

193 Sale 21500/- 25/1/99 182 2000Rs.



2528
21/1/99

25-1-99
AA 880:00
09 36:00
916:00
1

Money for Execution
Mortgage under
Ranar No 137 del
No. 44 del Registered
Office Calcutta

Ramesh Kumar Sharma
Attorney for Execution
1 to 4 vide Ranar No 137
dated 14/7/98 Registered
at Calcutta Registry Office
25/1/99

25/1/99
26/1/99
480:00
2688:00

25/1/99 Sale deed valued at Rs. 21500/- only

This indenture of sale made on this the 25th day of January 1999, A. D. at the Christian Era BETWEEN ① SMT Sunayana Roy wife of Late pasupati Nath Roy, by Profession House wife, by religion Hindu-Indian, ② SRI Samir Roy ③ SRI Dilip Roy, both sons of Late pashupati Nath Roy, both by Profession bussiness, by religion Hindu Indian, ④ SRI Jitendra Nath Roy son of Late Bishnu prasad Roy, by religion Hindu Indian, by profession bussiness, and


TELEST
DIARY NO. 275
STATE OF JHARKHAND
JHARKHAND INDIA

14/1/85

4875

क्यापना १५५
दिवस


Smt. Lata Devi N
Nunagore P.S. Mohanpur
Goda Fe S. Area


25-1-91
L.N. 2/91

2000 X/
500 X/
100 X/
75 X/
70 X/
100 X/
2682

अगतनारायण का
अनकाल का
देवदा
अपलाय
22-9-91
90-9
देवदा

A
Jagan Narayan sha
25-1-99


25-1-99

विश्वनाथनाथ का
श्री गुरुदेव का
153 Vol 2/99
154 Vol 2/99
Jagan Narayan sha
Ramesh Kumar 25-1-99
Sheerang
25/1/99





Jagat Narayan Sharma
25/1/99
Ramesh Kumar Sharma
25/1/99
किशन राम

- 2 -

resident at 24/2 Maharshi Devendra Nath Road, P. S. Bara Bazar, Calcutta-700007, hereinafter called vendor's (which expression shall unless, excluded by or repugnant to the subject or context be deemed to mean and include respective heirs, executor's, administrators, legal representative and assign at the one part. (All vendor's are represented through their power of attorney duly executed by the vendor's in favour of ① Sri Jagat Narayan the son of Janki Lal the ② Sri Ramesh Kumar Sharma son of Sri Dalma Sharma ③ Sri Kishun Ram son of late Sarju Ram, all are resident at present at, Bara Bazar, Calcutta

ATTESTED
(27.1.2)
NOTARY PUBLIC D NO. 2251
K. K. KHANNA
BARA BAZAR, CALCUTTA



Jayant Narayan 25/1/99
Ramesh Kumar Shastri 25/1/99
विश्वनाथ

-3-

P.S., subdivision, subregistry and district godda,
Vide power of Attorney No 1371 dated 14.7.1998
registered at Registrar of Assurance Calcutta.

AND

SMT LATA DEVI wife of Sri Indradev
yadav, by caste gowada, by profession
House wife, resident at Nunajor, P.O.
Nunajor, P.S. Mahgawan subdivision, sub-
Registry and district Godda, hereinafter
called purchaser (which expression shall
unless, excluded by or repugnant to the
subject or context be deemed to mean

