

श्री हाथियादास रणभा. नमः श्रीमूर्ति रणभा. मेरी - काशीवासी
नमः कोमपुत्र

मैसूरि 6018 नमः/576 नमः 934

दिनांक 16/1/86 नमः 2-1-CC

आयुक्त आर्यवासी नमः 9

1 विमर 1 दिनांक 26-12-86 नमः

CSR दिनांक 16-1-87 नमः 1/

नमः 2,35500/282500/- ए.ए.
10/1/87

मि.ए.

8-1-87

राजकीय कांवायस
कोरगाव बाराबती।

753+40. 1200 6 - 799-0

इस दस्तावेज को श्री/श्रीमती वृजभूषणदेव जी चंद्र प्रसाददेव
को देती हूँ।
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Bej Bhurhan Dev

10/1/87

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86 5364 . H424 26870 33520 5650 3000Rs.



Attorney of Shri Braj Bhushan Deva
and Shankarsan Deva.

Braj Bhushan Deva

Attorney of
Smt. Anula Rani
Smt. Manju Rani
Smt. Mridula Rani
Smt. Rajlaxmi Mehantia

Braj Bhushan Deva

THIS DEED OF SALE executed this the 10th day
of April in the year 1987 by Shri Braj Bhushan Deva
and Shri Shankarsan Deva, sons of Late Shri Chandra
Bhushan Deva, and Smt. Omwati Devi, wife of Late
Chandra Bhushan Deva, through their General Attorney
Shri Braj Bhushan Deva, residents of Ulaa,
Begusarai (Bihar), hereinafter referred to as the
VENDORS, which term unless repugnant to the context
includes their heirs, legal representatives, executors
administrators and assigns of the One Part; IN FAVOUR
OF Shri Dwarka Das Khanna, son of Late Lala Durga Das

Cont. . 2

410

300

श्री शारिका लाल खन्ना - को. नुमोरे आर. मेरी - बदायुनी
को. कोम २०२१

Bilay
8-1-87

राजकीय कागजपत्र,
बोबना रायपुरी।

Rajinder

Bray Bhurhan Dewa - Kamal Nayak

महाराष्ट्र सरकार विभाग

B. L. Sant
10-4-87



5650

3000Rs.



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Khanna, resident of 9 Maharana Pratap Nagar, Varanasi, hereinafter referred to as the PURCHASER, which term unless repugnant to the context includes his heirs, legal representatives, executors, administrators and assigns of the Other Part; and (1) Smt. Amla Agarwal, wife of Shri Brajendra Kishore, resident of Daraganj, Allahabad; (2) Smt. Manju Rani, wife of Shri Shyam Murari Agarwal; (3) Smt. Mridula Rani, wife of Shri Murli Khetan; (4) Smt. Rashmi Mohanta, wife of Shri Rakesh Mohanta, all presently residents of Ulao, Begu Sarai (Bihar), hereinafter

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Cont . . 3



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referred to as the CONFIRMING PARTY, which term unless repugnant to the context includes their heirs, legal representatives, executors, administrators and assigns of the Third Part.

Shri Chandra Bhushan Deva

WHEREAS in family partition dated 30.9.1955 between Shri Chandra Bhushan Deva, Chandra Choor Deva and Chandra Mauli Deva the property detailed in Schedule hereunder along with other properties was allotted to the share of Shri Chandra Bhushan Deva.

AND WHEREAS under another family arrangement dated 15.4.1982 between Chandra Bhushan Deva, his

Cont . . 4



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wife Smt. Omwati Devi and his sons Braj Bhushan Deva and Shankarsan Deva, the property premises No. D 59/1 A - 2, Sheopurva, Varanasi, which contains no building, was allotted to Shri Braj Bhushan Deva, Shri Shankarsan Deva and Smt. Omwati Devi.

AND WHEREAS Shri Chandra Bhushan Deva died on 18.10.1982, and the Vendors alone are the owners in actual occupation of the aforesaid property.

AND WHEREAS the Vendors are mostly residing at Begu Sarai and have given up any idea of residing

Cont . . 5

Braj Bhushan Deva



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at Varanasi or constructing any building over the
land premises No. D 59/1 A - 2.

AND WHEREAS the said property is lying useless
and without any income to the Vendors.

AND WHEREAS the Vendors are also in need of
money to meet certain urgent requirements.

AND WHEREAS the Purchaser offered to purchase
a portion of the said property measuring 6405 sq.ft.
detailed in Schedule hereunder marked by letters
A B C D and shown by Colour Red in the plan annexed
hereto for a sum of Rs 2,35,500/- (Rupees Two Lacs

Cont . . 6



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Brig. Bhushan Dese
Five hundred only.

