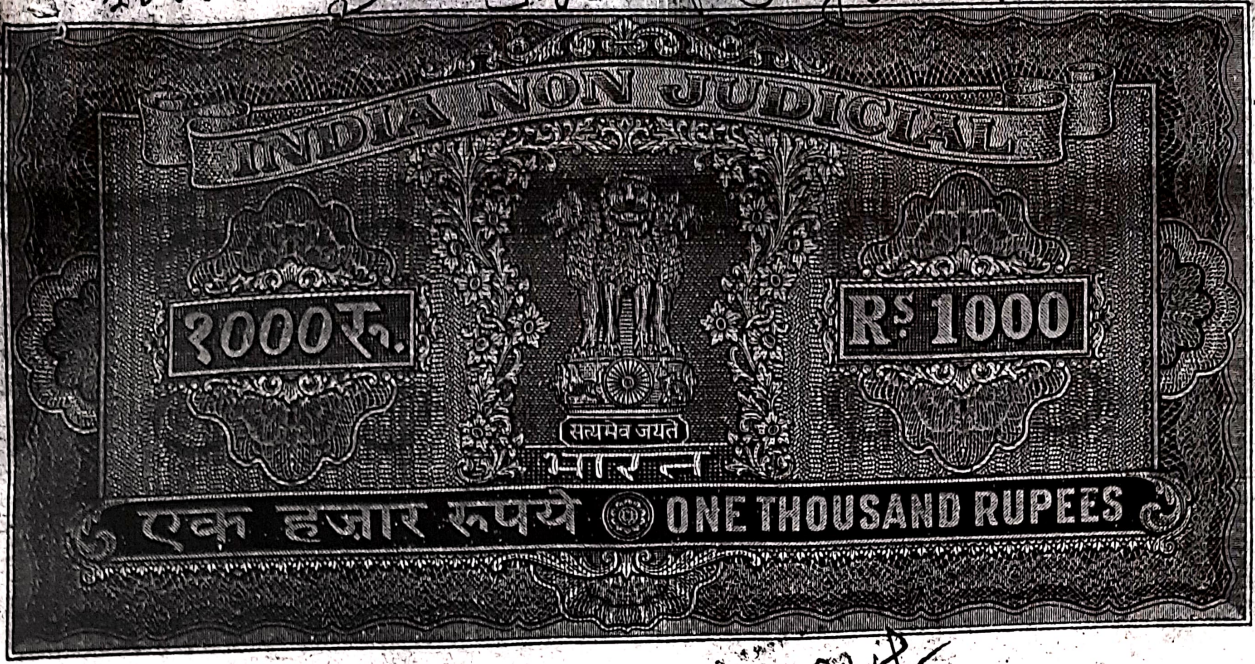


328 ✓ Sale No. 20000 Dated 32/11/83 1000Rs.



6
11/11/83
23

945/-
400/-
1345/-

मूल्य 425-25
12-11-83 मुक्त प्राय
₹ (1) 10-40
₹ (2) 435-65
मिना भवर निबन्धक
देवघर

मिना रानी कुन्दु
देवघर

SALE DEED.

This DEED OF SALE made on the 9th day of

मिना रानी कुन्दु
अनिम रानी कुन्दु
देवघर

November NINETEEN HUNDRED EIGHTY THREE (9th November

1983), between Smt ANIMA RANI KUNDU W/O Sri Bimal

Kumar Kundu, resident of Bilasi town, Baidyanathdham,

Deoghar at present residing at Hanuman Tikari Deogha

at P.O., Subdivision, Subregistry and District

ATTESTED
NOTARY (REGD NO 22504)
GOVT OF JHARKHAND
DIST. DEOGHAR INDIA

मिना रानी कुन्दु



-2-

वेदिका देवी

District Deoghar herein-after called the VENDOR

which expression unless repugnant to the context shall always mean and include her heirs, successors executors, administrators and representatives.

