

93606

Agent

7382V 5000Rs.

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11-2
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1. Name of the Vendor : Sri Ramul Kumar Basu
S/o. Late Girindra Nath Basu, both by caste Kayas-
tha (Bengali), resident of
13/1A Balaram Ghose St.,
Shyam Bazar, Calcutta. -
700004 West Bengal, Indian.

2. Name of the Vendee : Shri Kailash Mishra son of
Sri Rama Kant Mishra, resi-
dent of Village Soti Bheri-
yahi, P.S. Kanti, Registry
Munsifi & Sub Division
Muzaffarpur, Dist. Muzaffar-
pur, Bihar, Indian.

Enclosed
as contained
in mine
Kailash Mishra
2000

11/11/11 10000 TO 100000
11/11/11 10000 TO 100000
11/11/11 10000 TO 100000

4/11/11



(2)

3. Nature of Deed : ABSOLUTE SALE DEED.

4. Consideration : Rs.3,69,000.00
Money (inpees three lacs
sixty nine thousand)
only.

Market Value- Rs. 4,51,000/- (Rupees Four Lacs Fifty one thousand) only.

5. Description of 2 Jighas 10 Kathas Kasht
property Kariyani land situated in
Village Kasba Kanti P.S.
& Anchal Kanti Thana No.63
District Muzaffarpur.
Area : 24.000000.

AREA NO. REGIONAL NO. AREA

24.9.2001
 Kanna Kanna
 24.9.2001



(3)

KHATA NO. KHESARA NO. AREA MEASUREMENT

 B.K.Dh.7A.Dco.

142 / 9442 2.10.0 2.184 ~~95089~~ 95089 sq.ft.
 (Nise thousand four hundred forty two)
 Boundary

Rs.25/- only.

North : Nij Vendor Khesara
No. 9438.

South : Road.

East : Nij Vendor Khesara
No.9442.

West : Nij Vendor Khesara
No.9442.

The land sold by this Deed is also shown in
 Green Colour of the Sketch Map attached
 herewith which is also a part of this Deed.

AND WHEREAS the vendor is an absolute
 and exclusive owner of the

Kandhari Bhan

24/9/2001



(4)

property mentioned in column no.5 of this deed over which the Vendor is also holding khas possession since long quite unconcerned with other.

AND WHEREAS, during the revisional survey operation the said-lands also stands recorded in the Vendor's name.

AND WHEREAS, the land is free from the land ceiling proceeding and the vendor is free to sell the land mentioned in column no.5.

Handwritten:
Kamakhya
24/11/2001



(5)

AND WHEREAS, the Vendor is permanently residing in Calcutta with his family and on account of his old age he feels a lot of trouble and inconvenience to look after and manage his property including the above land mentioned in column no.5.

AND WHEREAS, for want of proper management the vendor is not deriving proper benefit in keeping his aforesaid land and so he decided to sell away the same for proper consideration.

AND WHEREAS, the Vendor proposed

Handwritten signature

1001

5000Rs



(6)

to sell the said land and the Vendee mentioned in column no.2 having come to know about the said proposed sale contacted the vendor at his house and after negotiation the contract for sale of the land mentioned in column no.5 was finalised at Rs.3,69,000.00 (Rupees three lacs sixty nine thousand) only as mentioned in column no.4.

AND WHEREAS, after finalisation of the contract the Vendor received full consideration money mentioned in column no.4 in the manner given below through cash and Bank Draft bearing No. :-

Kamal Kumar Jais

24.9.2001

5000Rs



(1) U.B.I.Kanti D.D.No.175011 dt. 8.8.2000

Rs.45,000/-

(2) U.B.I.Kanti D.D.No.175012 dt.8.8.2000

Rs.45,000/-

(3) U.B.I.Kanti D.D.No.175013 dt.8.8.2000

Rs.45,000/-

(4) U.B.I.Kanti D.D.No.175014 dt. 8.8.2000

Rs.47,000/-

(5) U.B.I.Kanti D.D.No.175015 dt.8.8.2000

Rs.45,000/-

(6) U.B.I.Kanti D.D.No.175016 dt. 8.8.2000

Rs.48,000/-

(7) P.N.B.Naz.D.D.No.049138 dt.8.8.2000

Rs.50,000/-

Kamal Kanti

24.8.2000



(8)

