

12/24 Sale 70000 mango

8296 3000Rs.



3.1. Chhannu estate produce dated 23.6.80

Handwritten notes in Hindi script, possibly a list of items or prices.

Arun Kumar Dutta 23.6.80

Shibaram Dutta 23.6.80

3.8 Acl- 2205.11
H. S. Acl- 1400.00
3605.00

SALE DEED.

Handwritten notes on the left side of the deed, including numbers like 23.6.80 and 98.9.93.

THIS DEED OF SALE is made on the 23rd, day of June, 1980, BETWEEN:

1. Dr. Sri. ARUN KUMAR DUTTA son of Late Gulamoy Dutta and 2. Sri. SIBARAM DUTTA son of Late Satish Chandra Dutta, both by faith Hindu, by caste Kayastha, resident of Workers' Collage Road, Mango, P.O. & P.S. Mango, Pergana Dhalbhum, District Singbhum, hereinafter called the 'VENDORS' (which expression shall unless repugnant to the context include their heirs, successors, administrators) of the one part;

IN FAVOUR OF ABDUL HALIK son of Late Abdul Khalique, by faith Muslim, resident of gr. No.4, Road No.7, Azadnagar Mango, P.O. & P.S. Mango, Pergana Dhalbhum, District Singbhum,



1. Arjun Kumar Pathak
23.6.80.

2. Shiba Prasad Pathak
23/6/80

Page No. 2.

hereinafter called the 'PURCHASER' (which expression shall unless repugnant to the context includes his heirs, successors, administrators and assigns) of the other part;

Nature of Deed :- S A L E.

Value of the Land :- Rs. 70,000/- (Rupees Seventy thousand) only.

S C H E D U L E.

(Description of the Agricultural land hereby transferred)

ALL THAT AGRICULTURAL LAND measuring 4-7-6 Dhurs (Four Bighas Seven Kathas and Six Dhurs) of raiyati land, Under

<u>Khata No.</u>	<u>Plot No.</u>	<u>Nature of land.</u>	<u>Area.</u>	<u>Boundary.</u>
46	3114	Gora-I,	<u>B.K.D.</u> 3-14-0	North: Ram Rajhi Plot Nos. 3128, 3112 & 3133. South: Joyram Rajhi; East: Lakhon Ram, Sitaran Singh, Arjun Thakur, Laxman Thakur Suresh Thakur; West: Old Punulia Rd

100Rs.



Page No. 3.

1. Arun Kumar Sath
23.6.80.

2. Shivanan Deb
23/6/80

Khata No.	Plot No.	Nature of land.	Area. B-K-D	Boundary.
807	3115	Gora-II	0-7-5	North: Ram Majhi. (Plot No. 3127); South: Plot No. 3114, Now belong to A. Lalik; East: Plot No. 3114, Now belong to A. Lalik; West: Plot No. 3116, Now belong to A. Lalik;
807	3116	Gora-II	0-6-1	North: Ram Majhi (Plot No. 3127); South: Plot No. 3114, (A. Lalik); East : Plot No. 3115 (A. Lalik); West : Old Purulia Road;

Total Area : 4-7-6 (Four bighas seven Kathas and Six Dhurs)

Dhurs of recorded raiyati land, Under Ward No.8, Sheet No.6,



Page No. 4.

of Mouza Pardih, Thana No. 1641, P.S. Mango, District Singbhum.

Annual rent :- Rs. 5/- only.

Landlord :- The State of Bihar, Block at Jamshedpur.