AND

SRIMATI DOULAT DEVI w/o Sri Sadanand Jha, by caste

and religion Hindu, by occupation housewife at

present residing at Deoghar P.O.P.S. Subdivision

Subregistry and District Deoghar hereinafter called

ATTESTED
 8/12/22
 NOTARY REGD NO 225764
 GOVT
 INDIA

दीलत देवी



-3-

वेदिका न्याय

called the PURCHASER, which expression shall
 always mean and include her heirs, successors,
 executors, administrators and representatives

WITNESSES AS FOLLOWS:-

WHEREAS, the Vendor Srimati Anima
 Rani Kundu by registered Deed of Sale being Deed
 No 2827 for the year 1983 of Registrar of Assu-
 rances Calcutta purchased against cash consid-
 eration of Rs 15,000/= (Fifteen thousand) from

ATTESTED
 23/12/83
 NOTARY PUBLIC
 GOVT OF WEST BENGAL
 INDIA

दीपिका देवी



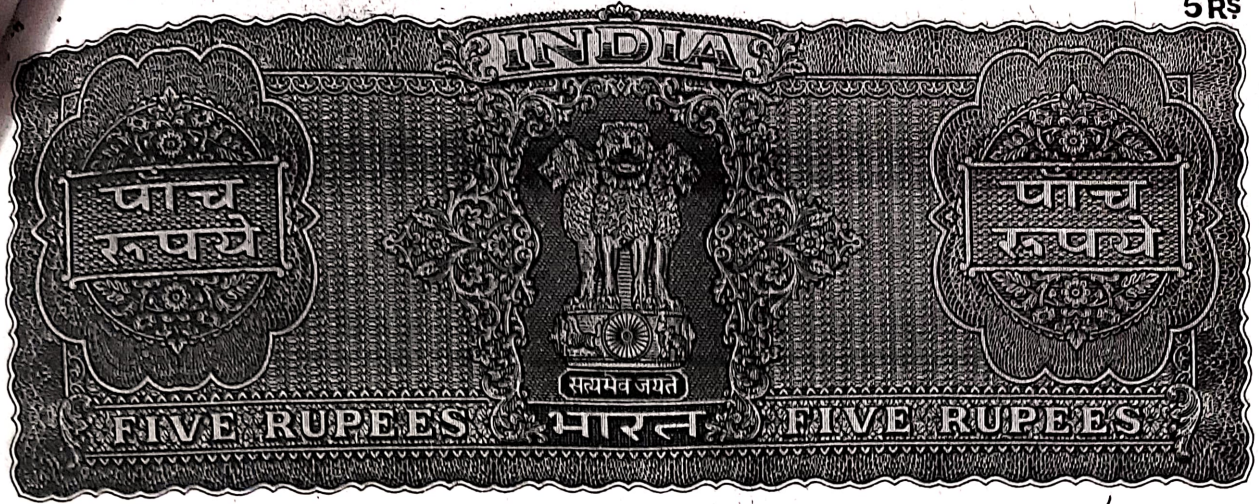
-4-

अतिशय शक्ति

from Biswanath Bhattacharjee s/o late Basnat
 Kumar Bhattacharjee, Nakleshwar Bhattacharjee and
 Nilnand Bhattacharjee, all resident of Calcutta
 the entire of property being all that one storied
 brick built dwelling house together with piece &
parcel of Basori land measuring more or less
 $2\frac{1}{2}$ Kattas situated lying and comprised in Touzi
No 42 Dag No 55 Subregistry and Police Station
 Deoghar Mahalla Kalirakha comprised of Holding No
 69 Ward No 16 (Former Ward No 3) of the Deoghar
 Municipality.

ATTESTED
 NOTARY PUBLIC
 DEOGHAR

दीपन देवा



-5-

श्रीमान् श्रीमान् श्रीमान्

AND WHEREAS, the above mentioned

Biswanath Bhattacharjee, Nakleshwar Bhattacharjee

and Nilnand Bhattacharjee all sons of Basant

Kumar Bhattacharjee as absolute owner of the

said property transferred the above mentioned

property in favour of said Srimati Anima Rani

Kundu against receipt of aforesaid cash conside-

ration and by executing the above mentioned

registered Sale Deed No 2827 for the year 1983

before the Registrar Assurances at Calcutta

श्रीमान् श्रीमान् श्रीमान्

ATTESTED
 23/3/83
 REGISTERED NO 225/04
 AND
 INDIA

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AND WHEREAS, in pursuance of the said transaction the above mentioned Vendor Smt Anima Rani Kundu came in, excludive possession of the said property, so purchased by her and vacant possession of which was delivered by above mentioned Biswanath Bhattacharjee, Nakleshwar Bhattacharjee and Nilnand Bhattacharjee.

