

गैर 250'0
 गैर 40'0
 PTA 12'0 पार्सल
 का 13.02.03

Handwritten signature
 14.2.2003

Advertisement under rule 21 also under section 5 of the Land Revenue Act 1956 duly stamped by the India Stamp Act, 1953

Schedule No. 23
 Fees paid under: A. 539/-
 10/- in R.F.S. paid

Pradip Kumar Goel

श्री प्रदीप कुमार गोएल

Business man by the
 name of N.S.B. Road
 Municipality



Santosh Meji

श्रीमती संतोष देवी गोएल

1) Sri Pradip Kumar Goel

2) Smt. Santosh Devi Goel

Handwritten signature
 14.2.2003

DEED OF SALE :: Value Rs. 49,800/-, Area of land sold is .0084 Acres comprising part of R.S. Plot No. 1860 and 1861 situated in Mouza Raniganj Municipality, P.S. Raniganj, Ward No. 14.

THIS DEED OF SALE made this the 13th day of February in the year 2003 (TWO THOUSAND THREE);

- BY -

- (1) SRI PRADIP KUMAR GOEL Son of Sri Bajranglal Goel,
 - (2) SMT. SANTOSH DEVI GOEL Wife of Sri Bajranglal Goel,
- both by faith Hindu, by Occupation Business and Housewife respectively, both residents of N.S.B. Road (19/2 Goenka Park Bye Lane), P.O. & P.S. & A.D.S.R. Office Raniganj, Chowki

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Pradeep Kumar Gool
 सत्यमेव जयते
 1) Sanyal Raji
 2) Sanyal Raji
 3) Sanyal Raji
 4) Sanyal Raji
 5) Sanyal Raji

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Asansol, District Burdwan, herein-after jointly and severally called the "VENDORS" (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the ONE PART;

--: IN FAVOUR OF :-

(1) SRI BASUDEB MAJI Son of Late Rampada Maji, (2) SRI SAMAR MAJI (3) SRI JITENDRANATH MAJI (4) SRI RABINDRANATH MAJI (5) SRI BISHNUPADA MAJI, all Sons of Sri Basudeb Maji, all by faith Hindu, by Occupation Business, resident of N.S.B. Road, Raniganj, P.C., P.S. & Sub-Registry Office Raniganj, Chowki Asansol, District Burdwan hereinafter jointly and severally

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Cont...P/4.

Pradeep Kumar Goel
 सतीश चंद्र गोयल
 Disputed by the other parties
 1) Sanjay Majhi
 2) Gokul Chandra Majhi
 3) Rajendra Nath Majhi
 4) Biswajit Majhi

1) 2) 3) 4) 5)
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called the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the OTHER PART;

WHEREAS the land comprised in R.S. Plot Nos. 1860 and 1861 situated in Mouza Raniganj Municipality, P.S. Raniganj, Dist. Burdwan was previously owned and possessed by Smt. Munia Devi W/o. Prahlad Rai Luharuwala who acquired the said lands under a registered Deed of Gift dated 06-10-1945 being Deed No. 3391 for the year 1945 of Raniganj Sub-Registry Office executed in her favour by her husband Prahlad Rai Luharuwala and by accepting the said Gift she got khas possession of the said land and became absolute owner thereof.

AND WHEREAS the said lands belonging to Smt. Munia Devi were duly and correctly recorded in her name in the finally Published R.S. Khatian Nos. 1494 and 3749 of the said Mouza.

