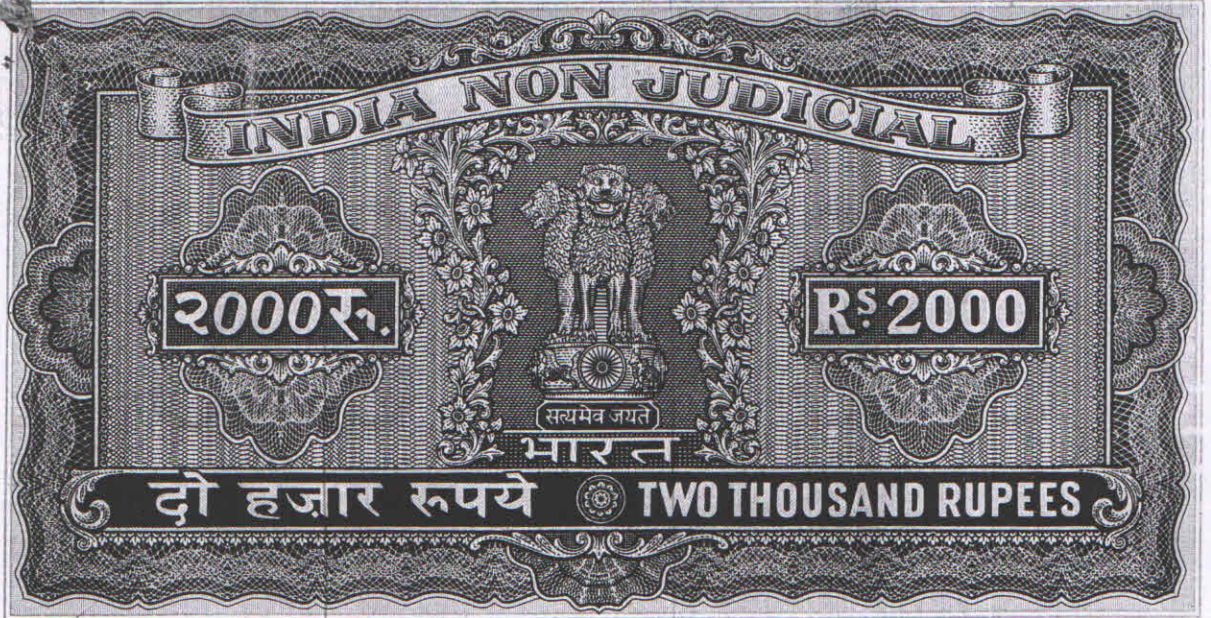


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Declaration
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Sale

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A 289.50
N 60
5.50
290.10

Majhail Singh

Sub-Registrar Asansol

17-6-85

DEED OF SALE.

A 289.50
N 60

290.10

THIS DEED OF SALE is made on this the twenty fourth day of May one thousand nine hundred eighty five BETWEEN Majhail Singh, son of late Niranjana Singh, by religion Sikh, by profession business, resident of Kamala Bhawan, Pucca Bazar, Asansol, P.S. Asansol, District Burdwan, hereinafter

