...IV.—F.No. 180 V.

...मालगुजारी
...म सर्कल। नाम मौजा मय
...थाना वो थाना नम्बर

V

बि०स०मु०. पटना। X
फरद मालगुजारी / फरद रेवती। 92 5

00340405

जगदीशपुर आदमपुर भी अजीत कुमार चौधरी

...नगदी वार्ड-5 ...

.0320 हे० ... चौधरी वो सुदीप्त सुदीप्त चौधरी

...

2013-14

...		...	बकाया				हाल
			तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल-गुजारी	(नकदी)	20=00					20=00
	(भावली)						
सेस	...	1					1
*सुद	...						
मुतफरकात	...	10=00					10=00
मीजान		30=00					30=00

तफसील अदायकारी।

2013-14

अदायकारी बाबत		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल-गुजारी	(नकदी)					20=00	
	(भावली)						
सेस	...					1	
*सुद	...						
मुतफरकात	...					10=00	
मीजान अदायकारी						30=00	

30=00

(1) मीजान कुल (लफ्जों में) — तीस रुपये मात्र
(2) नाम देहिन्दा — रेवती
(3) कुल बकाया —

दस्खत वो तारीख अमला तहसील कुनिन्दा 26-13

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

बि.स.मु.(राजस्व) 1—2011

खाता 5 खेसरा 1418

3444 SP IT

...IV.—F.No. 180 V.

द मालगुजारी

म सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

विसमु0. पटना। X

फरद मालगुजारी / फरद रैयती। 92

148

V

00340407

फरदीबर मुश्तमुल श्रीअजीत कुमार चौधरी पिता श्री चौधरी

आ० जे नम्बर 915-5 की अजीत कुमार चौधरी [illegible]।

·0095 ह० मुकीमा कुमार चौधरी सर्वे-खा० ह०

जोत का राइजना मालगु० तफसील (किश्त वो हाल) मौजगा साल का। चौधरी

2013-14	साबिकना	बकाया				हाल
		तीन वर्ष से ज्यादा।	उरा वर्ष।	दूसरा वर्ष।	पहला वर्ष।	
माल– (नकदी)	3=0				5Y=0	3=0
गुजारी (नकदी)	1				1	1
सेस ...						
*सूद ...	2=0				38=0	2=0
मुतफरकात ...						
मौजान	5=0				95=0	5=0

तफसील अदायकारी।

2013-14 अदायकारी बाबत	बकाया				मोतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा।	उरा वर्ष।	दूसरा वर्ष।	पहला वर्ष।		
माल– (नकदी)				5Y=0	3=0	
गुजारी (नावली)				1	1	
सेस ...						
*सूद ...				38=0	2=0	
मुतफरकात ...						
मौजान अदायकारी				95=0	5=0	

100=0 2

(1) मौजान कुल (लफ्जों में) — एक सौ रुपये मात्र

(2) नाम दहिन्दा — सूद

(3) कुल बकाया — 4

दस्खत वो तारीख अमला तहसील कुनि 67

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

बि.स.मु (राजस्व) 1–2011

रकबा 2 एकड़ा

148

1414

1602

V.—F.No. 180 V.
मालगुजारी
...न सर्कल। नाम मौजा मय
...ना वो थाना नम्बर

V

वि०स०मु०, पटना। X
फरद मालकी / फरद रैयती। 92 २५०
...

00340408

जगदीशपुर	मसाऊचक	श्री अजीत कुमार चौधरी पिता- के० के०

अ... नगदी ... अ... भावली ... तफसील हिसाब लगान बावली।

०२१० हे०	चौधरी वो सौम्य कु० चौधरी वो सुदीप्ता कुमार चौधरी पिता- वी० सी० चौधरी

जोत का ...

२०१३-१४		बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल— गुजारी (नकदी)	7=00				133=00	7=00
(भावली)						
सेस ...	1				1	1
*सुद ...	4=00				76=00	4=00
मुतफरकात ...						
मीजान	11=00				209=00	11=00

तफसील अदायकारी।

२०१३-१४ अदायकारी बाबत		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल— गुजारी (नकदी)					133=00	7=00	
(भावली)							
सेस ...					1	1	
*सुद ...					76=00	4=00	
मुतफरकात ...							
मीजान अदायकारी					209=00	11=00	

२२०=००

(1) मीजान कुल (लफ्जों में) — दो सौ बीस रुपये मात्र
(2) नाम देहिन्दा — खुद
(3) कुल बकाया — X

दस्खत वो तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

बि.स.मु.(राजस्व) 1—2011

रुपया	रुपैसा
२५०	1417
	1600

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

जिला यो थाना नम्बर

V

बि०स०मु०, पटना। X

फरद मालगुजारी / फरद रेवती। 92

[illegible]

00340409

जगदीश्वर	वार्ड X	श्री सजीत	कुमार चौधरी 1036

अराजी नगदी	अराजी भावली	तफसील हिसाब लगान भावली।
0130	पिता के० के० चौधरी यो शोभ कुमार चौधरी	

जोत का [illegible] पिता पी० के० चौधरी

माल बाबत 2013-14		सालाना	बकाया				हाल
			तीन वर्ष ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल— गुजारी	(नकदी) (भावली)	8200				66200	8200
सेस	...	/				/	/
*सुद	...						
मुतफरकात	...	2200				38200	2200
मीजान		6200				114200	6200

तफसील अदायकारी।

अदायकारी बाबत 2013-14		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल— गुजारी	(नकदी) (भावली)				66200	8200	/
सेस	...				/	/	
*सुद	...						
मुतफरकात	...				38200	2200	
मीजान अदायकारी					114200	6200	

120200

(1) मीजान कुल (लफ्जों में) — एक सौ बीस रुपये मात्र

(2) नाम देहिन्दा —

(3) कुल बकाया —

दस्खत वो तारीख अमला तहसील कुनिहा 6-17

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

बि.स.मु.(राजस्व) 1—2011

खाता	खेसप
1036	1896
	1601

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय थाना वो थाना नम्बर

V

बि०स०मु०; पटना। X

फरद मालकी / फरद रैयती। 90 60

नाम रैयत मय वल्दियत जमाबन्दी।

वो सेकुनत। नम्बर।

00602004

जगदीशपुर / मशाकुचक / श्री अजीत कुमार चौधरी / पिता के० कु० चौधरी

अराजी नगदी 5 अराजी भावली तफसील हिसाब लगान भावली।

.0200 हे० सौम्य कुमार चौधरी वो सुदीता कुमार चौधरी

जोत का सालाना [illegible] मौजुदा साल का।

[illegible] बाबत 2012-13	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
[illegible] (नकदी)	7=00				28=00	7=00
[illegible] (भावली)	/				/	/
[illegible]	4=00				16=00	4=00
[illegible]	11=00				44=00	11=00

तफसील अदायकारी।

[illegible] बाबत 2012-13	बकाया				मोतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
[illegible] (नकदी)				28=00	7=00	/
[illegible] (भावली)				/	/	
[illegible]				16=00	4=00	
[illegible]				44=00	11=00	

(1) मौजान कुल (लगाने में) — मो० पचपन रुपये मात्र

(2) नाम देहिन्दा —

(3) कुल बकाया — [illegible]

दस्खत वो तारीख अमला तहसील कुनिन्दा 2.13

[illegible] बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया

बि.स.मु.(राजस्व) 1-2011

खाता 60 खसरा 1417

भागलपुर नगर निगम
BHAGALPUR MUNICIPAL CORPORATION

बी.एम.ए.आर. प्रपत्र संख्या 15 (नियम 24 (1))

रसीद संख्या : 97778

☐ रोकड़ ☐ बैंक

तिथि : 29/7/18

श्री/श्रीमती ..... वार्ड सं. ..... होल्डिंग सं. ..... गली/लेन ..... से

रुपया ..... (रुपये ..... मात्र)

चेक/ड्राफ्ट नम्बर ..... तिथि ..... बैंक .....

द्वारा निर्गत सम्पत्ति संख्या असेसमेन्ट संख्या ..... हेतु प्राप्त किया।

क्रम संख्या	एकाउन्ट कोड	विवरण	अवधि (A/H/Q/M)	राशि
1		सम्पत्ति कर	I to IV 18-19	26634-
2		जल शुल्क	—	—
3		व्यापार अनुज्ञप्ति फीस	—	—
4		विकास शुल्क	—	—
5		जीवन मृत्यु शुल्क	—	—
6		दंड	1 वर्ष	1933-
7		कुल		28,237-

पूर्ण लेख : चेक/ड्राफ्ट से चेक की वैधता राशि मिलने के बाद ही मानी जायेगी।

हस्ताक्षर

2000Rs.



1. Name of the Vendor with full description :-

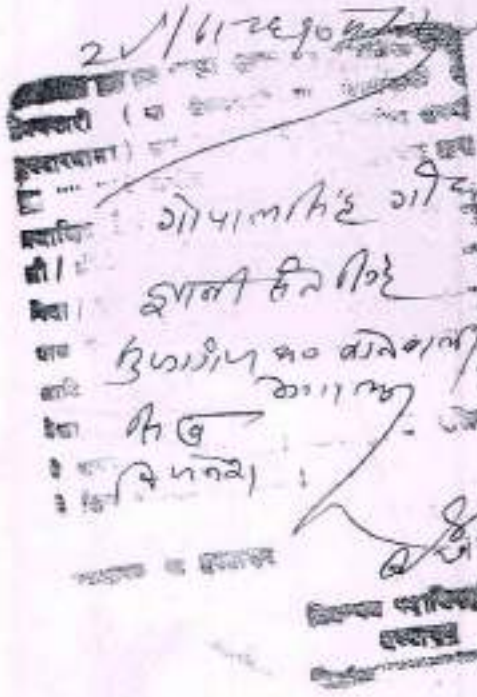
Sardar Gopal Singh Gandhi son of Late Sardar Giani Sant Singh by Caste Sikh, by Profession - Business, resident of Mahalla Sujaganj, Mahabir Prasad Dwivedi Road, P.S. Kotwali, within the Town, Sub-Registry and District of Bhagalpur.

2. Names of the Vendees With full description :-

(1) Sri Ajit Kumar Choudhary Son

2287/2814

Ext - 13







1. Name of the Vendor with full description :-

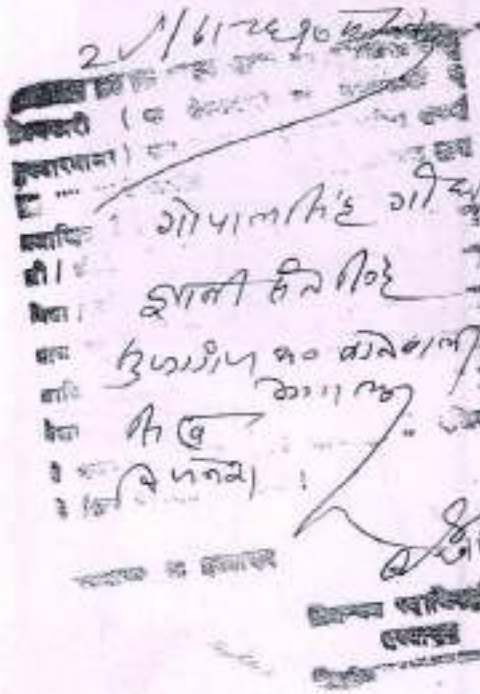
Sardar Gopal Singh Gandhi son of Late Sardar Giani Sant Singh by Caste Sikh, by Profession - Business, resident of Mahalla Sujaganj, Mahabir Prasad Dwivedi Road, P.S. Kotwali, within the Town, Sub-Registry and District of Bhagalpur.

2. Names of the Vendees With full description :-

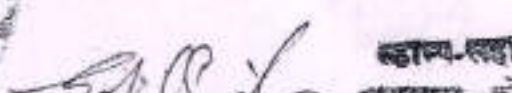
(1) Sri Ajit Kumar Choudhary Son

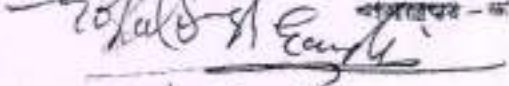
2297/2814

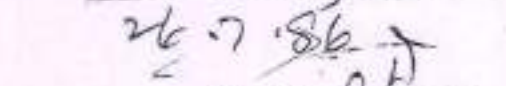
Ext - B

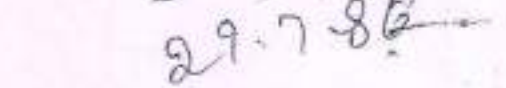


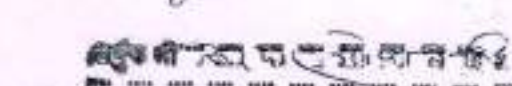




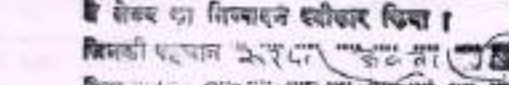


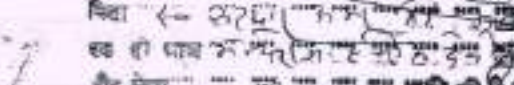


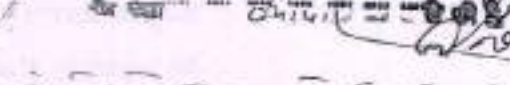


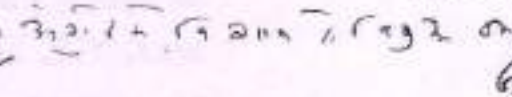


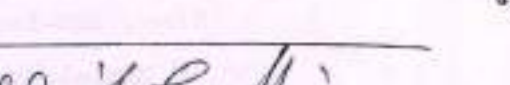




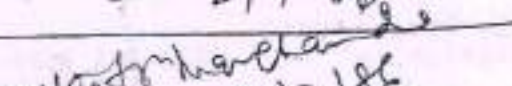


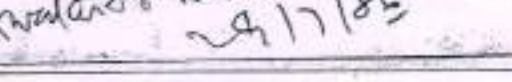












100Rs.



of Late K.K.Choudhary.

(2) Sri Soumya Kumar Choudhary
Son of Late B.B.Choudhary.

(3) Sri Sudipta Kumar Choudhary
Son of Late B.B.Choudhary.

All by Caste Hindu, by Profession business, residents of Mahatma Gandhi Road, P. S. Kotwali within the town, Sub-Registry and District of Bhagalpur.

28.7.92

3. Nature of Deed :- SALE OUT AND OUT (KEBALA).

4. Consideration :- Rs.34,000/- (Rupees Thirty four thousand) only.

5. Description of the Property :- Sixteen annas rights, title, interest and possession of over

100Rs.



17 dhur (= 612 Sq.ft.) of Parti homestead land in Mahalla Mosakbak, Anchal Jagdishpur, P.S. Kotwali, within the town, Sub-Registry and District of Bhagalpur being part of holding no. 71(part) Mahatma Gandhi Road in Ward no.5(new 1(old) within the Bhagalpur Municipal Corporation under Municipal Survey Khata no.240, Khesra no.1600 - part morefully shown in red colour in the Map annexed to this deed, which Map forms a part of this deed, with all the rights of air, light, passage and all other easement rights, quarterly Municipal Tax payable for the entire holding being 0.84 paise only, bounded and appended as below:-

North:- Ajit Kumar Choudhary, & others.
South:- Sardar Gopal Singh Gandhi.
East :- Sardar Awtar Singh Manchanda.
West :- 12' Wide Road.



6. THAT DEED OF SALE OUT AND OUT (KEBALA) IS executed this the 26th day of July 1986 by Sardar Gopal Singh Gandhi, morefully described in column no.1 above here-in-after referred to as VENDOR, which term shall include his heirs, representatives, administrators, executors, an assigns, on the one part, IN FAVOUR of (1) Sri Ajit Kumar Choudhary, (2) Sri Soumya Kumar Choudhary and (3) Sri Sudhita Kumar Choudhary, morefully described in column no.2 above, here-in-after referred to as VENDEES WHICH term shall include their heirs representatives administrators, executors and assigns, on the other part.

7. WHEREAS by virtue of a registered sale deed dated 28.8.1970 the vendor absolutely purchased the property fully described in column no.5 above for valuable consideration from Sri Ramniranjan Santhalia and others and came into peaceful possession of the same and in due course of time the vendor got his name mutated in the Shrista of the then Bhagalpur Municipality and has been paying quarterly taxes.



8. AND WHEREAS the vendor though purchased the above property for construction of a House for him for residential purposes but due to some unavoidable reason the said house could not be constructed as yet and as such the said property is now lying parti.

9. AND WHEREAS the Vendor is in urgent need of some money for the purpose ~~of his businesses as also~~ for some other urgent domestic purposes and constructing house else where but the vendor finds difficulty in procuring the said money and as such he has no other way than to sell the property fully described in column no.5 above absolutely and as such expressed his intention to sell the said property.

10. AND WHEREAS the vendees on coming to know about the above intention of the vendor approached him and offered to purchase absolutely the above property fully described in column no.5 above for a sum of Rs.34,000/- as its fully consideration.

11. AND WHEREAS the Vendor finding the said offer of the Vendees to be very reasonable and according to



the prevelent market rate agreed to sell the property fully described in column no.5 above to the vendee absolute on receipt of a sum of Rs.34,000/- by way of full consideration.

12. NOW THEREFORE THIS DEED WITNESSES that in persuance of the sum of Rs.34,000/- (Rupees Thirty four thousand) only paid Rs.30,000/- by Bank Draft. Bank Draft no.01/A 161638 Dated 23.7.1985 of State Bank of India, Bhagalpur City rest amount Rs.4,000/- paid to the Vendor hereby acknowledge, the said Vendor does hereby convey, transfer and assign unto and to the use of the Vendees, their theirs, executors administrators and assigns ALL THAT Property fully described in column no.5 above and ALL THE RIGHT, title, interest , property claim and , demand what-so-ever of the Vendor in into or upon the said property conveyed unto the Vendees, their heirs executors, administrators and assigns absolutely and for ever,as ordinarily pass on such Sale.

13. AND THE VENDOR does hereby convenant and declare for himself, his heirs, executors, admini-

administrators and assigns, that he the vendor now has good right to convey the said property hereby conveyed or expressed to be conveyed unto the vendees, their heirs, executors administrators, representatives, and assigns in manner aforesaid.

14. AND THAT THE VENDEES shall hereafter peaceably hold, use and enjoy the same as their own Chattel and property without any hindrance, interruption claim or demand by or from the Vendor or any other person what-so-ever.

15. AND THAT THE VENDOR and all persons claiming under him shall and will, from time to time, upon the request and at the cost of the Vendees, their heirs, exedutors, representatives and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and full part thereof unto the vendees, their heirs, executors, representatives and assigns and placing them in possession ofthe same according to the true intent and meaning of these persents as shall or may be reasonably required.

16. AND the Vendor does also hereby agree to save harmless and keep indemnified the vendees from

against all losses, damaged, costs or expenses which they may sustain or incur by reason of any claim being made by any body whom-so-ever to the said property any or part of it or in respect of any arrear of taxes etc. due thereof.

17. AND the vendor does hereby further agree with the vendees and declare that he has not done or been party any act whereby the said property, or any part of it is or may be under any charge in title, claim estate or otherwise, howsoever or whereby the vendor is prevented from conveying or assigning the said property or any part thereof.

18. AND the vendor, his heirs, executors, representatives, administrators and assigns hereby agree that due to any defect in title of the Vendor or for any other reason, if the vendees, their, executors, administrators, representatives or assigns are did possessed at any time from the property hereby conveyed of from any part of it due to the defect in title of the vendor or otherwise the vendor, his heirs, administrators, representatives, executors and assigns shall be bound to refund the entire consideration money to the vendees, their executors, administrators, representatives of assigns interest upto date @ 1/- p.c. p.m.

19. IN WITNESSES WHEREOF the above named vendor fully described in column no.1 above has hereto signed at Bhagalpur the day and the year first above mentioned.

WITNESSES:-

1. [illegible]

2. [illegible]

VENDOR
26.7.86

Typed by:-
26.7.86
Pradip Kumar Chatterjee,
Court compound, Bhagalpur

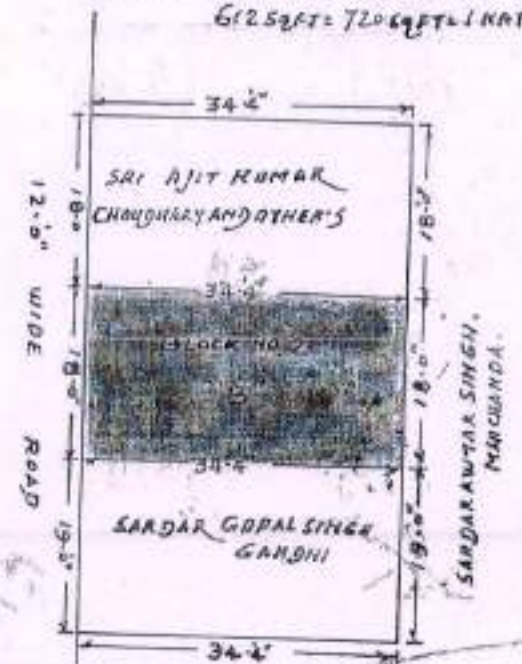
PLAN SHOWING THE CONVEYED LAND OUT OF THE HOLDING NO 71 PART WARD NO 5 NEW AND 1 OLD SURVEY KHATA NO 240 KHASRA NO 1600 PART OF SARDAR GOPAL SINGH GANDHI S/O LATE SARDAR GIANI SANT SINGH RESIDENCE MAHALLA SUJAGANJ M.P. DUBE BI ROAD P.S. KOTWALI DIST: BHAGALPUR IN FAVOUR OF SRI AJIT KUMAR CHOUDHARY S/O LATE K.K. CHOUDHARI SRI SOUMYA KUMAR CHOUDHARY S/O LATE B.B. CHOUDHARY SRI SUDIPTA KUMAR CHOUDHARY S/O LATE B.B. CHOUDHARY RESIDENCE MAHALLA - MAHATMA GANDHI PATH P.S. KOTWALI DIST. BHAGALPUR HOLDING STAND ON MAHATMA GANDHI PATH.

