

9885 5000

997



Handwritten notes in Hindi, including a date '14/12/04' and various signatures and scribbles.

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on the 14th day of December, Two Thousand Four BY & BETWEEN (1) Mr. Majid Ansari (2) Mr. Hamid Ansari (3) Mr. Shaid Ansari (4) Mr. Nasseruddin Ansari (5) Mr. Kalim Ansari (6) Mr. Kutubuddin Ansari (7) Mr. Ashrafuddin Ansari, sons of Late Urban P. No. 11 by K. S. Muslim, by occupation cultivation etc. by extra family, resident of Kalakuma, P. S. and District Bhandel, 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 son of Sri Seshinder Singh, by faith Hindu, by caste [unclear] by occupation business, resident of Nilanchal Colony, [unclear] vide power no. 21 dt. 28.10.2004

Handwritten notes on the left margin, including '1686', '1737', and other illegible scribbles.

Anju Sharma

0018/40/04

Am

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

₹720/- (500 + 100 + 50 + 50 + 20)

Am

Chetan Kumar Sanyal
14/12/04

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14.12.04

[Faded handwritten text]

14/12/04

360
756/04

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Chetan Kumar Sanyal
14/12/04

निबंधन कार्यालय
दुर्ग
14.12.04

Anju Sharma



Chandni Kaur Sonph
14/12/2024

- 1 2 1 -
AND IN FAVOUR OF

Smt. Anju Sharma, wife of Sri Arbind Kumar Sharma, by
Faith Hindu, by caste Berai, by occupation Housewife,
resident of Loona, P.O. Loona, District Bhanohar, hereinafter
called and referred to as the Plaintiff (which expression
shall unless excluded by or relevant to the context be
held to mean and include her heirs, executors, successors
and assigns, or their representatives and assigns) of the
one part

vs. Smt. Anju Sharma, wife of Sri Arbind Kumar Sharma, by
Faith Hindu, by caste Berai, by occupation Housewife,
resident of Loona, P.O. Loona, District Bhanohar, hereinafter
called and referred to as the Defendant (which expression
shall unless excluded by or relevant to the context be
held to mean and include her heirs, executors, successors
and assigns, or their representatives and assigns) of the
other part.

That the land which is carefully described in the
schedule below originally recorded in the name of Makund
Sharma grandfather of the vendors in the last survey
settlement.

That the land was originally in possession
of Makund, son of Sri Arbind Kumar Sharma, and his
sons namely Gopal, Nepal, Ismail
and Smt. Anju Sharma as his heirs and successors.

That Smt. Anju Sharma also in his turn
has transferred the land to Smt. Anju Sharma as his heirs

Anju Sharma.

01/5/20/04
Anju

2344/04-05
Smt, Anju Sharma
Lodna Lodna
Bhanu V

6720/- (5000 + 1000 + 500 + 50 to 4 + 20)
Bhanu



14/12/04

367
758/14

Pradeep Kumar Singh
14/12/04

Anju Sharma



Chander Kumar Singh
14/11/104

- 3 -

The vendor/ vendors aforesaid Kurban Miel also died leaving behind his sons namely Majid Ansari, Hamid Ansari, Syed Ansari, Masrudin Ansari, Kd. Kalim Ansari, Kutubuddin Ansari and Bahadur bin 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 sherists under Troka no. 701.

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

Anju Sharma.

0065/0/04
Anj

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

6720/- (3000 + 1000 + 500 + 500 + 200 + 200)
Anju



14.12.04

Anju Sharma.

50 RS.



Chidambaram
14/12/19

ON THIS 14th DAY OF DECEMBER 1919 AS FOLLOWS:-

I, the undersigned, for the sum of Rs. 1,68,000/- (Rupees one lakh sixty-eight thousand only), has been paid by the vendors of the land the receipt whereof the vendors have hereby admitted and acknowledged for the sale of the land which is fully described in the schedule below and in confirmation of the terms, conditions and stipulations hereinafter contained, the vendors, both hereby and jointly and severally, have, sell, convey, transfer and assign to me the purchaser by way of absolute sale of the land, title, interest, power and possession etc. together with all claims, tenures, liabilities, benefits, easements etc. which are to be ascertained to issue from all authorities on the day of the sale to and unto the use of the purchaser respectively and solely for at all times to come and for the payment of rent that to the purchaser, his heirs, assigns, having full right and authority to do so, by sale, gift, mortgage or otherwise, either by giving or by deed or otherwise to any person or persons named in the schedule below.

