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 A 319  
 N 060

Declaration  
 by Smt. Nasib Kaur  
 widow of late Niranjan  
 Singh

5.50

319.60

A 319

16-1-88

Smt. Nasib Kaur by the pen of Sarabdeep Singh  
 S. Viridi

30,000

Sal  
 5/5

A 319  
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 319.60

PO/SV

DEED OF SALE

THIS DEED OF SALE is made on this the 16th day of  
 January 1988 BETWEEN Smt. Nasib Kaur widow of late Niranjan  
 Singh, by religion Sikh, by occupation housewife, resident  
 of Asansol, P.S. Asansol, District Burdwan, hereinafter  
 to be called the Vendor of the one part (which expression  
 shall include her legal heirs, executors, administrators  
 and assigns):

284

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SL. NO. 2121 VALUE Rs. 2436/2000 two thousand four hundred and thirty six + 1/2  
SOLD TO SMT. M/s. Haseeb Kaur  
OF Asansol  
FROM ASANSOL TREASURY ON 15.1.88



STAMP CLEAR  
ASANSOL

16-1-88  
Haseeb Kaur  
Nasib Kaur

Smt Haseeb Kaur by the per.  
of Sarab dayal - S. Virdi.

~~ASANSOL~~

16-1-88

Smt Nasib Kaur by the per.  
of Sarab dayal - S. Virdi.

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~~ASANSOL~~

Nasib Kaur

Late - Niranjan Singh

OF & P.S. Asansol

Sikh

Home-wife

~~ASANSOL~~

Sarab dayal S. Virdi

S/o Jaswant Singh Virdi

OF & P.S. Asansol

Hindu

Cultor

Sarab dayal - S. Virdi

~~ASANSOL~~

16-1-88



-2-  
 Suit. Naib kaur by the son  
 of Sarabdeep Singh

- A n d -

- (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, by religion Sikh, by profession business, resident of Murgasol, Asansol, P.S. Asansol, District Burdwan, hereinafter to be called the Purchaser of the other part (which expression shall include their legal heirs, executors, administrators and assigns):



in Suit - Naee b kaur by the  
 part of Landayal - L. Inda



WHEREAS the property mentioned in Schedule A below was originally owned and possessed by late Niranjan Singh, the deceased husband of the vendor and after the death of late Niranjan Singh, the vendor along with (1) Trilok Singh, (2) Joginder Singh, (3) Majhail Singh and (4) Paramjit Singh inherited the same in accordance with the law of succession applicable to the Sikhs and all the legal heirs mentioned above along with the present vendor amicably partitioned the property in schedule A amongst themselves by oral agreement wherefor the property in schedule B has become the exclusive share of the vendor and the vendor is now possessing the same to the exclusion of all other legal heirs mentioned above and who too received the one fifth share of schedule A property which consists of pucca struc-



-4-  
 Smt. Nandini Kaur by her son  
 Late Jagat - P. Wari.

tures all through;

AND WHEREAS all other owners have sold their respective one fifth share by registered deed of Asansol at a price of Rs.30,000/- only, the present vendor has also decided to sell her share at the same price and the purchasers, jointly agreed to purchase the same at the consideration of Rupees thirty thousand only which is the present market value of the property in Schedule B property:

NOW THEREFORE BY THIS DEED OF SALE it is agreed:

That in pursuance of the aforesaid offer and acceptance and in consideration of the sum of Rs.30,000/- (Rupees thirty thousand only) paid by the purchasers to the vendor (the receipt whereof the vendor hereby acknowledges), the said vendor hereby conveys to the



-5-  
Smt. Nand Kaur by the per of  
Lambharyal .i. wife

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 husband 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) and thereafter the said deceased husband of the vendor constructed pucca structures and during the time of the deceased husband of the vendor and after the death of the said deceased husband, the vendor is possessing the schedule B property exclusively, peacefully and without any hindrance or objection from any quarter.