ATTESTED
8/7/23
NOTARY (REGD NO. 228104)
GOVT OF JHARKHAND
INDIA



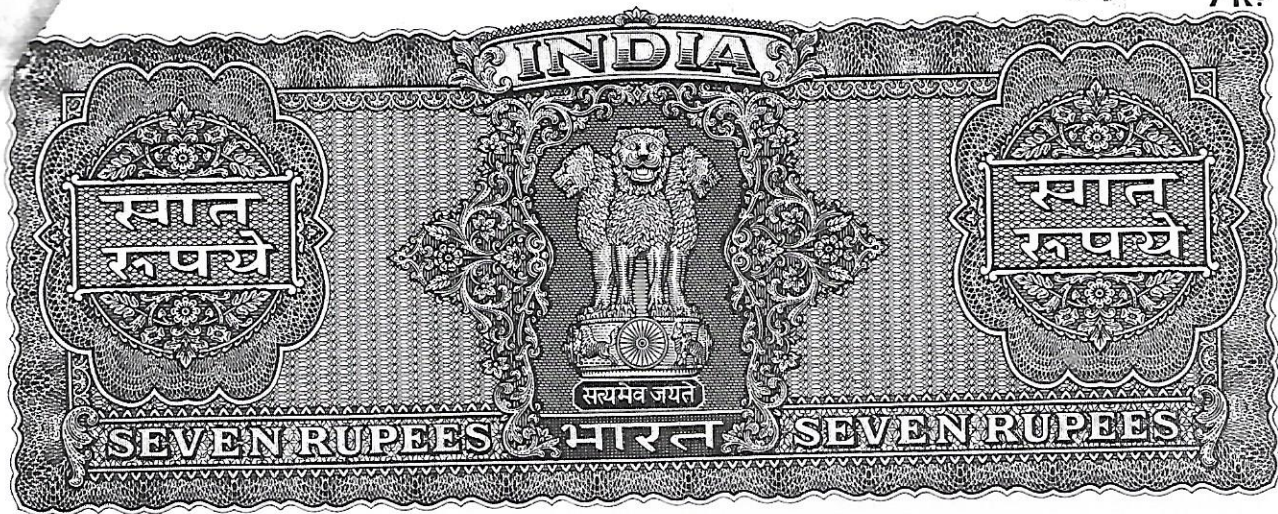
- 4 -
 Rajesh Kumar Sharma
 25/1/1979
 किरानेवाली

and include her respective heirs, executors, administrator's, legal representative and assign) of the other part.

WHEREAS Town plan plot No. 1257, under F.B. No. 2/3479, area measuring 15 Katha 4 Dhurs at Basauri land at mouza Khoradah was originally belongs to Ashutosh Lahari.

AND WHEREAS said Ashutosh Lahari sold his entire right, title and interest in respect to the afore said land to one Bishnu pd. Roy, by a registered sale deed dated 5.5.1934 and the sale deed has been registered and entered in Book No. 1180 NO 22074 Volume No. 30, pages 268 to 270, being

ATTESTED
 8/12/79
 NOTARY AT MUMBAI
 No. 1180/22074



Jagat Narayan Sharma
 25/1/99
 Animesh Kumar Sharma
 25/1/99
 अरिपति

1837 for the year 1934 and after purchasing the same said Bishnu pd. Roy, had come in possession peacefully over the same.

AND WHEREAS after the death of Bishnu pd. Roy, heirs of Bishnu pd. Roy had filed a suit for partition before Hon'ble High Court Calcutta vide No Administration Suit No. 365 A/1974.

AND WHEREAS said suit has been decreed and duly appointed commissioner has partitioned and allotted the share of the heirs of Bishnu pd. Roy in respect to aforesaid property along with some other property also.

AND WHEREAS as per final decree to the Lot No 4 has been allotted the present vendor's No 1 to 3 and Lot No 5 has

ATIES/EL
 8/1/22
 JARY (REGD NO. 225/L
 GOVT. OF JHARKHAND
 JET-BOGHAR (INDIA)



Jagat Narayan Sharma
 25.1.1999
 Ramesh Kumar Sharma
 25/1/1999
 विश्वनाथ

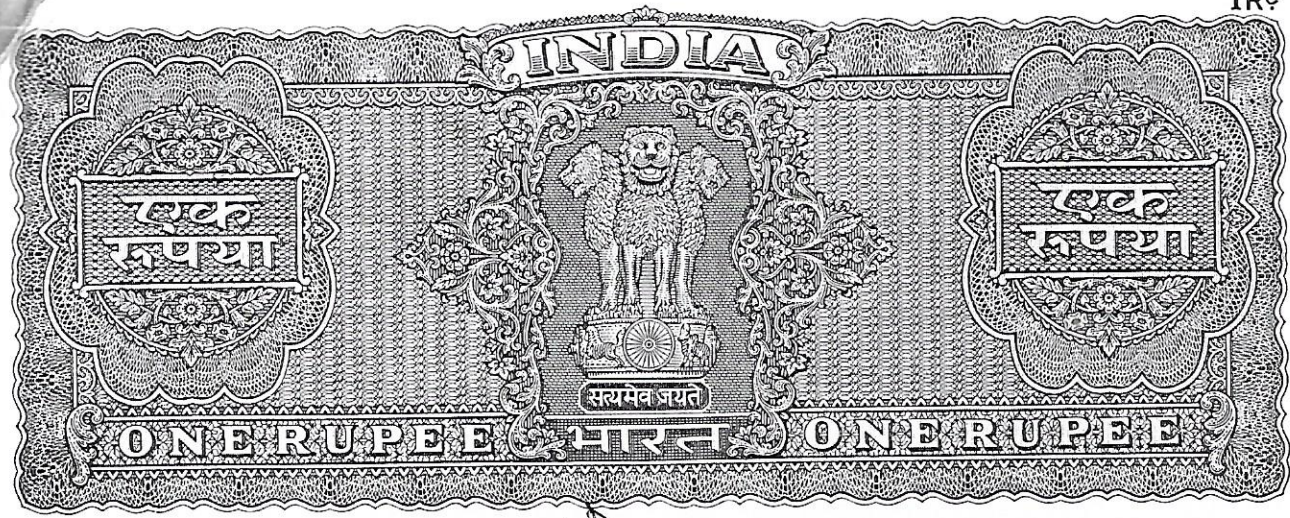
been allotted to vendor No 4.

