

2683

Balau Rs: 3800/-

2698 2000Rs.



12

16/11/2000

4600

23+

16/11/2000

16/11/2000 fees. Paid

Ad 700 = 00  
 Ho 99 = 00  
 Sh. 2 = 50  
 Pe 0 = 94

862 49  
 210 = 00  
 1062 49

16/11/2000 SALE - DEED.

+ ...  
 ...  
 ...

16/11/2000

324000  
 76000  
 400000

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

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

NAME OF THE PURCHASER:- Sri Dhiman Roy Chowdhury, son of

Sri Chimoy Roy Chowdhury, by Caste brahmin,  
 by occupation service, resident of town  
 Chaibasa, Mahalla Chota Nimdih, P.O. & P.S.  
 Chaibasa, Dist. Singhbhum West, Nationality  
 Indian;



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CLASS OF DOCUMENT:- SALE - DEED of a portion of Kayemi right land area  $0.01\frac{1}{2}$  (One and half) decimals Makan-Sahan vacant land shown as Angan on the relevant Khatian.

CONSIDERATION:- Rs.38,000/- (Rupees Thirty Eight thousand) only.

SCHEDULE OF THE LAND TRANSFERRED BY THIS SALE-DEED.

District and District Registry West Singhbhum, Sub-Registry Chaibasa, Pargana Kolhan, Thana Chaibasa, vacant land of mouza Chaibasa by the side of Mission Hata and situated in the back of Siddheshwar Shiv Mandir, within Chaibasa Municipality Ward No.5, land under Khata No.67(Sixty Seven) bearing portion of Current Survey Settlement Plot No.86 (1) & (m) (Eighty six 1 and m) area  $0.01\frac{1}{2}$  Dec.(One and half decimal)

contd...3.



16.11.2000

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East side - 18 Feet (Eighteen Feet).

West side - 18 Feet (Eighteen Feet).

The vacant land referred to above sold by this Sale Deed has been shown on the enclosed traced map marking deeply in red ink which map is also a part and parcel of this Sale -Deed.

ANNUAL RENT:- Rs.0.50 Paise.

LANDLORD:- Circle Officer, Sadar Chaibasa, Khewat No.1(One).

THIS SALE DEED is made on this the 16th. 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 detailed above and he is in peaceful possession of the same on payment of ground rent and municipal taxes to the authorities concerned.

contd....5.

Copy filed as per  
12.11.2000

AND WHEREAS scheduled above vacant land and other lands and houses standing on the Plot in question is recorded in the name of the Seller in Khatian of the current settlement published in the year 1972 as well as in the register of the Chaibasa Municipality. The property in question i.e. the land and houses are the self-acquired property of the Seller.

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 Schedule above vacantland described hereinabove. AND whereas the purchaser has agreed with the Seller for the absolute sale to him of the vacant land described above and the consideration price for the same, has been settled between the parties at Rs.38,000/- (Thirty Eight thousand) only.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :-

1. That in pursuance of the said Agreement and in consideration of the sum of Rs.38,000/- (Rupees Thirty Eight thousand) only paid by the Purchaser abovenamed to

contd...6.

*Sold to Seller*  
*18, 19, 2000*

the Seller today, receipt whereof the abovenamed Seller today, receipt whereof the abovenamed Seller doth hereby acknowledges and does hereby conveys, transfers and absolutely assigns to the purchaser. ALL THAT vacant land more specifically described above, free from all and every encumbrances, charges, liens, claims and demands whatsoever, TO HAVE AND TO HOLD 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 <sup>land and house</sup> ~~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.

3. That the wall <sup>of the house</sup> ~~of the house~~ sold by this Sale Deed on the western side running north to south which is 18 '(Eighteen feet) in length and 5"(Five inch) width shall remain as common of the Seller and Purchaser in equal

contd...7.

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 18' (Eighteen feet) in length and  $2\frac{1}{2}$ " (Two and half inch) in width of the said wall and accordingly the Seller have full right on the western half portion of the said wall.

4. That a strip of land of 18' (Eighteen feet) in length north-south and 8' (eight feet) in width east-west has been left on the South Eastern side of the land <sup>मरदाने मरदाने</sup> and house sold by this Sale Deed as a road to come on the land <sup>मरदाने मरदाने</sup> 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 their heirs or successors will have no right

contd....8.