SCALE - 16' - 1"

CONVEYED PORTION SHOWN IN "PINK"

TOTAL AREA OF THE CONVEYED PORTION SHOWN IN "PINK" (BLOCK NO 2 HATCHED) 612 SQFT.

612 SQFT = 720 SQFT = 1 KATHA = 17 DHUR ONLY



Gopal Singh Gandhi
26.7.86

PREPARED BY
24-7-86.

THE PLAN IS PREPARED IN DUPLICATE AND THE COPY IS THE EXACT AND TRUE REPRODUCTION OF THE ORIGINALS.

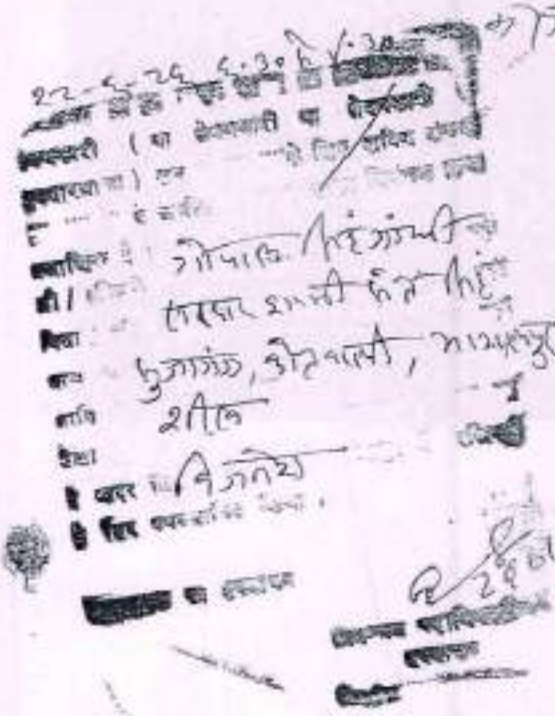
2000Rs.



(2)

1. Name of the Vendor with full description :- Sardar Gopal Singh Gardhi Son of Late Sardar Giani Sant Singh by Caste Sikh, by Profession Business, - resident of Mahalla Sujaganj, Mahabir Prasad Dwivedi Road, P.S. Kotwali, within the Town, Sub-Registry and District of Bhagalpur.

2. Names of the Vendees with full description :- (1) Sri Ajit Kumar Choudhary



Gokul Singh Gupta
28.6.86

100 Rs



ONLY.

Son of Late K.K.Choudhary.

(2) Sri Soumya Kumar Choudhary
Son of Late B.B.Choudhary.

(3) Sri Sudipta Kumar Choudhary
Son of Late B.B.Choudhary.

All by Caste Hindu , by Profession business, residents of Mahatma Gandhi - Road, P.S. Kotwali with in the town Sub-Registry and District of Bhagalpur.

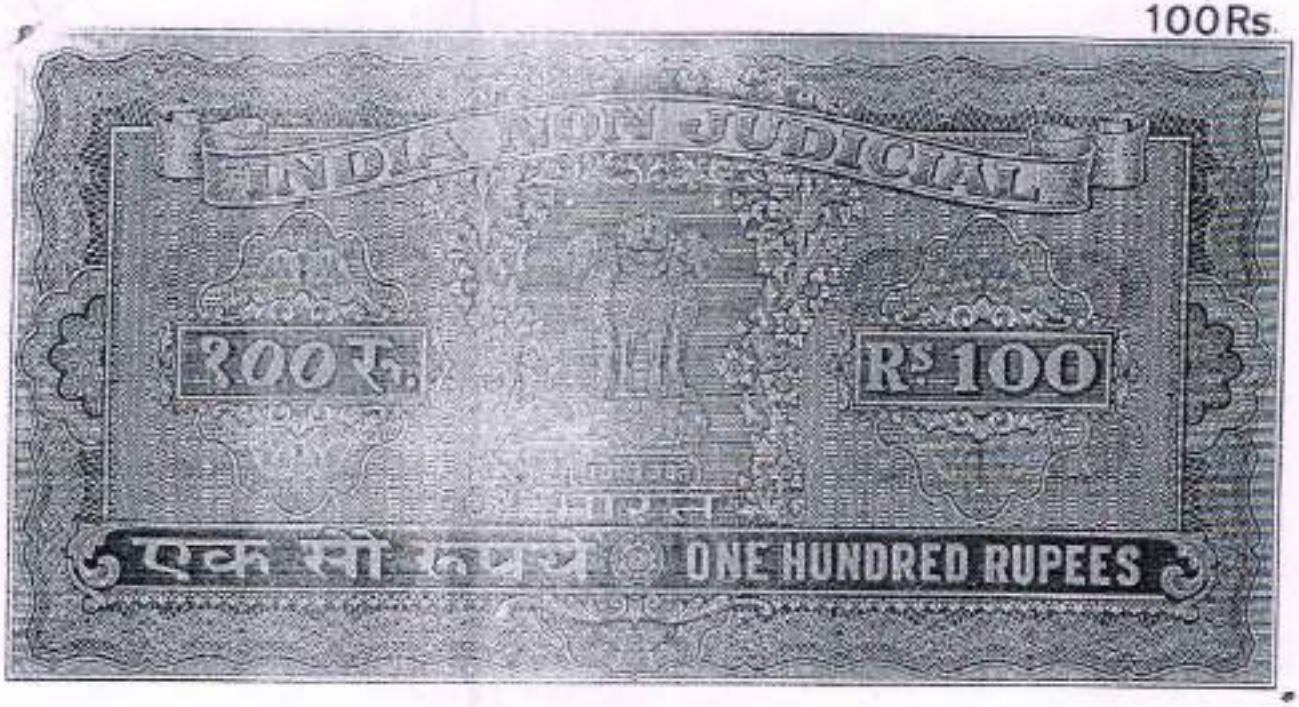
28-6-86

3. Nature of Deed :- SALE OUT AND OUT (KEBALA).

4. Consideration :- Rs.34,000/- (Rupees Thirty four thousand) only.

5. Description of the Property :- Sixteen annas right, title, interest and possession of over

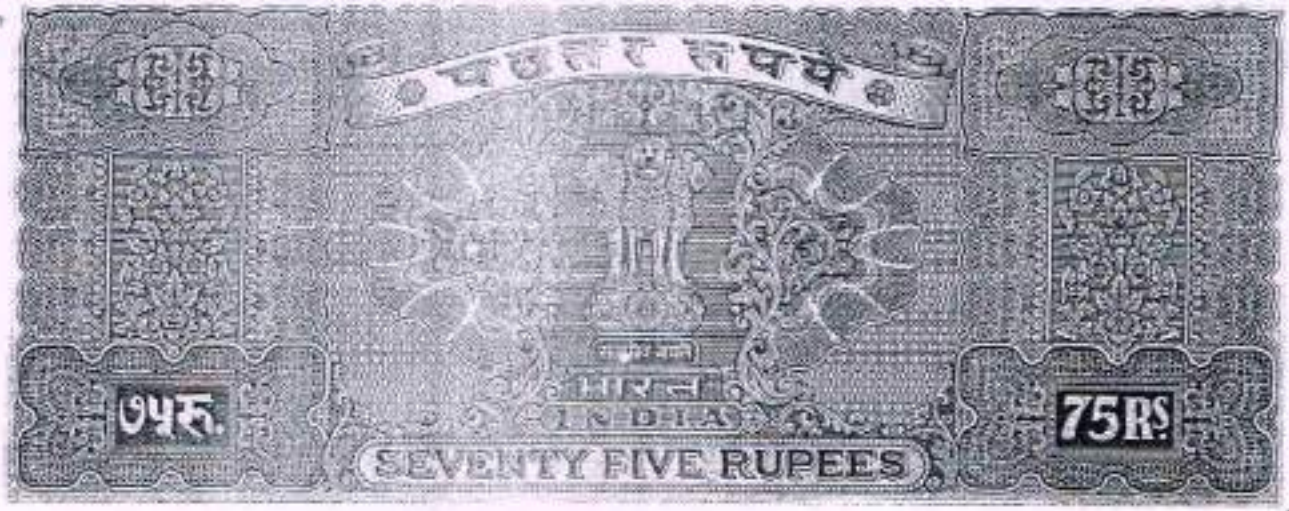
100Rs.



= 17 dhur of Parti homestead land 612 Sq.ft. in Mahalla Mosakchak, Anchal Jagdishpur, P.S. Kotwali within the town, Sub-Registry and District of Bhagalpur being part of Holding no.71(part) Mahatma Gandhi Road in Ward no.5(new) 1(old) within the Bhagalpur Municipal Corporation - under Municipal Survey Khata no.240 Khesra no.1600 Part morefully shown in red colour in the Map annexed to this deed, which Map forms a part of this deed, with all the rights of air, light, passage and all other easement rights, quarterly Municipal tax payable for the entire holding being 0.84 paise only, bounded and appended as below:-

North:- Recent Purchasers Ajit Kumar Choudhary and others.

75 Rs.



South:- Sardar Gopal Singh Gandhi.

East :- Sardar Awtar Singh Panchanda.

West :- 12' Wide Road.

6. THAT DEED OF SALE OUT AND OUT (KEBALA) is executed this the 28th day of June 1986 by Sardar Gopal Singh Gandhi, morefully described in column no.1 above here-in-after referred to as VENDOR, which term shall include his heirs, representatives, administrators, executors, an assigns, on the one part, IN FAVOUR OF (1) Sri Ajit Kumar Choudhary, (2) Sri Soumya Kumar Choudhary and (3) Sri Sudpita Kumar Choudhary, morefully described in column no.2 above, here-in-after referred to as VENDEES WHICH term shall include their heirs, representatives, administrators, executors and assigns, on the other part.

7. WHEREAS by virtue of a registered sale deed dated 28.8.1970 the Vendor absolutely purchased the property fully described in column no.5 above for valuable consideration from Sri Ramniranjan Santhalia and others



and came into peaceful possession of the same and in due course of time the Vendor got his name mutated in the Shrista of the then Bhagalpur Municipality and has been paying quarterly taxes.

8. AND WHEREAS the Vendor though purchased the above property for construction of a house for him for residential purposes but due to some unavoidable reason the said house could not be constructed as yet and as such the said property is now lying parti.

9. AND WHEREAS the Vender is in urgent need of some money for the purpose of his businesses as also for some other urgent domestic purposes and constructing house else where but the vendor finds difficulty in procuring the said money and as such he has no other way than to sell the property fully described in column no.5 above absolutely and as such expressed - his intention to sell the said property.

10. AND WHEREAS the Vendees on coming to know about the above intention of the Vendor approached him and affered to purchase absolutely the above pro-



property fully described in column no.5 above for a sum of Rs.34,000/- as its full consideration.

11. AND WHEREAS the vendor finding the said offer of the Vendees to be very reasonable and according to the prevelant market rate agreed to sell the property fully described in column no.5 above to the vendee absolute on receipt of a sum of Rs.34,000/- by way of full consideration.

12. NOW THEREFORE THIS DEED WITNESSES that in persuance of the aforesaid agreement and in consideration of the sum of Rs.34,000/- (Rupees Thirty four thousand)only paid Rs.30,000/- and two installments per - Rs.15,000/- on Bank Drafts. One Bank draft no.OL/A 160516 dated 8.6.1985 and No.61/A 162368 dated 23.8.1985 of - State Bank of India, Bhagalpur city rest amount Rs.4,000/- paid to the Vendor hereby acknowledged, the said vendor does hereby convey, transfer and assign unto and to the use of the Vendees, their theirs, ~~executors,~~ administraters and assigns ALL THAT Property fully described in column no.5 above and ALL THE RIGHT, title, interest , property claim anddemand what-so-ever of the vendor in

into or upon the said property conveyed unto the Vendees, their heirs, executors, administrators and assigns absolutely and for ever, as ordinarily pass on such sale.

13. AND THE VENDOR does hereby convenant and declare for himself, his heirs, executors, administrators and assigns, that he the vendor now has good right to convey the said property hereby conveyed or expressed to be conveyed unto the vendees, their heirs, executors administrators, representatives, and assigns in manner aforesaid.

14. AND THAT THE VENDOEES shall hereafter peaceably hold, use and enjoy the same as their own Chattel and property without any hindrance, interruption claim or demand by or from the Vendor or any other person - whatsoever.

Gopal Singh Gandhi 28-6-86

15. AND THAT THE VENDOR and all persons claiming under him shall and will, from time to time, upon the request and at the cost of the vendees, their heirs, executors, representatives and assigns, do and execute or cause tobe done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and full part thereof unto

the vendees, their heirs, executors, representatives and assigns and placing them in possession of the same according to the true intent and meaning of these persents as shall or may be reasonably required.

16. AND the vendor does also hereby agree to save harmless and keep indemnified the vendees from and against all losses, damaged, costs or expenses which they may sustain or incur by reason of any claim being made by any body whom-so-ever to the said property any or part of it or in respect of any arrear of taxes etc. due thereof.

17. AND the vendor does hereby further agree with the vendees and declare that he has not done or been party any act whereby the said property, or any part of it is or may be under any charge in title, claim estate or otherwise, howsoever or whereby the vendor is prevented from conveying or assigning the said property or any part thereof.

18. AND the vendor, his heirs, executors, representatives, administrators and assigns hereby agree that due to any defect in title of the vendor or for any other reason , if the vendees, their, executors, administrators, representatives or assigns are did possessed at any time from the property hereby conveyed of from any part of it due to the defect in title of the vendor or otherwise

the vendor, his heirs, administrator's, representatives, executors and assigns shall be bound to refund the entire consideration money to the vendees, their executors, administrators, representatives of assigns interest upto date @ 1/- p.c. p.m.

19. IN WITNESS WHEREOF the above named vendor fully described in column no.1 above has hereto signed at Bhagalpur the day and the year first above mentioned.

WITNESSES:-

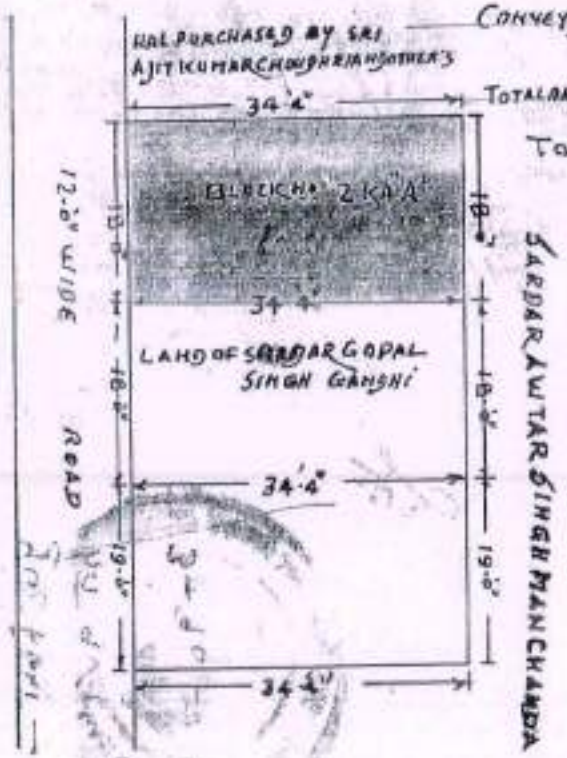
1. Ramani Mohan Sinha
Khanjar Pur Bhagalpur
28-6-86

Gopal Singh Gupta
Vendor. 28-6-86

2. [illegible]
[illegible]
[illegible]

Typed by:-
Pradip Kumar Chatterjee
28.6.86
(Pradip Kumar Chatterjee)
Court compound, Bhagalpur.

PLAN SHOWING THE CONVEYED LAND OUT OF THE HOLDING NO 71 WARD NO 5
SURVEY KHATA NO 240 KHASRA NO 1600 PART OF SARDAR GOPAL SINGH GANDHI S/O
LATE SARDAR GYANI SANT SINGH RESIDENCE MAHALLA SUJAGANJ M.P. DUBEDIRO AD
P.S. KOTWALI DIST: BHAGALPUR IN FAVOUR OF SRI AJIT KUMAR CHOUDHRI S/O LATE
K.K. CHOUDHRI. SRI SOUMYA KUMAR CHOUDHRI S/O LATE. B.B. CHOUDHRI SRI
SUDIPTA KUMAR CHOUDHRI S/O LATE. B.B. CHOUDHRI RESIDENCE MAHATMA GANDHI PATH
P.S. KOTWALI DIST: BHAGALPUR HOLDING STAND ON MAHATMA GANDHI PATH
SCALE 16'=1"



THE PLAN IS PREPARED IN DUPLICATE AND THE COPY IS THE EXACT AND TRUE REPRODUCTION OF THE ORIGINAL.

Gopal Singh Gandhi
28-6-86

PREPARED BY
[signature]
26-8-86

2000Rs.



1. Name of the Vendor with full description :-

Sardar Awtar Singh Manchanda Son of Late Sardar Amar Singh Manchanda, by Caste Sikh(Panjabi), By Profession Business, resident of Mahalla Mandroja Hakim Debi Prasad Road, P.S. Kotwali within the town, Sub-Registry and District of Bhagalpur.

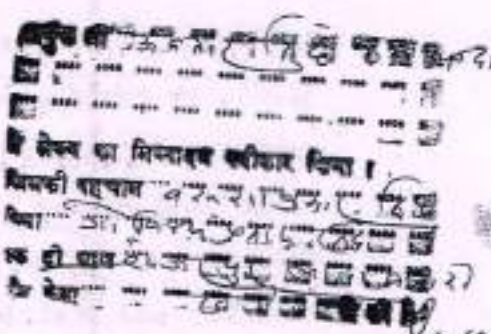
2. Names of the Vendees with full description :-

(1) Sri Ajit Kumar Choudhary

2788
24.7.86



Awatar Singh Manchanda
21/4/87



Awatar Singh Manchanda
21/4/87

200 Rs.

INDIA NON JUDICIAL

२०० रु. Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES



Son of Late K.K.Choudhary.

(2) Sri Soumya Kumar Choudhary
Son of Late B.B.Choudhary.

(3) Sri Sudipta Kumar Choudhary
Son of Late B.B.Choudhary.

All by Caste Hindu, by Profession business, residents of Mahatma Gandhi - Road, P.S. Kotwali within the town Sub-Registry and District of Bhagalpur.

Awater Singh Manchanda
21.4.07

3. Nature of Deed :- SALE OUT AND OUT (KEBALA).

4. Consideration :- Rs.36,850/- (Rupees Thirty Six thousand eight hundred fifty) only.

5. Description of the Property :- Sixteen annas right, title, in-

200Rs.

INDIA NON JUDICIAL

२०० रु. Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES



interest and possession of over 18 dhur, 8 dhurki 10 Furki of Parti homestead land in Mahalla Mosakchak, Anchal Jagdishpur, Sub-Registry and District of Bhagalpur being part of Holding no.72 (Part) Mahatma Gandhi Road in Ward no.5(new) 1 (old) within the Bhagalpur Municipal Corporation under Municipal Survey Khata no.609, Khesra no.1417 Part morefully shown in red colour in the Map annexed to this deed, which Map forms a part of this deed, with all the rights of air, light, passage and all other easement rights, quarterly Municipal tax payable for theentire holding being 0.84 paise

Mo

Awata Singh Manchanda
21.4.57

75 Rs.



only, bounded and appended as below:-

North:- Ajit Kumar Choudhary and others.

South:- Smt. Kartar Kaur.

East :- 12' wide Road.

West :- Ajit Kumar Choudhary and others.

6. THIS DEED OF SALE OUT AND OUT (KEBALA) is exeduted this the 21st. day of ~~August 1988~~ April 1987 by Sardar Awtar Singh Manchanda, morefully described in column no.1 above here-in-after referred to as VENDOR, which term shall include his heirs, representatives, administrators, executors, an assigns, on the one part, IN FAVOUR OF(1) Sri Ajit Kumar Choudhary, morefully described in column no.2 above, here-in-after referred to as VENDEES WHICH term shall include their heirs, representatives, administrators , executors and assigns, on the other part.

Awtar Singh Manchanda 21-4-87

Awtar Singh Manchanda 21/4/87

10 Rs.



7. WHEREASA by virtue of a registered sale deed dated 28.8.1970 the vendor absolutely purchased the property fully described in column no.5 above for valuable consideration from Sri Ramniranjan Santhalia and others and came into peaceful possession ofthe same and in due course of time the vendor got his name mutated in the Shrista of the then Bhagalpur Municipality and has been paying quarterly taxes.

8. AND WHEREAS the vendor though purchased the above property for construction of a house for him for residential purposes but due to some unavoidable reason the said house could not be constructed as yet and as such the said property is now lying parti.

9. AND WHEREAS the vendor is in urgent need of some money for the purpose of his businesses as also for some other urgent domestic purposes and constructing house else where butthe vendor finds difficulty in procuring the said money and as such he has no other way than to sell the property fully described in column no.5 above absolutely and as such expressed his intention to sell the said property.