Thus 15 Kathas & Dhurs in mouza Khoradah bearing town plan plot No 1257, F.B. No 2/3479, have been allotted to the present vendor and after allotment of share the said partition suit the present vendor's have come in peaceful possession and become full and absolute owners thereof.

AND WHEREAS due to some of their urgent need of money the aforesaid vendor's declared their intention to sell the aforesaid land after making several some plots.

ATTACHED
 8/7/2022
 SURVEYING NO 22
 30/11/2022

AND WHEREAS after hearing of said news the present purchasers approached to the vendor's and offered to purchase a piece of Basauri Land. And after considering all



-7- Target Narayan Singh
25/1/99
Ramesh Kumar Sharma
66/1/58
25/1/99
Hir Singh

Facts and situation the vendor's accepted the offer and agreed to sell a piece of Basauri Land which fully described in schedule of this deed. on valuable consideration amount of Rs. 21500/- (Twenty one thousand five hundred Rupees) only.

NOW THIS INDENTURE WITNESS that in the pursuance of the agreement and Consideration the afore said amount of Rs. 21500/- (Twenty one thousand five hundred Rupees) only truly paid by the purchaser to the vendor's the receipt where at the vendor's doth hereby admit and acknowledge and the vendor's doth hereby truly grant, convey, transfer and assign all that the portion of Basauri land measuring 1627 sqft. fully described in schedule below with all right, title, interest, claim

NOTARIAL NO. 2251
NOTARY (REGD) NO. 2251
GOVT OF JHARKHAND
DISHAR (INDIA)



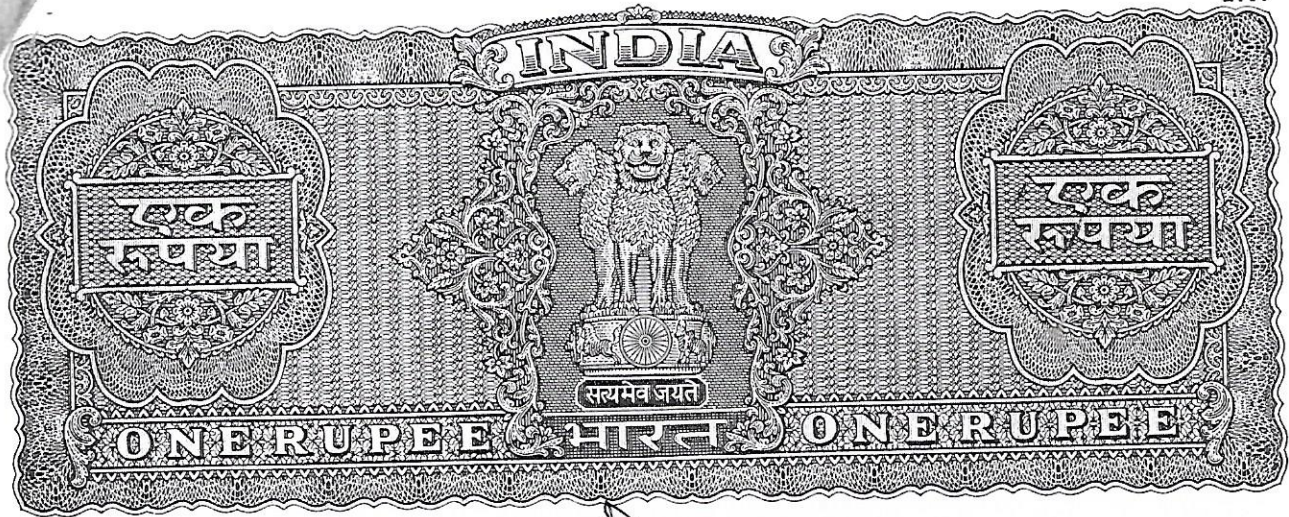
Jagat Narayan Singh
 25-11-99
 Ganesha Kumar Sharma
 25/11/99
 किरानत राव

demand what soever at the vendor's in to and above the same with all right, at easement, liberty of the property described in schedule below.