(8) P.N.B.Muz.D.B.No.049142 dt.8.8.2000
Rs.25,000/-

(9) P.N.B.Muz.D.B.No.049143 dt.8.8.2000
Rs.25,000/-

Rs.3,55,000.00

Cash

14,000.00

Rs.3,69,000.00

AND WHEREAS, in part performance of contract the Vendee has been permitted and allowed to take possession thereof and on payment of the said consideration the vendee came in possession over the said land in part performance of contract.

AND WHEREAS, in pursuance of the said contract the sale deed with respect to vendee land mentioned in column no.5

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24.9.2001



is necessary to be executed and registered in favour of the Vendee mentioned in column no.2 of this deed with respect to the said vended land.

AND, THEREFORE, this Vendor out of his free will and consent and in sound disposing mind without any coercion and undue influence from any body is selling the land mentioned above in column no.2 of the lands to vendee mentioned in column no. 2 for consideration of



(10)

Rs. 3,69,000.00 (Rupees three lacs sixty nine thousand) only mentioned in column no. 4 and have received full consideration thereof from the vendee as per Bank Draft mentioned above in foregoing paragraphs and partly in cash and on receipt of full consideration as per recitals of the SALE DEED the vendor has put the vendee in possession of the land mentioned in column no. 5 as absolute owner with full right and title thereon and since after the said sale deed the vendor has ceased to have any concern with the vendee

Macedonian Bank

3-4-9 2001

5000Rs



(11)

land mentioned in column no.5 of this deed.
The vendee hence forward has become absolute
owner of the said vended land and is entitled
to hold and use the same in the manner she
would so like. The vendee is also entitled
to get his name mutated in the Anchal office
over the vended land and is also entitled
to pay rent and get rent receipts in
his name with respect to the

W. S. Ramani

1997/2/20/1



(12)

same and the vendor will have no objection with respect to the same.

The vendor assures the vendee that the vended land mentioned in column no.5 is free from any encumbrance, attachment, charge, claim and demand and it is also free from the land ceiling proceeding, but still in case of defect of title or for any other reason if the vendee will have chance of dispossession from the same and if any payment of any encumbrance is made by him on account of any default on the part of vendor with respect to the vended land the vendor undertakes re-compensate and re-imburse the vendor with interest thereon.

Kamal Khandekar

24.9.2001



(17)

HENCE THIS DEED OF ABSOLUTE SALE DEED
is being executed in favour of the Vendee.

IN WITNESS WHEREOF the Vendor has put
his hand this day *Twenty fourth day of June* 2001

Certified that the 1st
Copy & Second Party is
the same.

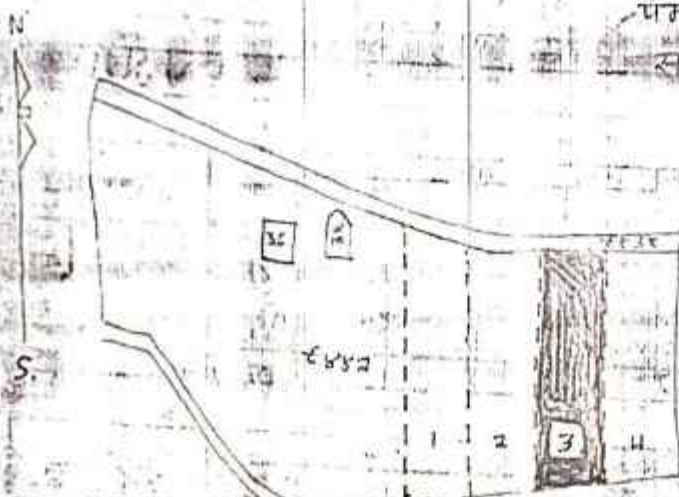
Typed by
Rav Kumar
21.9.2001
Advocates' Association
Muzaffarpur.

