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9899

सु. मंगल 17/2

9286 1000Rs.



789 817 12/85

1192
490
1682

Bhola Nath Pramanick
15/2/85
Satya Narayan Pramanick
15/2/85

SALE DEED.

275.62
22.82
2.82
2.16
282/85

THIS DEED OF SALE is made on this the 15th day of February, 1985 at Jamshedpur : BY : SRI BHOLA NATH PRAMANICK, Son of Late Indu Bhushan Pramanick, (2) SATYA NARAYAN 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 PRANAB KUMAR GOYAL, son of Sri-BANSRAJ GOYAL, a Hindu, by Nationality Indian, by

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Biota nalk Pramanick
15/2/85
Sabya Narayan Pramanick
15/2/85

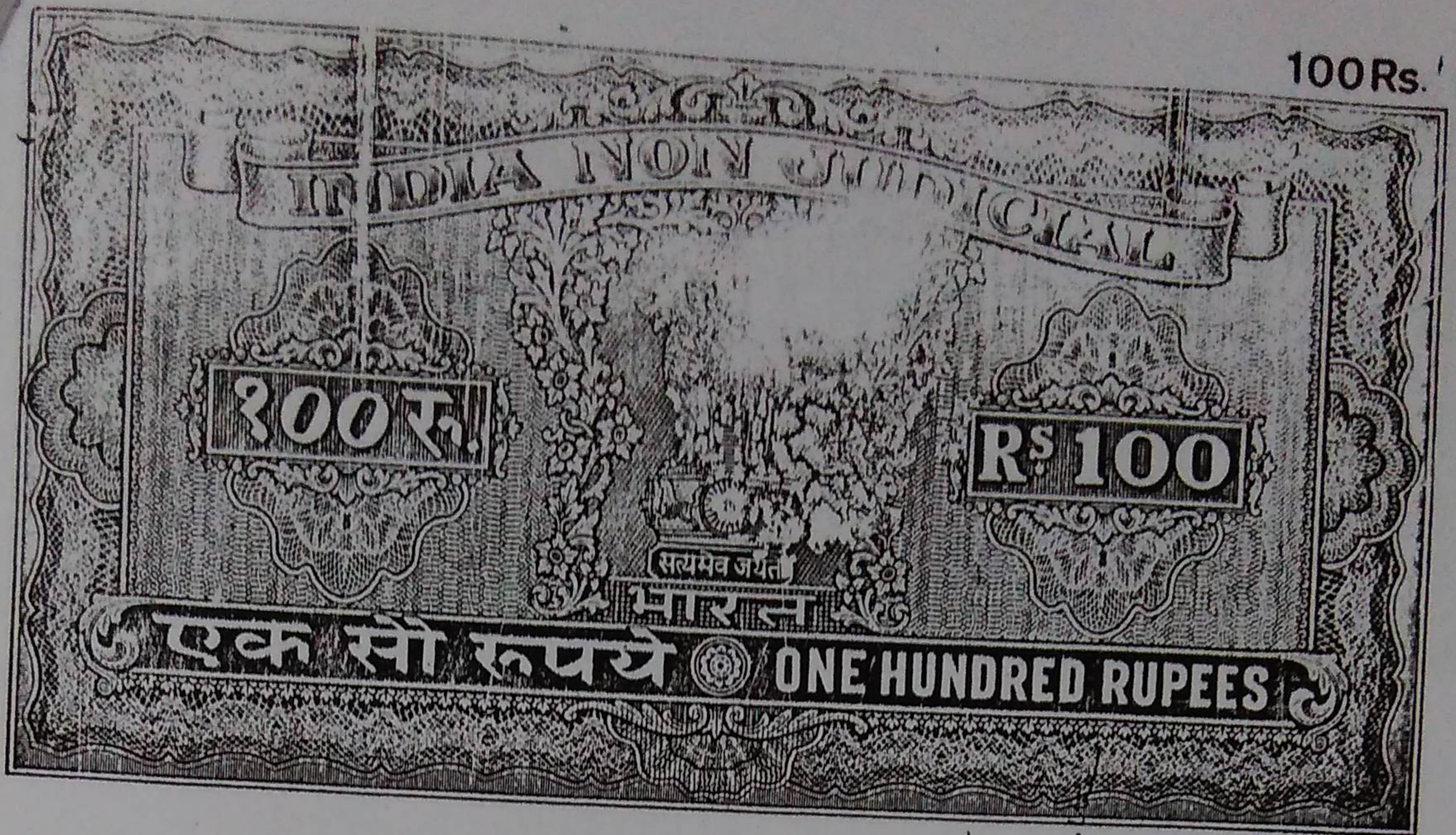
by occupation Business, resident of MARWARI PARA ROAD, Jugsalai, P.O. & P.S, JUGSALAI, Town Janshedpur, District Singhbhum, hereinafter called the PURCHASER of the other part ;

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 SABYA NARAYAN PRAMANICK, Vendor No.2, of this SALE DEED, in the year 1954, by means of a Regd. Patna ;

AND WHEREAS, said land previously belonged to SARDARI BEGUM, wife of RAJI A. DUL KARIM ;

AND WHEREAS, SARDARI BEGUM transferred the above
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*Bhola Nath Banauk
15/2/85*

