

9822

Jan 21/85, Kavya

9828

1000Rs.



new 789 11/12/84

Bhola Nath Pramanick

27.2.85

S. N. Pramanick

27.2.85

Satyā Narayan Pramanick

28 1192.00  
 Ad 490  
 1682/

S A L E D E E D .

THIS DEED OF SALE is made on this the 27th day of February, 1985 at Jamshedpur : BY : SRI BHOLA NATH PRAMANICK, Son of Late Indu Bhushan Pramanick, (2) SATYA NALAYAN PRAMANICK, S/o. SRI BHOLA NATH PRAMANICK, both by faith Hindu, by Nationality Indian, No.(1) by occupation Business, No.(2) by occupation Service in Tisco Ltd., Jamshedpur, both residents of Bhalubasa, Holding No. 309, P.O.Agrico, P.S.Sitarandera, town Jamshedpur, District Singhbhum, hereinafter called the VENDORS of the one part ;

IN FAVOUR OF;-

SRI PREM PRAKASH GOYAL, Son of Sri HANSTAJ GOYAL, by faith Hindu, by Nationality Indian, by occupation Business, resident of HARWARI PARA ROAD, Jugsalai, P.O. & P.S.Jugsalai, town Jamshedpur, District Singhbhum,

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Handwritten notes and calculations on the left side of the page, including a table of figures and a signature.

295.62
22.00
2.80
0.18
320.60

25/2/85



Bhola Nath Pramanick  
27.2.85  
S.N. Pramanick  
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Satya Narayan Pramanick

- 2 -

hereinafter called the PURCHASER of the other part ;

WITNESSETH AS FOLLOWS :-

WHEREAS, the Vendor No.1, acquired Piece of land measuring more or less 1-13-0 (One Bigha and Thirteen Kathas) being Portion of C.S.Plot No.296, under C.S.Khata No.68, in Mouza Pardih, P.S.Mango, Thana No.1347, in the name of his Minor son SATYA NARAYAN PRAMANICK, Vendor No.2, of this SALE DEED, in the year 1954, by means of a Regd. Patta ;

AND WHEREAS, said land previously belonged to SARDARI BEGUM, Wife of KAJI ABDUL KARIM ;

AND WHEREAS, SARDARI BEGUM transferred the above said land by virtue of PERMANENT PATTAs to the present Vendors, bearing Registered Deed No. 4153, registered at Jamshedpur Sub-Registry Office on 8.11.54 :



*Shri. Nath Ramani*

*27.2.85*

*S.N. Ramani*

*27.2.85*

*Salya Narayan Ramani*

- 3 -

AND WHEREAS, after acquiring the aforesaid land, the Vendor No.(1) has constructed the Boundry Wall over the said land and he had also constructed two rooms and well in the aforesaid land and the Vendors are in peaceful physical possession and enjoyment of the same having acquired occupancy right over the same.

AND WHEREAS, in the year 1964, Survey Settlement Operation, the aforesaid land has been recorded in the name of the Vendor No.(2), under Khata No. 520, area measuring 0.51 Acre(Fifty one decimals) ;

AND WHEREAS, in Current Survey Settlement Operation, finally published in the year 1979, the aforesaid land has been recorded in the name of the

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- 4 -

of the Vendor No.(2) in Ward No.2, Notified Area, Janshedpur  
Kata No.552, Plot No. 239( a to e ), area measuring  
0.22.30 Hector, within P.O. & P.S.Mango ;

AND WHEREAS, the Vendors are in peaceful physical  
possession of the said land and houses thereon as absolute  
owners thereof ;

AND WHEREAS, the Vendors are in need of money for  
their personal emergent expenses and for the purpose of  
construction of their residential house at BHALUBASA, as  
such expressed their desire to sell the portion of the  
present Plot No.239(e), area measuring 0.07.00 Hector with  
boundry wall and the Purchaser has accepted their proposal  
to purchase the aforesaid homestead land with boundry wall  
and offered a sum of Rs.24,500/- (Rupees Twenty Four Thousand  
only ;

AND WHEREAS, the Vendors have agreed to sell the  
said property, more particularly described in the Schedule