AND TO HAVE AND TO HOLD the same and it is every part unto and to exclusive use and benefit of the purchaser for ever and that also free from all sorts of encumbrances, lien, charges, attachment or by hypothecation with banks or else the vendor's hereby declared that now they have good right, full power and absolute authority to convey, transfer and assign the property in any manner.

AND WHEREAS the vendor's under take to make execute and perfect and cause to be made done executed or perfected and such other acts, matters, deeds and things

ATTESTED
 27/11/99
 NOTARY PUBLIC NO. 2251
 GOVT. OF PUNJAB
 REGISTRAR (INDIA)



Ab. 1.52
 Jayant Narayan Sharma
 25/11/199

विशेष

-9-

on the reasonable request and at the cost and in expenses of the purchaser in future for more perfectly or assigning and assuring the same in manner as aforesaid any reasonable request and the vendor's delivered and hand over the possession to the purchaser to day over the property mentioned in schedule below.

AND WHEREAS the purchaser will get her name mutated in the office of the superior land lord and municipality in respect of property hereby sold to him by the vendor's and will pay all necessary groundrent and taxes etc. to the concerned authorities.



-10-
 Begar Narayana Das
 25/1/97
 Ramesh Kumar Sharma
 25/1/97
 सि शिवाजी

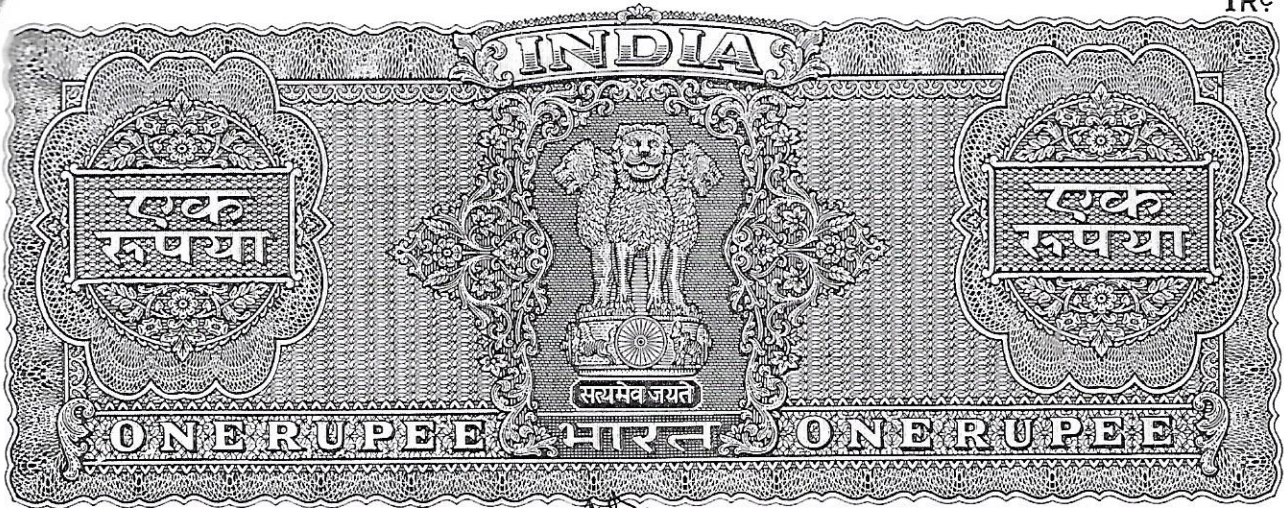
SCHEDULE ABOVE REFERED TO

In the district of Seoghar, Sub-division,
 P.S. and subregistry Seoghar, mouza No. 402
Khoradah, Mohalla Bompasstown, Settle-
ment plot No. $\frac{232}{396}$, Settlement F.B. No.
27/1 KH, Town plan plot No. 1257, F. B. No.
2/3479, within Seoghar municipal ward No.
17, Marked as sub plot No. "4/1" Area meas-
uring 1627 sqft. (one thousand six hundred
twenty seven square feet) at Basauri Land
shown in red colour map attached with this
sale deed. It butted and bounded as
follows:

North:- vendor's Land marked as sub-plot No. "4/H"

Length at this side east to west 47'-6" feet.