Memo in the Book

24.9.2001

नाम गीता - २००० कां
 धाना राठ - ६३
 धाना एवं अंचल - कोसी
 जिला - मुजफ्फरपुर
 पैमाना - १ इंच = १ मील
 सन १९६२ - ६३ ई

7
3
8



③ आवाग मेसरा रकबा
 १४२ - ६४४२ - २०००
 उ० १६९ $\frac{1}{2}$ बि० ५० ५४८८
 द० १६९ $\frac{1}{2}$ " ५० ५४८८
 चौकड़ी - उ० लो० ५० नि० लो० की०
 द० लो० ५० नि० लो० की०

निजी देण्ड जमीन का लक्का का राग दसरी

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son of
 Sant-Nishra, resi-
 dent of Village Soti Bheri-
 yahi, P.S. Kanti, Registry
 Munsifi & Sub division
 Muzaffarpur, Dist. Muzaffar-
 pur, Bihar, Indian.

१७ मी० १००० मी०
 १७ मी० १००० मी०
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INDIA NON JUDICIAL

₹ 5000

₹ 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

1. Name of the Vendor : Sri Kamal Kumar Basu, S/o Late Girindra Nath Basu, Both by Caste Kayastha (Bengali) resident of 13/1A Balaram Ghose Street, Shyam Bazar, Calcutta-700004, West Bengal. Indian.

2. Name of the Vendee : Sri Rama Kant Mishra, S/o. late Sheo Persan Mishra, resident of Village Soti Uheriyahi, P.S. Kanti. Registry, Mansi Sub-Division & District Muzaffarpur, Indian.

INDIA NON JUDICIAL

₹ 4000

₹ 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

(2)

3. Nature of Deed : Absolute Sale Deed

4. Amount of Consideration Money : Rs. 3,70,000.00
(Rupees three lacs seventy thousand only)

Market Value : Rs. 4,51,000/- (Rupees Four Lac fifty one thousand) only.

5. Description of Property : 2 Bighas 10 Kothas (2 Acres 15½ dec) Kasht Kalyani land situated in Village Kaswa Kanti, P.S. & Anchal Kanti Thana No. 63 District Muzaffarpur. Area DILANAHAR

KHATA NO. KUESARA NO. ARRA

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24.9.2001

Handwritten notes and signatures



(3)

KHATA NO. KHESARA NO. AREA

B.K.Dh./ A. Dec.

142 9442 2B.10K. 2.18½ dec.

Measurement

95,170 Sq. ft.

Rent Rs.25/- (Rupees Twenty five) only

BOUNDARY

North : Nij Vendor.

South : Road.

East : Nij Vendor Khesara No.9442.

West : Nij Vendor Khesara No.9442

The land sold by this Deed is also shown in Red colour of the Sketch Map attached herewith which is also a part of this deed.

AND WHEREAS, the Vendor is an absolute and exclusive owner of the

Contd..3.

Manoj Kumar Basu
24.9.2001



(4)

property mentioned in Column No. 5 of this deed over which the Vendor is also holding khas possession since long quite unconcerned with other.

AND WHEREAS, during the revisional Survey Operation the said lands stands recorded in the Vendor's name.

AND WHEREAS, the land is free from the Ceiling proceeding and the Vendor is free to sell the land mentioned in Column No. 5.

AND WHEREAS, the Vendor is permanently residing at Calcutta with his family and on account of his old age he feels a lot of trouble and inconvenience to look after and manage his property.

Contd..5.

Kamal Kumar Das

24.9.2001



(5)

AND WHEREAS for want of proper Management the vendor is not deriving proper benefit in keeping his aforesaid land and so he decided to sell away the same for proper consideration.

AND WHEREAS the Vendor proposed to sell the land and Sri Kailash Mishra of Soti Bheriyani offered to purchase 10 Bighas of land at an agreed consideration which was duly paid.

Contd..6.