- 5 -

*Bhola Nath Prasad*  
27.2.85

*Satyajit Narayan Prasad*  
27.2.85

in the Schedule below to the Purchaser for the said consideration of Rs.24,500/- (Rupees Twenty four thousand and Five Hundred) only ;

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That, in consideration of a sum of Rs.24,500/- (Rupees Twenty Four thousand and Five Hundred) only paid by the Purchaser to the Vendors, Vide Account Payee Pay Slip No. T/123000, dated 25.2.85, drawn on BANK OF INDIA, JAMSHEDPUR BRANCH, the receipt of which sum the Vendors do hereby admit and acknowledge, the Vendors hereby transfer by way of ABSOLUTE SALE, all that homestead land with houses and boundry wall, more particularly described in the Schedule below unto the Purchaser who shall possess and hold the same include their heirs, successors and assignees absolutely.
2. That, from today all right, title, interest and possession of the Vendors in the said homestead land with house hereby transferred lies vested absolutely with the Purchaser.

Contd..P/6

Bhola Nath Banerjee  
27.2.85  
Sujya Nanyar Banerjee  
27.2.85

3. That, the Purchaser will get the said property mutated in his name in the office of the Landlord - The State of Bihar and will pay rent, cess, tax, or other Govt. impositions from time to time and shall obtain receipts for such payment. The vendors hereby undertake to give all possible assurance and co-operation for the purpose of mutating the names of the Purchaser and for fixation of rent.

4. That, the Vendors hereby declare that they have not alienated the said property to any person or persons, by way of SALE, GIFT, MORTGAGE or in any other way whatsoever except the Purchaser.

5. That, the Vendors hereby also declare that Purchaser's right, title, interest and possession shall not affect in any way over any portion of the property.

6. That, in future if the Purchaser or his legal heirs and successors or assignees are in any way disturbed in peaceful possession or be dispossessed from the property mentioned in the Schedule below or any portion thereof owing to the defect of any right, title or interest of the Vendors in the said property or if it is found that the property mentioned in the Schedule below is encumbered in any way, the Purchaser or his Successors or assignees shall be entitled to realise the aforesaid consideration money from the movable and immovable properties of the Vendors and also from his legal heirs

Bhola Nath Banarjee  
27.2.85  
Satyajit Nayyar Banarjee  
27.2.85

heirs and legal representatives shall always be bound to compensate the Purchaser and his legal heirs, representatives or his successors or assignees for any loss, he may sustain due to any defect of the title of the Vendors in the property conveyed by this DEED OF SALE.

7. That, the expression ' VENDORS ' and ' PURCHASER ' shall mean and include their respective heirs and successors shall unless and unless repugnant to the context.

Schedule.

ALL THAT PIECE AND PARCEL of the Homestead land and pucca boundry wall, area measuring 0.07.30 Hector, in C.S.Khata No.63, portion of C.S.Plot No.296(1964 Khata No. 520), corresponding to New Khata No.652, Portion of New Plot No. 839(e), in Ward No.8, in Mouza Pardihi, P.O. & P.S. Mango, town Jamshepur, Sub-Registry Office Jamshepur, District Registry Office Chaibasa, District Singhbhum, Pergana Dhalbhum, bounded as follows :-

North :- Road,  
South :- Plot No. 838,  
East :- Portion of Plot No. 839, already sold to Present Purchaser  
West :- Plot No. 838,

Annual Rent is Rs.3/- payable to the Landlord The

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Bhola Nath Bramhar

27.2.85

Satyā Nandan Bramhar

27.2.85

The Landlord The State of Bihar through C.O. at Jamshedpur.

IN WITNESS WHEREOF, the Vendors have signed this deed of Sale on this the day, month and year first above written at the out set.

Witnesses :-

1. *[Signature]*  
28/2/85

2. B. N. Agarwal.  
28/2/85.

Read over and explained the contents of this deed to the executants in Hindi which they admitted to be true and correct.

B. N. Agarwal.  
28/2/85

Typed by :-

*N.K. Bhattacharya*  
N.K. BHATTACHARYA,  
JAMSHEDPUR,  
Dt. 27.2.85. 28/2/85



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25.3.85