AND WHEREAS the original document has not as yet been delivered to the Vendor Smt Anima Rani Kundu which lying still in the Registry office although the receipt for obtaining delivery of the original Sale Deed is lying with the Vendor, which was handed over by said Biswanath Bhattacharjee and his brothers.

ATTESTED
 6/3/22
 NOTARY PUBLIC NO. 225704
 HANDBAND
 INDIA.

AND WHEREAS, thus the Vendor is absolutely owned seized and possessed exclusively ALL THAT

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That the property comprised under Holding No 69 of Ward No 16 ithin Deoghar Municipality comprised of $2\frac{1}{2}$ Kathas of Basoori land under Touzi No 42 Dag N 55 together with single storied Pucca building standing thereon all of which are also mentioned and described in the schedule of this Deed.

AND WHEREAS, the Vendor Smt. Anima Rani Kund fell in urgent need of money and finding no alternative to raise money otherwise than by transferring the property, declared her intention to transfer the entire property comprising of $2\frac{1}{2}$ Kathas of Basaouri land together with Pucca building stnading standing thereon bearing Holding No 69 of Ward No 16 of Deoghar Municipality as fully mentioned and described in the schedule of the Deed absolute and for ever.

ATTESTED
8/3/12

३१/११/१२

31/07/2014

AND WHEREAS, the purchaser Smt Doulat Devi

offered to purchase the said property described in the
schedule of the Deed for cash consideration of Rs 20000/=

being the maximum offer so far, received by the Vendor

Smt Anima Rani Kundu, said Vendor agreed to transfer the

said entire prop-erty against the consideration of

Rs 2,0000/= in favour of the purchaser Smt Doulat Devi

and said purchaser Smt Doulat Devi agreed to purchase
the same for said cash consideration.

AND WHEREAS, accordingly in persuance of the
said agreement a deed of agreement was also executed by

the Vendor agreeing to transfer the said property for
cash considation and against the aforesaid agreement

the Vendor Smt Anima Rani Kundu took a sum of Rs. 35000/-

as earnest money for the aforesaid transaction.

ATTESTED
20/3/14
NOTARY (REGD) No. 120/14
GOVT OF JHARKHAND
DISTRICT SHERKHANDIA.

दीपिका देवी

20/10/83

NOW THIS DEED OF ABSOLUTE SALE WITNESSES that in
persuance of the aforesaid agreement and in consideration o
of the aforesaid sum of Rs 2,0000/= (Rupees twenty thousand
only) paid by the PURCHASER SMT DOULAT DEVI out of her
Stridhan to the VENDOR SMT ANIMA RANI KUNDU (the receipt
whereof the Vendor Smt Anima Rani Kundu does hereby admit
and acknowledge; i.e. Rs 350~~1~~ was paid by the Purchaser to
the Vendor on 26.10.83 and the ballance amounting to
Rs 16499/= (Rupees sixteen thousand fo~~ur~~ hundred and
ninety nine) has been paid today by the purchaser in cash)

the Vendor Smt Anima Rani Kundu DOES HEREBY TRANSFER
CONVEY AND ASSIGN UNTO THE PURCHASER ALL THAT one stori-
ed brick built house together with piece and parcel of
Basori land measuring $2 \frac{1}{2}$ Kathas situate and lying at &
comprised in Touzi^N o 42 Dag No 55, District, Subdivision,
Subregistry and Police Station Deoghar (Baidyanathdham),
bearing holding no 69 of Ward No 16 within Deoghar Muni-
pality as also fully described in the schedule hereunder

ATTESTED
26.10.83
NOTARY (REGD NO 225/04)
GOVT OF BIHAR
INDIA

दी लत देवी

रजिस्ट्रार
२३

hereunder together with all and every kinds of structures

walls, compound wall, Paths, Passages, Drain water, water courses, Easement, and what so ever appurtenances appertaining to the said property hereby sold and conveyed;

TO HAVE AND TO HOLD the same unto and to the exclusive use of the purchaser ABSOLUTELY AND FOR EVER.