Kamal Kumar Das
24 9 2001



(6)

AND WHEREAS, the said Vendee Kailash Mishra divided the said 10 Bighas of land in 4 plots and nominated the Vendee mentioned herein to be the purchaser of plot no.1 out of the said 10 Bighas of land contracted to be sold and consideration paid by the said Kailash Mishra should be taken to be the amount of the consideration paid for and on behalf of the vendee mentioned herein.

AND WHEREAS, after finalisation of the contract the vendor received full consideration money mentioned in Column No.4 in the manner given below through cash and Bank Draft bearing No. :-

- (1) U.B.I.Kanti D.D.No.175002 dt.7.8.2000
Rs.48,000/-
- (2) U.B.I.Kanti D.D.No.175003 dt. 7.8.2000
Rs.42,000/-
- (3) U.B.I.Kanti D.D.No.175004 dt.7.8.2000
Rs.36,000/-

Kailash Mishra

24.9.2001

INDIA NON JUDICIAL

4000रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

(7)

(4) U.B.I. Kanti D.D. No. 175005 dt.7.8.2000
Rs.42,000/-

(5) U.B.I. Kanti D.D.No.175006 dt.7.8.2000
Rs.45,000/-

(6) U.B.I. Kanti D.D.No.175007 dt.7.8.2000
Rs.45,000/-

(7) U.B.I. Kanti D.D.No.175008 dt.7.8.2000
Rs.42,000/-

(8) P.N.B. Muzaffarpur D.D.No.049139
dt.8.8.2000 Rs.30,000/-

(9) P.N.B. Muzaffarpur D.D.No.049140
dt.8.8.2000 Rs.40,000/-

Total Rs.3,70,000/-

Kamal Kumar Das

24.9.2001



(8)

AND WHEREAS in part performance of contract the vendee has been permitted and allowed to take possession thereof and on payment of the said consideration, the Vendee came in possession over the said land in part performance of contract.

AND WHEREAS, in pursuance of the said contract the sale deed with respect to vended land mentioned in column no.5 is necessary to be executed and registered

Kamal Kumar Rasth

24.9.2001



(9)

in favour of the vendee mentioned in
column no.2 of this deed with respect
to the said vended land.

AND WHEREAS, this vendor out of
his free will and consent and in sound
deposing mind without any coercion and
undue influence from any body in selling
the land mentioned above in column no.5
of the lands to vendee mentioned in
column no. 2 for consideration of
Rs.3,70,000/- (Rupees three lacs seventy
thousand)

Kanish Kumar Ban

24.9.2001



(10)

mentioned in column no.4 and have received full consideration thereof from the vendee as per Draft mentioned above in foregoing paragraphs and no receipt of full consideration as per recitals of the SALE DEED the Vendor has put the vendee in possession of the land mentioned in column no.5 as absolute owner with full right and title thereon and since after the said sale deed the vendor has ceased to have any concern with the vendee

Kamal Kumar Basu

24.9.2001

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

(11)

land mentioned in column no.5 of this deed. The Vendee hence forward has become absolute owner of the said vended land and is entitled to hold and use the same in the manner he would so like. The vendee is also entitled to get his name mutated in the Anchal Office over the vended land and is also entitled to pay rent and get rent receipts in his name with respect to the same and the vendor will have no objection with respect to the same.

Kamal Kumar Basha

24.9.2001



(12)

The vendor assures the Vendee that the vended land mentioned in column No.5 is free from any encumbrance attachment, charge, claim and demand and it is also free from the land Ceiling proceeding, but still in case of defect of title or for any other reason if the vendee will have chance of dispossession from the same and if any payment of any encumbrances is made by him on account of any default on the part of vendor with respect to the vended land the vendor undertakes to re-compensate and re-imburse the vendor with interest thereon.

Kamal Kumar Sanyal

24.9.2001

500Rs



(13)

HENCE THIS DEED OF ABSOLUTE SAID DEED
is being executed in favour of the Vendee.