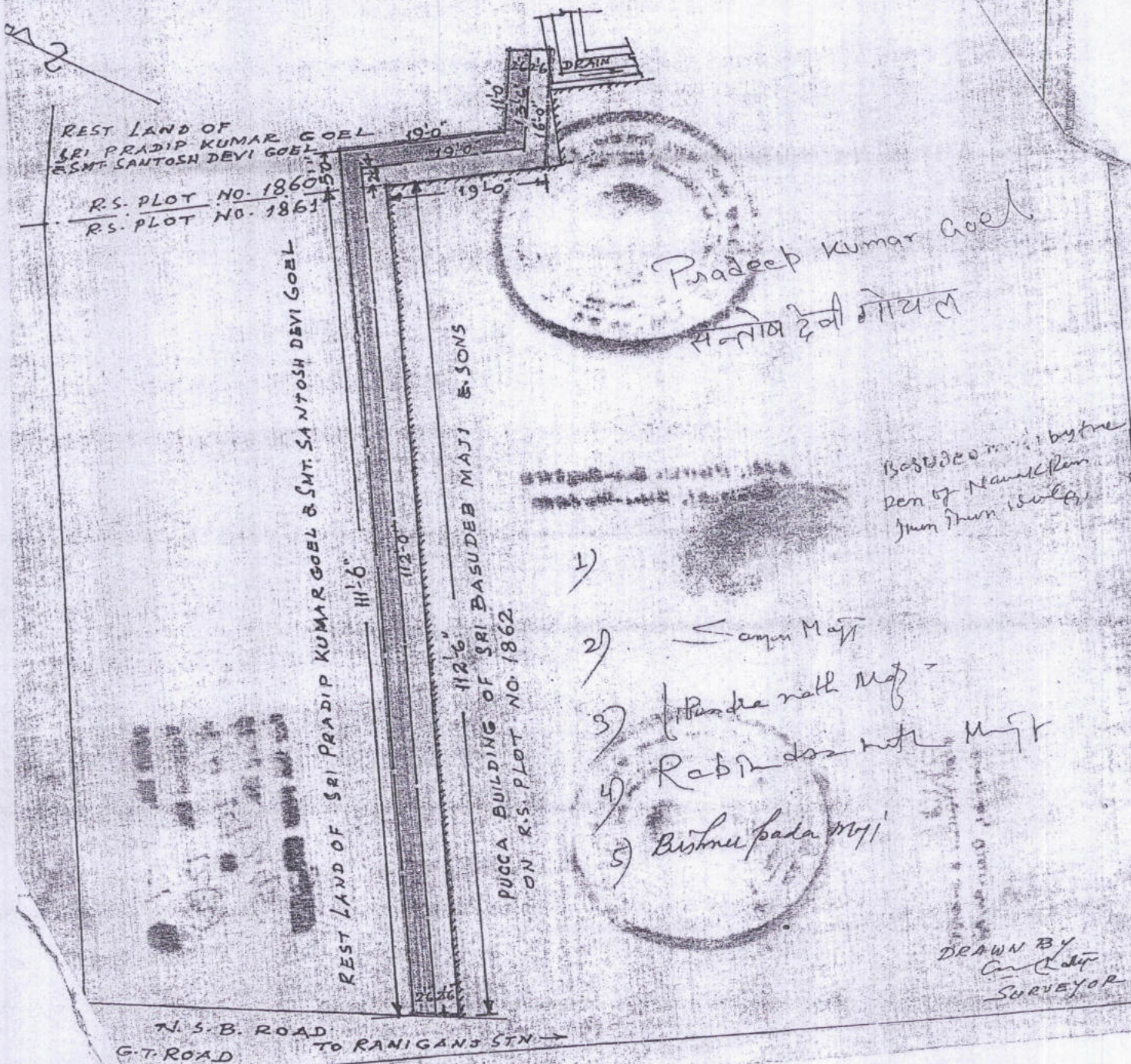
AND WHEREAS aforesaid Smt. Munia Devi had been all along in exclusive ownership and possession of the said lands till her death. Aforesaid Smt. Munia Devi having died intestate, the said lands left by her were inherited by her legal heirs under the provisions of Hindu Succession Act, 1956 and there after all the properties including the aforementioned lands lying under the ownership and possession of her legal heirs in ejmal were amicably partitioned by metes and bounds amongst her said legal heirs by a Deed of Partition dated 16.10.1993 which was registered as Deed No. 3780 for 1993 of Raniganj

ENLARGED PART PLAN OF MOUZA RANIGANJ MUNICIPALITY
 NO. 24 P.S. RANIGANJ DIST. BURDWAN

SCALE: 1" = 16 1/2'

- LEGEND:-
 1) PORTION OF LAND FORMING AREA = 87.5 SFT = 0.002 ACRES WITHIN R.S. PLOT NO. 1860 AND 279.375 SFT = 0.0064 ACRES WITHIN R.S. PLOT NO. 1861 IS SHOWN IN BLUE TINTED:-
 OWNERS:- SRI PRADIP KUMAR GOEL S/O SRI BAJRANG LAL GOEL & SMT. SANTOSH DEVI GOEL W/O SRI BAJRANG LAL GOEL
 2) PORTION OF LAND FORMING AREA 87.5 SFT = 0.002 ACRES WITHIN R.S. PLOT NO. 1860 AND 280.625 SFT = 0.0064 ACRES WITHIN R.S. PLOT NO. 1861 IS SHOWN IN YELLOW TINTED:-
 OWNERS:- 1) SRI BASUDEB MAJI S/O LATE RAMPADA MAJI 2) SRI SAMAR MAJI, 3) SRI JITENDRA NATH MAJI 4) SRI BISHNU PADA MAJI ALL SONS OF SRI BASUDEB MAJI

NOTE:- PROPOSED COMMON PASSAGE IS SHOWN IN RED BOUNDING



DRAWN BY
 [Signature]
 SURVEYOR

- Pradeep Kumar Goel -
 सप्तशती की सीटिंग
 दोपहरा मोर्चा by
 श्री. देवनाथ कौशिक
 जून्जुनवाला
- 1) Sanyam Mohi
 - 2) Jilendra Nath Moti
 - 3) Rabintra Nath Moti
 - 4) Bishnu Prasad Moti
- : 4 :-

