



60
214

[Faded purple text, likely a stamp or official notice, partially obscured by red ink.]

*Deed of sale no 26 W-27
Subota 11/12/2013 H/3/97*

26/6/97

271619

*Miss. Sra. Mukherjee
27.6.97*

Under Indian Stamp Act..... *120/-*
Under Municipal Act..... *20/-*
Under C. M. A. D. A..... *2500/-*

DEED OF SALE

*2500/-
Apr 4000/-
72-00
4072-00*

20/6/97

THIS DEED OF ABSOLUTE SALE is made on this the 27th day of JUNE, One thousand nine hundred and Ninety-seven BY & BETWEEN MISS. IRA MUKHERJEE, Daughter of Late Ram Binoy Mukherjee, by faith Hindu, by caste Brahmin, by occupation Teacher, resident of Gyan Mukherjee Rd. Hirapur P. C. & P. S. Dhanbad, chowki, sadar sub registry office Dhanbad District Dhanbad, hereinafter called and referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assignees) of the ONE PART:

A N D

SMT. RATNA CHATTARAJ, wife of Sri Dhirendra Nath Chattaraj



Miss. Ira Mukherjee
27.6.37

-: 2 :-

by faith Hindu, by caste Brahmin, by occupation Housewife,
resident of Gyan Mukherjee Road, Hirapur, P.O. & P.S. Dhanbad
chowki, sadar sub registry office Dhanbad, District Dhanbad
hereinafter called and referred to as the PURCHASER (which
expression shall unless excluded by or repugnant to the
context be deemed to mean and include her heirs, executor
successors, administrators, legal representatives and
assignees) of the OTHER PART:

Whereas the land which is more fully described in
the schedule below owned and possessed by Ram Tahal Ram
as per oral instructions from the then Landlord Raja
Shiva Pd. Singh of Jhaia Raj Estate and thereafter afore-
said Ramtahal Ram duly passed the plan for the construc-
tion of Building from the Chairman, Dhanbad Municipality
on 2.3.1928 and on getting plan passed, constructed



Miss Jra Mukherjee
27. 6. 97

--: 3 :-

residential units thereon and living thereon peacefully by inducting tenants and also realising rents from the tenants and whereas in due course Raja Shiva Pd. Singh Granted Tikuri Patta in favour of Ramtahal Ram in the year 1934 on 19th day of September, 1934 being Deed of Patta being No. 3240 regd. at Dhanbad sub registry office.

And whereas after vesting of the Zamindary into the Landlord the State of Bihar aforesaid Ramtahal Ram mutated his name in the sherista of the Landlord the State of Bihar and paid rent for the same under Thoka No. 146 in Tikuri right.

And whereas after the death of aforesaid Ramtahal Ram, his sons Shambhu Prasad, Suraj Prasad, Chandra Prasad Kamleshwar Prasad were enjoying the same peacefully by



Miss Ira Mukherjee
27.6.97

-: 4 :-

exercising diverse acts of possession thereon including letting out the same to one Miss. Ira Mukherjee on monthly rent.

AND WHEREAS aforesaid Shambhu Prasad and others while thus in peaceful and undisturbed possession over the property left by their deceased father transferred a portion measuring $2\frac{1}{2}$ kathas to the Vendor of this deed by virtue of Regd. Sale deed no.553 dt.31.1.1997 registered at Dhanbad sub registry office and entered in Book No.1, Volume No.24, pages 3 to 14 for the year 1997 and since the purchase the vendor is in peaceful and undisturbed possession thereon.

