4229 -3761 2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

सत्यमेव जयते

भारत

दो हज़ार रुपये TWO THOUSAND RUPEES

I - 3761

Declaration filed

Sale 30000

5

23

A 289.50

N 0.60

290.10

5.50

Sub-Registrar Asansol

17-6-85

Paramjit Singh

DEED OF SALE

THIS DEED OF SALE is made on this the twenty fourth day of May one thousand nine hundred eighty five BETWEEN Paramjit Singh, son of late Niranjan Singh, by religion sikh, by profession business, resident of Asansol, P.S. Asansol, District Burdwan, hereinafter to be called the 'Vendor' of the one part (which expression shall include his legal heirs, executors, administrators and assigns):

23

A 289.50

N 0.60

290.10

pkt 5.50

2436 (R 2000 A 200 A 200 + 30 ISA)

2579 Paramjit Singh

25.7.85

25.7.85

11-30A 174

June 85 Paramjit Singh

Paramjit Singh

17-6-85

Paramjit Singh

Paramjit Singh
Late Niranjan Singh
L.P.S. Asansol
Hindu Sikh
Business

678

Kuldip Singh
Lall Singh
Hutton Road Asansol
Asansol
Hindu Sikh
Cutter

Kuldip Singh
S/o Lal Singh
Hutton Road
Asansol

17-6-85

200Rs.

INDIA NON JUDICIAL

२०० रु.

Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

- A N D -

Pasam Jit Singh

(1) Harbans Singh Khunda,
(2) Dilip Singh Khunda,
(3) Swarn Singh Khunda,
(4) Ajit Singh Khunda,
(5) Amarjit Singh Khunda,
(6) Trilok Singh Khunda, all sons of late Keshar Singh Khunda, by religion Sikh, by profession business, resident of Murgasol, Asansol, P.S. Asansol, District Burdwan, herein-after to be called the 'Purchaser' of the other part (which expression includes their legal heirs, executors, administrators and assigns)

the true intent and

200Rs.

INDIA NON JUDICIAL

२00 रु.

Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

Parem Jit Singh

WHEREAS the property mentioned in schedule A below was originally owned and possessed by late Niranjan Singh, the father of the vendor and after the death of late Niranjan Singh, the vendor along with (1) Smt. Nasib Kaur, (2)Trilok Singh, (3) Joginder Singh and (4) Majhail Singh inherited the same in accordance with the law of succession applicable to sikhs and all the legal heirs mentioned above amicably partitioned the property-in-Schedule A amongst themselves wherefor the property-in-schedule 'B' has become the exclusive share of the vendor and the vendor is now possessingthe same to the exclusion of all other legal heirs mentioned above and who too duly received their one fifth share of the schedule A property which consist of pucca structures all through:

30 Rs.

तीस रुपये

सत्यमेव जयते

भारत

INDIA

३०रु.

30Rs.

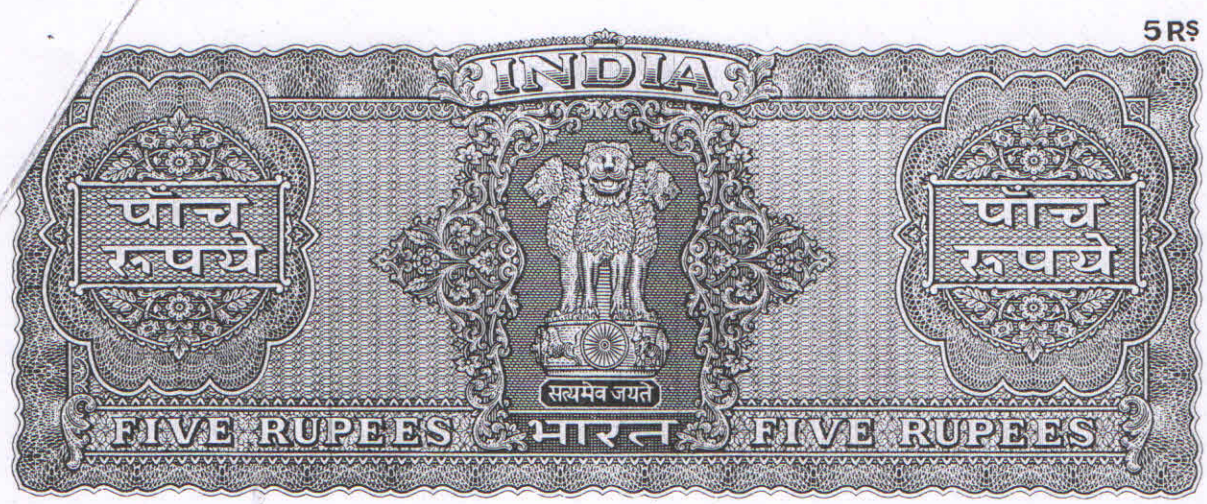
THIRTY RUPEES

Param Jit Singh

AND WHEREAS the vendor has expressed his willingness to sell the property in schedule 'B' at a consideration of Rupees thirty thousand only andthe purchasers jointly agreed to purchase the same at the said consideration beingthe present market value of the Schedule 'B' property:

NOW THEREFORE BY THIS DEED OF SALE it is agreed:

That inpursuance of the aforesaid offer and acceptance and in consideration of the sum of Rupees thirty thousand only paid by the purchasers to the vendor (the receipt where -of the vendor hereby acknowledges), t e said vendor hereby conveys to the purchasers jointly, the property-in-schedule 'B' below free from all encumbrances charges or demands whatsoever. The property-in-schedule A was purchased by the deceased father of the vendor by a registered deed dated 7th day of April 1949 (Being no.1375 for the year 1949 before the Sub-Registrar, Asansol) andthereafter the said deceased father constructed pucca structures and during



Param Jit Singh

the time of the deceased father of the vendor and after the death of the said deceased father, the vendor is possessing the 'B' schedule property exclusively, peacefully and without any hindrance or objection from any quarter.