Awatar Singh Marchand
21/4/87



3Rs

INDIA

तीन रुपये

तीन रुपये

सत्यमेव जयते

THREE RUPEES भारत THREE RUPEES

10. AND WHEREAS the Vendees on coming to know about the above intention ofthe Vendor approached him and affered to purchase absolutely the above property fully described in column no.5 above for a sum of Rs.36,850/- as its full consideration.

11. AND WHEREAS the Vendor finding the said offer of the vendees to be very reasonable and according to the prevelent market rate agreed to sell the property fully described in column no.5 above to the vendee absolute on receipt of a sum of Rs.36,850/-by way of full consideration.

12. NOW THEREFORE THIS DEED WITNESSES that in persuance of the aforesaid agreement and in consideration ofthe sum of Rs.36,850/- (Rupees Thirty Six thousand, eight hundred fifty) only paid Rs.20,000/- on Bank draft. Bank Draft no.OL/A 160728 dated 18.6.1985 of State Bank of India, Bhagalpur City rest amount - Rs.16,850/- paid to the vendor hereby acknowledge,the said Vendor does hereby convey, transfer and assigns unto and to the use of the Vendees, their theirs, executors, administrators and assigns ALLTHAT Property fully described in column no.5 above and ALL THE RIGHT,

Awaten Lifts Manchanda
21/4/87

title, interest, property claim and demand what-soever of the vendor into or upon the said property conveyed unto the vendees, their heirs, executors, administrators and assigns absolutely and for ever, as ordinarily pass on such sale.

13. AND THE VENDOR does hereby convenant and declare for himself, his heirs, executors, administrators and assigns, that he the vendor now has good right to convey the said property hereby conveyed or expreseed to be conveyed unto the vendees, their heirs, executors administrators, representatives, and assigns in manner aforesaid.

14. AND THAT THE VENDEES shall hereafter peaceably hold, use and enjoy the same as their own - Chattel and property without any hindrance, interruption claim or demand by or from the vendor or any other person whatsoever.

15. AND THAT THE VENDOR and all persons claiming under himshall and will, from time to time, upon the request and the cost of the vendees their heirs, executors , representatives and assigns, do and exe-

execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and full part thereof unto the vendees, their heirs, executors, representatives and assigns and placing them in possession ofthe same according to the true intent and meaning of these persents as shall or may be reasonably required.

16. AND the vendor does also hereby agree to save harmless and keep indemnified the vendees from and against all losses, damaged, costs or expenses which they may sustain or incur by reason of any claim being made by any body whom-so-ever to the said property and or part of it or in respect of any arrear of taxes etc. due thereof.

17. AND the vendor does hereby further agree with the vendees and declare that he has not done or been party any act whereby the said property, or any part of it is or may be under any charge in title , claim estate of otherwise, howsoever or whereby the vendor is prevented from conveying or assigning the said property or any part thereof.

Awatar Singh Manchanda
21/4/87

18. AND the vendor, his heirs, executors, representatives, administrators and assigns hereby agree that due to any defect in title ofthe Vendor or

for any other reason, if the vendees, their, executors, administrators, representatives or assigns are did possessed at any time from the property hereby conveyed of from any part of it due to the defect in title of the Vendor or otherwise the vendor, his heirs, administrators, representatives, executors and assigns shall be bound to refund the entire consideration money to the vendees, their executors, administrators, representatives of assigns interest upto date @ 1/- p.c. p.m.

19. IN WITNESSES WHEREOF the above named vendor fully described in column no.1 above has hereto signed at Bhagalpur the day and the year first above metioned.

WITNESSES:-

1. कृष्ण मोहन सिंह मिश्रा
खंजरपुर, थाना बरारी
२१-४-८७ भागलपुर

Awatar Singh Manchal
21/4/87 Vendor

2. Ramni Mohan Sinha
Khanjarpur, Bhagalpur
21-4-87

Typed by:-
Md. Hedayetullah. 21. 4. 87.
Md. Hedayetullah, Typist.
~~Pradip Kumar Chatterjee~~,

C.C., Bhagalpur.

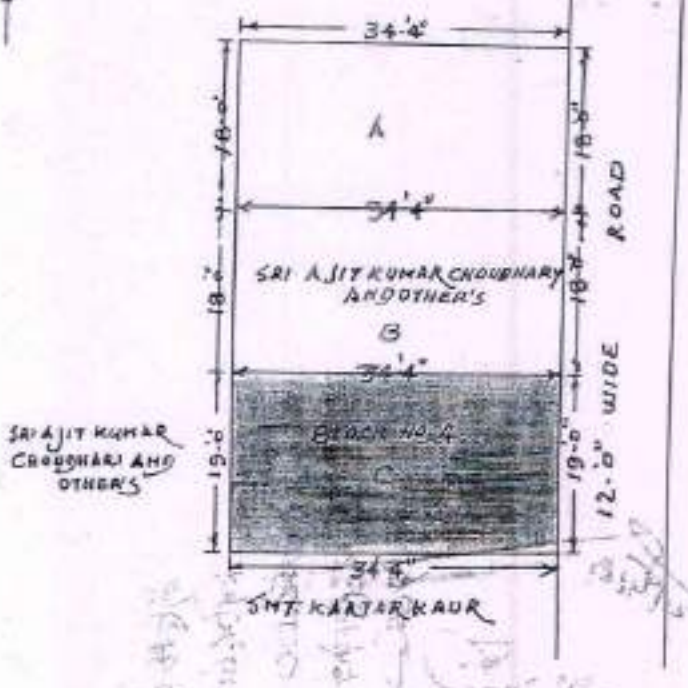
PLAN SHOWING THE CONVEYED LAND OUT OF THE HOLDING NO 72 PARTWARD NO 5 SURVEY KHATA NO 609 KHASRA NO 1417 PART OF SARDAR AWTAR SINGH MANCHANDA S/O LATE AMAR SINGH MANCHANDA RESIDENCE OF MAHALLA MANDROZA HAKIM-DEBI PRASAD ROAD P.S. KOTWALI DIST: BHAGALPUR IN FAVOUR OF SRI AJIT KUMAR CHOUDHRY S/O LATE K.K. CHOUDHARY, SRI SOUMYA KUMAR CHOUDHARY S/O LATE B.B. CHOUDHARY, SRI SUDIPTA KUMAR CHOUDHARY S/O LATE B.B. CHOUDHARY RESIDENCE MAHATMA GANDHIPATH P.S. KOTWALI DIST: BHAGALPUR HOLDING STANDON MAHATMA GANDHI PATH

SCALE: 16'=1"

CONVEYED PORTION SHOWN IN "PINK"

TOTAL AREA OF THE CONVEYED PORTION SHOWN IN "PINK" (BLOCK NO 4 KA "C") 653 SQ FT.

TOTAL AREA IN BIGHA X KATHA X DHUR 18 DHURRI 8 FORRI 10 IN 720 SQ FT = 1 KATHA.



Awatar Singh Manchanda
21/4/87

PREPARED BY.

THE PLAN IS PREPARED IN DUPLICATE AND THE COPY IS THE EXACT AND TRUE RE-PRODUCTION OF THE ORIGINAL.

Registry and District of Bhagalpur.

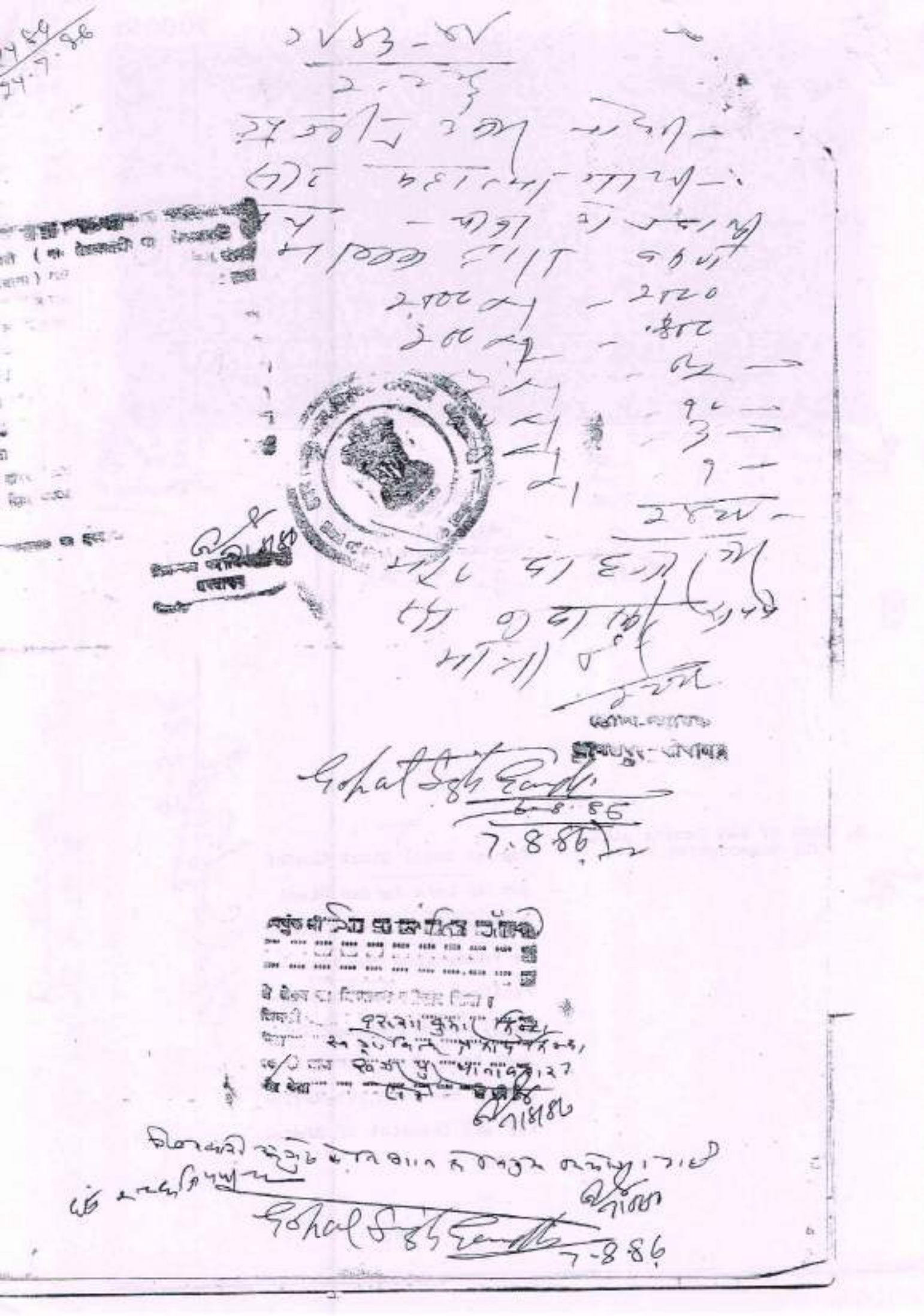
2. Names of the Vendees with full description :- (1) Sri Ajit Kumar Choudhary



1. Name of the Vendor with full description :-

Sardar Gopal Singh Gandhi Son of Late Sardar Giani Sant Singh by Caste Sikh, by Profession Business, - resident of Mahalla Sujaganj, Manabir Prasad Dwivedi Road, P.S. Kotwali , within the Town, Sub-Registry and District of Bhagalpur.

Gopal Singh Gandhi
5-8-86.



200Rs



2. Names of the Vendees with full description :-

(1) Sri Ajit Kumar Choudhary
Son of Late K.K.Choudhary.

(2) Sri Soumya Kumar Choudhary
Son of Late B.B.Choudhary.

(3) Sri Sudipta Kumar Choudhary
Son of Late B.B.Choudhary.

All by Caste Hindu , by profession business, residents of Mahatma Gandhi Road, P.S. Kotwali within the town Sub-Registry and District of Bhagalpur.

3. Nature of Deed :- SALE OUT AND OUT (KEBALA).

4. Consideration :- Rs.36,850/- (Rupees Thirty Six thousand, eight hundred fifty) only.

200Rs



5. Description of the Property :-

Sixteen annas right, title, interest and possession of over -> 18 dhur ,8 dhurki 10 Furki of Parti homestead land in Mahella Mosakchak, Anchal Jagdishpur, Sub-Registry and District of Bhagalpur being part of Holding no.71 (Part) Mahatma Gandhi Road in Ward no.5(new) 1(old) within the Bhagalpur Municipal Corporation under Municipal Survey Khata no.240, ,Khesra no.1600 part morefully shown in red colour in the Map annexed to this deed, which Map forms a part of this deed, with all the rights of air, light, passage and all other easement rights, quarterly Municipal tax payable for the - entire holding being 0.84 paise only, bounded and appended as below:-

75 Rs.



North:- Land of Ajit Kumar Choudhar &Others.

South:- Ajit Kumar Choudhary & others.

East :- Sardar Awtar Singh Manchanda.

East :- 12' Wide Road.

6. THIS DEED OF SALE CUT AND OUT (KEBALA) is executed this the 6th day of August 1986 by Sardar Gopal Singh Gandhi, morefully described in column no.1 above here-in-after referred to as VENDOR, which term shall include his heirs, representatives, administrators, executors, an assigns, on the one part, IN FAVOUR OF (1) Sri Ajit Kumar Choudhary, (2) Sri Soumya Kumar Choudhary and (3) Sri Sudpita Kumar Choudhary, morefully described in column no.2 above, here-in-after referred to as VENDEES WHICH term shall include their heirs,representatives, administrators, executors and assigns, on the other part.



7. WHEREAS by virtue of a registered sale deed dated 28.8.1970 the vendor absolutely purchased the property fully described in column no.5 - above for valuable consideration from Sri Ramniranjan Santhalia and others and came into peaceful possession of the same and in due course of time the vendor got his name mutated in the Shrista of the then Bhagalpur Municipality and has been paying quarterly taxes.

8. AND WHEREAS the vendor though purchased the above property for construction of a house for him for residential purposes but due to some unavoidable reason the said house could bot be constructed as yet and as such the said property is now lying parti.

9. AND WHEREAS the Vendor is in urgent need of some money for the purpose of his businesses as also for some other urgent domestic purposes and constructing house else where but the vendor finds di -fficulty in procuring the said money and as such he has no other way than to sell the property fully described in column no.5 above absolutely and as such



expressed his intention to sell the said property.

10. AND WHEREAS the Vendees on coming to know about the above intention ofthe Vendor approached him and affered to purchase absolutely the above property fully described in column no.5 above for a sum of Rs.36,850/- as its full consideration.

11. AND WHEREAS the Vendor finding the said offer ofthe Vendees to be very reasonable and according to the prevelent market rate agreed to sell the property fully described in column no.5 above to the vendee absolute on receipt of a sum of Rs.36,850/-by way of full consideration.

12. NOW THEREFORE THIS DEED WITNESSES that in persuance of the aforesaid agreement and in consideration of the sum of Rs.36,850/- (Rupees Thirty Six thounsand, eight hundred fifty) only paid Rs.30,000/- and two installments per Rs.15,000/- on Bank Draft. One Bank Draft no. OL/A 160503 dated 7.6.1985 and No. OL/A 162367 dated 23.8.1985 of State Bank of India, Bhagalpur City rest amount Rs. 6,850/- paid



to the Vendor hereby acknowledged, the said Vendor does hereby convey, transfer and assign unto and to the use of the Vendees, their theirs, executors, administrators and assigns ALL THAT Property fully described in column no.5 above and ALL THE RIGHT, title, interest, property claim and demand what-soever of the vendor into or upon the said property conveyed unto the Vendees, their heirs, executors, administrators and assigns absolutely and for ever, as ordinarily pass on such sale.

13. AND THE VENDOR does hereby convenant and declare for himself, his heirs, executors, administrators and assigns, that he the vendor now has good right to convey the said property hereby conveyed or expressed to be conveyed unto the vendees, their heirs, executors administrators, representatives, and assigns in manner aforesaid.

14. AND THAT THE VENDEES shall hereafter peaceably hold, use and enjoy the same as their own - Chattel and property without any hindrance, interruption claim or demand by or from the vendor or any other person whatsoever.

15. AND THAT THE VENDOR and all persons claiming under him shall and will, from time to time, upon the request and the cost of the vendees their heirs, executors, representatives and assigns, do and execute or cause to be done and executed all such acts, deeds andthings whatsoever for further and more perfectly assuring the said property and full part thereof unto the vendees, their heirs, executors, representatives and assigns and placing them in possession ofthe same according to the true intent and meaning of these persents as shall or may be reasonably required.

16. AND the vendor does also hereby agree to save harmless and keep indemnified the vendees from and against all losses, damaged, costs or expenses which they may sustain or incur by reason of any claim being made by any body whom-so-ever to the said property any or part of it or in respect of any arrear of taxes etc. due thereof.

17. AND the vendor does hereby further agree with the vendees and declare that he has not done or been party any act whereby the said property, or any part of it is or may be under any charge in title , claim estate or otherwise, howsoever or wherebythe vendor is prevented from conveying or assigning the said property or any part thereof.

18. AND the Vendor, his heirs, executors, representatives, administrators and assigns hereby agree that due to any defect in title of the Vendor or for any other reason, if the vendees, their, executors, administrators, representatives or assigns are did possessed at any time from the property hereby conveyed of from any part of it dueto the defect in title of the Vendor or otherwise the vendor, his heirs,administrators, representatives, executors and assigns shall be bound to refund the entire conside-ration money to the vendees, their executors, administrators, representatives of assigns interest upto date @ 1/- p.c. p.m.

19. IN WITNESS WHEREOF the above named vendor fully described in column no.1 above has hereto signed at Bhagalpur the day and the year first above metioned.

WITNESSES:-

1. कृष्ण मोहन सिंह
निवासी खंजरपुर लालकोठी
भागलपुर बाराबाद

2. Rajendra prasad Jha.
Advocate, Bhagalpur
6/8/86

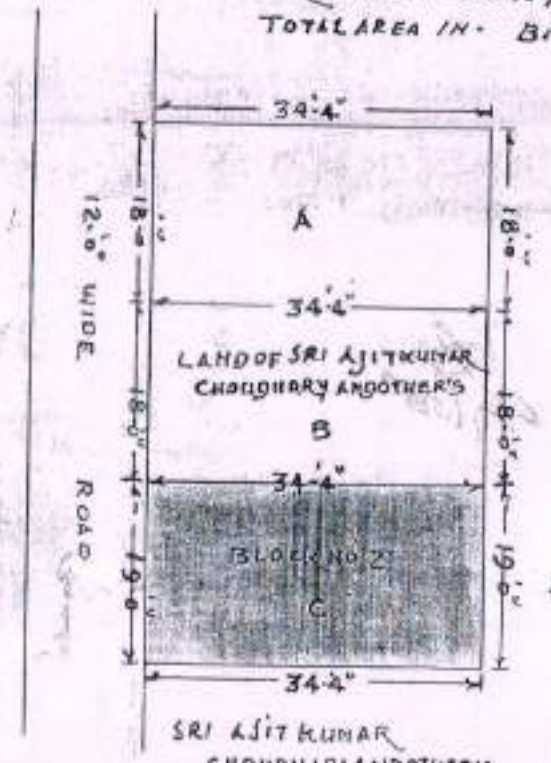
Gopal Singh Garg
6/8

Vendor

Typed by:-
Pradip Kumar Chatterjee
6/8/86
Pradip Kumar Chatterjee,
Court compound, Bhagalpur.

WARD NO 5 SURVEY KHATA NO 240 KHASRA NO 1600 PART OF SARDA GOPAL SINGH GIANI
S/O LATE SARDAR GIANI SANT SINGH RESIDENCE MAHALLA SUJA GANJ
M.P. DUBEDI ROAD P.S. KOTWALI DIST: BHAGALPUR IN FAVOUR OF
SRI AJIT KUMAR CHOUDHARY S/O LATE K.K. CHOUDHARI SRI-
SOUMYA KUMAR CHOUDHARY S/O LATE B.B. CHOUDHARI SRI
SUDIPTA KUMAR CHOUDHARY S/O LATE B.B. CHOUDHARY RESIDENCE
MAHATMA GANDHI PATH P.S. KOTWALI DIST: BHAGALPUR HOLDING
STAND ON MAHATMA GANDHI PATH.
SCALE- 16'=1"

CONVEYED PORTION SHOWN IN "PINK"
TOTAL AREA OF THE CONVEYED PORTION SHOWN IN PINK (BLOCK NO 2 KA "C") 653
TOTAL AREA IN- BIGHA X KATHA X DHUR 18 DHURKI 8 FURKI 10
IN 7205 SQFT= 1 KATHA



THE PLAN IS PREPARED IN DUPLICATE AND THE COPY IS THE EXACT AND TRUE RE-PRODUCTION OF THE ORIGINAL.

PREPARED BY
4-8-86

2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES



1. Name of the Vendor with full description:- Sreemati Harbhajan Kaur Wife of Sardar Gopal Singh Gandhi, by Caste Sikh Punjabi, by profession house wife, resident of Mahabir Prasad Dwivedi Road, P.S. Kotwali within the town, Sub-Registry and District of Bhagalpur, at present resident of House no.86, Model House, Ludhiana. Through:- Sardar Gopal Singh Gandhi

Executed a sale deed of Rs 44000/- (Rs. fourty four thousand only) Gopal Singh Gandhi
Accrued Rs. 44000/- (Rs. fourty four thousand only) wide paper No 1133 D 25-6-85
Attorney power from Shreemati Haarbhajan Kaur Gopal Singh Gandhi 2-8-86

2959
8814



2-8-86

Power of attorney is Heeenati Habibafjan Nour

750Rs.