AND WHEREAS the vendor while thus in peaceful and undisturbed possession over the property became



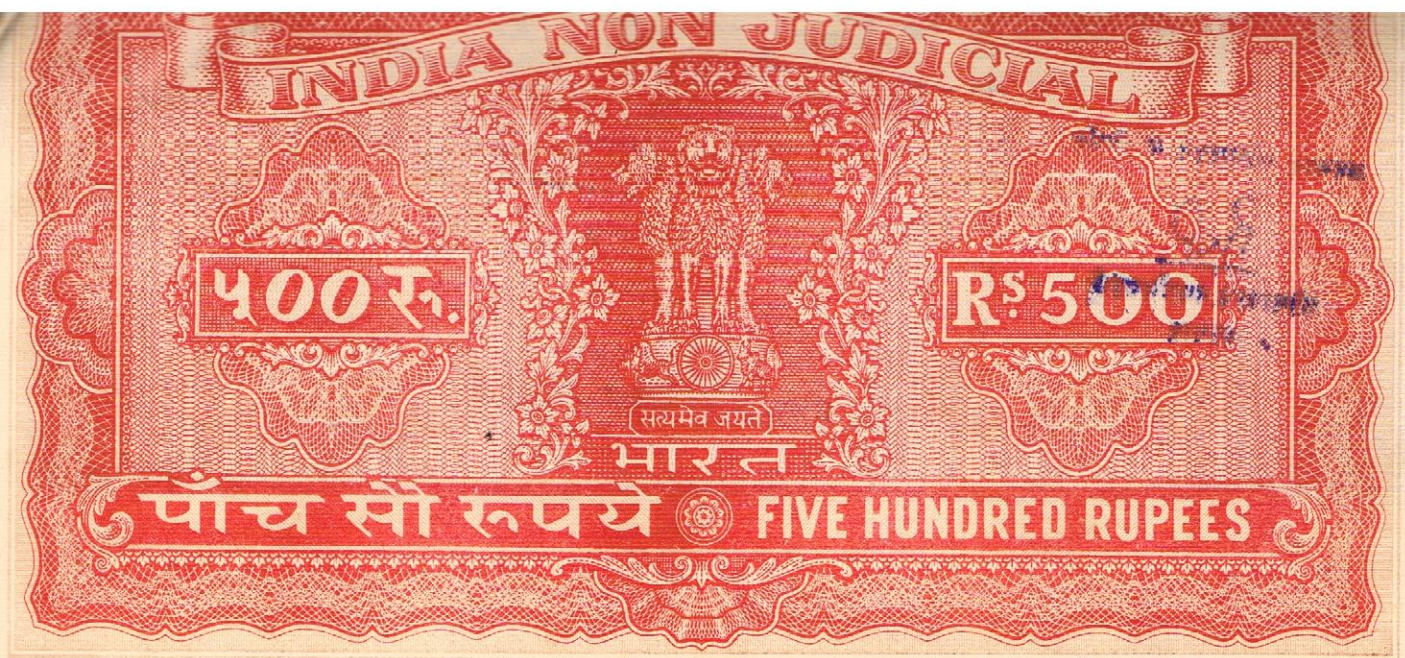
Miss Jsa Meekhorjee
27.6.97

--: 5 :-

desirous of selling the same unto the purchaser and where as the purchaser has agreed to purchase the said property and offered to pay a sum of Rs.1,00,000/- (Rupees one lac only, as the highest consideration thereof as the highest market price.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.1,00,000/- (Rupees One Lac) Rupees One lac- - - only, paid by the purchaser to the Vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land including the very old building which is in delapidated conditions including all the rights easements etc. on the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefea-



Miss Ina Mukherjee
27.6.97

--: 6 :-

unto the purchaser by way of absolute sale all her right title, interest and possession etc. together with all claims demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for at all times to come subject to the payment of rent that to the Landlord the State of Bihar from this date, having full right and authority to transfer the same by sale, gift, mortgage by remodelling the old structure and also by making another and further construction thereon by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

That the vendor doth hereby covenant with the purchaser that she is the true and lawful owner of the property hereby conveyed and she is in sole and exclusive possession



-: 7 :-

Miss Joo Mukherjee
27.6.97

of the said property and she has not in any way or manner transferred or encumbered the said property or any part or portion of the same and should therefore in future if it transpires that the vendor is not the true and lawful owner of the property or has other sharer or co-sharer or that the vendor has no right and authority to transfer the said property and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate and indemnify the purchaser's loss for which the purchaser may be put to.