A.D.S.R. Office and by virtue of such amicable partition Sri Ram Ratan Lal Luharuwala Son of Late Prahlad Rai and Smt. Kailashi Devi Luharuwala W/o. Sri Ram Ratan Lal Luharuwala jointly got the southern portion of the said lands i.e. towards Bajaj Dharmasala measuring an Area of 0.185 Acres of R.S. Plot Nos. 1860 and 1861 under R.S. Khatian No. 1494 and 3749 of Mouza Raniganj Municipality.

AND WHEREAS while owning and possessing their said partitioned/demarcated lands aforesaid Sri Ram Ratan Lal Luharuwala and his wife Smt. Kailashi Devi Luharuwala jointly sold, conveyed and transferred 11 (Eleven) Chataks 8.5 (Eight Point five) Sq.ft. of land comprising part of R.S. Plot No. 1860 and 1861 to Sri Rajesh Kumar Jhunjunwala S/o. Sri Gopi Krishna Jhunjunwala by a Registered Deed of Sale being No. 910 for the year 2000 of Raniganj A.D.S.R. Office on receipt of valuable consideration as mentioned in the said Sale deed. The said land so sold, to said Rajesh Kumar Jhunjunwala has been more specifically shown in a Sketch Map in Red border lines annexed to the said Sale Deed and made Part thereof.

AND WHEREAS after such purchase aforesaid Sri Rajesh Kumar Jhunjunwala became owner of the said land and while owning and possessing the same aforesaid Rajesh Kumar Jhunjunwala sold and transferred the said land measuring 11

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D. 445

2000Rs

Pradeep Kumar Goel

सन्तोष देवी गोयल

Subscribed by the person
Name: Santosh Devi
Number: [unclear]



Santosh Meji

Pradeep Kumar Goel

Rabindra Nath Meji

Pradeep Kumar Goel

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 - 2)
 - 3)
 - 4)
 - 5)
- 5 ---

Chhitaks 8.5 Sq.ft. to the Vendors Sri Pradip Kumar Goel and Smt. Santosh Devi Goel by a Registered deed of Sale being No. 3134 for the year 2002 of Raniganj A.D.S.R. Office for valuable consideration.

AND WHEREAS since such purchase, the Vendors had been/have been in peaceful ownership and possession of their said purchased land.

AND WHEREAS the purchasers having proposed and offered to the Vendors to purchase 368.125 Sq.ft of land comprising part of R.S. Plot No. 1860 and 1861 which is morefully mentioned in the Schedule below for the purpose of using the same as passage and for the convenience of air and light to their land lying adjacent to the schedule mentioned land at a consideration of Rs.49,800/- (Rupees Forty nine thousand eight hundred) only the Vendors accepted the said offer of the purchasers and agreed to sell, convey and transfer the schedule mentioned land in favour of the purchasers at and for the said consideration on the terms hereinafter appearing.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the

Pradeep Kumar Guel

सन्तोष देवी जोशी

Bapu Devarani
by the Ben of
Narain Devarani
Punwarde

Sanyal Maji

Jitendra Nath Maji

Rabindra Nath Maji

Bishnu Pada Maji

1) 2) 3) 4) 5)
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Vendors and the purchasers and in consideration of the said sum of Rs. 49,800/- (Rupees Forty nine thousand eight hundred) only paid by the purchasers in Cash to the Vendors (the receipt whereof is hereby admitted and acknowledged by the Vendors) the Vendors doth hereby grant, convey sell and transfer all that vacant land morefully mentioned in the schedule below unto and to the use of the said purchasers together with the right of path, passage, lights, liberties, privileges, easement and appurtenances whatsoever attached and concerning the said land free from any or all encumbrances TO HAVE AND TO HOLD the said land hereby granted conveyed and transferred unto and to the use of the said purchasers having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said vendors doth hereby for themselves, their heirs and successors declare and covenant with the said Purchasers that the vendors have good title full power and absolute right to sell and transfer the said land and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and that the Vendors have not in any way encumbered the said land intended to be conveyed by this Deed of Sale AND THAT the said purchasers including their legal heirs and successors shall and will for all times to come hold, possess, use and enjoy the said land as lawful and rightful owners thereof for the purposes as aforesaid without any interruptions, obstructions,

Pradeep Kumar Goel

संज्ञित देवी गोरख

By the Vendor
by the Person
Name as per
Munim book



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claim and/or demand whatsoever from or by the Vendors or any person/persons, lawfully/equitably claiming under or in trust for them and that the said vendors including their legal heirs and successors shall and will for all times to come at the cost and request of the said purchasers do or execute or cause to be done or executed all such acts, deeds and things for further or more perfectly assuring the title of the purchasers relating to the schedule mentioned land and that the Vendors doth hereby further declare and covenant with the said purchasers that if it transpires that the schedule mentioned land is not free from all encumbrances and/or the Vendors have no valid, perfect and marketable title to the said land as hereinabove stated by the Vendors in that event the Vendors including all their legal heirs will be bound to pay back the entire consideration amount with legal interest to the purchasers and shall also be liable to make good and indemnify all losses and damages which the purchasers may suffer due to any defect in the title of the Vendors with respect to the said land hereby sold to the purchasers.