ATTESTED
 27/2/22
 NOTARY (REGD NO. 2751)
 SOVI OF BHARKHANE
 BHARKHANE (102004)



Target Narayan Singh
25/1/99
Jameed Kumar Sharma
25/1/99
किरपुरी

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Signed and delivered in presence of witnesses:—

Drafted by
Sitaram Pandit
Sw. Deepher
25.1.99

1. Raghubhaiji
Shahar Nani gahadi
"Doctor's Lodge"
Raj Base Road 25/1/99.
No. 5 Deoghar
2. Sitaram Pandit
Sw. Deepher
25.1.99

Read over the contents of deed and explained to the parties
Madhukar
Kumar Jaiswal
Deoghar
25/1/99

Declaration:— The above Land is Basauri and free from Lease, stamp duty has paid at fixed Government Rate, it is situated more than 131 feet from pucca Road.

किरपुरी

ATTESTED
8/1/99
NOTARY (REGD NO. 27514)
GOVT OF BIHAR
DEOGHAR (INDIA)

A OF LAND UNDER MOURA - KHORADAH NO: 402 000Rs.

BOIPAS TOWN WITHIN DEOGHAR MUNICIPAL
WARD NO: 17, J.P. NO: 27/1 KHA SURVEY PLOT

NO: 232/396 PART OF T.P. PLOT NO: 1257

J.P. NO: 2/3479, SUB PLOT NO: 4/1 AREA -

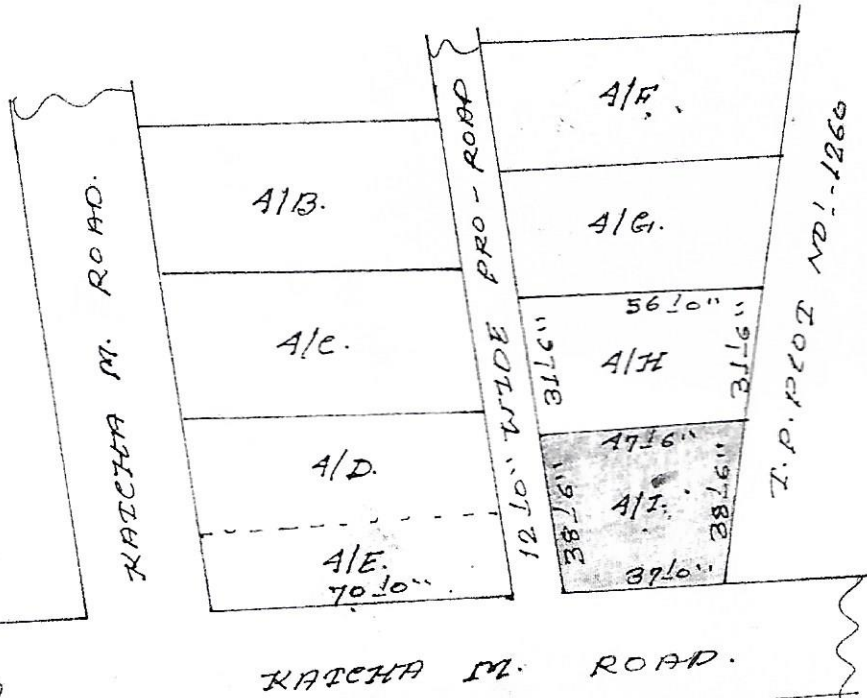
1627 SQT SHOWN IN RED COLOUR BELONGS TO

SMT SUNAINA ROY & OTHERS THROUGH ATTOR-

NEY SRI JAGAT NARAYAN JHA & OTHERS & NOW

SOLD TO SMT LATA DEVI W/O SRI INDRADEV

YADAV. OF NUNAJORE. P.S: MAHGAMA, DIST: GODDA.



20/11/99
22/6/99
25/1/99
25/1/99

Namesh Kumar Sharma
Jagat Narayan Jha
25/1/99
25/1/99

Witness By
J. B. Mistry
23-1-99

ATTESTED
27-2-99

both sons of Late Pashupati Nath Roy, both
by profession business, by religion Hindu-
Indian, ④ SRI Jitendra Nath Roy son of
Late Bishnu Prasad Roy, by religion Hindu-
Indian, by profession business all are