Anju Sharma.

Ans

2344/04-01
Smt. Anju Sharma
Lodna
Maurand

6,720/- (5000 + 1000 + 500 + 220)
Anju Sharma



14.12.04

Anju Sharma.



Chetan Kumar Singh
14/12/04

- 5 -

That the vendors do 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 shall 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 out to any other loss of whatsoever nature the vendors do hereby undertake to compensate the purchaser in every respect thereof.

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

That the vendors do 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 give all possible aid and assistance to the purchaser in the matter of mutation etc.

And the vendors have obtained permission to transfer the land from the P.T. collector, Jharkhand vide Memo No. 103/2004.

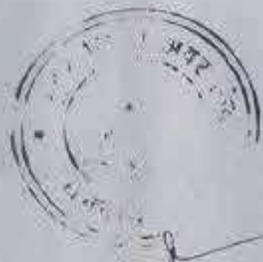
Anju Sharma

Long

2344/04-05

Smt Anju Sharma
Lodna
Dhanu

₹ 220/- (5000 + 1000 + 500 + 500)
Anju Sharma



14.12.09

Anju Sharma



50RS.



Chander Prasad Singh
19/12/04

in witness whereof the vendors through their attorney
have set and subscribed their hands on this the day,
fourth day of December 1904.

WITNESSES

It was proved to the satisfaction of the undersigned that the
said land is situated in the village of SAHAYATI in the
Taluk of SAHAYATI, District of SAHAYATI.

SAHAYATI
Taluk No. 12, District No. 76 (Savarni)
Plot No. 42, 43 & 44.

containing an area of about or to say 5.25 dec. (five
and twenty or to say eight point two five decimals) of land
is being sold by the said vendor, marked as LOT NO.

SAHAYATI

Anju Sharma.

Lrs

2344/04-05
Smt Anju Sharma
Lodna
Dhanbad

6920/- (5000 + 1000 + 500 + 50 b p + 20)



12/12/04

Anju Sharma

50 RS.



Chetan Kumar Singh

14/12/1994

- 17 -

to put in a attaché bag with and shown in colour Red
which is cutted and bound by
name: 15/12/1994 proposed Road,
name: Plot 10/11 & 12
name: Lot 10/11/12
name: 15/12/1994 T.M.A.

intended that the signature
as the copy will be at copy of
the original.

Chetan Kumar Singh
14/12/1994

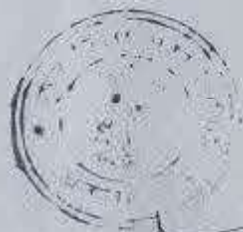
Anju Sharma

Lay

2344/04-05
Smt. Anju Sharma
Lodna
Dhanu

6720/- (500 + 1000 + 500 + 500)

14/11/04



14.12.04

Anju Sharma.

20 RS.



Chetan Kumar Singh
14/12/04



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

Prilokinath Banerjee
(Advocate)

SRRZ no - 1040/02
and writer, Ahmedabad.

WITNESSES:

1. Pradip Kumar Singh
Golabpur
Sardeshkhali
(Dhule)

2. Goutam Kumar
Chatterjee
Dhule
14/12.04

Anju Sharma.

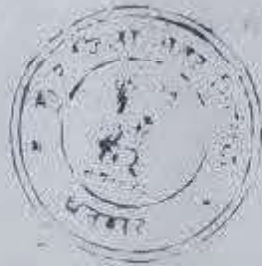
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2344/04-05-
Smt. Anju Sharma
Lodna Lodna
Dhambal

6,720/- (Crossed) 1000/-
P. S. Sharma



14.12.04



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Anju Sharma

constit

Purch

Sched