Son of Sardar Sant Singh holding General Power of attorney dated 25.6.86 being deed no.1133 of - 25.6.86.

2-8-86

2. Names of the Vendees with full description :-

(1) Sri Ajit Kumar Choudhary S/o Late K.K.Choudhary.

(2) Sri Soumya Kumar Choudhary S/o Late B.B.Choudhary.

(3) Sri Sudipta Kumar Choudhary S/o Late B.B.Choudhary.

All by Caste Hindu, by Profession business etc, residents of Mahatma Gandhi Road, P.S. Kotwali, within the town, Sub-Registry and District of Bhagalpur.

3. Nature of the Deed :- SALE OUT AND OUT (BEBALA).

100Rs.



4. Consideration :- Rs.44,000/- (Rupees Forty four thousand) only.

5. Description of the Property:- Sixteen annas right, title, interest and possession over 1 Katha 2 dhur = 792 Sq.ft. (1 Katha = 720 Sq.ft.) of parti basobasi (homestead land in Mahalla Mosakchak, P.S. Kotwali, within the town, Sub-Registry and District of Bhagalpur bearing holding no.70(Part) in Ward No.5 on Mahatma Gandhi Path withinthe Bhagalpur Municipal Corporation, also bearing Municipal survey Khasra no.1601 part of Khata no.1037, measuring more - fully shown in red colour in the Map annexed to this deed, which map forms a part of this deed, quarterly - Municipal Tax payable for the entire holding being 0.81 paise, with all



the right of light, air passage and all other easementary rights, bounded and appended as below:-

North:- Land of Smt. Harbhajan Kaur.

South:- Church Road now Mahatma Gandhi Path.

East :- Land of Srimati Karter Kaur.

West :- 12 ft. wide common Road.

6. THIS DEED OF SALE OUT AND OUT (KEBALA) is executed this the 2nd day of August 1986 By Srimati Harbhajan Kaur through her constituted attorney Sardar Gopal Singh Gandhi, more fully described in column no.1 above, here-in-after referred to as VENDOR which term includes her heirs, representatives executors administrators and assigns, on the one part, IN FAVOUR OF (1) Sri Ajit Kumar Choudhary (2) Sri Soumya Kumar -

7 Rs

INDIA

सात रुपये

सात रुपये

सत्यमेव जयते

SEVEN RUPEES भारत SEVEN RUPEES



Sri Soumya Kumar Choudhary and (3) Sri Sudipta Kumar Choudhary, more fully described in column no.2 above, here-in-after referred to as VENDEES, which term includes their heirs, representatives, administrators and assigns, on the other part.

7. WHEREAS the vendor by a registered deed of sale dated 5.10.1967 executed by Sri Ramniranjan Santhalia & others acquired the property fully described in column no.5 above for valuable consideration and came into possession of the said property since thereafter and got her name mutated in the Sherista ofthe Bhagalpur Municipality now Bhagalpur Municipal Corporation and has been paying the Municipal tax regularly and has been obtaining municipal tax receipts since thereafter and - got her name recorded in the recent Municipal survey.

8. AND WHEREAS the vendor acquired the property fully described in column no.5 above for the purpose of construction of her house over it for the purpose of her residence and for the residence of her family, but for unfor seen circumstances the vendor upto this day has not been able to make any construction over the



said property which accordingly is still lying vacant.

9. AND WHEREAS the Vendor is in immediate need of a considerable sum of money for the business of her husband and constructing house and she had no other means to procure the said money otherwise than by - selling the property fully described in column no.5 , absolutely and as such expressed her desire to sell the said property absolutely.

10. AND WHEREAS the vendees on coming to know of the above desire of the vendor approached her through her husband and offered her to pay a sum of Rs.44,000/- as the full consideration of the said property as the vendees are in urgent need of a place of vacant homestead land near their residential house for the purpose of extension of their residential house.

11. AND WHEREAS the above price offered by the Vendees appeared to the vendor to be reasonable and according to the present market rate and as such she agreed to execute and registered sale deed with respect to the property fully described in column no.5 in favour of the vendees on receipt of the aforesaid sum by way of

full consideration.

12. NOW THIS DEED WITNESSES that in persuance of the said agreement and in consideration of the sum of Rs.44,000/- (Rupees Forty four thousand) only paid by the vendees to the vendor today, receipt whereof the said vendor hereby acknowledge, the said vendor dees hereby convey transfer and absolutely assign to the vendees free from all encumbrances, charges, claims and demands, whatsoever ALL THAT property fully described in column no.5 above.

13. AND THE Vendor and all persons claiming under her do hereby further agree with the vendees, at all times hereafter and upon any reasonable request and at the cost of the Vendees to do and to execute, or cause to be above and executed all such lawful acts, deeds and theirs whatsoever for further and more perfectly conveying and assuring the said property and any part thereof the vendees and their representatives, heirs, exedutors, administrators and assigns and placing them in possession ofthe same according to the true intent and meansing ofthis deed.

15. AND THE VENDOR does hereby covenant and declare for herself, her heirs, executors, representatives, administrators and assigns, that she the

Vendor now has good right to convey the said property hereby conveyed or expressed tobe conveyèd unto the vendees, their heirs, administrators, executors, representatives and assigns in manner aforesaid.

16. AND the Vendor does also hereby agree to save harmless and keep indemnified the Vendees, their heirs, executors administrators, representatives and assigns from and against all losses, damages, loss or expenses which they may sustain or incur by reason of any claim being made by anybody whom-so-ever to the said property.

17. AND the Vendor does hereby further agree with the vendees and declare that she has not does or been party to any act whereby the said party is or may be under any charge in title, claim, estate or otherwise, homsoever, or whereby the vendor is prevented from conveying or assigning the said property or any part thereof.

18. AND THE VENDOR hereby further convenants that due to defect in title or otherwise of the Vendor, if the vendees, their heirs, executors, administrators, representatives or assigns are dispossessed at any time from the property hereby con-

conveyed of from any part of it the vendor, her heirs, executors, administrators, representatives and assigns shall be bound to refund the entire consideration money with interest upto date @ 1% p.a. to the vendees, their heirs, executors administrators, representatives and assigns.

19. IN WITNESS whereof the above named vendor fully described in column no.1 above has hereto signed at Bhagalpur the day and the year first above written.

WITNESSES:-

1. परमजीत सिंह गाँधी
[illegible]
नाना कोतवाली जीता भागपुर
2.8.86

2. सत्य नारायण सिंह
साग महल्ला खगरपुर छोटा
ता. २-८-८६

Vendor.
Gopal Singh Gandhi
2-8-86.

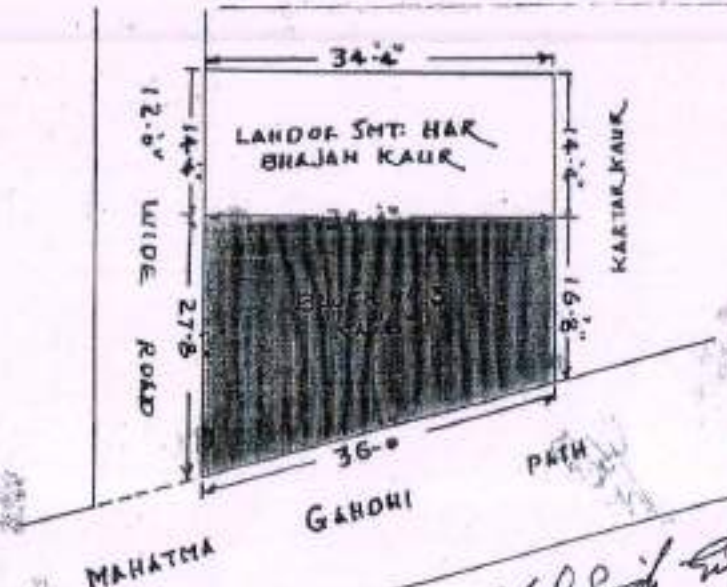
Typed by:-
Pradip Kumar Chatterjee
2/8/86
Pradip Kumar Chatterjee,
Court Compound, Bhagalpur.

AN SHOWING THE CONVEYED LAND OUT OF THE HOLDING No 70 PART WARD No 5 SURVEY KHATA No 1037 KHASRA No 1601 PART OF SMT: HAR BHAJAN KAUR W/O SARDAR GOPAL SINGH GANDHI RESIDENCE MAHABIR PRASAD DUBEDI ROAD P.S. KOTWALI DIST: BHAGALPUR AT DDR SANT RESIDENCE OF HOUSE No 36 MODAL HOUSE LUDHIYANA IN FAVOUR OF SRI AJIT KUMAR CHOUDHARY S/O LATE K.K. CHOUDHARI SRI SOUMYA KUMAR CHOUDHARY S/O LATE B.B. CHOUDHARI SRI SUDIPTA KUMAR CHOUDHARY S/O LATE B.B. CHOUDHARY RESIDENCE IN MAHALLA MASHAKCHAK. P.S. KOTWALI DIST: BHAGALPUR MAHATMA GANDHI PATH BHAGALPUR HOLDING STAND ON MAHATMA GANDHI PATH.

SCALE 16'-1"

CONVEYED PORTION SHOWN IN "PINK"

TOTAL AREA OF THE CONVEYED PORTION SHOWN IN "PINK" (BLOCK No 3 KA "B") 792 SQ FT.
792 SQ FT. 720 SQ FT. 1 KATHA 1 KATHA 2 DHUR



Gopal Singh Gandhi 2-8-86.

Power of attorney shall mate Har Bhajan Kaur

PREPARED BY

[signature] Arun 1-8-86.

THE PLAN IS PREPARED IN DUPLICATE AND THE COPY IS THE EXACT AND TRUE RE-PRODUCTION OF THE ORIGINAL

1000Rs.

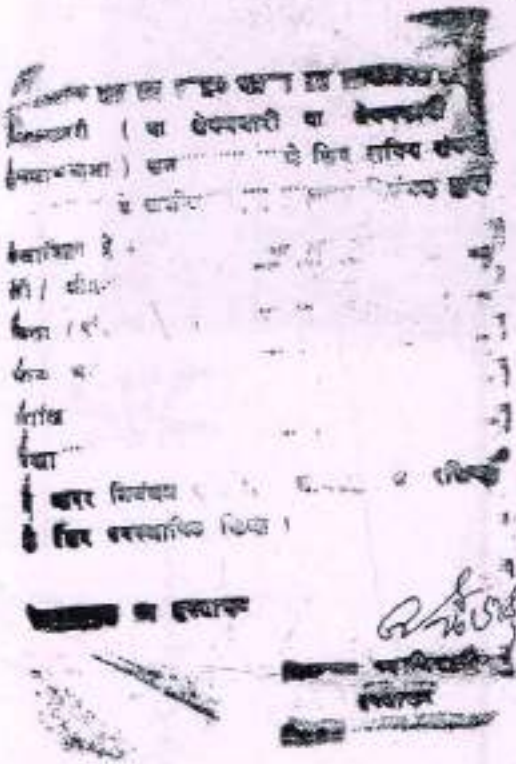


1. Name of the Vendor with full description :-

Sardar Awtar Singh Manchanda S/o Late Sardar Amar Singh Manchanda, by Caste Sikh (Panjabi), by Profession Business, resident of Mahalla Mandroja Hakim Debi Prasad Road, P.S. Kotwali, within the town, Sub-Registry and District of Bhagalpur.

2. Names of the Vendees with full description:-

(1) Sri Ajit Kumar Choudhary S/o Late K.K.Choudhary.







100Rs.



(2) Sri Soumya Kumar Choudhary
S/o Late B.B.Choudhary.

(3) Sri Sudipta Kumar Choudhary
S/o Late B.B.Choudhary.

All by caste Hindu, by Profession business, residents of Mahatma Gandhi Road, P.S. Kotwali, with in the town, Sub-Registry and District of Bhagalpur.

3. Nature of Deed :- SALE OUT AND OUT (KEBALA).

4. Consideration :- Rs.17,000/- (Rupees Seventeen thousand) only.

5. Description of the Property :- Sixteen annas right, title, interest and possession over eight dhur eleven dhurki of parti homestead land in Mahalla Mosakchak,

40 Rs.



Anchal Jagdishpur,
P.S. Kotwali,/within the town, Sub-Registry and District of Bhagalpur (Part)
being part of holding no.72/Mahatma Gandhi Road in Ward no.~~5~~(new) 1(old) within the Bhagalpur Municipal Corporation under Municipal Survey Khata no.609, Khesra no.1417(part) morefully shown in red colour in the Map annexed to this deed, which Map forms a part of this deed, with all the rights of air, light, passage and all other easement rights, quarterly Municipal tax payable for the entire holding being 0.84 paise only, bounded and appended as below:-

North:- Ajit Kumar Choudhary & others.
South:- Sardar Awtar Singh Manchanda.
East :- 12' Wide Road.
West :- Sardar Awtar Singh Manchanda.

6. THIS DEED OF SALE OUT AND OUT (KEBALA) is executed this the 26th day of May 1986 by Sardar Awtar Singh Manchanda, morefully described in column no.1



above here-in-after referred to as VENDOR, which term shall include his heirs, representatives, administrators, executors, an assigns, on the one part, IN FAVOUR OF (1) Sri Ajit Kumar Choudhary, (2) Sri Soumya Kumar Choudhary and (3) Sri Sudpita Kumar Choudhary, morefully described in column no.2 above, here-in-after referred to as VENDEES which term shall include their heirs, representatives, administrators, executors and assigns, on the other part.

7. WHEREAS by virtue of a registered sale deed dated 28.8.1970 the Vendor absolutely purchased the property fully described in column no.5 above for valuable consideration from Sri Ram Niranjan Santhalia and others and came into peaceful possession of the same and in due course oftime the Vendor got his name mutated in the Shrista of the then Bhagalpur Municipality and has been paying quarterly taxes.

8. AND WHEREAS the Vendor though purchased the above property for construction of a house for him for residential purposesbut due to some unavoidable resons the said house could not be constructed as yet and as



such the said property is now lying parti.

9. AND WHEREAS the vendor is in urgent need of some money for the purpose of his businesses as also forsome other urgent domestic purposes and constructing house else where but the vendor finds difficulty in procuring the said money andas such he has no other way than to sell the property fully described in column no.5 above absolutely andas such expressed his intention to sell the said property.

10. AND WHEREAS the Vendees on coming to know about the above intention of the Vendor approached him and offered to purchase absolutely the above property fully described in column no.5 above for a sum of Rs.17,000/- as its full consideration.

11. AND WHEREAS the Vendor finding the said offer of the Vendees to be very reasonable and according to the prevalent market rate agreed to sell the property fully described in column no.5 aboveto the Vendee absolutely on receipt of a sum of Rs.17,000/- by way of full consideration.

12. NOW THEREFORE THIS DEED WITNESSES that in persuance of the aforesaid agreementand in consideration of the sum of Rs.17,000/- (Rupees Seventeen thousand) only paid by the Vendees to the Vendor, receipt whereof the said vendor hereby acknowledges, the said Vendor does hereby convey, transfer and assign unto and to the use of the Vendees, their heirs, executors, administrators and assigns ALL THAT Property fully described in column no.5 above AND ALL THE RIGHT, title interest, property claim and demand what-so-ever of the vendor into or upon the said property conveyed unto the Vendees, their heirs,executors, administrators and assigns absolutely and for ever, as ordinarily pass on such sale.

13. AND THE VENDOR does hereby confenant and declare for himself, his heirs, executors, administrators and assigns, that he the Vendor now has good right to convey the said property hereby conveyed or expressed to be conveyed unto the vendees, their heirs, executors, administrators, representatives and assigns in - manner aforesaid.

14. AND THAT THE VENDEES shall hereafter peaceably held, use and enjoy the same as their own Chattle and property without any himdrance, interruption claim or demand by or from the Vendor or any other person shatsoever.

15. AND THAT THE VENDOR and all persons claiming under him shall andwill, from time to time, upon the request and at the cost of the vendees, their heirs, executors, representatives and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and full part thereof unto the vendees, their heirs, executors, representatives and assigns and placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

16. AND the Vendor does also hereby agree to save harmless and keep indemnified the vendees from and against all losses, damaged, costs or expenses which they may sustain or incur by reason of any claim being made by any body whom-so-ever to the said property any or part of it or in respect of any arrear of taxes etc. due thereof.

17. AND the Vendor does hereby further agree with the vendees and declare that he has not done or been party to any act whereby the said property, or any part of it is or may be under any charge in title, claim, estate or otherwise, howsoever or whereby the vendor is prevented from conveying or assigning the said property or any part thereof.

18. AND the Vendor, his heirs, executors, representatives, administrators and assigns hereby agree that due to any defect in title of the Vendor or for any other reason , if the vendees, their heirs, executors, administrators, representatives or assigns and did possessed at any time from the property hereby conveyed or from any part of it due to the defect in title of the vendor or otherwise, the vendor, his heirs, administrators, representatives, executors and assigns shall be bound to refund the entire consideration money to the vendees, their heirs, executors, administrators, representatives of assigns besides interest upto date @ 1/- p.c. p.m.

Awalan Lyla Manchanda
26/5/86

19. IN WITNESS WHEREOF the above named vendor fully described in column no.1 above has hereto signed at Bhagalpur the day and the year first above mentioned.

WITNESSES:-

1. कृष्ण मोहन सिंह
खरनपुर भागलपुर
26/5/86

2. Ram Narayan Singh
Kotwali-BGP.
26-5-86

Awalan Lyla Manchanda
26/5/86 VENDOR

Typed by:-
Pradip Kumar Chatterjee
26/5/86
(Pradip Kr.Chatterjee)
C.C.,Bhagalpur.

.N SHOWING THE CONVEYED LAND OUT OF THE HOLDING NO 72
WARD NO 5 SURVEY KHATA NO 609 KHASRA NO 1407 PART OF
SRI SARDAR ABTAR SINGH MANCHANDA S/O LATE AMAR SINGH MANCHANDA
RESIDENCE MAHALLA MANDROZA HARIM DEBI PRASAD ROAD P.S. KOTWALI
DIST: BHAGALPUR IN FAVOUR OF SRI AJIT KUMAR CHOUDHRI S/O LATE
K.K. CHOUDHRI, SRI SOUMYA KUMAR CHOUDHRI S/O LATE B.B. CHOUDHRI
SRI SADIPTA KUMAR CHOUDHRI S/O LATE B.B. CHOUDHRI RESIDENCE
MAHATMA GANDHI PATH P.S. KOTWALI DIST: BHAGALPUR
HOLDING STAND ON MAHATMA GANDHI PATH
SCALE 16'-1"

CONVEYED PORTION SHOWN IN "PINK" (BLOCK NO 7 KA A)
TOTAL AREA OF THE CONVEYED PORTION SHOWN IN "PINK" 8 DHUR 11 DHURKI



Awatar Singh Manchanda
26/5/86

THE PLAN IS PREPARED IN DUPLICATE AND THE COPY IS THE EXACT AND TRUE RE-PRODUCTION OF THE ORIGINAL.

PREPARED BY
[signature]
Amin
22-5-86

Late K.K. Choudhary.

60 Rs.



1. Name of the Vendor with full description :- Sardar Awtar Singh Mandhandra S/o Late Sardar Amar Singh Machandra, by Caste Sikh(Panjabi), by Profession Business, resident of Mahalla Mandroja Hakim Debi Prasad Road, P.S. Kotwali, within the town, Sub-Registry and District of Bhagalpur.

2. Names of the Vendees with full description:- (1) Sri Ajit Kumar Choudhary S/o Late K.K. Choudhary.

(2) Sri Soumya Kumar Choudhary S/o Late [illegible] Choudhary.

राजेश्वर लाल
मुद्रक विक्रेता
लाइसेंस नं० २३
भागलपुर





60 Rs.



(3) Sri Sudipta Kumar Choudhary
S/o Late B.B.Choudhary.

All by Caste Hindu, by Profession business, residents of Mahatma Gandhi Road, P.S. Kotwali, with in the - town, Sub-Registry and District of Bhagalpur.

3. Nature of Deed :- SALE OUT AND OUT (KEBALA).

4. Consideration :- Rs.9,000/- (Rupees Nine thousand) only.

5. Description of the Property :- Sixteen annas right, title, interest and possession over 4 dhur, 11 dhurki and 15 Furki of parti homestead land in Mahalla Mosakchak, P.S. Kotwali, Anchal Jagdishpur, within the town, Sub-Registry and District of Bhagalpur being part of holding no.72(part)

60 Rs.



Mahatma Gandhi Road in Ward no.5 New) 1(old) within the Bhagalpur Municipal Corporation under Municipal survey Khata no.609, Khesra no.1417(part) morefully shown in red colour in the Map annexed to this deed, which Map forms a part of this deed, with all the rights of air, light, passage and all other easement rights, quarterly Municipal tax payable for the entire holding being 0.84 paise only, bounded and appended as below-

North:- Ajit Kumar Choudhary & Others

South:- Sardar Awtar Singh Manchanda.

East :- Sardar Awtar Singh Manchanda.

West :- Sardar Gopal Singh Gandhi.