The Vendor does hereby further covenant with the purchaser AS FOLLOWS:-

i) The Vendor has good and absolute right, title interest over the property conveyed hereunder and has full power and authority to convey the property described in the schedule.

ii) The Vendor at all times hereafter these presents shall be entitled to absolute right title & interest over the property conveyed hereunder and shall have full authority and power to possess the same in the manner she likes and may deal in with the property as according to her choice.

ATTEST
26/2/22
NOTARY (REGD NO 2504)
GOVT OF BIHAR AND
INDIA.

दीपिका देवी

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iii) The Purchaser has been put in peaceful
exclusive physical possession over the property conveyed
hereunder by the vendor

iv) The Vendor does hereby undertake to do or
cause to be done all other acts and deeds which if and
when , may be required by the purchaser for conferring
better title and uninterrupted possession over the proper-
ty conveyed hereunder.

v) The purchaser having purchased the property
conveyed hereunder through her Stridhan shall always be
entitled to get her name mutated in all Revenue Records
of the Government, Municipality and at all other places
and offices in the place of Basant Kumar Bhattacharjee
or his decendants Biswanath Bhattacharjee, Nakuleshwar
Bhattacharjee and Nilnand Bhattacharjee from whom the
Vendor has purchased the property as aforesaid. The
Vendor hereby declares of her no objection all such
mutations, if when and wherever may NOTARY required, and
applied by the purchaser.

NOTARY REGD NO 25/04
GOVT OF JHARKHAND
JHARKHAND INDIA

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vi) That the property is free from all encumbrances

vii) That should any defect be detected at any time hereafter either with references to the title over the property conveyed hereunder or in regard to the authority or power of the Vendor to transfer the same or regarding uninterrupted peaceful possession of the purchaser on account of any such defect, the Vendor including her heirs and representatives does hereby agree to refund the entire consideration money together with ~~a sum of Rs 4,0000/-~~ by way of damages along with interest on the said sum at the rate of ~~10~~ 40 % .

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viii) That the original registration receipt in respect of registered Sale Deed no 2827 for the year 1983 through which the Vendor purchased the property conveyed hereunder from Biswanath Bhattacharjee and others is handed over to the purchaser and the purchaser is hereby authorized to take out the said document being registered Deed No 827 for the year 1983 from the Registrar of Assuran

ATTESTED
 NOTARY (REGD NO 225/04)
 GOVT REGISTERED
 DIST. RAIPUR (INDIA)

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Handwritten signature and date: 20/3/27

Assurances Calcutta.

SCHEDULE.

In the District of Deoghar, Subdivision, Subregistry and

Police station Deoghar in Deoghar town all that one

storied Pucca built dwelling house together with $\frac{21}{2}$

Kattas of Basori land comprised in Touxi No 42 Dag No 55

bearing holding No 69 of Ward No 16 (former Ward No 3)

of the Deoghar Municipality and further together with all

trees, compound wall, orchard, well and every kind of

right of easement of way, water force, light, air, passage

drains, appertaining thereto or in whatsoever manner may

be appertenant thereto butted and bounded:-

Handwritten signature

ATTESTED
8/3/27
NOTARY (REGD NO 2504)
GOVT OF BIHAR
INDIA

अनिम रानी कुन्दु

butted and bounded :-

On the North :- Municipal Road.

On the South :- Formerly private Path now Shib Shankar
Rice and flour mill.

On the East :- Formerly private Path now Shib Shankar
Rice and flour mill.

On the west :- Municipal Road.

IN WITNESSES WHEREOF the vendor Srimati

Anima Rani Kundu DOES HEREBY SET AND SUBSCRIBE her hand
and executed this document out of her free mind and will

in presence of the witnesses on this the 9th day of
November 1983.

ATTESTED
NOTARY (REGD NO 225/04)
GOVT OF JHARKHAND
JHARKHAND

WITNESSES:-

दीपक दीप

अनिवार्य कर्म
२२-११-८३
EXECUTANT.

Note.

stated on page no 12
Paragraph no VII in

WITNESSES:-

line no 9 the
word "a sum of Rs
4,000 by way of" have
been cancelled and in line
10 word "40% have been
substituted by int. 1.