Price 5.50

21/6/85

2581 Value Rs. 2436 (R 2000 2001 2002 30 15 71)
SOLD TO ERISHT. 1973 Majhail Singh
Asansol
25.1.85

25.1.85

STAMP CLERK



11-30A. on the 17th
June 85
Majhail Singh

Majhail Singh

Signature

Sub-Registrar Asansol
Majhail Singh 17-6-85

Majhail Singh
Lt. Nigrajan Singh
Pucca Bazar Asansol
Asansol
Sikh
business



17/79

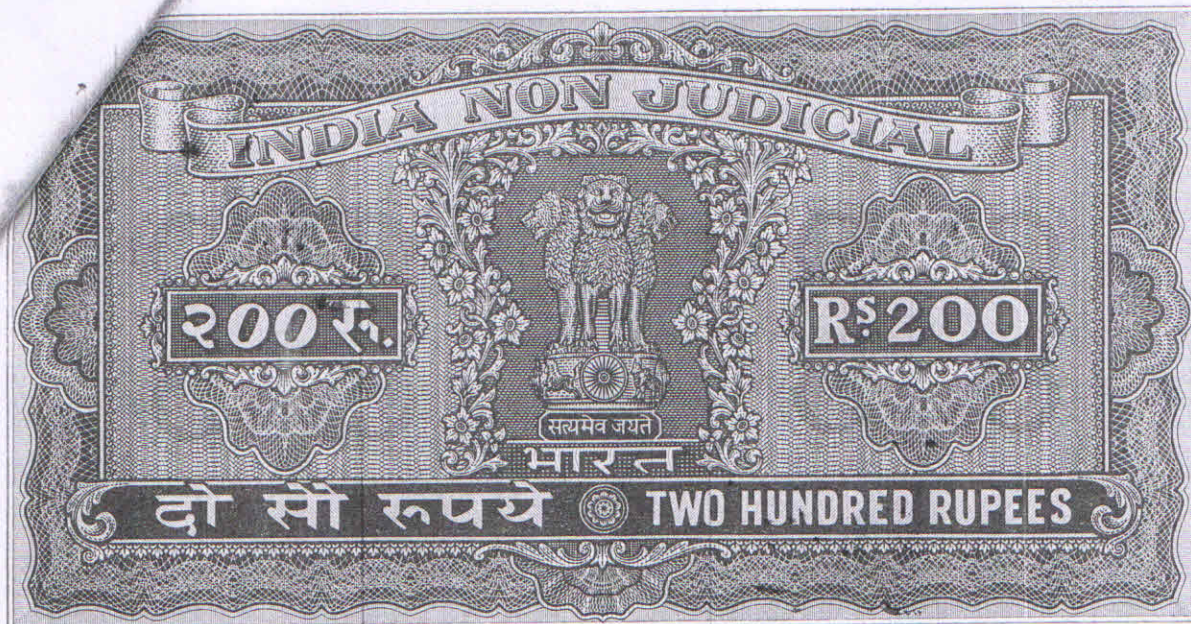
Signature
Kuldip Singh
Lall Singh
Hubbon Road Asansol
Asansol
Sikh
cultor.

Kuldip Singh
Lall Singh
Hubbon Road
ASANSOL

Sub Registrar Asansol
17-6-85

8/80

200Rs.