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Smt. Nand Kaur by her  
 pei of Suresh Chandra S. Misra

That the vendor is in full possession of the property-  
 in-schedule B and he has not done any act, deed or thing  
 whereby the property 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 registered  
 or unregistered, written or unwritten whereby there may  
 be any difficulty in obtaining or retaining possession  
 of the property by the purchaser after delivery of poss-  
 session to be made by the vendor:

That the property hereby sold, as has already been  
 stated is free from encumbrances, charges or demands and  
 this transfer is being made to the purchaser together  
 with all rights of easements and prescriptions that the  
 vendor has AND ALL ESTATE, RIGHT, TITLE, INTEREST, CLAIM  
 and DEMAND whatsoever of the vendor in or to the property  
 hereby sold and every part thereof together with all  
 rights of easements and ~~charges~~ ~~interest~~ ~~claims~~ ~~demands~~ ~~charges~~ ~~interest~~ ~~claims~~ ~~demands~~

Smt. Nand Kaur by her  
 pei of Suresh Chandra S. Misra

*Shri Nareb Kaur by the per  
of Jorab day di - 1 in di*



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 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 the municipal receipts and the Govt. rent receipts

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

AND the vendor, her legal heirs, executors, administrators or assigns covenants to save harmless and keep indemnified the purchasers, their legal heirs, administrators,

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Smt Nareb Kaur by her  
power of Attorney - S. N. S.

or assigns from and against all encumbrances, charges and equities whatsoever.

AND the vendor, her legal heirs, executors, administrator -s, assigns further covenant that he or she or they 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 lawful 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 ~~grace~~ purchasers in possession of the same according to the true intent and meaning of this deed.

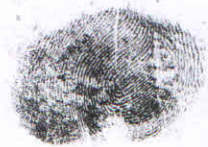
Smt Nareb Kaur by her  
power of Attorney - S. N. S.

AND it is hereby further 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, exccutors, administrators and assigns 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 pur-

Smt Naek Kaur by the per of  
for ab daya s. w. r. s.



chasers and the vendor on behalf of self, her legal heirs, exccutors, administrators and assigns give consent to such mutation and if necessary undertake to execute such documents as may be required by such authority.

SCHEDULE - A

Within the Dostrict of Burdwan, P.S., Chowki and Sub-Registry Asansol, mouza Asansol Municipality, J.L.No. 20, pargana Shergarh, Touzi no.19 (Manbhum), appurtaining 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 cuttachs and five chataks i.e., .127 in R.S.Plot No.20211 and .009 in R.S.plot No.20212. The rent of the land with building is Rs.4.50 payable to the State of West Bengal through J.L.R.O./ Asansol. The satta of the vendor has been recorded as Dakhalkar Basat Praja in R.S.Record of rights. The measurement is 1118' ft on the east, 105' ft 3" inches on the west, 67' ft on the north and 47½' ft on the south being bounded and butted by G.T.Road on the south, compound of H.Singh & ors on the north, premises of Swaran Singh Kaur & ors on the east and the building and compound of A.S.Dhillon on the west. Holding No-281 G.T.Road, Asansol (Old),

Smt Naek Kaur by the per of  
of Sarat Chandra - s. w. r. s.



SCHEDULE - B.

Within the schedule A propetty, the portion marked red in the attached plan measuring one cuttah and eleven chatak -s consisting of pucca structures all through. The measurem -ent has been fulyy given in the attached plan.

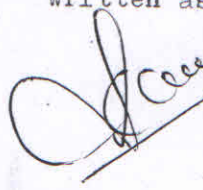
Sent Nand Kaur by the per  
of Sarodayal - S. Virdi  
- 10 -

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

Witness:

- (1) Sarodayal S. Virdi  
S/o. Jaswant Singh Virdi  
Kanta Bhawan, Asansol.
- (2) Raj Kumar Singh  
S/o I. Ajit Singh.  
Murgasol, Asansol. 3.

Drafted by me and  
typed in my office.  
Read over the contents  
to the executants in hindi  
and admits the same to be  
written as per her instructions.

  
16/1/28  
A. S. S. S.  
Asst. Commr

~~Read by:~~



88-1-16



3/8/93

264  
123  
273