6. THIS DEED OF SALE OUT AND OUT (KEBALA) is executed this the 26th day of May 1986 by Sardar Awtar

60 Rs.



Awtar Singh Manchanda, morefully described in column no.1 above here-in-after referred to as VENDOR, which term shall include his heirs, representatives, administrators, executors, an assigns, on the one part, IN FAVOUR OF (1) Sri Ajit Kumar Choudhary, (2) Sri Soumya Kumar Choudhary and (3) Sri Sudipta Kumar Choudhary, morefully described in column no.2 above, here-in-after referred to as VENDEES which term shall include their heirs, representatives, administrators, executors and assigns, on the other part.

Awtar Singh Manchanda
26.5.86

7. WHEREAS by virtue of a registered sale deed dated 28.8.1970 the Vendor absolutely purchased the property fully described in column no.5 above for valuable consideration from Sri Ram Niranjan Santhalia and others and came into peaceful possession of the same

60 Rs.



and in due course of time the Vendor got his name muta-
ted in the Shrista of the then Bhagalpur Municipality
and has been paying quarterly taxes.

8. AND WHEREAS the Vendor though purchased the
above property for construction of a house for him for
residential purposes but due to some unavoidable reson
the said house could not be constructed as yet and as
such the said property is now lying parti.

9. AND WHEREAS the vendor is in urgent need of
some money for the purpose of his businesses as also
for some other urgent domestic purposes and construc-
ting house else where but the vendor finds difficulty
in procuring the said money and as such he has no other
way than to sell the property fully described in column
no.5 above absolutely and as such expressed his intenti-



intention to sell the said property.

10. AND WHEREAS the Vendees on coming to know about the above intention of the Vendor approached him and offered to purchase absolutely the above property fully described in column no.5 above for a sum of Rs.9,000/- as its full consideration.

11. AND WHEREAS the Vendors finding the said offer of the Vendees to be very reasonable and according to the prevalent market rate agreed to sell the property fully described in column no.5 above to the Vendee absolutely on receipt of a sum of Rs.9,000/- by way of full consideration.

12. NOW THEREFORE THIS DEED WITNESSES that in persuance of the aforesaid agreement and in consideration of the sum of Rs.9,000/- (Rupees Nine th-

60 Rs.



thousand) only paid by the Vendees to the Vendors receipt whereof the said vendor hereby acknowledges, the said Vendor does hereby convey, transfer and assign unto and to the use ofths vendees, their heirs, executors, administrators and assigns ALL THAT Property fully described in column no.5 above and ALL THE RIGHT, title, interest, property claim and demand what-so-ever ofthe vendor into or upon the said property conveyed unto the Vendees, their heirs, executors, administrators and assigns absolutely and for ever, as ordinarily pass on such sale.

13. AND THE VENDOR does hereby convenant and declare forhimself , his heirs, executors, administrators and assigns, that he the vendor now has good right to convey the said property hereby conveyed or



or expressed to be conveyed unto the vendees, their, heirs, executors, administrators, representatives and assigns in manner aforesaid.

14. AND THAT THE VENDEES shall hereafter peaceably hold, use and enjoy the same as their own Chattel and property without any hindrance, interruption claim or demand by or from the Vendor or any other person what-so-ever.

15. AND THAT THE VENDOR and all persons claiming under him shall and will, from time to time, upon the request and at the cost of the vendees, their heirs, executors, representatives and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said

60 Rs.



said property and full part thereof unto the Vendees, their heirs, executors, representatives and assigns and placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

16. AND the Vendor does also hereby agree to save harmless and keep indemnified the vendees from and against all losses, damaged, costs or expenses which they may sustain or incur by reason of any claim being made by any body whomsoever to the said property any or part of it or in respect of any arrear of taxes etc. due thereof.

17. AND the Vendor does hereby further agree with the vendees and declare that he has not done



or been party to any act whereby the said property or any part of it is or may be under any charge in title, claim, estate or otherwise, howsoever or whereby the vendor is prevented from conveying or assigning the said property or any part thereof.

18. AND THE VENDOR, his heirs, executors, representatives, administrators and assigns hereby agree that due to any defect in title of the vendor of for any other reason, if the vendees, their heirs, executors, administrators, representatives or assigns are dispossessed at any time from the property hereby conveyed or from any part of it due to the defect in title of the vendor or otherwise, the vendor, his heirs, administrators, representatives, executors and assigns -

7 Rs

INDIA

सात रुपये

सत्यमेव जयते

SEVEN RUPEES भारत SEVEN RUPEES



shall be bound to refund the entire consideration money to the vendees, their heirs, executors, administrators, representatives of assigns besides interest upto date @ 1/- p.c. p.m.

19. IN WITNESES WHEREOF the above named vendor fully described in column no.1 above the hereto signed at Bhagalpur the day and the year first above mentioned.

Awalar L. Khanchanda
26/5/86

WITNESSES:-

1. कृष्ण मोहन सिंह
[illegible]
[illegible]

Awalar L. Khanchanda
26/5/86
VENDOR.

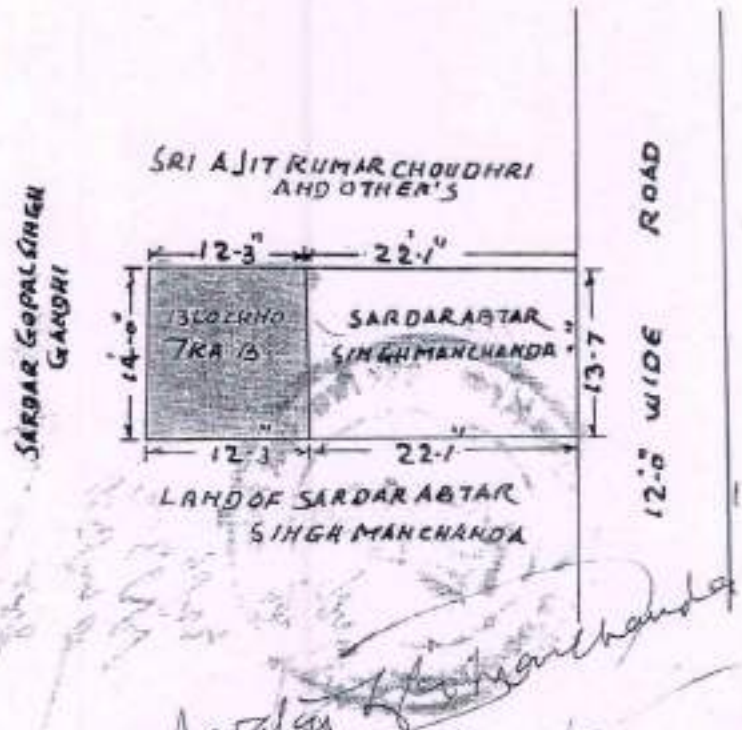
2. Ram Narayan Handa
A Dampur Ph. Hotwali B.C.P.
26-5-86

Typed by:-
Pradip Kumar Chatterjee
26/5/86
P.K.Chatterjee,
C.C.,Bhagalpur.

SHOWING THE CONVEYED LAND OUT OF THE HOLDING NO 72
NO 5 SURVEY KHATA NO 609 KHASRA NO 1607 PART OF
SRI SARDAR ABTAR SINGH MANCHANDA S/O LATE AMAR SINGH MANCHANDA
RESIDENCE MAHALLA - MAHDROZA HAKIMDEBI PRASAD ROAD P.S. KOTWALI
DIST: BHAGALPUR IN FAVOUR OF SRI AJIT KUMAR CHOUDHRI S/O LATE
K.K. CHOUDHRI, SRI SOUMYA KUMAR CHOUDHRI S/O LATE B.B. CHOUDHRI
SRI SADIPTA KUMAR CHOUDHRI S/O LATE B.B. CHOUDHRI RESIDENCE
MAHATMA GANDHI PATH P.S. KOTWALI DIST: BHAGALPUR
HOLDING STAND ON MAHATMA GANDHI PATH
SCALE - 16'-0"

CONVEYED PORTION SHOWN IN PINK (BLOCK NO 7 KA B)

TOTAL AREA OF THE CONVEYED PORTION SHOWN IN PINK 4 DHUR 11 DHURKI AND 15 FURKI



Awadh 26/5/86

THE PLAN IS PREPARED IN DUPLICATE AND THE COPY IS THE EXACT AND TRUE RE-PRODUCTION OF THE ORIGINAL.

PREPARED BY.

22-5-86.

2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

सत्यमेव जयते

भारत

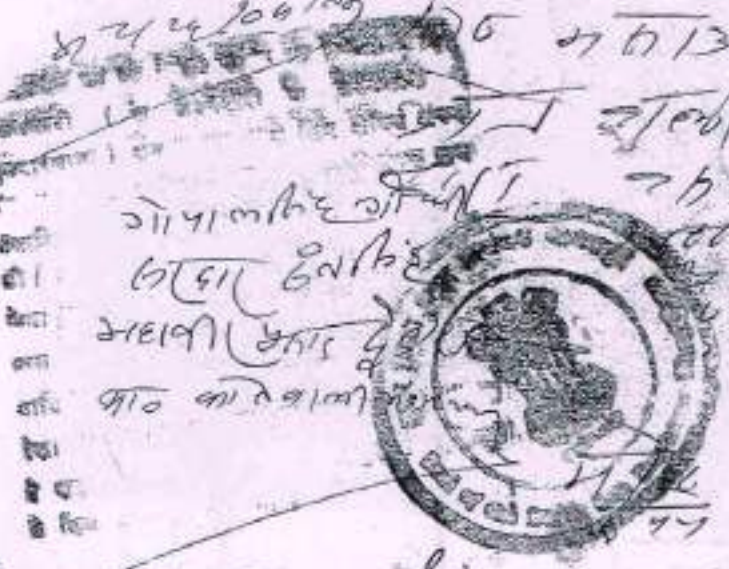
दो हज़ार रुपये TWO THOUSAND RUPEES



1. Name of the Vendor with full description:- Sreemati Harbhajan Kaur Wife of Sardar Gopal Singh Gandhi, by Caste Sikh Punjabi, by profession house wife, resident of Mahabir Prasad Dwivedi Road, P.S. Kotwali within the town, Sub-Registry and District of Bhagalpur, at present resident of House no.96, Model House, Ludhiana. Throught- Sardar Gopal Singh Gandhi

2085
28/4

[illegible]



गोपालसिंह गांधी
सरदार [illegible]
महावीर प्रसाद [illegible]
[illegible]

[illegible]

Gopal Singh Gandhi
4 8 86

[illegible]

Power for sheemati Harlehajan Kour

[illegible]

Gopal Singh Gandhi
4 8 86

[illegible]





Son of Sardar Sant Singh holding General Power of attorney dated 25.6.85 being deed no.2133of - 25.6.85.,(Indian).

2. Names of the Vendees with full description :-

(1) Sri Ajit Kumar Choudhary S/o Late K.K.Choudhary.

(2) Sri Soumya Kumar Choudhary S/o Late B.B.Choudhary .

(3) Sri Sudipta Kumar Choudhary S/o Late B.B.Choudhary.

All by caste Hindu,by P-rofession business etc,residents of Mahatma Gandhi Road, P.S. Kotwali, within the town, Sub-Registry and District of the Bhagalpur.

3. Nature of the Deed :- SALE OUT AND OUT (KEBALA).

4. Consideration :- Rs.25,650/- (Rupees Twenty five thousand Six hundred fifty)only.

10 Rs.



5. Description of the Property :-

Sixteen annas right, title, interest and possession over ~~12 Dhur~~ 16 Dhurki 10 Purki = ~~xxxxxxxxxx~~ (1 Katha = 720 Sq.ft.) of parti - basobasi (Homestead land in Mahalla Mosakchak, P.S. Kotwali, within the town, Sub-Registry and District of Bhagalpur & Anchal Jagdishpur bearing holding no.70 (part) in Ward no.5 on Mahatma Gandhi Pathe within the Bhagalpur Municipal Corporation, also bearing Municipal survey Khaera no.1601 part of Khata no.1037, measuring morefully - shown in red colour in the Map annexed to this deed, which map forms a part of this deed, quarterly Municipal Tax payable for the entire holding being 0.81 paise, with all the right of light, air passage - and all other easementary rights, bounded and appended as below:-

North:- Land of Sardar Gopal Singh.

South:- Sri Ajit Kumar Choudhary and others.

East :- Smt. Kartar Kaur.

West :- 12' wide Common Road.

6. THIS DEED OF SALE OUT AND OUT (KABALA) is executed this the 4th day of August 1986 By Srimati Narbhajan Kaur through her constituted attorney Sardar Gopal Singh Gandhi, more fully described in column no.1 above, here-in-after referred to as VENDOR which term includes her heirs, representatives executors administrators and assigns, on the one part, IN FAVOUR OF (1) Sri Ajit Kumar Choudhary (2) Sri Soumya Kumar Choudhary and (3) Sri Sudipta Kumar Choudhary, more fully described in column no.2 above, here-in-after referred to as VENDEES, which term includes their heirs, representatives, administrators and assigns, on the other part.

Gopal Singh Gandhi 4.8.86

7. WHEREAS the vendor by a registered deed of sale dated 5.10.1967 executed by Sri Ramniranjan Santhalia & others acquired the property fully described in column no.5 above for valuable considerati-

consideration and came into possession of the said property since thereafter and got her name mutated in the Sheriste of the Bhagalpur Municipality now Bhagalpur Municipal Corporation and has been paying the Municipal tax regularly and has been obtaining Municipal tax receipts since thereafter and got her name recorded in the recent Municipal survey.

8. AND WHEREAS the vendor acquired the property fully described in column no.5 above for the purpose of construction of her house over it for the purpose of her residence and for the residence of her family, but for unfor seen circumstances the vendor upto this day has not been able to make any construction over the said property which accordingly is still lying vacant.

9. AND WHEREAS the vendor is in immediate need of a considerable sum of money for the business of her husband and constructing house and she had no other means to procure the said money otherwise than by selling the property fully described in column no.5, absolutely and as such expressed her desire to sell the said property absolutely.

10. AND WHEREAS the vendees on coming to know of the above desire ofthe vendor approached her thro-

through her husband andoffered her to pay a sum of Rs.25,650/- as the full consideration of the said property as the vendees are in urgent need of a place of vacant homestead land near their residential house for the purpose of extension of their residential house.

11. AND WHEREAS the above price offered by the Vendees appeared to the vendor to be reasonable and according to the present market rate and as such she agreed to execute and registered sale deed with respect to the property fully described in column no.5 in favour of the vendees on receipt of the aforesaid sum by way of full consideration.

12. NOW THIS DEED WITNESSES that in persuance of the said agreement and in consideration ofthe sum of Rs.25,650/- (Rupees Twenty five thousand Six hundred fifty) only paid by the vendees to the Vendor today, receipt whereof the said vendor hereby acknowledge, the said vendor does hereby convey transfer and absolutely assign to the vendees free from all encumbrances, charges, claims and demands, whatsoever ALL THAT Property fully described in column no.5 above.

13. AND THE Vendor and all persons claiming under her do nor by further agree with the vendees, at all times hereafter and upon any reasonable request and at the cost of the vendees to do and to execute, or cause to be above and executed all such lawful acts, deeds and theirs whatsoever for further and more perfectly conveying and assuring the said property and any part thereof the vendees and their representatives, heirs, executors, administrators and assigns and placing them in possession ofthe same according to the true intent and meansing oftnis deed.

14. AND THE VENDOR does hereby covenant and declare for narself, her heirs, executors, representatives, administrators, and assigns, that she the vendor now has good right to convey the said property hereby conveyed or expressed to be conveyed unto the vendees, their heirs, administrators ,executors, representatives and assigns in manner aforesaid.

15. AND THE Vendor does also hereby agree to save harmless and keep indemnified the vendees, their heirs, executors administrators, representatives and assigns from and against all losses, damages,

loss or expenses which they may sustain or incur by reason of any claim being made by anybody whomso-ever to the said property.

17. AND THE VENDOR does hereby further agree with the vendees and declare that she has not does, or been party to any act whereby the said party is or may be under any charge in title, claim estate or otherwise, howsoever, or whereby the vendor is prevented from conveying or assigning the said property or any part thereof.

18. AND THE VENDOR hereby further covenants that due to defect in title or otherwise of the vendor, if the vendees, their heirs, executors, administrators, representatives or assigns are dispossessed at any time from the property hereby conveyed of from any part of it the vendor, her heirs, executors, administrators, representatives and assigns shall be bound to refund the entire consideration money with interest upto date @ 1% p.a. to the vendees, their heirs, executors administrators, representatives and assigns.

19. IN WITNESS whereof the above named ven-

vendor fully descried in column no.1 above has hereto signed at Bhagalpur the day and the year first above written.

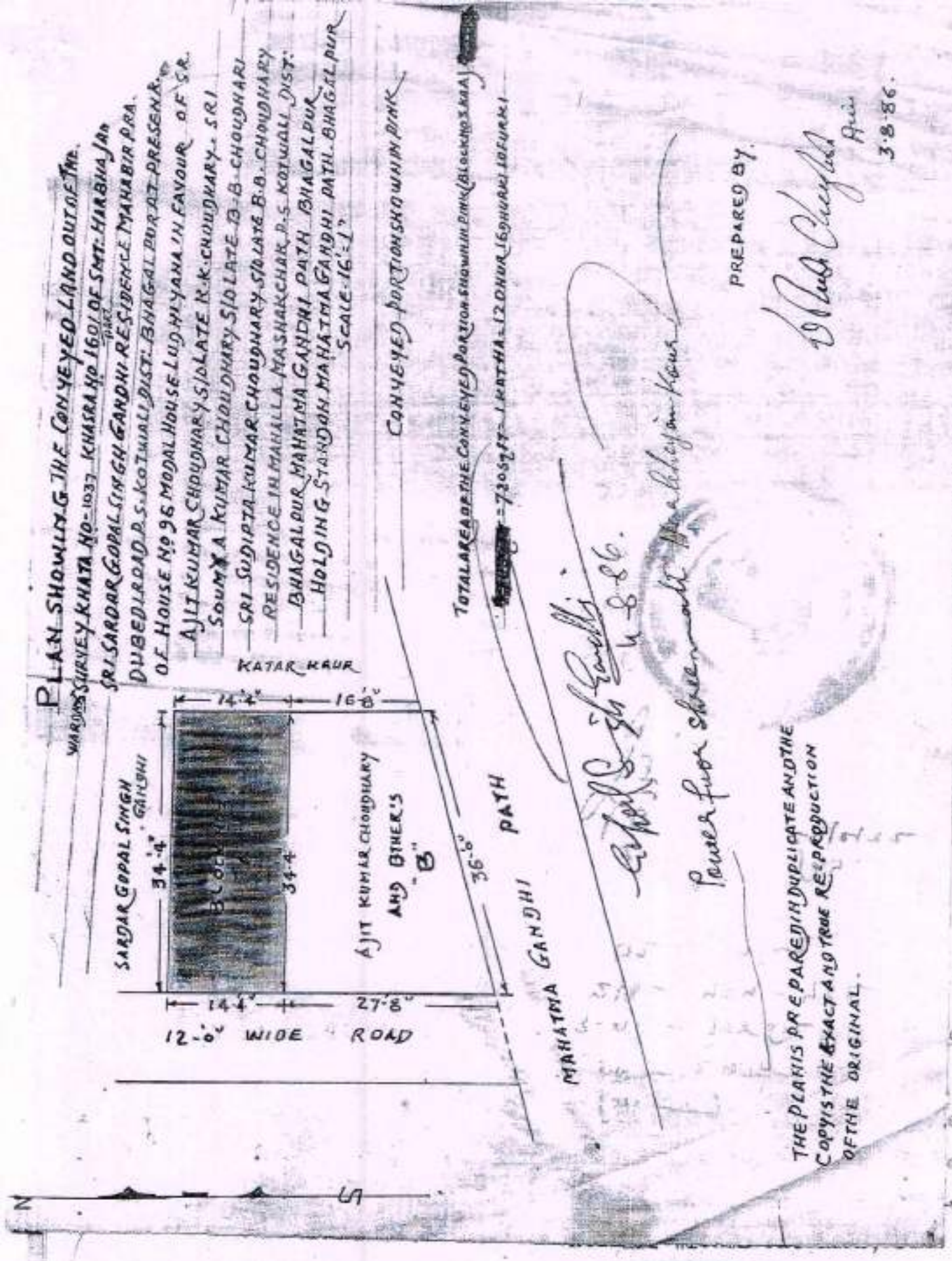
WITNESSES:-

1. गोपाल सिंह ग्राम सबौर, भागलपुर
४/८/८६

2. सत्य नारायण सिंह - सा०
संग्रामपुर - ०१-४-८-२६०७
भागलपुर

Vendor.
Gopal Singh Gaur
4.8.86

Typed by:-
Pradip Kumar Chatterjee
4/8/86
Pradip Kumar Chatterjee.
C.C.,Bhagalpur.



Registry and District of Bhagalpur, at present resident of House no.96, Model House, Ludhiana. Throught- Sardar Gopal Singh Gandhi

2000Rs.