57714 No. 201 TM  
19.11.2000

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.

6. That the Seller has put the purchaser in peaceful vacant possession of the land <sup>and house</sup> ~~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 <sup>and house</sup> ~~and house~~ hereby sold is absolutely free from all encumbrances, and if it is subsequently detected 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

contd.....9.

16/11/2000  
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such infirmity or defect in the title of the Seller in the property hereby transferred and conveyed.

IN WITNESS WHEREOF the Seller hereunto set his hand and put his signature on this Sale Deed on this the 16th. day of November, 2000 at Chaibasa in presence of witnesses.

WITNESSES :-

1. संतोष प्रसाद  
पिता - स. दत्त प्रसाद प्रसाद  
- चाइबासा  
16/11/2000

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

2. विश्वनाथ प्रसाद  
पिता - स. दत्त प्रसाद प्रसाद  
- चाइबासा  
16/11/2000

Advocate,  
Chaibasa.

The original Deed and the Second copy of the original are the true and exact copy of each other. Total 21450 words are in this Deed.

Typed by me.  
H.B. Pati  
(H.B. Pati)  
Chaibasa.  
Dt. 16.11.2000

21450 words are in this Deed.  
Two thousand four hundred and thirty, 430 words

Advocate  
Advocate.

16/11/2000

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

अंचल - सदर चाईबासा, अनुमण्डल - सदर चाईबासा, जिला - प० सिंहभूम

नामान्तरण मुकदमा सं०	गांव का नाम	यामा एवं यामा सं०	रैयत के नाम जिसे नामान्तरण आदेश से सम्बन्धित	सकन पदाधिकारी द्वारा दिया गया नामान्तरण आदेश के तिथि	क्या नामान्तरण विक्री/दान पत्र बदला बदली उत्तराधिकारी एवं बटवारा से सम्बन्धित है	हल्का पञी में पंजीकरण की तिथि	नामान्तरण कार्रवाई प्रभावित पूर्ण विवरणी
272 (M) 2000-2001	डूबेबाई वाड नरह	3	कोल्हान डीडीकम व्याम चौधरी 643 पिता- डी डिनयमवामचौधरी निवासी- द्रोत निमडी ग्रामा- व्याम चाईबासा जिल्ला- प० सिंघबूम	16-11-2000	खता नं०/प्लोट नं०/रकबा 67 86 0.01 1/2 0.50 लागान लागान लागान		



वर्तित्तिपि :- हल्का नमंभारी को दो बरति में सुबनाथ एव सुबनाथ कार्रवाई हेतु प्रेषित ।  
 वर्तित्तिपि :- गांव के मुण्डा को सुबनाथ एवं आवशुषक कार्रवाई हेतु प्रेषित ।  
 वर्तित्तिपि :- आवेदक को सुबनाथ प्रेषित ।

अचल अधिकारी  
 सदर चाईबासा

*(Handwritten signature)*

रसोद मालगुजारी  
नाम एकल नाम मीजानमय  
धाना वी धाना नम्बर

नाम रचित मय वरिष्ठत जमाबन्दी  
वी सुकनता लखर।

फरद रैवती 39

AA 3057080

मोहन कुन्दी भावली वी लामन रानु मोहन

राजी नकदी 150 अराजी भावली 100 तफसील हिसाब लगान भावली  
नाउ व. 2000 2000 वकातो 100 रु 100 रु 100 रु 100 रु

जोत का सालाना मांग मय तफसील (बकाया वी हाल) मौजुदा साल का।

मांग बाबत	कीन सालाना	वकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	
माल-गुजारी	०-५०५					०-५०
सेस	०-१५					०-१५
सूद	०-३०					०-३०
मुतफरकात मीजान	०-३०					०-३०
	०-१५५					१५५

तफसील अदायकारी

अदायकारी बाबत	वकाया वीन २०००				मोतालवा हाल	फाजिल
	तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष		
माल-गुजारी					०-५०५	
सेस					०-१५	
सूद					०-३०	
मुतफरकात मीजान अदायकारी					०-३०	
					१५५	

- (१) मीजान कुल (लपजों में)
- (२) नाम देहिन्दा-
- (३) कुल वकाया-

दस्ताखत वी तारीख अमला तहसील कुनिन्दा

\*आस महाल का वकाया मालगुजारी पर (सेबाय ऐसे वकायो पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

५-१-२००१