and acknowledge) for the sale of the said land which is morefully described in the schedule below and in-consideration of the terms, conditions and covenants hereinafter contained, the vendors doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assigns unto the purchaser by way of absolute sale all their right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for at all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making houses etc. thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

dry

2344/04-01
Smt, Anju Sharma
Lodna Lodna
Dhanbad

6,720/- (5000 + 1000 + 500 + 50 x 4 + 20)
G. Sharma



14.12.04

50 Rs.



Chander Prasad Singh
14/12/04

-: 5 :-

That the vendors doth hereby covenant with the purchaser that they are the true and lawful owners of the land and are in sole and exclusive possession over the said land and they have not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendors are not the true and lawful owners of the land or have other sharer or co-sharer or that the purchaser may be put to any other loss of whatsoever nature the vendors doth hereby undertake to compensate the purchaser in every respect thereof.

That the purchaser shall get her name mutated in the sherista of the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this sale deed.

That the vendors doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendors land and the vendors shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

That the vendors have obtained permission to transfer the land from the Sd/Collector, Dhanbad vide Memo No. 3751 dt. 11.10.2003.

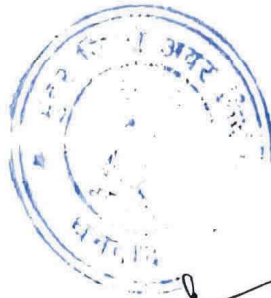
Ans

2344/04-08

Smt, Anju Sharma
Lodna Lodna
Dhambu U

672-0/- (5000 + 1000 + 500 + 50 x 4 + 20)

[Handwritten signature]



[Handwritten signature]
14.12.04

50 Rs.



Chander Ravi Singh
17/12/04

-: 6 :-

In witness whereof the vendors through their attorney have set and subscribed their hands on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza: KALAKUSMA, P.S. Dhanbad, chowki, sadar sub registry office Dhanbad, District Dhanbad.

MOUZA: KALAKUSMA

Mouza no. 12, KHATA NO. 76 (Seventysix)

PLOT NO. 42, 43 & 44.

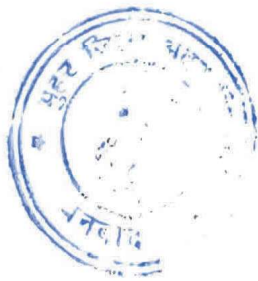
measuring an area 5 kathas or to say 8.25 dec. (five kathas or to say eight point twofive decimals) of land is hereby sold by this sale deed, marked as LOT NO.

18(P) & 19(P).

Ans

2344/04-05
Smt Arjun Sharma
Lodna Lodna
Dhambad

6720/- (5000 + 1000 + 500 + 50 x 4 + 20)
Ga
Smt Arjun



14.12.04



Chetan Kumar Sanyal
14/12/04

- : 7 :-

As per plan attached herewith and shown in colour Red which is ~~putted and bounded~~ by:-
NORTH: 15' wide proposed Road.
SOUTH: Plot No. 43 & 44.
EAST: Lot No. 19(P).
WEST: Padmalochan P.C. Sinha.

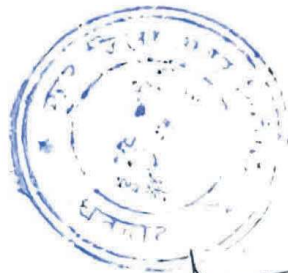
Certified that the duplicate is the true and exact copy of the original.

Chetan Kumar Sanyal
14/12/04
Signature of the vendors.

dry

2344/04-05-
Smt, Anju Sharma
Lodna Lodna
Dhambal

6220/- (5000 + 1000 + 500 + 500 + 20)
30/11/11



14.12.04

20 Rs.



Chander Kumar 20/12/04
14/12/04



Drafted by me, typed in my office, read over and explained the contents of this deed to the executants and claimant.

Prilokinath Pranejee
(Advocate)

ENR2 no - 1040/02

Deed writer, Dhanbad.

WITNESSES:

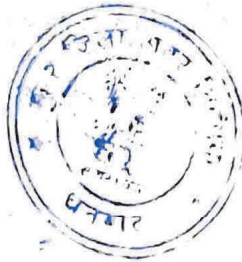
1. Pradip Kumar Singh
Kolakum
Saraikhelli
(Dhanbad)
2. Goutam Kumar
Chatterjee
Dhanbad
14.12.04

2344/04-05
Smt, Anju Sharma
Lodna Lodna
Dhanbad

6,720/- (5000 + 1000 + 500 + 500 + 20)
Anju Sharma



14.12.04

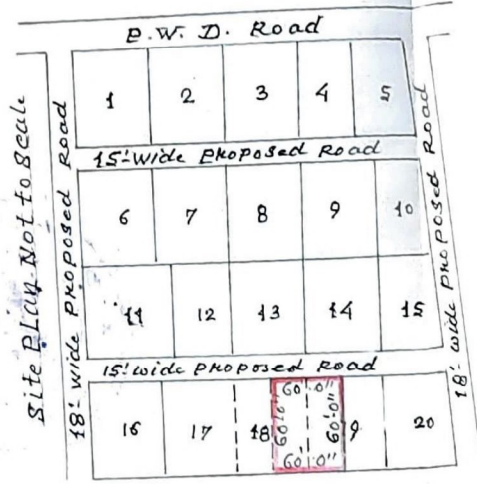
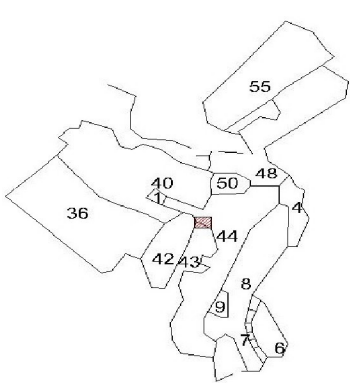


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14/12/04
2004

14/12/04

Constituted Attorney:- Sri Chandan Kumar Singh S/o Sri Shashidhar Singh of Nilanchal colony, P.S & Dist-Dhanbad,
 Purchaser:- Smt. Anju Sharma w/o Sri Arbind Kumar Sharma of Lodna p.s:- Lodna dist:- Dhanbad.

Schedule:- Mouza- Kalakusma No. 12, P.S. Dhanbad, Under Khata Part Plot No-42, 43, & 44, total Area- 5 Kathas, shown in red colour, (Sector II, Lot No. 18(P) & 19(P),



Boundary:-
 North:- 15' wide Proposed Road,
 South:- Plot No-43 & 44,
 East:- Lot No. 19 (P)
 West:- Padma-Lochan Pd. Sinha,

Chander Moh Singh,
 14/12/09

Plan made as Ref. given by vendors. Licensed by: [Signature]