Higkoul Singh

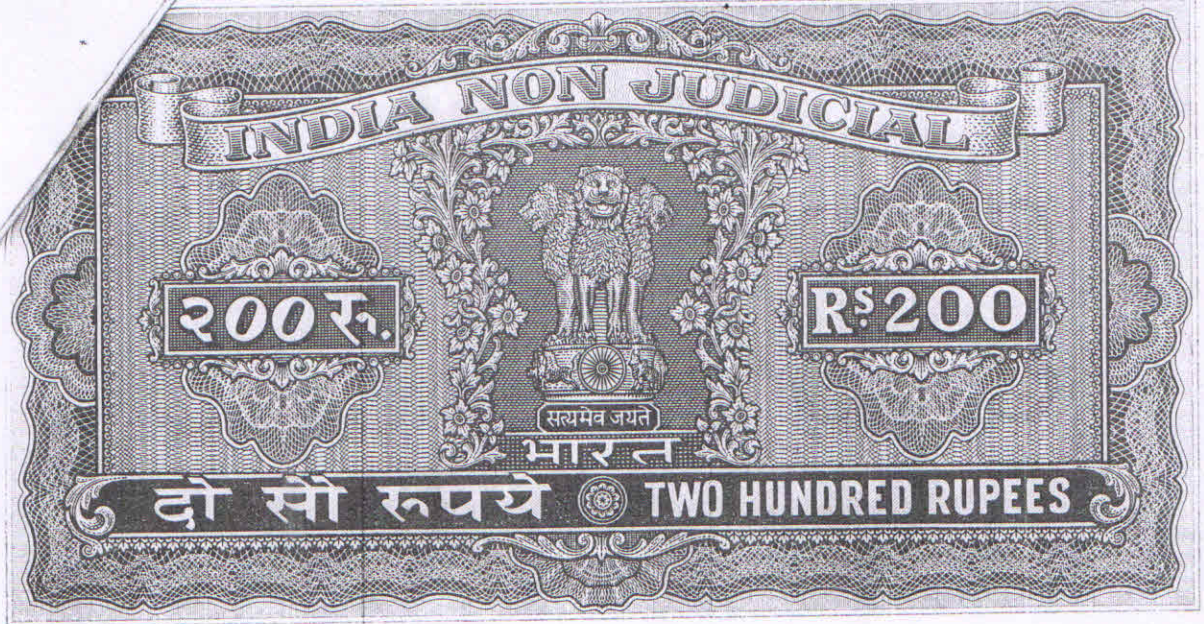
-2-

to be called the 'Vendor' of the one part (which expression shall include his legal heirs, executors, administrators and assigns)

- 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 Khunda, 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

200Rs.



Joginder Singh

expression includes their legal heirs, executors, administrators and assigns)

WHEREAS the property mentioned in Schedule A below was originally owned and possessed by late Niranjn Singh, the deceased father of the Vendor and after the death of late Niranjn Singh, the vendor along with (1) Smt. Nasib Kaur, (2) Trilok Singh, (3) Joginder Singh and (4) Paramjit 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

30 Rs.



Highal Singh

-4-

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 duly received their one fifth share of the schedule A property which consist of pucca structure all through:

AND WHEREAS the the Vendor expressed his willingness to sell the property-in-schedule 'B' at a consideration of Rupees thirty thousand only and the Purchasers jointly has agreed to purchasethe same at the said consideration being the present market value of the schedule 'B' property:



5RS

-5-

Mayhail Singh

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



Haykal Singh

-6-

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 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 written or unwritten, registered or unregistered whereby there may be any difficulty in obtaining or retaining possession of the property by the purchaser after delivery of possession by the vendor.

That the property hereby sold, as has already been stated is free from all endumbrances, 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 THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM and DEMAND whatsoever 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

May be held Singh

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 Govt. rent receipts.

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 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 possess and enjoy the said property in khas or through tenants or in any manner they like and if they desire to sell the property 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, their legal heirs, administrators or assigns from and against all encumbrances, charges

PROPERTY OF SRI
Hajwail Singh

-8-

and equities whatsoever:

AND the vendor, his legal heirs, executors, administrators and assigns further covenant that he 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 and more perfectly assuring the said property and every part thereof in manner aforesaid as also putting his purchasres in possession of the same according to the true intent and meaning of this deed.

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 and 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 mutata their name in the appropriate Govt. records, municipal records

Hoghal Singh

-9-

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 give consent to such mutation and if necessary undertake to execute such documents as may be required by such Authority:

SCHEDULE -- 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 Manbhun, 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 cuttaks 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 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 and butted by G.T.Road on the ~~north~~ 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 the west. Municipal Holding No. 281
C.T. Road.

MSM

MSM

Majheal Singh

SCHEDULE -- B.

Within the schedule-A, the portion marked red in the attached plan measuring 15'ft 6" inches on the south, 19'ft. on the north and 71'ft. 3" inches of the east and west i.e., one cuttah and eleven chataks with buildings and structures thereon (entirely covered with pucca structures):

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

Drafted and prepared
by me
Rebati Rayjan Sinha
Advocate
Assam Court

Witness:

- (1) Kuldeep Singh SO - Lali Singh
Hutton Road Assam SO
- (2) Joginder Singh SO - Subit Singh
Kamla Sharma Assam SO

Typed by:
Bishak Sinha
Assam SO.



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Sub-Register Annual

17-6-85

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Signature



Signature
12.5.87

Sub-Register Annual

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