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2000Rs.



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Declaration filed

Moghair Singh's
 as constituted attorney
 for Joginder Singh

Sub-Registrar Asansol

m. 6. 87

Sale
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A 289.50
 N. O. for
 290.10

DEED OF SALE.

THIS DEED OF SALE IS MADE ON THIS THE TWENTY FOURTH DAY OF JUNE ONE THOUSAND NINE HUNDRED EIGHTY FIVE between - n Joginder Singh son of late Niranjn Singh, by religion Sikh, residing at present at 36 Evanson Street, in the city of Winnipeg, in Manitoba, Machinist with Canadian National Railway, a permanent resident of Asansol, P.S. Asansol, Dist. Burddwan, hereinafter to be called the 'Vendor' of the one

Price 5.50

Q. 10
 10/10/87

871 24366 (2 200 + 200 + 200 + 30 + 50 + 1)
SOLD TO BRITISH INDIAN
Joginder Singh
19.6.85



CLERK
19.6.85

1A 26H
19.6.85
Majhail Singh

Majhail Surin

Centre 3

Sub-Registrar Asansol
19.6.85

Majhail Surin
as constituted attorney
for Joginder Singh.

Majhail Singh
Q.P.S. Asansol
Hindu
Constituted attorney for
Joginder Singh as
is admitted by him.

1888



Sukhdev Singh
Sotan Singh
Rambardhu Talao Asansol
Hindu
Constituted attorney.

Sukhdev Singh

Sub-Registrar Asansol
19.6.85

200Rs.



-2-

May hail Singh
as constituted
a Attorney for
Joginder Singh

part (which expression shall include his legal heirs, executors, administrators and assigns):

- A N D -

(1) Harbans Singh Khunda,

(2) Dilip Singh Khunda,

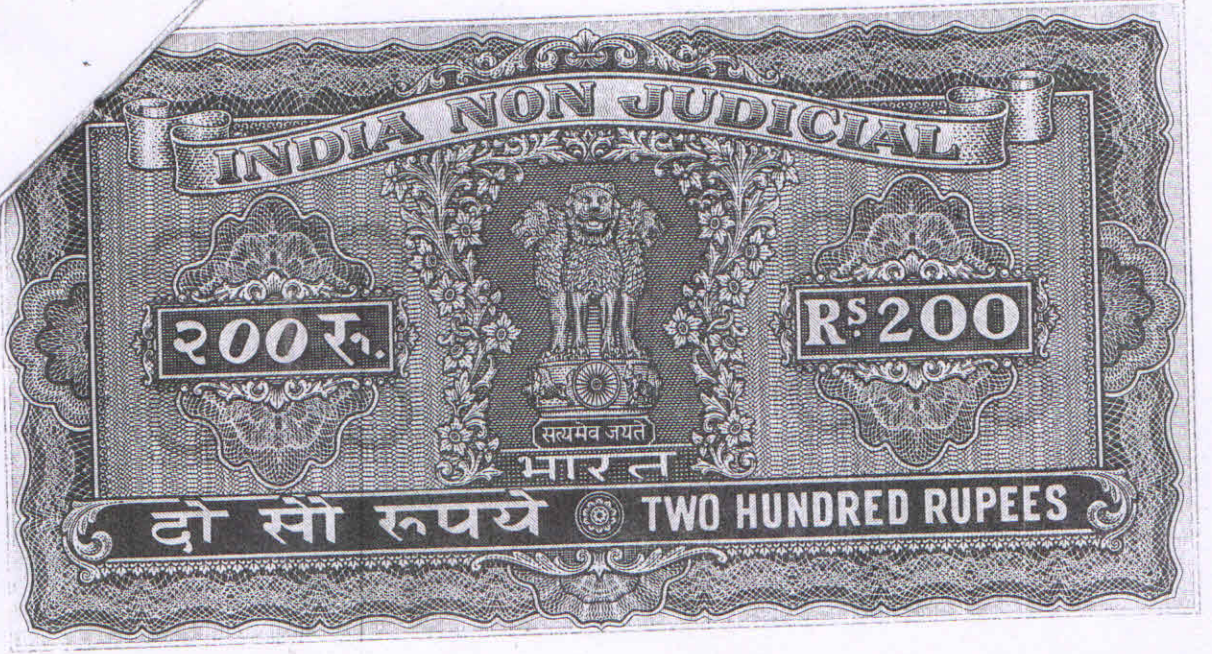
(3) Swarn Singh Khunda,

(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 Expression includes their legal heirs, executors, administrators and assigns):