*Satyajit Nayaya Prami
15/2/85*

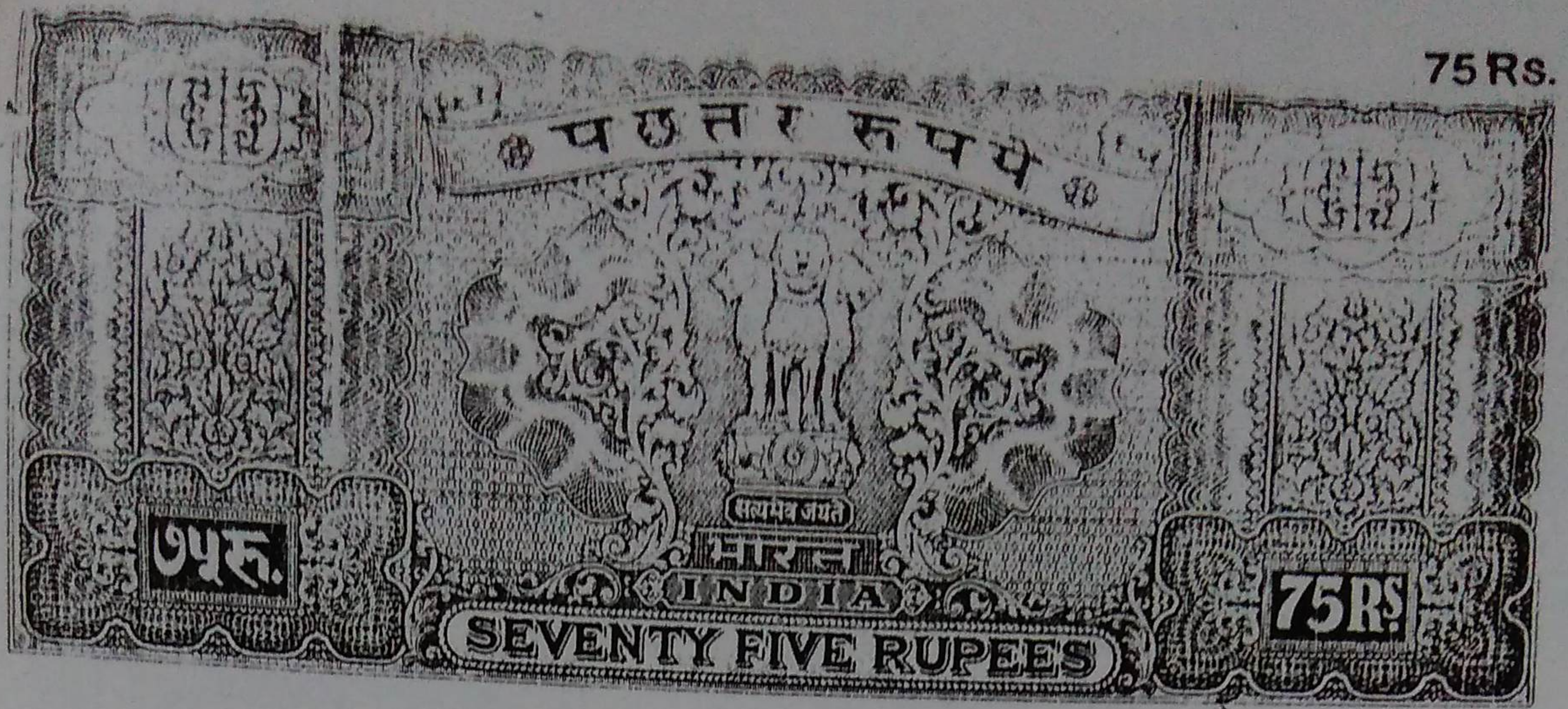
the above said land by virtue of PERMANENT PATTI to the present Vendors, bearing Registered Deed No. 4153, registered at Jamshedpur Sub-Registry Office on 8.11.54 ;

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

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Bhola Nath Pramanik
15/2/85
Sabya Nayyan Pramanik
15/2/85

in Current Survey Settlement Operation, finally published in the year 1979, the aforesaid land has been recorded in the name of the Vendor No.(2) in Ward No.8, Notified Area, Jamshedpur, Khata No. 652, Plot No. 839(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.839(e), area measuring 0.08.00 Hector with boundry wall, equivalent to 0.20 Acre(Twenty decimals) 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



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and Five Hundred) only ;

AND WHEREAS, the Vendors have agreed to sell the said property, more particularly described 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 A/c.payee Pay Slip No. T 122979 , dated 14.2.85 drawn on BANK OF INDIA, JALSHEDPUR , 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

15/2/85
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Bhola Nath Prasad
15/2/55
Sabya Nayagan Prasad
15/2/55

the Purchaser who shall possess and hold the same including 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.

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 and interest 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

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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 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 until and unless repugnant to the context.

Schedule.

ALL THAT PIECE AND PARCEL of the Homestead land and pucca boundry wall, area measuring 0.08.00 Hector equivalent to 0.20 Acre (Twenty decimals), 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 Pardi, P.O. & P.S.Mango, Town Jamshedpur, Sub-Registry Office Jamshedpur, District Sin. hohum, bounded as follows :-

North :- Road

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South :- Plot No. 838

West :- Rest portion of Plot No. 839

East :- Portion of Plot No. 839 in possession of
the Purchaser.

Annual rent is Rs. 3/- payable to 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. *B. N. Agarwal*
15/2/85

Read over and explained the
contents of this DEED to the
Executants in Hindi which they
admitted to be correct.

B. N. Agarwal
15/2/85

2. *B. N. Agarwal*

Typed by :-

N. K. Bhattacharyya
N. K. BHATTACHARYYA,
JAMSHEDPUR,
Dt. 15.2.85.

15/2/85

Bhola Nath Kinnara
15/2/85
Satyajit Nayagam Pramanika
15/2/85



Deaslooo
MGS-50

29/06/2025

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