

2639 Banked Rs. 4,97,378/- Cheques 2603 5000Rs.



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भारत सरकार द्वारा जारी की गई 3/2000
श्री. सत्यमेव जयते - 10/11/2000
सत्यमेव जयते

भारत सरकार द्वारा जारी की गई 3/2000
श्री. सत्यमेव जयते - 10/11/2000
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10/11/2000

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SALE-DEED

10/11/2000

NAME OF SELLER:- Janab Md. Sarif son of Late Azimuddin,

by faith Muslim, by occupation Dependent,
resident of Mahalla Dhobi Talab, Municipal
Ward No. 10, P.O. & P.S. Chaibasa, District-
Singhbhum West, Nationality Indian.

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NAME OF PURCHASER:- Sri Chimoy Roy Choudhury, son of
Late Dr. Kashi Chandra Roy Choudhury, by
Caste Brahmin, by occupation retired Govt.
Servant, resident of Town Chaibasa, Mahalla
Chhota Nimdih, P.O. & P.S. Chaibasa, District
Singhbhum West, Nationality Indian.

CLASS OF DOCUMENT:- SALE DEED of a portion of land
having Kayemi Right and a Pucca House with
R.C.C. Roof which is a 42 years old house
having an area of 1746 Square Feet.

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CONSIDERATION:-

- 1) Valuation of the vacant land and the land on which the Pucca 42 years old R.C.C. Roof house is standing i.e. Total area of Makaan Sahan is 0.09 decimals. - Rs. 2,25,000/-
 - 2) Valuation of 42 years old Pucca R.C.C. Roof house @ Rs.156/- per Sq. Feet (after deduction of Rs.2/- per year) of area 1746 Square Feet. - Rs. 2,72,376/-
- Total valuation of the land & house - Rs. 4,97,376/-

(Rupees Four Lakhs Ninety Seven thousand three hundred Seventy Six)only.

contd....4.



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SCHEDULE OF THE LAND AND HOUSE TRANSFERRED BY THIS
SALE - DEED.

District and District Registry West Singhbhum, Sub-Registry Chaibasa, Pargana Kolhan, Thana Chaibasa, land and house situated within town Chaibasa by the side of Mission Hata and lying back side of Sidhheswar Shiv Mandir, Chaibasa Municipal Ward No. 5, land and house under Khata No. 67 (Sixty Seven), bearing (Current Survey) portion of Plot No. 86, f, g and l which land and the 42 years old Pucca R.C.C. Roof House is consisting of a total Area 0.09 (Nine) decimals including the vacant land and the area of the Pucca house standing thereon:-

- 1) Area of Pucca 42 years old Pucca house is 1746 Square Feet.

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- 2) Total Area of the vacant land and the land on which the Pucca R.C.C. Roof 42 years old house is standing is an area of 0.09(Nine) decimals.

Entire land and house bounded as follows:-

North:- Kuchcha Tin Shed House and land of Md.Sarif.

South:- Murum Road.

East :- Land purchased by Bachaspati Mishra, Shail Devi and land of Md.Sarif.

West :- Half Portion of the same building of Md.Sarif.

The vacant land and the pucca house referred to above sold by this Deed of Sale has been shown on the enclosed trace Map marking deeply in Red ink which Map is a part and parcel of this Sale Deed.

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ANNUAL RENT:- Rs.4.50 Paise.

LANDLORD:- The Circle Officer, Sadar Chaibasa, Khewat
No.1.

This Sale Deed is made on this the 10th. day of November, 2000 at Chaibasa, BETWEEN the abovenamed "SELLER" and "PURCHASER" details of whom are given above, which "Expressions" shall unless repugnant to the context herein contained, always mean and include respectively their heirs, successors, assignees, executors, administrators and legal representatives besides them;

WHEREAS the Seller is the absolute and rightful owner of the land and house detailed above and is in peaceful possession of the same on payment of ground rent and Municipal Taxes to the authorities concerned

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regularly. The name of the Seller is recorded in the Khatian of the Current Settlement published in the year 1972 as well as in the Chaibasa Municipality.

AND WHEREAS the Seller being in urgent need of money to meet his medical expenses and other needs, expressed his desire and willingness to sell the Scheduled above land and house described hereinabove AND whereas the purchaser has agreed with the Seller for the absolute sale to him of the land and house described above and the consideration price for the same has been settled between the parties at Rs. 4,97,376/- (Rupees Four Lakhs Ninety Seven thousand Three hundred Seventy Six) only.

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NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. That in pursuance of the said Agreement and in consideration of the sum of Rs.4,97,376/-(Rupees Four Lakhs Ninety Seven thousand Three hundred Seventy Six) only paid by the Purchaser abovenamed to the Seller today, receipt whereof the abovenamed Seller doth hereby acknowledges and does hereby conveys, transfers and absolutely assigns to the purchaser. ALL THAT bricks-built 42 year's old House and land more specifically described above, free from all and every encumbrances, charges, liens, claims and demands whatsoever. TO HAVE AND TO HOLD

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the same to the purchaser from this day as the absolute and sole owner thereof.

2. That the Seller hereby covenants with the purchaser that the purchaser may at all times shall hereafter hold, possess and enjoy the said land and house in any manner, he thinks fit and proper according to the choice of the purchaser, without any disturbance and obstruction whatsoever from and by the Seller or any person or persons claiming interests through or under him.