IN WITNESS WHEREOF the Vendor has put
his hand this day... 21.9.2001

Certified that the First
Copy and Second Copy is
the same.

Typed by

Rav Kumar
21.9.2001
Advocates Association
Muzaffarpur.

Kamal Kumar Das

24.9.2001

23400

73222 5000Rs.

Sole
Sale
7/11

39

7/11

Sole

4,51,000

विशेष न्याय २५ के अन्तर्गत २५/११/०१

२१/११/०१
 २२/११/०१
 २३/११/०१
 २४/११/०१

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 ३१/१२/०१

Fee Paid.

Rs) 9020.00
 Rs) 27.00
 Rs) 2.50
 Rs) 1.15
 9050.65

60,500

24.9.2001

1. Name of the Vendor : Sri Kamal Kumar Basu S/o
 Late Girindra Nath Basu,
 both by Caste Kayestha
 (Bengali) resident of 13/1A,
 Balram Ghose Street, Shyam
 Bazar, Calcutta-700004 West
 Bengal, Indian.

2. Name of the Vendee : Smt. Suman Devi W/o Sri
 Kailash Mishra, resident
 of Village Soti Bheriyahi
 P.S.Kanti District Muzaffar-
 pur, Bihar, Indian.

Two who he gave
 as contained in
 an order of the court

Kamal Kumar Basu

ज. न्याय २५ के अन्तर्गत
 २५/११/०१
 २६/११/०१
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 २६/१२/०१
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 २९/१२/०१
 ३०/१२/०१
 ३१/१२/०१



(2)

3. Nature of Deed : ABSOLUTE SALE DEED.

4. Amount of Consideration Money : Rs. 3,67,000.00 (Rupees three lacs and sixty seven thousand) only,
Market value Rs. 4,51,000/-
(Rupees Four Lac Fifty One thousand) only.

5. Description of the property : 2 Bighas 10 Kathas
Kasht Kaiyami land
situated in Village
Kasba Kanti P.S. Kanti
District Muzaffarpur,
Bihar Anchal Kanti
Thana no. 63
Area : DHANIAH.

KHATA NO. KHESARA NO. AREA

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24.9.2001

Handwritten notes:
 24.9.2001 14:32
 24.9.2001 14:32 21.11.11 14:32
 24.9.2001 14:32 13.11.11 14:32
 24.9.2001 14:32 13.11.11 14:32



(3)

KHATA NO. KHESARA NO. AREA Boundary

B.K.Dh./ Ac.Dec.

142 9442(P) 2.10.0 2.18½

Portion 95,226 sq. ft.

N.Nij Vendor
Khesara
No.9438

S.Road

E.A.K.Bose

W.Nij Khesara
No.9442.

Rent Rs 25/-

The land sold by this Deed is also shown in Blue Colour of the Sketch Map attached herewith which is also a part of this Deed.

AND WHEREAS, the Vendor is an absolute and exclusive owner of the

W. Nij Khesara

24.9.2001



(4)

property mentioned in Column no.5 of this Deed over which the vendor is also holding khas possession since long quite unconcerned with other.

AND WHEREAS, during the revisional survey operation the said land also stands recorded in the vendor's name.

AND WHEREAS, the land is free from the land Ceiling proceeding and the Vendor is free to sell the land mentioned in column no.5.

AND WHEREAS, the Vendor is

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24.9.2001



(5)

permanently residing in Calcutta with his family and on account of his old age he feels a lot of trouble and inconvenience to look after the manage his proper including the above la-nd mentioned in column no.5.

AND WHEREAS, for want of proper Management the Vendor is not deriving proper benefit in keeping his above said land and so he decided to sell away the same for proper consideration.

AND WHEREAS, the Vendor proposed to sell the land and one Sri Kailash Mishra of Soti Bheriyahi offered to purchase 10 Bighas of land at an agreed consideration with was duly paid.