That the vendor is in full possession of the property-in-schedule 'B' and he has not done any act, deed or thing whereby/wherefor the priperty may be encumbered or may be subject to any attachment or lien of any court of law nor the vendor has entered into any agreement, whether written or unwritten, registered or unregistered whereby there may be any difficulty in obtaining or retainingpossession of the priperty by the purchaser after delivery of possession to be made by the vendor.

1Re

INDIA

एक रुपया

सत्यमेव जयते

ONE RUPEE भारत ONE RUPEE

Param Jit Singh

That the priperty hereby sold, as has already been stated is free from all, encumbrances, charges or demands and this transfer is being made to the purchasers TOGETHER with all rights of easements and prescriptions that the vendor has AND ALL ESTATE, RIGHT, TITLE, INTEREST, CLAIM and DEMAND whaosoever of the vendor in or to the property hereby conveyed and every part thereof together with all rights of easements and appurtenances or reputed to belong or usually held, occupied or enjoyed therewith TO HOLD the same to the purchasers, their legal heirs, executors, administrators and assigns absolutely

That the vendor does hereby deliver to the purchaser the possession of the property-in-schedule B and all the copies of the deeds has already been delivered to the purchasers along with municipal records and the Govt. rent receipts.

the true intent and meaning ofthis deed.

Param Jit Singh

That the vendor and all persons claiming under him do hereby covenant with the purchasers, their legal heirs, executors administrators and assigns that the vendor is now lawfully seised andpossessed of the said property free from any encumbrances or defect whatsoever and that he has absolute authority to sell the saidproperty in manner aforesaid. AND the purchasers, theirlegal heirs, executors, administrators and assigns may hereafter praceably and quietly enjoy and possess the said property in khas or through tenants or in any manner they like and if they desire to sell the property they may do so without any claim or demand whatsoever from the vendor or any person claiming through or under him.

AND the vendor, his legal heirs, executors, administrators or assigns covenants to save harmless and keep indemnified the purchasers, theirlegal heirs, administrators or assigns from and against all encumbrances, charges and equities whatsoever:

AND the vendor, his legal heirs, executors, administrators and assigns further cocenant that he orthey shall at the request or cost of the purchasers, their legal heirs, executors, administrators and assigns do or execute or cause to be done or executed all such alwful acts, deeds and things whatsoever for further or more perfectly assuring the said property and every part thereof in manner aforesaid as also putting his purchasers in possession of the same according to the true intent and meaning ofthis deed.

Param Jit Singh

AND it is hereby declared that the vendor has paid all taxes or dues as payable for the said property and if anything is found due, the vendor hereby undertake to bear the responsibility for the same.

AND the vendor hereby declares that the purchasers, their legal heirs, executors, administrators shall be at liberty to enjoy the said property or to transfer the same or to make constructions thereon and enjoy all other rights as usually pass on such sale.

AND the purchasers shall be at liberty to mutate their names in the appropriate records, municipal records and at any other place/s which may be required by the purchasers and the vendor on behalf of self and his legal heirs, executors, administrators and assigns gove consent to such mutation and if necessary undertake to execute such documents as may be required by such authority:

S C H E D U L E - A.

Within the District of Burdwan, P.S., Chowki and Sub-Registry, Asansol, Mouza Asansol Municipality, J.L.No. 20, Pargana Shergarh, Touzi No.19 Manbhum, appertaining to R.S.Khatian No. 2371 corresponding to C.S.Khatian No.1090, R.S.Plot No.20211 & 20212 corresponding to C.S. Plot No. 9316, measuring eight cuttahs and five chataks i.e., .127 in R.S.plot No.20211 and .009 in R.S.Plot No.20212. The

Param Jit Singh

rent of the land with building is Rs.4.50 payable to the state of West Bengal through JLRO/Asansol. The satta of the Vendor has been described as Dakhalkar Basat Praja in R.S. record of rights. The measurement is 111'ft on the east, 105'ft 3" inches on the west, 67'ft on the north and 47½'ft on the south being bounded andbutted by G.T.Road on the south, Compound of H.Singh & others on the north, premises of Swaran Kaur & others on the east and building and compound of A.S.Dhillon on thd west . Municipal Holding No. 281 G.T. Road.

Singh Singh

SCHEDULE - B.

Within the Schedule A property, the portion marked Red in the attached plan measuring one cuttah and eleven chataks consisting of pucca structures all through. The measurement on the north is 19'ft, 15'ft 6"inches on tge south, 48'ft 6"inches on the west and 39'ft on the east.

IN WITNESS whereof the vendor has signed on the top right hand corner of each and every page (numbering nine) and in the attached plan.

Drafted and prepared by me
Rebati Ranjan Sinha
Advocate
Asansol Court

Typed by:
Ashok Banerjee
Asansol

Witness: Kulwinder Singh
(1) S/o Lal Singh/Hutton Road
(2) Jogindar Singh S/o Surjit Singh Kaur Sharan Asansol.

Sub-Registrar Sarnal

17-6-85

Sub-Registrar Sarnal

17-6-85

... of Vendor

Rs. 20.00

No. 1020

21.6.85

Rs. 137

Rs. 137

58