Thirty Five Thousand only), which offer being very reasonable and there being no higher offer the Vendors accepted the said offer.

AND WHEREAS the Vendors have obtained requisite permissions under Income Tax Act as well as under Urban Land Ceiling Regulation Act.

NOW, THEREFORE, the Vendors hereby execute this Deed of Sale and bind themselves with the following :-

1. That the Vendors hereby transfer by way of absolute sale all that land measuring 6405 sq. ft.

Cont . . 7

Brig. Bhushan Dese



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part of Settlement Plot No. 601, Village Sheopurva,
Pargana Dehat Amanat, City and District of Varanasi,
being part of premises No. D 59/1 A - 2, more fully
detailed and described in the Schedule hereunder,

UNTO the Purchaser for a total nett sale considera-
-tion of ^{Braj Bhushan Datta} Rs 2,35,500/- (Rupees Two Lacs Thirty Five
Five hundred
Thousand, only). ^{Braj Bhushan Datta}

2. That the Vendors have received the entire
sale consideration of ^{Braj Bhushan Datta} Rs 2,35,500/- (Rupees Two Lacs
Five hundred ^{Braj Bhushan Datta} Thirty Five Thousand only) as detailed in the Memo of
Consideration hereunder mentioned, and now no
part of sale consideration is due.

Cont . . 8



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3. That the Vendors have put the Purchaser in actual physical possession over the property hereby sold, and now the Purchaser is free to use the said property in such manner as the Purchaser may like.

4. That the property hereby sold is free from all claims, charges, encumbrances, litigations and disputes, and the Vendors alone are the full and absolute owners of the property hereby sold. No other person has any right, title, interest or claim over the same.

5. That if on account of any defect in the

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title of the Vendors or on account of discovery of any charge or encumbrance over the property hereby sold, the Purchaser suffers any loss or is required to pay any sum, the Purchaser shall be entitled to recover all his losses and/or payments made with cost and interest from the Vendors.

Bray's Indian Law

6. That the Purchaser shall be entitled to get his name mutated in revenue records as well as in Municipal records and also get a separate number allotted over the premises hereby sold.

7. That the Confirming Parties hereby confirm



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that the Vendors alone are the owners of the property hereby sold and the Confirming Parties have no interest or claim of any sort over the same.

8. That Shankarsan Deva has duly executed a Power of Attorney dated 24.10.1983 registered in the Office of Sub Registrar, Begu Sarai, in Book No. IV Volume 2 at Pages 79/82 at No. 67 on 5.3.1984; and Smt. Omwati Devi has also executed a Power of Attorney dated 7.10.1983 registered in the Office of Sub Registrar, Begu Sarai, in Book No. IV Volume 2 at Pages 69/72 at No. 62 on 1.3.1984 authorising Braj Bhushan Deva to execute and register the Sale Deed. The Confirming

Braj Bhushan Deva

Cont . . 11



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Parties Smt. Amla Agrawal by Power of Attorney dated 10.12.1986, and Smt. Manju Rani; Smt. Mridula Rani and Smt. Rashmi Mohanta by Power of Attorney dated 26.12.1986 have authorised Braj Bhushan Deva to execute this Deed of Sale as Confirming Party. This Deed, therefore, has been signed and executed by Braj Bhushan Deva for self and as General Attorney of other Vendors and as Attorney of Confirming Party.

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Braj Bhushan Deva



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MEMO OF CONSIDERATION

Rs 78,333.00 Through Demand Draft No. OL/B 673369
dated 9.4.1987 on UCO Bank,
Begu Sarai.

Rs 78,333.00 Through Demand Draft No. OL/B 673370
dated 9.4.1987 on UCO Bank,
Begu Sarai.

Rs 78,334.00 Through Demand Draft No. OL/B 673371
dated 9.4.1987 on UCO Bank,
Begu Sarai.

Rs 2,35,000.00 Total
-500.00 Cash before registration.
===== 2,35,500.00 Total

Beg Bhushan Deva Cont . . 13

Beg Bhushan Deva



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SCHEDULE

All that land measuring 6405 sq. ft. equivalent to 595 sq. metres, equivalent to 4.7 Biswas out of land bearing Settlement Plot No. 601 and out of premises No. D 59/1 A - 2, Village Sheopurva, Pargana Dehat Amanat, District Varanasi, bounded as below :-

NORTH: Land of Mohit.

SOUTH: Road.

EAST: Gali and House of Madan Mohan Agarwal.

WEST: Land of Vendors.

