

5867 अन्ति दिनांक - 499,0001 - मन्दा 5539



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DEED OF SALE

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THIS DEED OF ABSOLUTE SALE is made on this the 8th day of JUNE, Two Thousand Seven BY & BETWEEN (1) SRI NANDU GOPE (2) SRI BISHU GOPE (3) SRI SANTU GOPE sons of Late Ratu Gope (4) SRI MANUP GOPE, son of Late Doman Gope (5) SRI SURESH GOPE (6) SRI PARSH GOPE (7) SRI LILU GOPE; sons of Late Panu Gope, all by faith Hindu, by caste Gowala, by occupation cultivation, resident of Nawadih tola Bartano, P.O. 'B' Poltechnic, P.S. and District Dhanbad and (8) SRI GANESH GOPE, son of Late Sitaram Gope, by faith Hindu, by caste Gowala, by occupation cultivation etc. resident of Nawadih, 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

0012-15/10+

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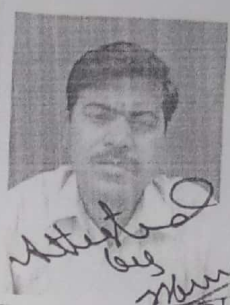
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Sri Sukanti Kumar Das
Saraidhelle, Dhanbad

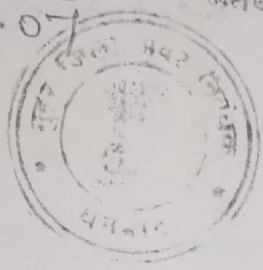
16,000/- (10000 + 5000 + 1000)

8/6/07

08.06.07
योगेन्द्र शर्मा
अमरेंद्र कुमार सिंह
आलुवीह
08.06.07



Attested by
Munim (AMM)
8/6/07



योगेन्द्र शर्मा
8/6/07



1 योगेन्द्र शर्मा
2 अमरेंद्र कुमार सिंह

म विनकी प. नं. की शकेरी कुमार
जिला अ० खीन्द्र प्रसाद सिंह
जहाँ ही काम जहाँ न सकारा कि उनही न

निबन्धित की है।

79/5/07



योगेन्द्र शर्मा
8/6/07

80/5/07



Arunendra Kumar Das
08/06/07

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निबन्धन पदाधिका
धनबाद
08.06.07



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योगेश्वर शर्मा
8/16/07

Amarendra K. Singh
8/16/07

-- 2 :-

include their heirs, executors, successors, administrators
legal representatives and assigns) of the ONE PART:
On behalf of the vendor no.1 to 7 their constituted
Attorneys (1) SRI YOGESHVAR SHARMA, son of Sri Shyamlal
Singh, by faith Hindu, by caste Shumbar, by occupation
Business, resident of Babudih, P.O. 'B' Polytechnic, P.S.
and District Dhanbad (2) SRI AMRENDRA KUMAR SINGH, son
of Sri Ganesh Prasad Singh, by faith Hindu, by caste
Rajput, by occupation Business, resident of Dhalya Khatal
P.S. Barwa Adda, District Dhanbad vide Power No. IV-255
dt. 9.5.2007 Registered at Dhanbad Registry office and
vendor no.9 also represented by his Attorney SRI YOGENDRA
SHARMA, son of Sri Shyamlal Singh vide Power No. IV-12
dt. 12.1.2007 Registered at Dhanbad sub registry office
Dhanbad.

✓ [Handwritten signature]

1000Rs.



सुविन्दु 21/11
8/6/07

Amarendra K. Singh
18/06/07

AND IN FAVOUR OF

DR. SUKANTI KUMAR DAS, son of Late Dr. S. S. Das, by faith Hindu, by caste Karmakar, by occupation Medical Practitioner, resident of 33 Balaji Apartment, Saraidhela P.S. & District Dhamad, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the survey settlement Plot No. 985 measuring 12½ dec. and Plot No. 986 area 12 dec. thus total area 24½ dec. of land appertaining to Khata no. 3 of Mouza: NAWADIH, Mouza No. 2 under Police Station Dhamad, chowki

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1912
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Amarendra L. Singh
08/06/07

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sadar sub registry office Dhanbad, District Dhanbad purchased by virtue of Regd. Deed of Sale being NO. 4395 dt. 19.5.1943 from Dangnu Mahato by Doman Gope, Paru Gope & Ors. and Deed no. 7428 dt. 4.4.1973 from Smt. Kamla Gowalin by Raghunath Gope and Ganesh Gope both the deeds were registered at Dhanbad sub registry office and was in peaceful possession thereof.

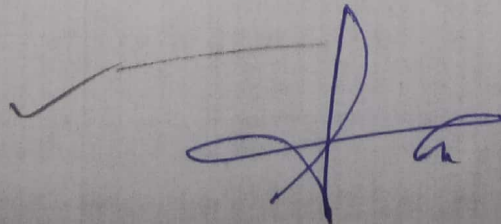
AND WHEREAS after the death of vendors father the vendors are inheriting and enjoying the same peacefully by virtue of inheritance being the legal heirs and successors by constructing residential house thereon and living thereon peacefully.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereof became desirous of selling the property unto a willing purchaser to meet their personal expenses.