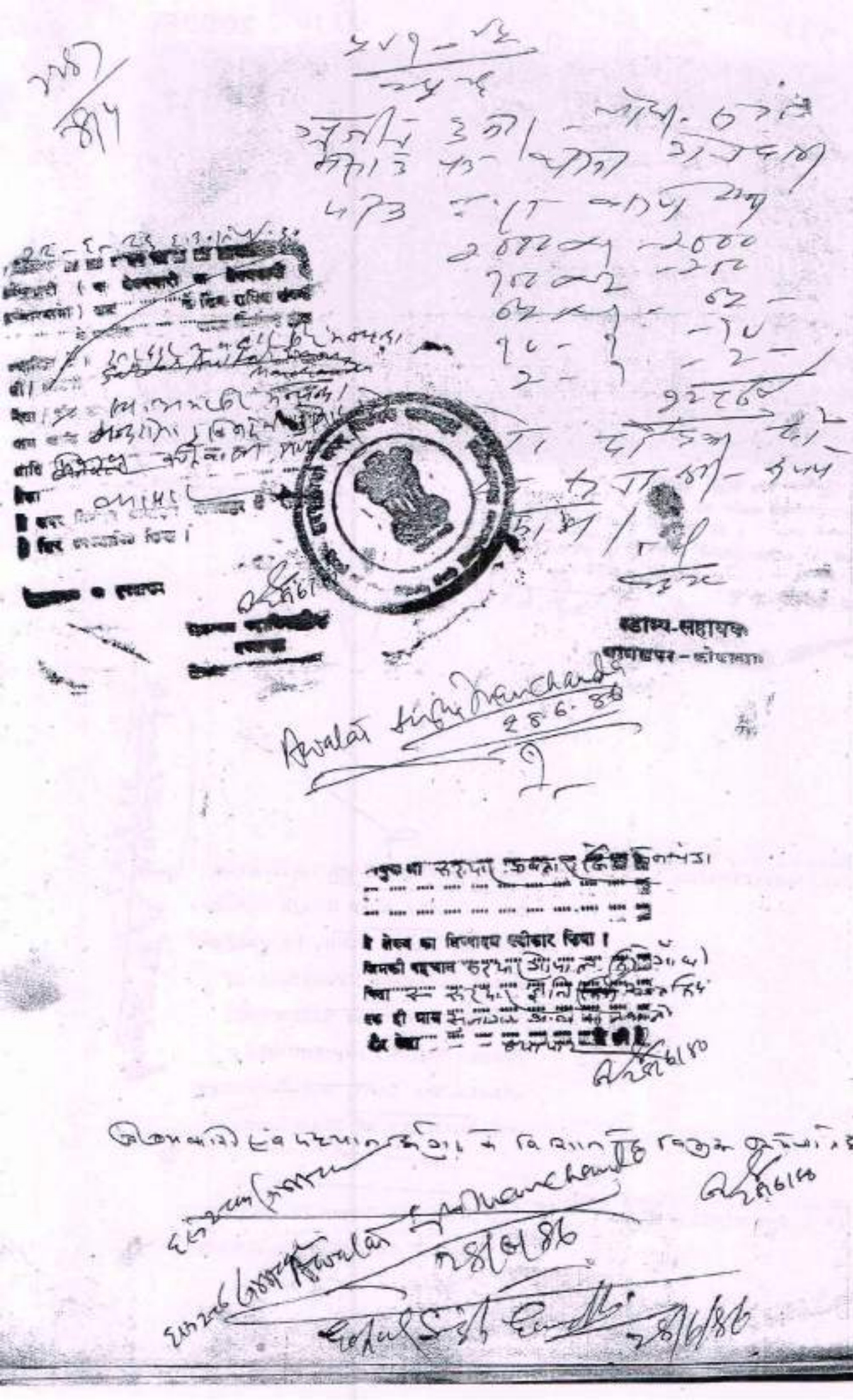


1. Name of the Vendor with full description :-

Sardar Awtar Singh Manchanda Son of Late Amar Singh Manchand By caste Sikh, by Profession Business, resident of Mohalla Nandrosa Nakin Debi Prasad Road, P.~~S.~~ Kotwali, ~~within~~ the Town, Sub-Registry and District of Bhagalpur.

2. Names of the Vendees with full description :-

(1) Sri Ajit Kumar Choudhary Son of Late K.K.Choudhary.



100Rs



(2) Sri Soumya Kumar Choudhary
Son of Late B.B.Choudhary.

(3) Sri Sudipta Kumar Choudhary
Son of Late B.B.Choudhary.

All by Caste Hindu ,
by Profession business, residents of Mahatma Gandhi Road, P.S. Kotwali within the town Sub-Registry and District of Bhagalpur.

Amulya Kumar Mukherjee 28.6.86

3. Nature of Deed :- SALE OUT AND OUT (KEBALA).

4. Consideration :- Rs.34,000/- (Rupees Thirty four thousand) only.

5. Description of the Property :- Sixteen annas right, title, interest and possession of ever 17 dhur (= 612 Sq.ft.) of Parti homestead land in Mahalla Mo-

100Rs.

INDIA NON JUDICIAL

१००रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES



Mosakchak, Anchal Jagdishpur, P.S. Kotwali within the town, Sub-Registry and District of Bhagalpur being part of Holding no.71(part) Mahatma Gandhi Road in Ward no.5(new) 1(old) within the Bhagalpur Municipal Corporation under Municipal - Survey Khata no. 609, Khesra no. 1417 part morefully shown in red colour in the Map annexed to this deed, which Map forms a part of this deed, with all the rights of air, light, passage and all other easement rights, quarterly Municipal tax payable for the entire holding being 0.84 paise only, bounded and appended as below:-

North:- Ajit Kumar Choudhary & others.

Awatar Singh Marchanda 28.6.86

Awatar Singh Marchanda 28/6/86

75 Rs.



South:- Sardar Awtar Singh Manchanda,

East :- 12' wide Road.

West :- Sardar Gopal Singh Gandhi.

Awtar Singh Manchanda
28.6.86

6. THAT DEED OF SALE OUT AND OUT (KEBALA) is executed this the 28th day of June 1986 by Sardar Awtar Singh Manchanda, morefully described in column no.1 above here-in-after referred to as VENDOR, which term shall include his heirs, representatives, administrators, executors, an assigns, on the one part , IN FAVOUR OF (1) Sri Ajit Kumar Choudhary, (2) Sri Soumya Kumar Choudhary and (3) Sri Sudpita Kumar Choudhary,morefully described in column no.2 above,here-in-after referred to as VENDEES WHICH term shall include their heirs, representatives, administrators , executors and assigns, on the other part.

7. WHEREAS by virtue of a registered sale deed dated 28.8.1970 the Vendor absolutely purchased the property fully described in column no.5 above for valuable

10 Rs.

दस रुपये

भारत

INDIA

TEN RUPEES

१०रु.

10RS



consideration from Sri Ramniranjan Santhalia and others and came into peaceful possession of the same and in due course of time the Vendor got his name Mutated in the Shrista of the then Bhagalpur Municipality and has been paying quarterly taxex.

8. AND WHEREAS THE Vendor though purchased the above property for construction of a house for him for residential purposes but due to some unavoidable reason the said house could not be constructed as yet and as such the said property is now lying parti.

9. AND WHEREAS the Vendor is in urgent need of some money for the purpose of his businesses as also for some other urgent domestic purposes and constructing house else where but the vendor finds difficulty in procuring the said money and as such he has no other way then to sell the property fully described in column no.5 above absolutely and as such expressed his intention to sell the said property.

10. AND WHEREAS the Vendees on coming to know about the above intention of the Vendor approached him and affered to purchase absolutely the above pro-

Awatar Singh Manchanda 28.6.86



property fully described in column no.5 above for a sum of Rs.34,000/- as its full consideration.

11. AND WHEREAS the vendor finding the said offer of the Vendees to be very reasonable and according to the prevelent market rate agreed to sell the property fully described in column no.5 above to the Vendee absolute on receipt of a sum of Rs.34,000/- by way of full consideration.

12. NOW THEREFORE THIS DEED WITNESSES that in persuance of the aforesaid agreement and in consideration of the sum of Rs.34,000/- (Rupees Thirty four thousand) only paid Rs.30,000/- and two installments per - Rs.15,000/- on Bank Drafts. One Bank Draft no.OL/A/14 160664 dated 12.6.1985 and No.OL/A/14 160545 dated 11.6.1985 of State Bank of India, Bhagalpur city rest amount Rs.4,000/- paid to the vendor hereby acknowledged, the said vendor does hereby convey, transfer and assigns unto and to the use of the Vendees, their theirs, executors, administrators and assigns ALL THAT PROPERTY fully described in column no.5 above and ALL THE RIGHT, title, interest, property claim and demand what-so-ever of the vendor in

into or upon the said property conveyed unto the Vendees, their heirs, executors, administrators and assings absolutely and for ever, as ordinarily pass on such sale.

13. AND THE VENDOR does hereby convenant and declare for himself, his heirs, executors, administrators and assigns, that he the vendor now has good right to convey the said property hereby conveyed or expressed to be conveyed unto the vendees, their heirs, exedutors administrators, representatives, and assigns in manner aforesaid.

14. AND THAT THE VENDEES SHALL hereafter peaceably hold, use and enjoy the same as their own Chattel and property without any hindrance, interruption claim or demand by or from the Vendor or any other person whatsoever.

15. AND THAT THE VENDOR and all persons claiming under him shall and will, from time to time, upon the request and at the cost of the vendees, their heirs, executors, representatives and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoeger for further and more perfectly assuring the said property and full part thereof unto

the vendees, their heirs, executors, representatives and assigns and placing them in possession ofthe same according to the true intent and meaning of these persents as shall or may be reasonably required.

16. AND the Vendor does also hereby agree to save harmless and keep indemnified the vendees from and against all losses, damaged, costs or expenses which they may sustain or incur by reason of any claim being made by any body whom-so-ever to the said property any or part of it or in respect of any arrear of taxes etc. due thereof.

17. AND the vendor does hereby further agree with the vendees and declare that he has not done or been party any act whereby the said property, or any part of it is or may be under any charge in title, claim estate or otherwise , howsoever or whereby the vender is prevented from conveying or assigning the said property or an y part thereof.

18. AND the vendor, his heirs, executors, representatives, administrators and assigns hereby agree that due to any defect in title of the vendor or for any other reason, if the vendees, their, executors, administraters, representatives or assigns are did possessed at any time from the property hereby conveyed of from any part of it due to the defect in title of the vendor or otherwise

the vendor, his heirs, administrators, representatives, executors and assigns shall be bound to refund the - entire consideration money to the vendees, their executors, administrators, representatives of assigns interest upto date @ 1/- p.c. p.m.

19. IN WITNESS WHEREOF the above named vendor fully described in column no.1 above has hereto signed at - Bhagalpur the day and the year first above mentioned.

WITNESSES:-

1. Rameswar Mohan Sinha
Khanjarpur, Bhagalpur
28-6-86

Awadhesh Kumar Chandra
28-6-86
Vendor.

2. [illegible]

Typed by:-
Pradip Kumar Chatterjee
28-6-86
(Pradip Kr. Chatterjee)
C.C., Bhagalpur.

PLAN SHOWING THE CONVEYED LAND OUT OF THE HOLDING No. 72 WARD No. 5
SURVEY KHATA No. 609 KHASRA No. 1817 PART OF SARDAR AWTAR SINGH MANCHANDA S/O
LATE SARDAR AMAR SINGH MANCHANDA RESIDENCE MAHALLA MANDROZA HAKIM DEBI PRASAD ROAD
P.S. KOTWALI DIST: BHAGALPUR IN FAVOUR OF SRI AJIT KUMAR CHOUDHRI S/O LATE K.K. CHOUDHRI
SRI SOUMYA KUMAR CHOUDHRI S/O LATE B.B. CHOUDHRI SRI SUDIPT KUMAR CHOUDHRI S/O
LATE B.B. CHOUDHRI RESIDENCE: MAHATMA GANDHI PATH P.S. KOTWALI DIST. BHAGALPUR
HOLDING STAND ON MAHATMA GANDHI PATH
SCALE 16'-1"



CONVEYED PORTION SHOWN IN PINK (BLOCK No 4 KA 'A')

TOTAL AREA OF THE CONVEYED PORTION SHOWN IN "PINK" 17 DHUR ONLY.

TOTAL AREA IN SQFT: 612 SQFT.

28-6-86

THE PLAN HAS BEEN PREPARED IN DUPLICATE AND THE COPY IS THE EXACT AND TRUE RE-PRODUCTION OF THE ORIGINAL.

PREPARED BY:
26-5-86.

2000Rs.



1. Name of the Vendor with full description :-

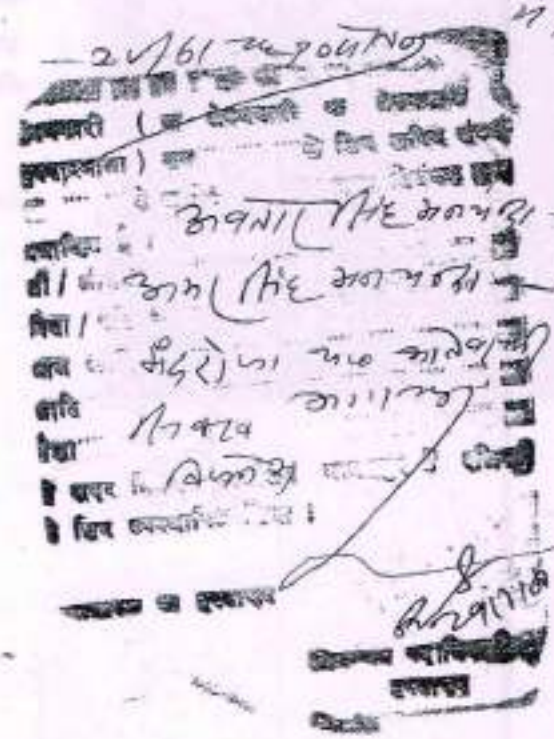
Sardar Avtar Singh Manchanda Son of Late Sardar Amar Singh Manchanda, by Caste Sikh(Panjabi), by Profession Business, resident of Mahalla Mandroja Hakim Debi Prasad Road, P.S. Kotwali within the town, Sub-Registry and District of Bhagalpur.

Avtar Singh Manchanda 26.7.86

2. Names of the Vendees with full descriptions-

(1) Sri Ajit Kumar Choudhary

2287
2514

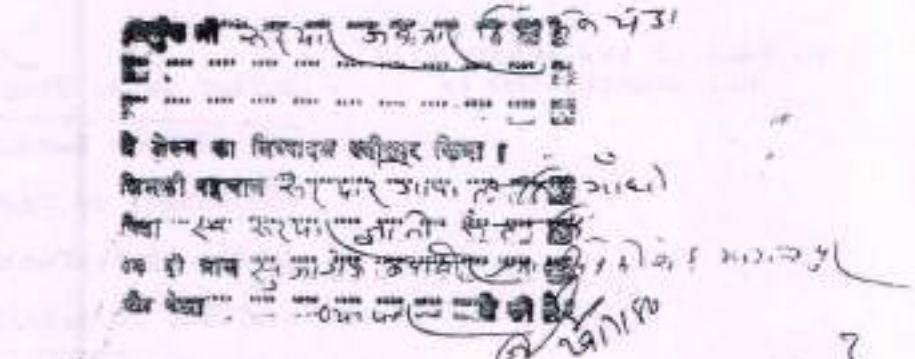




सहायक-सहायक
कोषाधिकार-कोषागार

Awadesh Kumar Chanda
26/7/86

29/7/86



Awadesh Kumar Chanda
29/7/86



Son of Late K.K.Choudhary.

(2) Sri Soumya Kumar Choudhary son of Late B.B.Choudhary.

(3) Sri Sudipta Kumar Choudhary son of Late B.B.Choudhary.

All by Caste Hindu, by Profession business, residents of Mahatma Gandhi Road, P.S. Kotwali within the town Sub-Registry and District.

3. Nature of Deed :- SALE OUT AND OUT (KEBALA).

4. Consideration :- Rs.34,000/- (Rupees Thirty four thousand) only.

5. Description of the Property :- Sixteen annas right, title, interest and possession of over 17 dhur (= 612 Sq.ft.) of parti no-



homestead land in Mahalla Mosakchak, Anchal Jagdishpur, P.S. Kotwali with-in the town, Sub-Registry and District of Bhagalpur being part of holding no.72(part) Mahatma Gandhi Road in Ward no.5(new) 1(old) within the Bhagalpur Municipal Corporation under Municipal Survey Khata no.609, Khesra no.1417 part morefully shown in red colour in the Map annexed to this deed, which Map forms a part of this deed, with all the rights of air, light, passage and all other easement rights, quarterly Municipal Tax payable for the entire holding being 0.84 paise only, bounded and appended as below:-

Avatar Singh Manchanda 26/7/88

North:- Ajit Kumar Choudhary, & Others.
South:- Sardar Awtar Singh Manchanda.
East :- 12' Wide Road.
West :- Sardar Gopal Singh Gandhi.

75 Rs.



6. THAT DEED OF SALE OUT AND OUT (KEBALA) is executed this the 26th day of July 1986 by Sardar Awtar Singh Manchanda, morefully described in column no.1 above here-in-after referred to as VENDOR, which term shall include his heirs, representatives, administrators, executors, an assigns, on the one part, IN FAVOUR OF (1) Sri Ajit Kumar Choudhary, (2) Sri Soumya Kumar Choudhary and (3) Sri Sudpita Kumar Choudhary, morefully described in column no.2 above, hereinafter referred to as VENDEES which term shall - include their heirs, representatives*administrators, executors and assigns, on the other part.

Awtar Singh Manchanda 26/7/86

7. WHEREAS by virtue of a registered sale deed dated 28.8.1970 the vendor absolutely purchased the property fully described in column no.5 above for valuable consideration from Sri Ramniranjan Santhalia and others and same into peaceful possesaion ofthe same and in due course of time the Vendor got his name mutated in the Shrista of the then Bhagalpur Municipality and has been paying quarterly taxes.

8. AND WHEREAS the Vendor though purchased the



above property for construction of a house for him for residential purposes but due to some unavoidable reason the said house could not be constructed as yet and as such the said property is now lying parti.

9. AND WHEREAS the vendor is in urgent need of some money for the purpose of his businesses as also for some other urgent domestic purposes and constructing house else where but the vendor finds difficulty in procuring the said money and as such he has no other way than to sell the property fully described in column no.5 above absolutely and as such expressed his intention to sell the said property.

10. AND WHEREAS the vendees on coming to know aboutthe above intention of the vendor approached him and affered to purchase absolutely the above property fully described in column no.5 above for a sum of - Rs.34,000/- as its fully consideration.

11. AND WHEREAS the vendor finding the said offer of the vendees to be very reasonable and accor-



2Rs

according to the prevelent market rate agreed to sell the property fully described in column no.5 above to the vendee absolute on receipt of a sum of Rs.34,000/- by way of full consideration.

12. NOW THEREFORE THIS DEED WITNESSES that in persuance of the aforesaid agreement and in consideration of the sum of Rs.34,000/- (Rupees Thirty four thousand) only paid Rs.20,000/- by Bank Draft. Bank Draft no.01/A 16077 dated 18.6.1985 of State Bank of India, Bhagalpur city rest amount Rs.14,000/- paid to the vendor hereby acknowledge, the said vendor does hereby convey, transfer and assign unto and to the use of the vendees, their heirs, executors, administrators and assigns ALL THAT Property fully described in column no.5 above and ALL THE RIGHT, title, interest, property claim and, demand what-so-ever of the vendor in into or upon the said property conveyed unto the vendees, their heirs, executors, administrators and assigns absolutely and for ever, as ordinarily pass on such Sale.

Awadh Kishore 26/7/86

13. AND THE VENDOR does hereby convenant and declare for himself, his heirs, executors, administra-

administrators and assigns, that he the vendor now has good right to convey the said property hereby conveyed or expressed to be conveyed unto the vendees, their heirs, executors administrators, representatives, and assigns in manner aforesaid.

14. AND THAT THE VENDEES shall hereafter peaceably hold, useand ejoy the same as their own Chattel and property without any hindrance, interruption claim or demand by or from the Vendor or any other person whatsoever.

15. AND THAT THE VENDOR and all persons claiming under him shall and will, from time to time, upon the request and at the cost of the vendees, their heirs, executors, representatives and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever forfurther and more perfectly assuring the said property and full part thereof unto the vendees, their heirs, exedutors, representatives and assigns and placing them in possession ofthe same according to the true intent and meaning of these persents as shall or may be reasonably required.

16. AND the vendor does also hereby agree to save harmless and keep indemnified the vendees from and against all losses, damaged, costs as expenses

which they may sustain or incur by reason of any claim being made by any body whom-so-ever to the said property any or part of it or in respect of any arrear of taxes etc. due thereof.

17. AND the vendor does hereby further agree with the vendees and declare that he has not done or been party any act whereby the said property, or any part of it is or may be under any charge in title, claim estate or otherwise, howsoever or whereby the vendor is prevented from conveying or assigning the said property or any part thereof.

Awatar Singh Manchanda
26/7/86

18. AND the vendor, his heirs, executors, representatives, administrators and assigns hereby agree that due to any defect in title of the vendor or for any other reason, if the vendees, their, executors, administrators, representatives or assigns are did possessed at any time from the property hereby conveyed of from any part of it due to the defect in title of the vendor or otherwise the vendor, his heirs administrators , representatives, executors and assigns shall be bound to refund the entire consideration money to the vendees, their executors, administrators, representatives of assigns interest upto date @ 1/- P.C.p.m.

19. IN WITNESSES WHEREOF the above named vendor fully described in column no.1 above has hereto signed at Bhagalpur the day and the year first above mentioned.

WITNESSES:-

1. कृष्णा प्र० सिंह सा० खगड़ा
थाना-नौगछिया जिला
भागलपुर-ता० २६-७-८६

Awatar Sinh Manchanda
VENDOR. 26/7/86

2. कृष्णा मोहन सिंह निवास-
वर्तमान- खंजरपुर लाल कोठी
थाना बरारी जिला भा० पुर
ता० २६/७/८६ ई०

Typed by:-
Ladip Kumar Chatterjee
26.7.86
Pradip Kumar Chatterjee,
Court compound, Bhagalpur.