Handwritten signature

24.9.2001



(6)

AND WHEREAS, the said vendee Kailash Mishra divided the said 10 bighas of land into 4 plots and nominated the vendee mentioned herein to be the purchaser of plot no.4 out of the said 10 Bighas of land contracted to be sold and the consideration paid by the said Kailash Mishra should be taken to be the amount of the consideration paid for and on behalf of the vendee mentioned herein

AND WHEREAS, after finalisation of the contract the Vendor received full Consideration Money mentioned in column no.4 in the manner given below through cash and Bank Draft bearing No.

(1) S.B.I.Muz.D.D.No.210197 dt. 8.8.2000

Rs.45,000/-

(2) S.B.I.Muz.D.D.No.210198 dt.8.8.2000

Rs.45,000/-

Kailash Mishra

24.9.2001



(7)

(3) S.B.I. Muz.D.D. No.210199 dt. 8.8.2000

Rs.45,000/-

(4) S.B.I.Muz.D.D. No. 2101201 dt. 8.8.2000

Rs.45,000/-

(5) S.B.I.Muz.D.D.No.210202 dt. 8.8.2000

Rs.45,000/-

(6) S.B.I.Muz.D.D.No.210203 dt. 8.8.2000

Rs.45,000/-

(7) S.B.I.Muz.D.D.No.210204 dt.8.8.2000

Rs.30,000/-

(8) S.B.I.Muz.D.D.No.210183 dt.8.8.2000

Rs.35,000/-

In Cash

Rs.3,35,000.00

32,000.00

Rs.3,67,000.00

Nand Lal Hemarath

24.7.2001



(8)

AND WHEREAS, in part performance of contract the Vende has been permitted and allowed to take possession thereof and on payment of the said consideration the vendee came in possession over the said land in part performance of the contract.

AND WHEREAS, in pursuance of the said contract the Sale deed with respect to vended land mentioned in Column No.5 is necessary to be executed and registered in favour of the vendee mentioned in column no. 2 of this deed with respect to

K. C. M. M. M. B. 04

24 9 2001

5000Rs.



(9)

the said vended land.

AND THEREFORE, this vendor out of his free will and consent and in sound deposing mind without any coercion and undue influence from any body in selling the land mentioned above in Column No.5 of the lands to vendee mentioned in column no.2 for consideration of Rs.5,67,000.00 (Rupees three lacs sixty seven thousand) only mentioned in column no.3 and have received full

Kamal Kumar Das

24.9.2001



(10)

consideration thereof from the vendee as per Bank Draft mentioned above in foregoing paragraphs and partly in cash and on receipt of full consideration as per recitals of the SALE DEED the Vendor has put the Vendee in possession of the land mentioned in Column no. 5 as absolute owner with full right and title thereof and since after the said sale deed the vendor has ceased to have any concern with the vended land mentioned

Kamal Kumar Das

24.9.2001



(11)

in column no.5 of this deed. The Vendee hence forward has become absolute owner of the said vended land and is entitled to hold and use the same in the manner she would so like. The vendee is also entitled to get her name mutated in the Anchal office over the vended land and is also entitled to pay rent and get rent receipt in her name with respect to the same and the

Kamal Kumar Bora

24.9.2001



(12)

vendor will have no objection with
respect to the same.

The vendor assures the vendee
that the vended land mentioned in column
no.5 is free from any encumbrance, attach-
ment, charge, claim and demand and it is
also free from the Land Ceiling proceeding,
but still in case of defect of title or for
any other reason if the vendee will have
chance of dispossession from the same and
if any payment of any encumbrance is made
by him on account of any default on the
part of vendor with respect to the vended
land the vendor undertakes re-compensate
and re-imburse the vendor with interest
thereon.

M. and M. and Co.

24.9.2001

500Rs.



(13)

HENCE THIS DEED OF ABSOLUTE SALE DEED
is being executed in favour of the vendee.

IN WITNESS WHEREOF the Vendor has put his
hand this day twenty fourth day of September 2001

Nand Kumar Bax
24.9.2001

Typed by

Raj Kumar
21.9.2001

Advocates' Association
Muzaffarpur.

Certified that the 1st
and Second copy is the
same.

Nand Kumar Bax