IN WITNESS WHEREOF Braj Bhushan Deva for self and as General Attorney of Smt. Omwati Devi and Shankarsan Deva, and as Attorney for Smt. Amla Agarwal, Smt. Manju Rani, Smt. Mridula Rani and Smt. Rashmi

Cont . . 14

Braj Bhushan Deva



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Mohanta, has executed this Deed of Sale this the
day and month of the year first above written.

NOTE: The property hereby sold is vacant land. The
sale consideration is according to market
rate as fixed.

WITNESSES:

Ram Lal Singh

Shri. M. S. Singh

9/11/51

Drafted by :

(M. L. KHATTRI)
Advocate

Typed by:

V. N. Agarwal
(V. N. AGARWAL)
Bhelupur, Varanasi.

B. B. Bhattacharya

B. B. Bhattacharya

3000Rs.



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Bray Bhadron Dera

Further be it noted that since.

Contd... 16/-



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Prady Bhaskar Jena

the market rate of land as

Contd.....17/-



• 17 •

Fixed under Stamp Act is Rs. 60,000/-

Dr. Bhabha Jee.

Contd....18/-



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per bissa, with effect from

Pray Bhabha Sen.

Contd....19/-

100Rs.



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1st. April, 1937, Stamp Duty

Prof. Buchanan Jones.

Contd....20/-



- 20 -

By B. B. B. B. B.

is being paid on

Contd.....21/-

10Rs.



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Rs. 2, 82,000/- .

Brij Bhushan Dera.

Brij Bhushan Dera

श्री विद्यापीठ प्रमुख
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 श्री वि. वि. वि.
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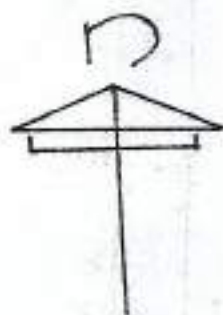
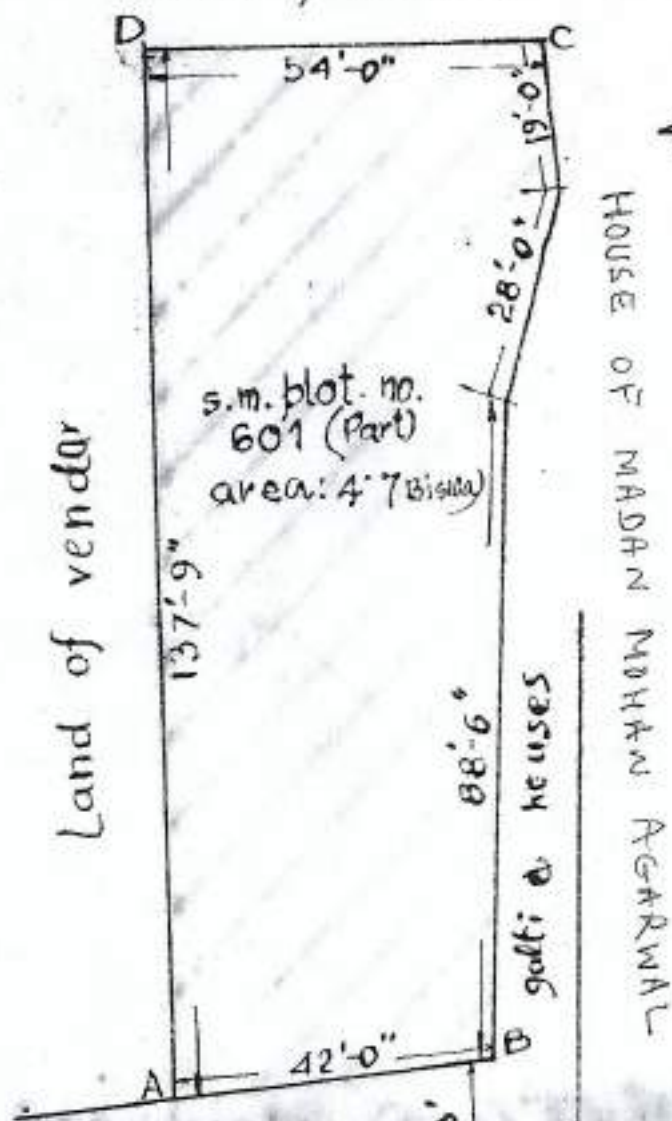
B. A. Hunt

6020

site plan of s.m. plot no. 601 (part) &
premises no. D 59/1A-2, vill. Shivpurwa,
pargana - Dehat athanat, distt. Varanasi
note -

1) portion sold is shown in red hatched line ☐
area is 6405 sqf (4.7 Biswa)
(595 Sqm)

MOHIT
Land of MOHIT



to maruandih

drawn by: ...
Scale - 20'-0" = 1"