AND WHEREAS the purchaser knowing the intention of the vendors has agreed to purchase the said property and offered to pay a sum of Rs. 4,00,000/- (Rupees four lacs) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in consideration of the sum of Rs. 4,00,000/- (Rupees Four Lacs) only has been paid by the purchaser to the vendors (the receipt whereof the vendors doth hereby admit and acknowledges)



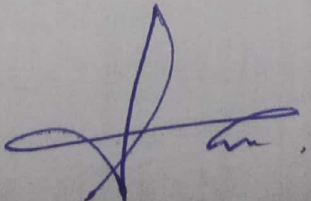
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12/12/12

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for the sale of the said property 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 assign 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 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 raising further construction thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

That the vendors doth hereby covenant with the purchaser that they are the true and lawful owners of the property and are in sole and exclusive possession over the said property and they have not in any way or manner transferred or encumbered the said property 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 property or have other sharer or co-sharer or that the vendors have no right and authority to transfer the said property and if by any other reasons

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Lalit K. Sengupta
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Amarendra K. Singh
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thereof the purchaser is put to any loss the vendors doth hereby undertake to compensate the purchaser in every respect thereof.

That the purchaser shall hereafter pay the proportionate annual rent and cess Rs.1.50 to the Landlord, the State of Jharkhand or any other amount that may be assessed for the said property 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.

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

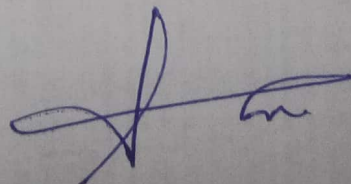
All that piece and parcel of RAIYATI LAND situated in Mouza: NAWADIH, P.S. Dhanbad, chowki, sadar sub registry office Dhanbad, District Dhanbad.

MOUZA: NAWADIH, Mouza No. 2

KHATA NO. 3 (THREE)

PART OF PLOT NO. 985 (Nine hundred eightyfive) area 12 $\frac{1}{2}$ dec.

PART OF PLOT NO. 986 (Nine hundred eightysix) area 12 dec.

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श्रीगणेशाय नमः
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Apprentice U. K. K.
08/06/07

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GRAND TOTAL AREA OF TWO PLOTS 24 $\frac{1}{4}$ dec. (Twentyfour and one-fourth decimals) of land together with house construction thereon consisting Plinth area 120 sqft. constructed in the year 2005 is hereby sold by this sale deed, As per plan attached herewith and shown in colour Red.

Butted and bounded as follows:-

- NORTH: Rasta
- SOUTH: Rasta
- EAST: Plot No. 984
- WEST: Rasta.

Valuation of land	Rs. 3,50,000/-
Valuation of construction	Rs. 50,000/-

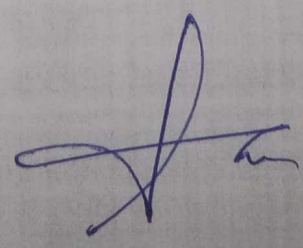
Certified that the duplicate is the true and exact copy of the original.

WITNESSES:

श्रीगणेशाय नमः
816107
Signature of the vendors.

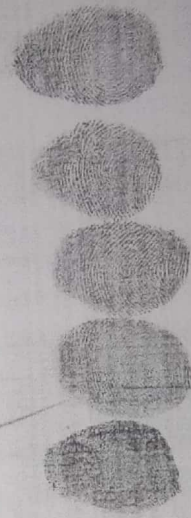
1. शक्तिश कुमार
बालकृष्ण चरण

2. Goutam Kumar
Chatterjee
Dharam
8.06.07



7019128
Lalit Khetke

Amarendra H. Bhat
08/06/07



Sukant Kumar Das

8.6.07

Certified that the finger prints of the left hand of the vendors and purchaser whose photographs affixed in the document have been duly obtained before me.

T. N. Banerjee (Adv.)
Signature

ENRL No -1040/02
Licence No.

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SELLER: (i) SRI. NANDU GOPE (ii) SRI. DIGSHU GOPE (iii) SRI. SRANTU GOPE

S/o LATE RUTU GOPE (iv) SRI. MANSUR GOPE S/o LATE DOMAN GOPE (v) SRI. GURESH GOPE (vi) SRI. PARESH GOPE (vii) SRI. LILLU GOPE S/o LATE PANU GOPE (viii) SRI. GANESH GOPE

S/o LATE GITARAM GOPE OF NAWADIH P.S AND DIST.: DHANBAD

POWER OF ATTORNEY: (i) SRI. YOGENDRA SHARMA S/o SRI. SHYAM LAL

SINGH OF BABUDIH P.S AND DIST.: DHANBAD (ii) SRI. AMRENDRA KUMAR SINGH S/o SRI. GANESH PRASAD

PURCHASER: DR. SUKANTI KUMAR DAS S/o LATE DR. S. S. DAS OF 3 D BALAJEE APARTMENT BARRADIELLA DHANBAD

DIST.: DHANBAD

SCHEDULE: MOUZA: NAWADIH NO.: 2 KHATA NO.: 3 PLOT NO.: 985

AREA: 12 DECIMAL TOTAL AREA: 24 1/4 DECIMAL

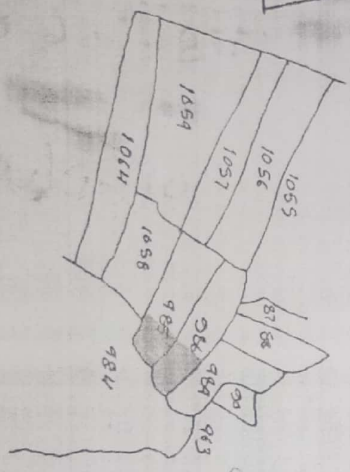
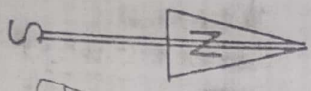
BOUNDARY: NORTH: RASTA

SOUTH: RASTA

EAST: PLOT NO.: 984

WEST: RASTA

SHOWN IN RED



माली सुशीला
18/06/85



TRUSTED BY:
S/o M

S/o M