अनिवार्य कर्म
२२-११-८३

Pradi P Kumar Kunder
Hnuman B. Deoghar
Tikri 12.11.83

2. Dr Yamun Lal Persh.
Shyam Gay Road.
R. Deogh.
Tikri Deogh

3.
Drafted by me.
Anjan Prasad
Advocate
12.11.83

Ranjit Kumar Kunder
Hammur Tikri
R. Deogh.

Typed by

Sundar
9/11/83

ATTESTED
8/11/83
NOTARY REGD No 237041
GOVT OF JHARKHAND
INDIA.

अनिवार्य कर्म

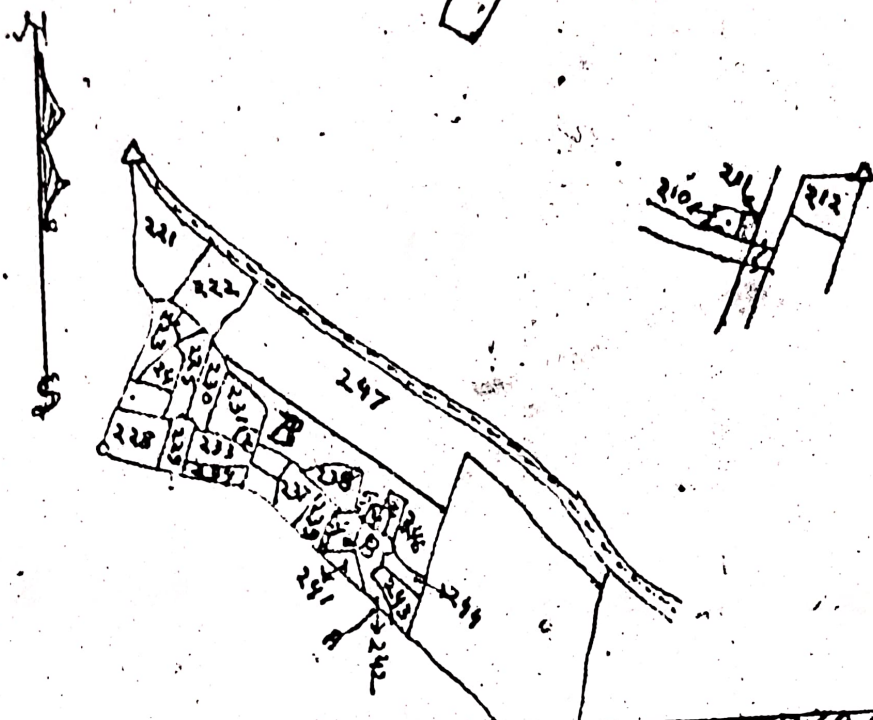
**LAND IN MOUZA MADARICHAK Tq. ROMINI P.S. DEOGHAR
SHOWING PARTITION OF SULT LANDS AS COMPROMISE
BY THE PLAINTIFFS & DEFTS**

T.S.(P) 189 of 1980

IN THE COURT OF SUBORDINATE

JUDGE, DEOGHAR

SCALE 16" = 1 MILE.



LANDS ALLOTTED TO PLAINTIFFS			LAND ALLOTTED TO DEFENDANTS		
7/264 B	0.30 1/2	3 RD CLASS DHANI	7/264 A	0.30 1/2	3 RD CLASS DHANI
247 B	0.77	2 ND CLASS BARI LEFT AFTER ACQUISITION	222	0.36	1 ST CLASS DHANI
246	0.06	3 RD CLASS DHANI	244	0.09	3 RD CLASS DHANI
245	0.05	2 ND CLASS DHANI	242 A	0.09	1 ST CLASS DHANI
242 B	0.09	1 ST CLASS DHANI	238	0.17	3 RD CLASS DHANI
243	0.11	2 ND CLASS BARI	241	0.07	2 ND CLASS BARI
211	0.04	1 ST CLASS BARI NON HOUSE	212	0.22	3 RD CLASS DHANI NON HOUSE
TOTAL	1.42 1/2		TOTAL	1.30 1/2	

ATTESTED
[Signature]
 NOTARY (REGD NO. 2304)
 GOVT. JUDGE'S OFFICE
 DIST. DEPT. 16/7/81

21/7/81