KNOW ALL MEN BY THESE PRESENTS:

Whereas the Vendors are the absolute owners of the land, morefully mentioned in the Schedule above; And

Whereas the land in question has been recorded in the name of the Vendor (executant) No.1 in present survey settlement operation finally published on 18th August, 1979; And

Whereas the Vendor No.1 & 2 has been decreed in partition T.S. No. 33 of 1964, with respect to the land mentioned above in the Schedule; And

Whereas the Vendor No.1 and 2 have been in joint possession over the land in question by growing paddy to the knowledge of all and without any interruption, interference or disturbance from any corner; and there is no other co-sharers in this land except the present Vendors; And

Whereas the present Vendors being their profession and other family commitments are unable to look after their lands at all

1. Anand Kumar
Datta
23.6.80

2. Shikhar Datta
23/6/80

1. Anum Kumar Datta
23.6.80.

2. Shivarun Datta
23.6.80

all times personally and have jointly decided to sell the same to the Purchaser for a total consideration of Rs. 70,000/- (Rupees Seventy thousand) only and whereas the Purchaser has agreed to purchase the same.

NOW THE DEED OF SALE WITNESSETH:

That in pursuance of the above agreement and in consideration of the said sum of Rs. 70,000/- (Rupees Seventy thousand) only, of lawful money of India paid by the Purchaser to the Vendor or before the execution of these presents (the receipt whereof the said Vendors do hereby as well as by the hereunder writing admit and acknowledge and of and from the same every part thereof hereby acquit release and for ever discharge the Purchaser as well as the said property in question); the Vendors do by these presents ABSOLUTELY grant, transfer, sell, convey, assign unto the Purchaser ALL THAT AGRICULTURAL LAND what-so-ever to the said land hereditaments, TO HAVE AND HOLD the same without interruption, hindrance from the Vendors or any other person/s claiming under them together with all rights, title, interest and possession which Vendors herebefore enjoyed in respect of the said landed property.

That the Vendors are completely divested of all their interest in land described in the Schedule above.

That the Vendors or their heirs and successors will have no claim over the land in question detailed given in the Schedule above, hereby conveyed in favour of the Purchaser.

That the Vendors hereby assure the Purchaser and covenants:

(i) That the Vendors are the lawful owners of the land described in the Schedule above and are entitled to convey the same unto and to the Purchaser.

1. Arun Kumar Dutta
23.6.80.

2. Shibram Dutta
23/6/80

(ii) That the land hereby transferred and conveyed is/are free from all encumbrances, charges or lien and the vendors have put the Purchaser in possession of the said land described in the Schedule above.

(iii) That the Purchaser shall have quite enjoyment of the said land described in the Schedule above, without any interruption and disturbances by the Vendors or their heirs, representatives, assigns or person claiming under them.

(iv) That in the event of the said land or any part thereof in the Schedule above land being lost to the Purchaser on account of any claim made to by any other person/s or due to defect title of the Vendors, the Vendors and their heirs shall recoup the Purchaser for such loss or damage together with all litigation expenses that may be incurred by the Purchaser to protect his/their title in the said land.

(v) That the Vendors hereby agreed to execute any further document of assurance or any application or petition, if necessary, in order to further perfect the title and possession of the Purchaser in respect of the land described in the Schedule above.

(vi) That the Vendors have delivered to the Purchaser all such documents and Papers in question of the land.

(vii) That the Vendors prior to this Sale did not convey, transfer, Gift, Mortgage or otherwise the said land mentioned in the Schedule above to any person/s or concern.

IN WITNESS WHEREOF THE VENDORS said Dr. Arun Kumar Dutta and Shibram Dutta have hereunto set their respective hands to-day at Jamshedpur the date, month and year first above written.

Page No.7.

1. Arun Kumar Datta
23.6.80

2. Shiba ranu Datta
23/6/80

SIGNED AND DELIVERED AT JAMSHEDPUR
IN THE PRESENCE OF

1. Arun Kumar Datta
23.6.80

2. Shiba ranu Datta
23-6-80

(Signature of the Vendors)

Witnesses :

1. Jaykrishna Das
23/6/80

2. Ekramul Haque
23.6.80

3. R. Datta
23/6/80

4. Ud. Biswas
23/6/80

Typed by :- S. S. Sarkar, Jamshedpur.

S. S. Sarkar. Jamshedpur.
23.6.80

23/6/80