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3. That the wall of the house sold by this Sale Deed on the western side running north to south which is 108' (One hundred and eight feet) in length and 5" (five inch) width shall remain as common of the Seller and Purchaser in equal shares. Neither the 'Seller' nor the 'Purchaser' and/or their heirs shall have any right to demolish the said wall without having the consent of each other in future. Each party i.e. the Seller and the Purchaser and/or their successors-in-interest shall have the right only on the half portion of the said wall i.e. the purchaser have full right on the Eastern portion of that wall i.e. he will have full right on 108' (One hundred and eight feet) in length and $2\frac{1}{2}$ " (Two and half inch) in width of the said wall and accordingly the Seller

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have full right on the western half portion of the said wall.

4. That a strip of land of 24' (Twenty fourfeet) in length north-south and 8' (eight feet) in width east-west has been left on the South Easternside of the land and house sold by this Sale Deed as a road to come on the land and house as well as to Plot No.86(1) which is being sold to Sri Binod Kumar Agarwal by a separate Deed, The strip of land left as shown above will be used as a common road of the purchaser and Sri Binod Kumar Agarwal only and their heirs and successors. The road so left has been shown in blue colour in the enclosed Map of this Sale Deed which is a part and parcel of this Sale Deed. The purchaser and/or Binod Kumar Agarwal and/or

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2000Rs.



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their heirs or successors will have no right to close this common road in future in any circumstance whatsoever.

5. That the purchaser shall hereafter be entitled to get his name mutated in the Landlord's Sherista and in Chaibasa Municipality and shall be entitled to get all receipts in his own name as the full and absolute owner thereof in respect of the Schedule land and house.

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6. That the Seller has put the purchaser in peaceful vacant possession of the land and house detailed above, this day in presence of witnesses.

7. That the Seller doth hereby declares in clear and unambiguous terms that the land and house hereby sold is absolutely free from all encumbrances, and if it is subsequently detected

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or discovered that the Seller had no saleable right to transfer and thereby causes monetary loss, damage, risk or danger to the purchaser, then the Seller doth binds himself and undertakes to indemnify and protect the purchaser against all such losses, damages, risk or danger so sustained or suffered by the Purchaser following such infirmity or defect in the title of the Seller in the property hereby transferred and conveyed.

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Handwritten signature and date: 10-11-2000

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IN WITNESS WHEREOF the Seller hereunto set his hand and put his signature on this Sale Deed on this the 10th day of November 2000 at Chaibasa in presence of witnesses.

WITNESSES:-

- 1. अकशर उदकद
पिता जगन्नाथ सोठसरीक
सकिन चाई कोसा 10.11.2000
- 2. सतीष प्रसा
पिता - मन प्रसाद प्रसाद गुला
सकिन चाई कोसा
10-11-2000

Readover and explained the contents of the Sale-Deed to the Executant by me.

Handwritten signature and date: 10.11.2000
Advocate, Chaibasa.

The original Deed and the second copy of the original are the true and exact copy of each other. Total words are in this Deed.

Handwritten signature and date: 10.11.2000
Advocate.

Typed by me.
(H.L. Pati)
Chaibasa.
Dt. 10.11.2000.

This Sale Deed Contain 2370 Two Thousand three hundred Seventy words.

Handwritten signature and date: 10.11.2000
Advocate

सरकार में विलियन की गयी सदर अंचल से सम्बन्धित रैयतों के नाम नामान्तरण की शुद्धि-5

अंचल - सदर चाईबासा, अनुमण्डल - सदर चाईबासा, जिला - पं० सिंहभूम

नामान्तरण प्रकृतया सं०	शिव का नाम	यामा एवं यामा सं०	रैयत के नाम विषे नामान्तरण आदेश से सम्बन्धित	सकम पदाधिकारी द्वारा दिया गया नामान्तरण आदेश के विषि	नया नामान्तरण विकी/दल पत्र बदला बदली उत्तराधिकारी एवं बटवारा से सम्बन्धित है	हल्का पजी में पंजीकरण की तिथि	नामान्तरण कारवाई प्रभावित पूर्ण विवरणी
270 (M) 2000-2001	अंकीयाई चाई नं० 5	कोल्हान 643	श्री निजलक्ष्म अय्य चौधरी पिता- न्खं- डा टाग्री-चन्द्रका	श्री चौधरी निजलक्ष्म चौधरी	विषी अंकीयाई 2703 विनोदक 16-11-2000	खाता नं० 67	प्लोट नं० 86 0.09 एच.एल. लाइ रकबा 4-50 आपसे उजलासे करिया
			निवासी- दोता निजलक्ष्म चौधरी				
			यामा- अय्यर चाईबासा				
			जिल्ला- पं० सिंघेहअय्य				

(सकम अय्यर) श्री दीबबिगाभासा



प्रतिक्रिया :- हल्का नगंभारी को हल्का नगंभारी से सुचताय एवं आरक्षण कारवाई हेतु प्रेषित ।
 प्रतिक्रिया :- गांव के नुपदा को सूचना एवं आरक्षण कारवाई हेतु प्रेषित ।
 प्रतिक्रिया :- आवेदक को सूचनाएं प्रेषित ।

AMail
24.12.2000
अवल कधिकारी
सदर चाईबासा
M. S. J. M. M.