PLAN SHOWING THE CONVEYED LAND OUT OF THE HOLDING No 72 PART WARD No 5 NEW AND 1 OLD SURVEY KHATA No 609 KHASRA No 1417 PART OF SRI SARDAR AWTAR SINGH MANCHANDA S/o LATE AMAR SINGH MANCHANDA RESIDENCE MAHALLA MANDROZA HAKIM DEBI PRASAD ROAD P.S. KOTWALI DIST: BHAGALPUR IN FAVOUR OF SRI AJIT KUMAR CHOUDHARY S/o LATE K.K. CHOUDHARY, SRI SOUMYA KUMAR CHOUDHARY S/o LATE B.B. CHOUDHARY SRI SUDIPTA KUMAR CHOUDHARY S/o LATE B.B. CHOUDHARY RESIDENCE MAHALLA MAHATMA GANDHI PATH P.S. KOTWALI DIST: BHAGALPUR HOLDING STANDS ON MAHATMA GANDHI PATH

SCALE-16'-1"

CONVEYED PORTION SHOWN IN PINK"

TOTAL AREA OF THE CONVEYED PORTION SHOWN IN PINK (BLOCK NO 4 ABC) 612 SQFT = 720 SQFT = 1 KATHA = 17 DHUR only.



Awtar Singh Manchanda
26/7/86

THE PLAN IS PREPARED IN DUPLICATE AND THE COPY IS THE EXACT AND TRUE RE-PRODUCTION OF THE ORIGINAL.

PREPARED BY

24-7-86.

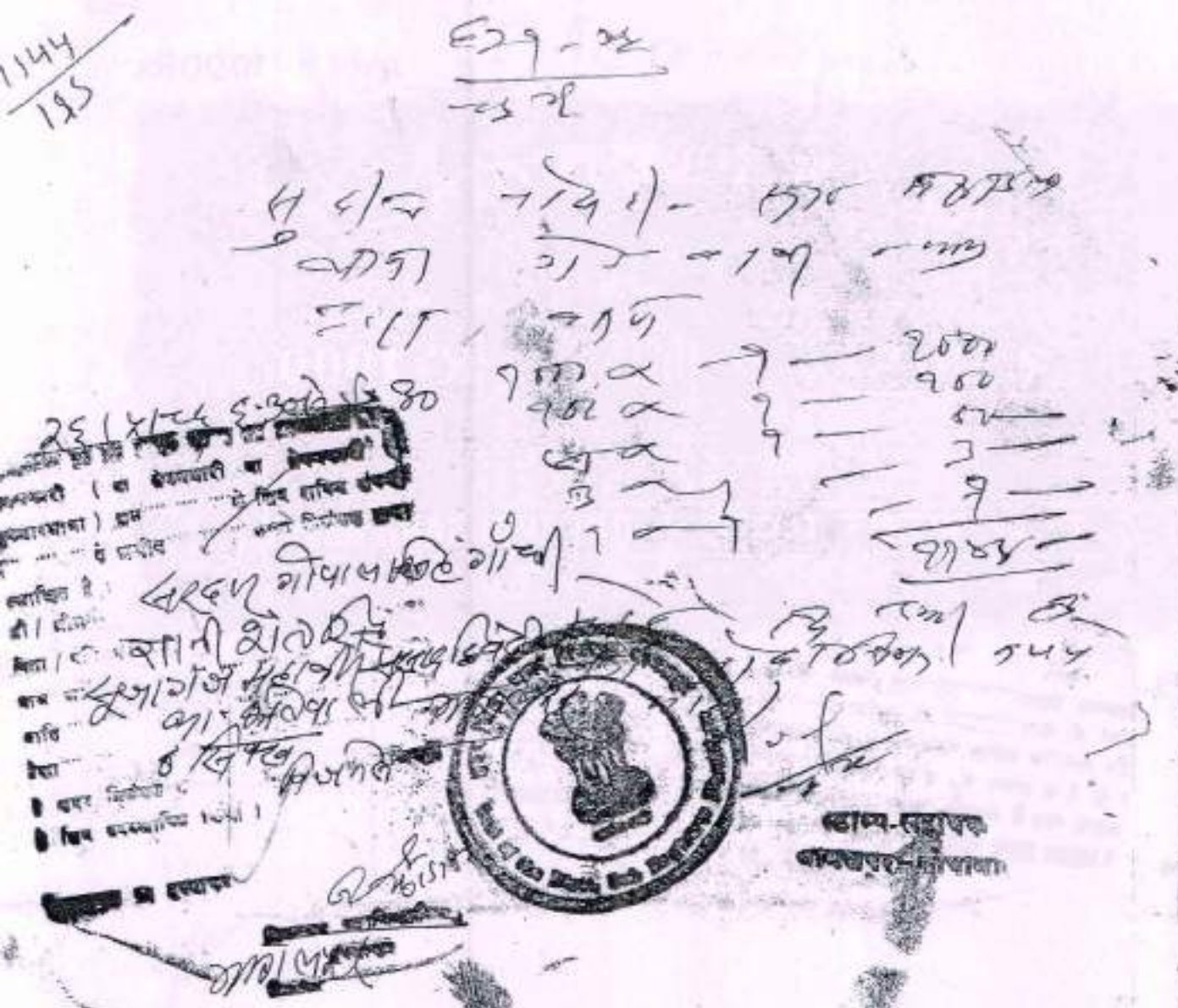
1000Rs



1. Name of the Vendor with full description :- Sardar Gopal Singh Gandhi S/o Late Sardar Giani Sant Singh by Caste Sikh, by Profession Business, resident of Mahalla Sujaganj, Mahabir Prasad Dwivedi Road, P.S. Kotwali, within the town, Sub-Registry and District of Bhagalpur.

2. Namee of the Vendees with full description:- (1) Sri Ajit Kumar Choudhary S/o Late K.K. Choudhary.

1144
185



100Rs.



(2) Sri Sumya Kumar Choudhary
S/o Late B.B.Choudhary.

(3) Sri Sudipta Kumar Choudhary
S/o Late B.B.Choudhary.

All by Caste Hindu, by Profession business, residents of Mahatma Gandhi Road, P.S. Kotwali, with in the - town, Sub-Registry and District of Bhagalpur.

3. Nature of Deed :- SALE CUT AND OUT (KEBALA).

4. Consideration :- Rs.17,000/- (Rupees Seventeen thousand) only.

5. Description of the Property :- Sixteen annas right, title, interest and possession over eight dhur eleven dhurki of parti homestead land in Mahalla Mosakchak,

40 Rs.



Anchal Jagdishpur, P.S. Kotwali, within the town Sub-Registry and District of Bhagalpur being part of holding No.71 Mahatma Gandhi Road in Ward No.5(New) 1(old) within the Bhagalpur Municipal Corporation under Municipal Survey Khata no.240, Khesra no.1600 (Part) morefully - shown in red colour in the Map annexed to this deed, which Map forms a part of this deed, with all the rights of air, light, passage and all other easement rights, quarterly Municipal tax payable for the entire holding being 0.84 paise only, bounded and appended as below:-

North:- Ajit Kumar Choudhary & Others.
South:- Sardar Gopal Singh Gandhi.
East :- Sardar Gopal Singh Gandhi.
West :- 12' Wide Road.

6. THIS DEED OF SALE CUT AND CUT (KEBALA) is executed this the 26th day of May 1986 by Sardar Gopal Singh Gandhi, morefully described in column no.1 above



here-in-after referred to as VENDOR, which term shall include his heirs, representatives, administrators, executors, an assigns, on the one part, IN FAVOUR OF (1) Sri Ajit Kumar Choudhary, (2) Sri Soumya Kumar Choudhary and (3) Sri Sudpita Kumar Choudhary, more-fully described in column no.2 above, here-in-after referred to as VENDEES which term shall include their heirs, representatives, administrators, executors and assigns, on the other part.

7. WHEREAS by virtue of a registered sale deed dated 28.8.1970 the Vendor absolutely purchased the property fully described in column no.5 above for valuable consideration from Sri Rsmni Ranjan Santhalia and others and came into peaceful possession of the same and in due course of time the Vendor got his name mutated in the Shrista of the then Bhagalpur Municipality and has been paying quarterly taxes.

8. AND WHEREAS the Vendor though purchased the above property for construction of a house for him for residential purposes but due to some unavoidable reason the said house could not be constructed as yet and



as such the said property is now lying parti.

9. AND WHEREAS the Vendor is in urgent need of some money for the purpose of his businesses as also for some other urgent domestic purposes and constructing house else where but the vendor finds difficulty in propuring the said money and as such he has no other way than to sell the property fully described in column no.5 above absolutely and as such expressed his intention to sell the said property.

10. AND WHEREAS the Vendees on coming to know about the above intention of the vendor approached him and offered to purchase absolutely the above property fully described in column no.5 above for a sum of Rs.17,000/- as its full consideration.

11. AND WHEREAS the vendor finding the said offer of the vendees to be very reasonable and according to the prevalent market rate agreed to sell the property fully described in column no.5 above to the Vendee absolutely on receipt of a sum of Rs.17,000/- by way of full consideration.

12. NOW THEREFORE THIS DEED WITNESSES that in persuance of the aforesaid agreement and in consideration of the sum of Rs.17,000/- (Rupees Seventeen thousand) only paid by the Vendees to the vendor, receipt whereof the said vendor hereby acknowledges, the said Vendor does hereby convey, transfer and assign unto and to the use of the Vendees, their heirs, executors, administrators and assigns ALL THAT Property fully described in column no.5 above AND ALLTHE RIGHT, title, interest, property claim and demand what-so-ever of the vendor into or upon the said property conveyed unto the Vendees, their heirs, executors, administrators and assigns absolutely and for ever, as ordinarily pass on such sale.

13. AND THE VENDOR does hereby convenant and declare for himself, his heirs, executors, administrators and assigns, that he the vendor now has good right to convey the said property hereby conveyed or expressed to be conveyed unto the vendees, their hairs, executors, administrators, representatives and assigns in manner aforesaid.

14. AND THAT THE VENDEES shall hereafter peaceably hold, use and enjoy the same as their own Chattel and property without any hindrance, interruption claim or demand by or from the Vendor or any other person whatsoever.

With full description:- (1) Sri Ajit Kumar Choudhary S/o

15. AND THAT THE VENDOR and all persons claiming under him shall and will, from time to time, upon the request and at the cost of the vendees, their heirs, executors, representatives and assigns, do and execute or cause to be done andexecuted all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and full part thereof unto the vendees, their heirs, executors, representatives and assigns and placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably requtred.

16. AND the Vendor does also hereby agree to save harmless and keep indemnified the vendees from and against all losses, damaged, costs or expenses which they may sustain or incur by reason of any claim being made by any body whom-so-ever to the said property any or part of it or in respect of any arrear of taxes etc. due thereof.

17. AND the Vendor does hereby further agree with the vendees and declare that he has not done or been party to any act whereby the said property, or any part of it is or may be under any charge in title, claim, estate or otherwise, howsoever or whereby the vendor is prevented from conveying or assigning the said property or any part thereof.

with full description

18. AND the vendor, his heirs, executors, representatives, administrators and assigns hereby agree that due to any defect in title of the Vendor or for any other reason, if the vendees, their heirs, executors, administrators, representatives or assigns are didpossessed at any time from the property hereby conveyed or from any part of it due to the defect in title of the vendor or otherwise, the vendor, his heirs, administrators, representatives, executors and assigns shall be bound to refund the entire consideration money to the vendees, their heirs, executors, administrators, representatives of assigns besides interest upto date @ 1/- p.c. p.m.

19. IN WITNESS WHEREOF the above named vendor fully described in column no.1 above has hereto signed at Bhagalpur the day and the year first above mentioned.

WITNESSES:-

1. कृष्ण [illegible] सिंह
खंजरपुर भागलपुर
२६।५।८६

2. Ram Narayan Singh
Adam Jun P.O. Kotwali Bhagalpur
26-5-86

Gopal Sikhanti
VENDOR. 26.5.86

Typed by:-
Pradip Kumar Chatterji
26/5/86
(Pradip Kr.Chatterjee),
C.C.,Bhagalpur.

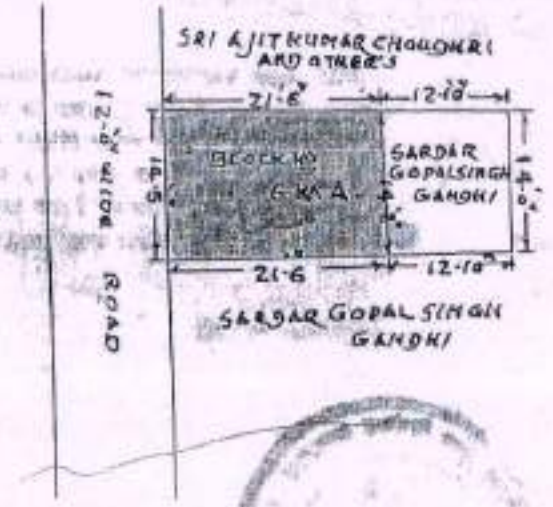
Names of the Vendees
with full description:- (1) Sri Ajit Kumar Ch...

PLAN SHOWING THE CONVEYED LAND OUT OF THE HOLDING No 71 WARD NO 5 SURVEY KHATA No 240 KHASRA NO 1600 PART OF SARDAR GOPAL SINGH GANDHI S/O LATE SARDAR GYANI SANT SINGH RESIDENCE MAHALLA SUJA GANJ M.P. DUBEDI ROAD P.S. KOTWALI DIST: BHAGALPUR IN FAVOUR OF SRI AJIT KUMAR CHOUDHRI S/O LATE K.K. CHOUDHRI SRI SOUMYA KUMAR CHOUDHRI S/O LATE B.B. CHOUDHRI, SRI SADIPTA KUMAR CHOUDHRI S/O LATE B.B. CHOUDHRI RESIDENCE AT MAHATMA GANDHI PATH P.S. KOTWALI DIST: BHAGALPUR HOLDING STANDS ON MAHATMA GANDHI PATH

SCALE. 16" = 1"

CONVEYED PORTION SHOWN IN "PINK" (BLOCK NO 6 KA "A")

TOTAL AREA OF THE CONVEYED PORTION SHOWN IN "PINK" 8 DHUR 11 DHURKI



THE PLAN IS PREPARED IN DUPLICATE AND THE COPY IS TRUE EXACT AND TRUE RE-PRODUCTION OF THE ORIGINAL

26-5-86

PREPARED BY

22-5-86

60 Rs.



(12)

1. Name of the Vendor with full description : - Sardar Gopal Singh Gandhi S/o Late Sardar Gieni Sant Singh by caste Sikh, by profession Business, resident of Mahalla Bujargonj, Mahabir Prasad Dwivedi Road, P.S. Kotwali, within the town, Sub-Registry and District of Bhagalpur.

राजेश्वर लाल
मुद्रांक विक्रेता
ला० नं०-२१
भागलपुर







60 Rs.



2. Names of the Vendees with full description :-

(1) Sri Ajit Kumar Choudhary

S/o Late K.K.Choudhary.

(2) Sri Soumya Kumar Choudhary

S/o Late B.B.Choudhary.

(3) Sri Sudipta Kumar Choudhary

S/o Late B.B. Choudhary.

All by Caste Hindu by Profession business, residents of Mahatma Gandhi Road, P.S. Kotwali, within the town, Bhagalpur , Anchal Jagdishpur, Sub-Registry and of District/Bhagalpur.

3. Nature of Deed :- SALE OUT AND OUT (KEBALA).

60 Rs.



4. Consideration :- Rs.10,000/- (Rupees Ten thousand) only.

5. Description of the Property :- Sixteen annas right, title, interest and possession over (Five) 5 Dhur , 2½ Furki of parti homestead land in Mahalla Mosakchak, P.S. Kotwali, Anchal Jagdishpur, within the town Sub-Registry and District of Bhagalpur being part of holding no.71(part) Mahatma Gandhi Road in Ward no.5(New) 1(old) within the Bhagalpur Municipal Corporation under Municipal Survey Khata no.240, Khesra no.1600 (part) morefully shown

60 Rs.



in red colour in the Map annexed to this deed, which Map forms a part of this deed, with all the rights of air, light, passage and all other easement rights, quarterly Municipal tax payable for the entire holding being 0.84 paise only bounded and appended as below:-

North:- Ajit Kumar Choudhary & others.

South :- Sardar Gopal Singh Gandhi.

East :- Sardar Awtar Singh Manchanda.

West :- Sardar Awatar Singh Manchanda.

6. THIS DEED OF SALE CUT AND OUT (KEBALA)

60 Rs.



is executed this the 26th day of May 1986 by Sardar Gopal Singh Gandhi , morefully described in column no.1 above above here-in-after referred to as VENDOR, which term shall include his heirs, representatives, administrators, executors, an assigns, on the one part, IN FAVOUR OF (1) Sri Ajit Kumar Choudhary, (2) Sri Soumya Kumar Choudhary and (3) Sri Sudpita Kumar Choudhary, morefully described in column no.2 above, hereinafter referred to as VENDEES which term shall include their heirs, re presentatives, administrators, executors and assigns, on the other part.

28-5-86

7. WHEREAS by virtue of a registered sale deed dated 28.8.1970 the Vendor absolutely Purchased

60 Rs.



the property fully described in column no.5 above for valuable consideration from Sri Ram Niranjan Santhalia and others and came into peaceful possession ofthe same and in due course of time the Vendor got his name mutated in the Shrista of the then Bhagalpur Municipality and has been paying quarterly taxes.

8. AND WHEREAS the vendor though purchased the above property for construction of a house for him for residential purposes but due to some unavoidable reason the said house couldnot be constructed as yet and as such the said property is now lying parti.

9. AND WHEREAS the Vendor is in urgent need

60 Rs.



of some money for the purpose of his businesses as also for some other urgent domestic purposes and constructing house else where but the vendor finds difficulty in procuring the said money and as such he has no other way than to sell the property fully described in column no.5 above absolutely and as such expressed his intention to sell the said property.

10. AND WHEREAS the Vendees on coming to know about the above intention of the vendor approached him and offered to purchase absolutely the above property fully described in column no.5 above for a sum of Rs.10,000/- as its fully consideration.

11. AND WHEREAS the vendor finding the said offer of the vendees to be very reasonable and acc-

60 Rs.



according to the prevalent market rate agreed to sell the property fully described in column no.5 above the Vendee absolutely on receipt of a sum of Rs.10,000/- by way of full consideration.

12. NOW THEREFORE THIS DEED WITNESSES that in persuance of the aforesaid agreement and in consideration of the sum of Rs.10,000/- (Rupees Ten thousand) only paid by the vendees to the vendors, receipt whereof the said vendor hereby acknowledges, the said vendor does hereby convey, transfer and assign unto and to the use of the vendees, their heirs, executors, administrators and assigns ALL THAT Property fully described in column no.5 above AND ALL THE RIGHT, title, interest, property claim and demand what-so-ever of the vendoor into or upon the said -

60 Rs.



property conveyed unto the Vendees, their heirs, executors, administrators and assigns absolutely and for ever, as ordinarily pass on such sale.

13. AND THE VENDOR does hereby convenant and declare for himself, his heirs, executors, administrators and assigns, that he the vendor now has good right to convey the said property hereby conveyed or expressed to be conveyed unto the vendees, their heirs, executors, administrators, representatives and assigns in manner aforesaid.

14. AND THAT THE VENDEES shall hereafter peaceably hold, use and enjoy the same as their own Chattel and property without any hindrance, interruption claim or demand by or from the Ven-

60 Rs.

साठ रुपये

सत्यमेव जयते

भारत

INDIA

६०रु. 60RS

SIXTY RUPEES



Vendor or any other person what-soeever.

15. AND THAT THE VENDOR and all persons claiming under him shall and will, from time to time, upon the request and at the cost ofthe vendees, their heirs, executors, representatives and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and full part thereof unto the vendees, their heirs, executors, representatives and assigns and placing them in possession ofthe same according to the true intent and meaning of these presents as shall or may be reasonably required.

16. AND the vendor does also hereby agree



Vendor or any other person what-soever.

15. AND THAT THE VENDOR and all persons claiming under him shall and will, from time to time, upon the request and at the cost ofthe vendees, their heirs, executors, representatives and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and full part thereof unto the vendees, their heirs, executors, representatives and assigns and placing them in possession ofthe same according to the true intent and meaning of these presents as shall or may be reasonably required.

16. AND the vendor does also hereby agree

60 Rs.



to save harmless and keep indemnified the vendees from and against all losses, damaged, costs or expenses which they may sustain or incur by reason of any claim being made by any body whomsoever to the said property any or part of it or in respect of any arrear of taxes etc. due thereof.

17. AND the Vendor does hereby further agree with the vendees and declare that he has not done or been party to any act whereby the said property, or any part of it is or may be under any charge in title, claim, estate or otherwise, howsoever or whereby the vendor is prevented from conveying or assigning the said property or any part thereof.

18. AND THE Vendor, his heirs, executors ,

representatives, administrators and assigns hereby agree that due to any defect in title of the Vendor of for any other reason , if the vendees, their heirs, executors, administrators, representatives or assigns are disposessed at any time from the property hereby conveyed or from any part of it due to the defect in title of the vendor or otherwise, the vendor, his heirs, administrators, representatives, executors and assigns shall be bound to refund the entire consideration money to the vendees, their heirs, executors, administrators, representatives of assigns besides interest upto date @ 1/-p.c. p.m.