It has been further decided and covenanted between the parties hereof that:

(a) With the execution of this Sale Deed transferring the schedule mentioned land to the purchasers the vendors at the same time also leave out .0084 Acres of land lying adjacent north of the schedule mentioned land being part of the said two Plots.

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Pradeep Kumar Goel

समीप देवी जोरान

Dusundeo Maji

by the pen

Namickon

Humimantala,



Santa Maji

Atkandra Nath Maji

Ratindra Nath Maji

Bishnu Jadar Maji

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(b) The Schedule mentioned land so sold to the purchasers and the land so left out by the Vendors shall be used in common by both the Vendors and the Purchasers including their respective legal heirs and successors as their common passage for all times to come. The said land to be used and enjoyed by the parties for their such common passage shall be kept open/vacant for all times and for all intents and purposes. The said land so left out by the Vendors is more specifically shown in Blue lines in the Sketch Map attached hereto.

(c) That neither of the parties nor their successors/legal representatives shall have any right to make/raise/erect any sort of constructions/structures or to make any encroachment in any manner in, upon and over the said common passage over which the parties shall have all right title and interest in equal 1/2 (half) Share each.

(d) That both parties shall be able and competent to raise boundary walls over their respective lands intervened by the said common passage without making any encroachment of the said vacant/open space to be used and enjoyed by them as their common passage which is more specifically delineated in a Sketch Map and thereon bordered in Red lines annexed to this Deed.

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Pradeep Kumar Acel

शरीर की शक्ति

Burdwan

by the

Nawal Kanti

Shri

Sanyal Maji

Pradeep Kumar Acel

Rabindro Nath Maji

Bichnu Pada Maji

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(e) That both parties shall have right to make any opening/door, window's facing the said common passage for their ingress and egress from and to their respective properties through the said common passage.

It is further declared by the Vendor that the Purchasers by virtue of this Deed of Sale will be competent and entitled to get their names mutated in the records of B.L. & L.R.O., Raniganj under the State of West Bengal as also in the records and registers of Raniganj Municipality and the Vendors undertakes to render all such help and assistance as will be found essential in this regard.

SCHEDULE OF THE LAND ABOVE REFERRED TO:

In the District of Burdwan, Chowki & Sub-division at Asansol, P.S. Raniganj, within Mouza Raniganj Municipality, J.L. No. 24, all that vacant Bastu land forming part of R.S. Plot No. 1860 (One thousand eight hundred sixty) under R.S. Khatian No. 1494 (One thousand four hundred ninety four) measuring .002 Acres and R.S. Plot No. 1861 (One thousand eight hundred sixty one) under R.S. Khatian No. 3749 (Three thousand seven hundred forty nine) measuring .0064 Acres. Total measuring .0084 Acres equivalent to 368.125 (Three hundred sixty eight Point One hundred twenty five) Sq.ft. and being part of Holding No. 34, N.S.B. Road, Ward No.14 under Raniganj Municipality.

The said land hereby sold is more specifically delineated in a Separate Sketch Map (Plan) hereto annexed and thereon

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shown in Yellow border which shall form part of this Deed.

The Proportionate Annual Rent is payable to the State of West Bengal through B.L. & L.R.O., Raniganj.

IN WITNESS WHEREOF the Vendors named above signed and executed this Deed of Sale on the day, month and year first above written.

WITNESSES:-


1. Bajrang Lal Goel
5/0 Late TARA CHAND GOEL
1912 N.S. B Road
Raniganj

2. Nanak Ram Jhon Singh
Raniganj.

1. Pradeep Kumar Goel

2. सन्तोष देवी गोयल

(Signature of the Vendors).

1.  By the Pen of
Nanak Ram Jhon Singh
which

2. Samar Maji

3. Bajrang Lal Goel

4. Rabinendra Nath Maji

5. Bishnu Prasad Maji

Prepared by me:-

Malay Kumar Maji

(MALAY KR. MAJI)
Deed Writer,
Licence No. Rani-20,
Raniganj A.D.S.R. Office.

Typed by me :-

Sahis Sen.
Typist.
A.P. Lane, RNG.