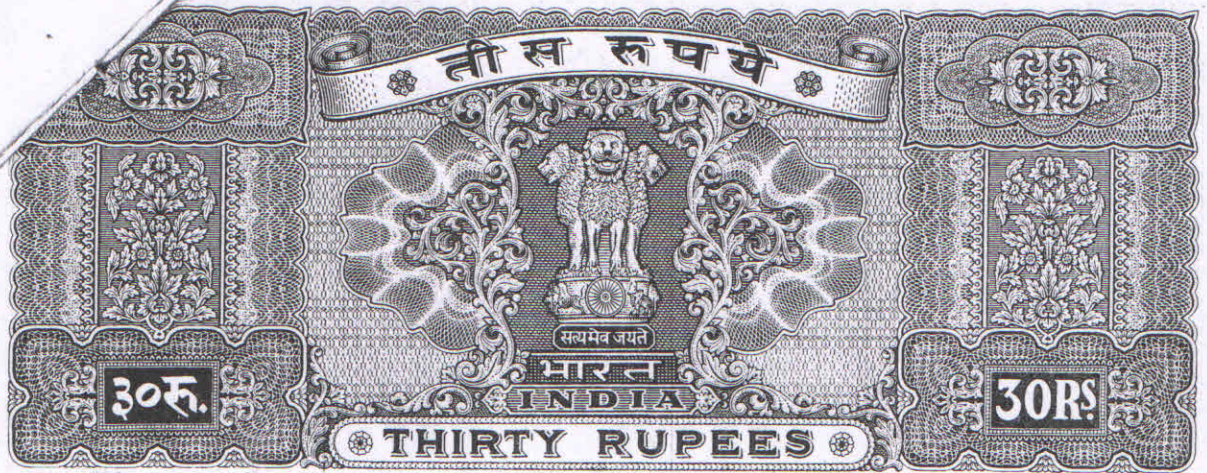
200Rs.



Majhail Singh
is constituted
attorney for
Joginder Singh

WHEREAS the property mentioned in Schedule A below was originally owned and possessed by late Niranjn Singh, the father of the vendor and after the death of late Niranjn Singh, the Vendor along with (1) Smt. Nasib Kaur, (2) Majhail Singh, (3) Trilok 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 the absolute 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 one fifth share of Schedule A property which consist of permanent structures all through.

30 Rs.



Majhial Singh
as constituted attorney
for Jogsinder Singh

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AND WHEREAS the vendor expressed his willingness through his duly constituted Attorney Majhial Singh residing at Kamala Bhawan, Pucca Bazar, P.O. Asansol, District Burdwan (Ref: General Power of Attorney dated 19th April 1984 executed by the Vendor and sworn before the Notary Public in and for the province of Manitoba (Canada) to sell the property in Schedule B at a consideration of Rupees thirty thousand only and the Purchasers jointly agreed to purchase the same at the said consideration being the present market value of the Schedule B property:

AND WHEREAS the said Attorney has been duly authorised by the vendor to negotiate for sell, to sell the property in schedule B, to accept the consideration money and to execute the deed of sale and give receipt therefor, to present the



Michael Singh
 constituted attorney
 Joginder Singh

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as for

deed of sale for registration and to admit execution thereof wherefor the Attorney is doing all such things by virtue of the power of Attorney referred to above:

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's duly appointed Attorney (the receipt whereof the Attorney of the vendor hereby acknowledges), the said vendor through his attorney 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 thereafter the said deceased father



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Majhail Singh
constituted attorney
for
Joginder Singh

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constructed pucca structure and during the time of the deceased father and after the death of the said deceased father the vendor is possessing the the schedule 'B' 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 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 to be made by the vendor.

Hyhair Singh
contituted attorney
as for Joginder Singh

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That the property hereby sold, as has already been stated is free from all encumbrances, charges or demands and this transfer is being made to the purchaser TOGETHER with all rights and easements, prescriptions etc., that the vendor has AND ALL ESTATE, RIGHT, TITLE, INTEREST, CLAIM AND DEMAND whatsoever/ of the vendor in or to the said 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.

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 defects 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 quitly enjoy and possess the said property in khas or through tenants or in any manner they like and if they desire to sell the

Majbaid Singh
as contibuted attorney
for Joginder Singh

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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 and assigns covenants to save harmless and keep indemnified the purchasers, their legal heirs, administrators or assigns from and against all encumbrances, charges and equities whatsoever.

AND the vendor, his legal heirs, executors, administrators and assigns further covenant that he or they shall at the cost and request 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 purchasers in possession of the same according to the true intent and meaning of this deed.

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, executors, administrators and assigns shall be

Majharal Singh
as contituted attor
for Jaginder Singh

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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 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 Manbhum, appertaining to R.S.Khatin 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 111ft on the north east, 105'ft 3" inches on the west, 67'ft.

JK-M

Majhad Singh
 as constituted attorney
 for Jageshwar Singh

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on the north and 47½'ft on the south being bounded and butted 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 the west.

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, 15'6" inches on the south, 48'6" inches on the east and 71'ft 3" inches on the west.

IN WITNESS whereof the vendor has signed through its duly constituted power of Attorney on the top right hand corner of every page (numbering ten) and in the attached plan.

Witness:

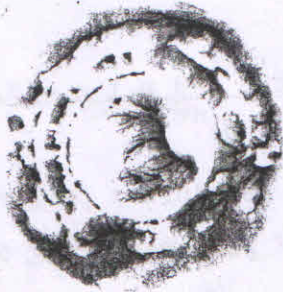
- (1) Jageshwar Singh S/o. Subjit Singh
Kamla Sharan Asansol.
- (2) Sukhdal Singh S/o S. Sohan Singh
Rambandhu Tlaw Asansol

Typed by:

Ashok Mukherjee
 Asansol

Revised and drafted
 by me -

Majibur Rahman
 Asansol



to
24.6.81
Sub-Registrar Account



Sub-Registrar Account

24.6.81

88	106	115	0 2 22.00
55.50	29.39	115	10.20
			21.20

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