19. IN WITNESSES WHEREOF the above named vendor fully described in column no.1 above has

3R

INDIA

तीन रुपये

सत्यमेव जयते

THREE RUPEES भारत THREE RUPEES



hereto signed at Bhagalpur the day and the year first above mentioned.

WITNESSES:-

1. कृष्ण [illegible]

[illegible]

[illegible]

2. [illegible]

[illegible]

26-5-86

Gopal Singh Eagle
26.5.86
VENDOR.

Typed by:-

Leelip Kumar Chatterjee
26/5/86
Pradip Kr.Chatterjee,
C.C.,Bhagalpur.

PLAN SHOWING THE CONVEYED LAND OUT OF THE HOLDING No. 71. WARD No. 5
SURVEY KHATA No. 240 KHASRA No. 1600 PART OF SARDAR GOPAL SINGH GANDHI S/O
LATE SARDAR GYANI SANT SINGH RESIDENCE MAHALLA SUJA GANJ
M.P. DUBEDI ROAD. P.S. KOTWALI DIST: BHAGALPUR IN FAVOUR OF
SRI AJIT KUMAR CHOUDHRI S/O LATE K.K. CHOUDHARI SRI
SOUMYA KUMAR CHOUDHRI S/O LATE B.B. CHOUDHRI SRI SADIPTA KUMAR CHUDHRI S/O
LATE B.B. CHOUDHRI RESIDENCE MAHATMA GANDHI PATA P.S. KOTWALI
DIST: BHAGALPUR. HOLDING STAND ON MAHATMA GANDHI PATH
SCALE 16:1"

CONVEYED PORTION SHOWN IN "PINK" (BLOCK No. G KA B)

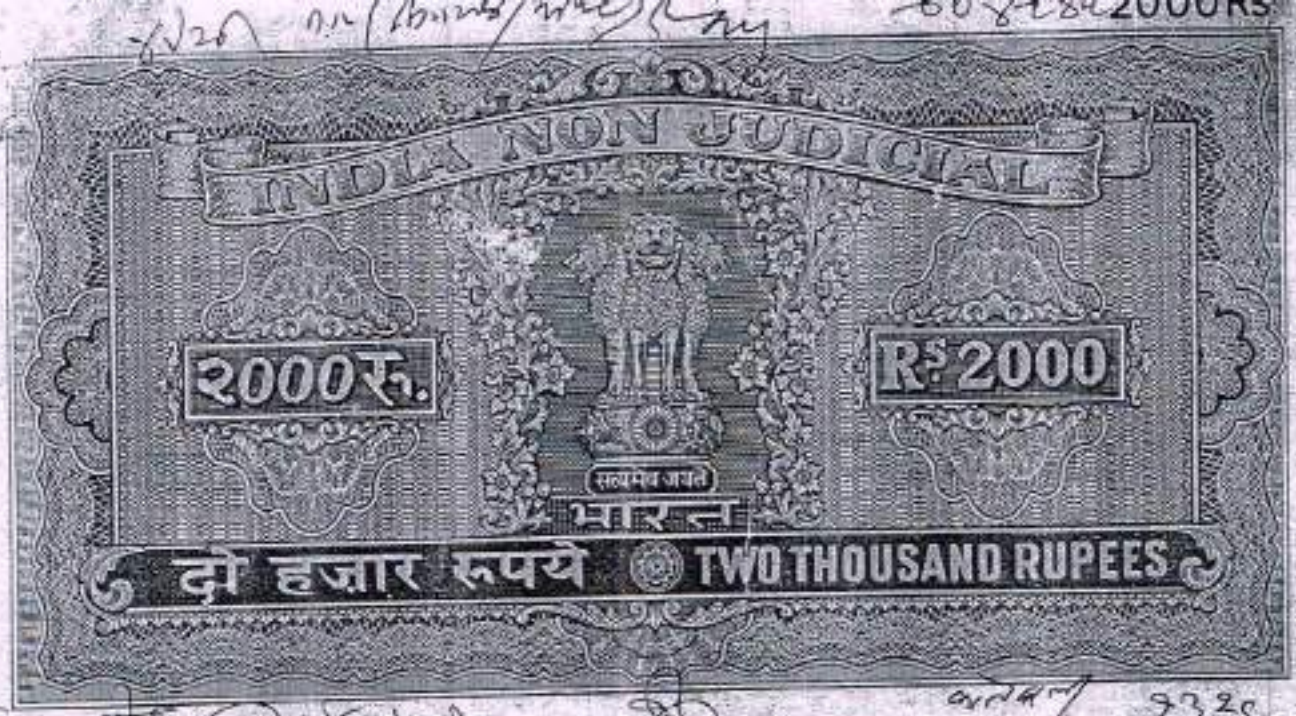
TOTAL AREA OF THE CONVEYED PORTION SHOWN IN PINK. 5 DHUR 2½ PORIZI



Gopal Singh Gandhi
26/5/82

THE PLAN IS PREPARED IN DUPLICATE AND THE COPY IS THE EXACT AND TRUE RE-PRODUCTION OF THE ORIGINAL.

PREPARED BY
22-5-82.



(13)

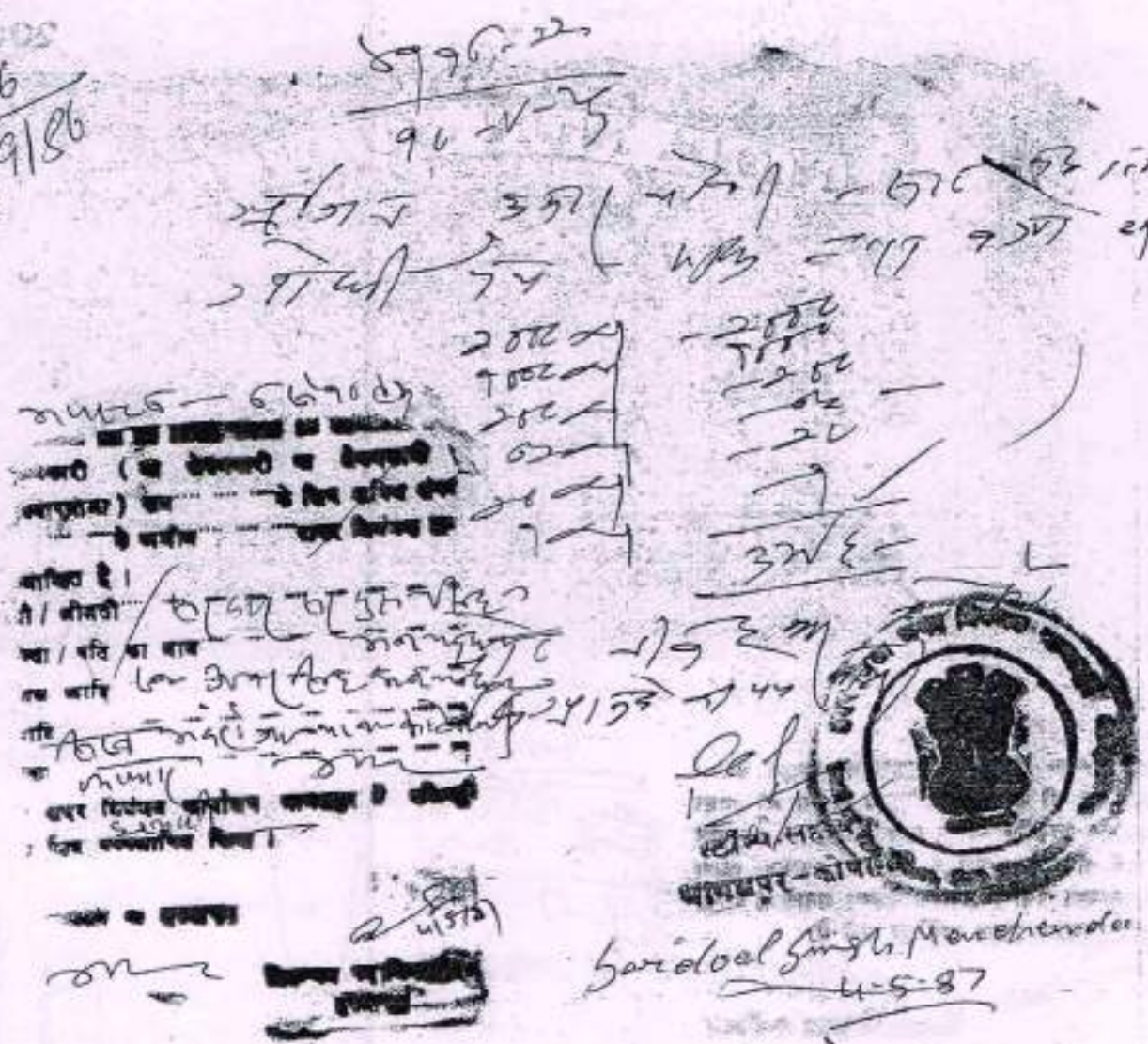
1. Name with full description of the Vendor :-

Sardar Sardul Singh, Manchanda son of Late Amar Singh Manchanda by caste Sikh by profession business etc, resident of Mandroja, P.S. - Kotwali within town Sub-Registry and district of Bhagalpur.

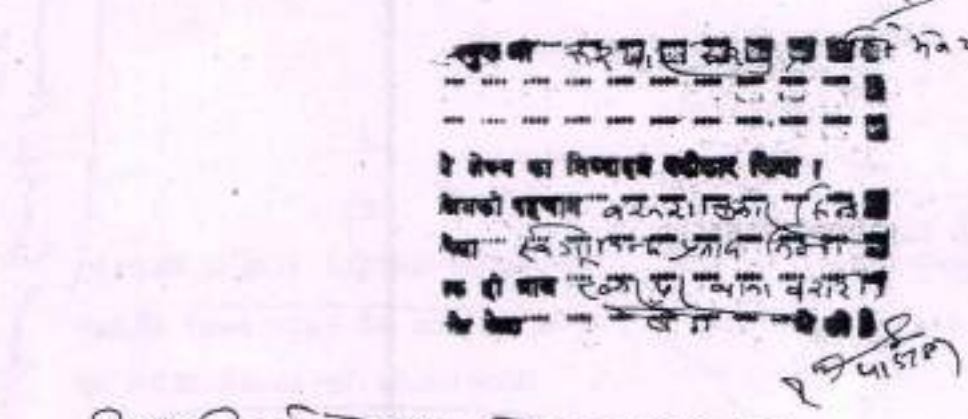
2. Name with full description of the Vendees:-

1. Ajit Kumar Chaudhari son of Late K.K.Chaudhari.

3296
4/9/86



Saridool Singh Marchenda
4-5-87



Saridool Singh Marchenda
4-5-87



1000 Rs.



INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

2. Soumy Kumar Chaudhari son of Late B.B.Chaudhari.

3. Sudipta Kumar Chaudhari son of Late B.B. Chaudhari.

All by caste Hindu by profession Business residents of Mahatma Gandhi Road, P.S. Kotwali within the town, Sub-registry and District of Bhagalpur. Indian

Saroleel Singh Manchanda
4-5-87

3. Nature of the Deed :- SALE OUT AND OUT (KEBALA).

4. Consideration :- Rs.48,500/- (Rupees forty eight thousand and five hundared) only.

200 Rs.

INDIA NON JUDICIAL

२०० रु. Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES



5. Description of the property:- Sixteen annas right, title, interest and possession over 1 Katha 4 ~~dhurs 6 dh-~~ rki and 10 Furkis = 875 Sq. ft. 8 Sq. inches (1 Katha = 720 Sq.ft) of parti Baso-basi homestead land in Mohalla Mosakchak, P.S.Kotwali within the town, Sub-Registry and District of Bhagalpur, in Ward no.1 (old) 5(new), Circle no.2 holding no.22 (old) on Church Road, now Mahatma Gandhi Road within the Bhagalpur Municipality, now Bhagalpur Municipal Corporation, quarterly Corporation Tax payable being Rs.1/- only bearing Municipal Survey Khata no.148 Khesra no.1602 (.0095 hectors) with all the

Sardool Singh Manchander
4.5.87

73

75 Rs.

पछत्तर रुपये

भारत

INDIA

SEVENTY FIVE RUPEES

७५रु.

75 Rs.

rights of light, are pasage and all other easement right, bounded appended as below:-

North:- Ajit Kumar Chaudhary and others.

South:- Church Road.

East :- 12'0" wide common road.

West :- Ajit Kumar Chaudhary and others.

Sardool Singh Manchanda
4-5-87

6. THIS DEED OF SALE OUT AND OUT (KEBALA) is executed this the 4th day of May 1987 by Sardar Sardul Singh Manchanda fully described in column no.1 above, here-in-after referred to as VENDOR, which includes their heirs, representative, administrators, executors and assigns, on the one part, In favour of (1) Ajit Kumar Chaudhary (2) Soumya Kumar Chaudhary, and (3) Sudipta Kumar Chaudhary more fully described in column no.2 above here-in-after referred to as vendees which term includes their heirs, adminstrators executors, representatives and assigns on the other part.



7. WHEREAS by virtue of a registered sale deed dated 5.10.67 Srimati Kartar Kaur, nor deceased mother of the purchased the property fully described in column no.5 for valuable consideration from Sri Ram Niranjan Santhalia and others and came into peaceful possession ofthe same and got her name mutated in the office of the Bhagalpur Municipality now Bhagalpur Municipal Corporation.

8. AND WHEREAS on the death of his mother Srimati Kartar Kaur, the vendor being her legal heirs, his father having died also came into exclusive possession of the said property fully described in column no.5 above,

Saradoor Singh Manufacturer
4-5-87

9. AND WHEREAS the vendors who are in need of sufficient money for running his business which he can not procure without selling the property fully described in column no.5 above and as such decidd to sell the said property absolutely.

10. AND WHEREAS the Vendees who have their

1Rº

INDIA

ONE RUPEE भारत ONE RUPEE



residential house contiguous to the above property and are in need of some more land for extension of their residential house and as such on coming to know of the above desire of the Vendor approached him and offered to purchase the above property absolutely from the vendor on payment of a sum of Rs.48,500/- by way of full consideration.

11. AND WHEREAS the vendor finding the said offer of the vendees to be most reasonable and - according to the present market rate, agreed to sell the above property fully described in column no.5 above absolutely on receipt of a sum of - Rs.48,500/- by way of full consideration.

Sardool Singh Menahanda
4-5-87

12. NOW THIS DEED WITNESSES THAT IN persuance of the aforesaid agreement and in consideration of the sum of Rs.48,500/- (Rupees forty eight thousand and five hundreed) only paid by the vendees to the vendor today, by Bank Draft receipt whereof the vendors hereby acknowledge as having received the said sum the vendors do hereby convey, transfer and assign unto and to the use of the vendees, their executors administrators, representatives and

assigns ALL THAT property full described in column no.5 ~~above and more fully shown in red colour~~ in the Map annexed to this deed, which map forms a part of this deed AND ALL THE right, title, interest, property claim and demand what-so-ever, of the vendor into or upon the said property hereby conveyed ~~unto~~ the vendees, their heirs executors, administrators, representatives and assigns absolutely and for ever as ordinarily pass on such sale.

13. AND THE VENDOR do hereby convenant and declare for himself his executor administrators representative and assigns that the vendor now has good right to convey the said property hereby conveyed or expressed to be conveyed unto the vendees their heirs executors, administrative, representatives and assign in manner aforesaid.

Sardoor Singh Manchander 4-5-87

14. AND THAT THE VENDEES SHALL HEREAFTER peaceably hold, use and enjoy the said property hereby conveyed as their own chattel and property without any hindrance interruption claim or demand by or from the vendor or any other person whom soever.

15. AND THAT THE VENDOR AND all persons claiming under him shall and will from time to time, upon the request and at the cost of the vendees their heirs executors, administrators, representatives and assigns, do and execute or cause to be done and executed all such acts, deeds and theirs whatsoever for further and more perfectly assuring the said property and every part thereof unto the vendees, their heirs, executors administrators, representatives and assigns and placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

16. AND THE VENDOR does hereby agree to save harmless and keep indemnified the vendees their heirs executor administrators, representatives and assigns from and against all losses damages, costs of expenses which they may sustain or incure by reason of any claim being made by any body whatsoever to the said property or in respect of any arrear of taxable due thereof. The vendor hereby declares that the property hereby conveyed was absolutely allotted to his share in an amicable partition between his brother after the death of his mother and as such has absolute right to convey the said property in the manner aforesaid.

Sardoor Singh Manchanda
4-5-87

17. AND IT IS HEREBY FURTHER DECLARED that the said property hereby transferred or intended to be transferred is free from all encumbrances charges, claims or demands and that he the vendor has not done any thing whereby the property may be subject to any attachment or lien of any court or person whatsoever, or whereby the vendor is prevents from conveying or assigning the said property or any part thereof.

18. IN WITNESSES WHEREOF the said vendor, fully described in column no.1 above, has hereto at Bhagalpur signed this day month and year above written.

WITNESSES:-

1. Awatar Singh Manchanda
Anandrajan Bhagalpur
4/5/87

Sardoor Singh Manchanda
4-5-87

VENDOR.

2. बहरा कुमार सिंह
सा० रंजनपुर भंगा
कोतवाली - हंसवाली
भागलपुर
ता० ४-५-८७

Typed by:-
Pradip Kumar Chatterjee
27/4/87
P.K.Chatterjee,
C.C.,Bhagalpur.

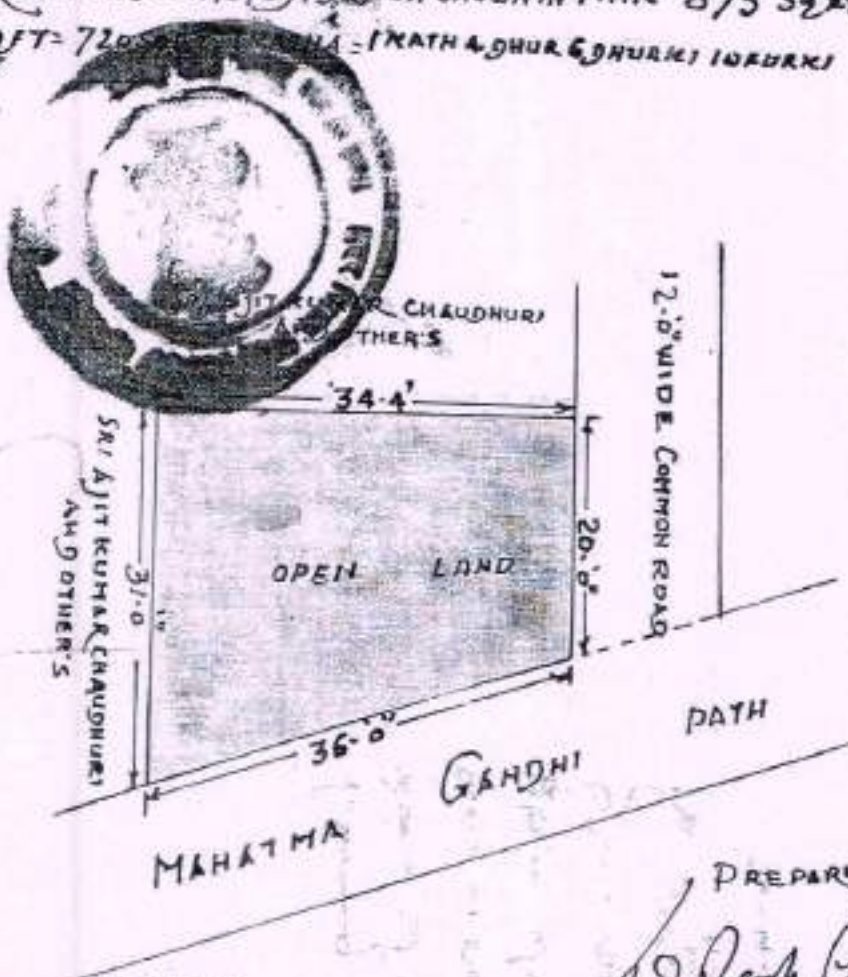
AN SHOWING THE CONVEYED LAND OF THE HOLDING NO 22 SURVEY KHATA NO 148 KHASRA NO 1602 WARD NO 5 OF SARDAR SARDULSINGH MANCHANDA S/O LATE AMAR SINGH MANCHANDA RESIDENCE MANDROZA P.S. KOTWALI DIST: BHAGALPUR IN FAVOUR OF SRI AJIT KUMAR CHAUDHURI S/O LATE K.K. CHAUDHURI SRI SOUMYA KUMAR CHAUDHURI S/O LATE B.B. CHAUDHURI AND SRI SUDIPTA KUMAR CHAUDHURI S/O LATE B.B. CHAUDHURI RESIDENCE MAHATMA GANDHI PATH P.S. KOTWALI DIST: BHAGALPUR HOLDING STAND ON MAHATMA GANDHI PATH

SCALE - 16=1"

CONVEYED PORTION SHOWN IN "PINK"

TOTAL AREA OF THE CONVEYED PORTION SHOWN IN "PINK" 875 SQ FT.

875 SQ FT = 72 [illegible] = 1 KATH 4 DHUR 6 DHURKI 10 DHURKI



PREPARED BY

20-4-87

THE PLAN IS PREPARED IN DUPLICATE AND THE COPY IS THE EXACT AND TRUE RE-PRODUCTION OF THE ORIGINAL