That the purchaser shall hereafter pay the proportionate annual Tikuri rent and Cess Rs.6/- to the Landlord the State of Bihar and also Municipal taxes to the authority and the purchaser will be liable for the same from this date and also for the imposed tax or taxes if any.

That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to



--: 8 :-

Miss Jaa Mukherjee
27.6.97

the purchaser to in and over the vendor's property and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

IN WITNESS ~~WHEREOF~~ the vendor has set and subscribed her hands out of her own freewill and choice on this the day month and year first above written.

SCHEDULE

All that piece and parcel of TIKURI (HOMESTEAD) LAND situated in Mouza: HIRAPUR, including very old building within P.S. and Municipality Dhanbad, chowki, sadar sub registry office and District Dhanbad.

MOUZA: HIRAPUR, MOUZA NO.7, KHATA NO.109 (One hundred nine) PART OF PLOT NO.1107 (One thousand one hundred seven) out of which measuring an area 2½ kathas or to say 4.12 dec. of land including very old which is in delapidated condition single story building consisting Plinth area 400 sqft. thereon purchased by the vendor within Dhanbad Municipal Holding No.90 and ward No.4, and out of which measuring an area



--: 8 :-

Miss Ira Mukherjee
27.6.97

an area $1\frac{1}{10}$ Katha or to say 1.91 dec. of land including
very old construction which is in depalidated condition
is hereby sold by this sale deed consisting constructed
Plinth area 200 sqft. is hereby sold by this deed as per
plan attached herewith and shown in colour Red which is
butted and bounded as follows:-

NORTH: Road.

SOUTH: Common gali

EAST: Common wall and house of Shambhu Pd. & Bros.

WEST: Common wall and House of sellers.

As per aforesaid schedule and boundry measuring $1\frac{1}{10}$ kathas
or to say 1.91 dec. of land including very old single
story building thereon consisting Plinth area 200 sqft.
including portion of well i.e. share of well.



Miss Joo Mukherjee
27.6.97

--: 10 :-

Drafted by me:

WITNESSES:

[Signature]
27/6/97

Deed writer, Dhanbad.

1. *[Signature]*
Hiraapur, Dhanbad
27.6.97.

2. *[Signature]*
Rakshit Dhanbad

3. *[Signature]*
Dhanbad.

27.6.97

[Signature]
27/6/97 Dhanbad

[Signature]
Typed by:

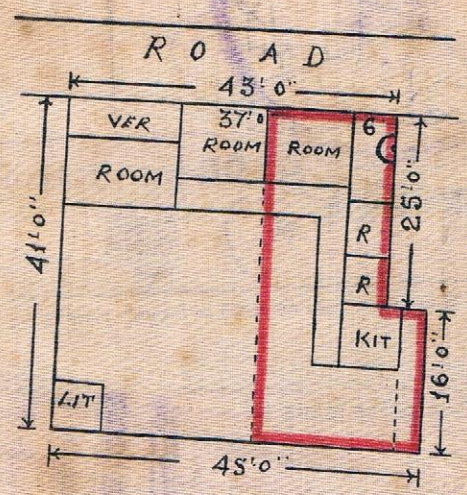
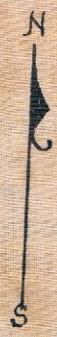
Naru Gopal Rakshit
at Dhan. 27-6-97

Existing Building with Vacant Land of Mouza Hirapur
 No. 7 P.S. Dhanbad under Khata No. 109 c.s. Plot No. 1107
 (Part) Holding No. 90 Ward No. 4 Area $1\frac{1}{10}$ Kathas only
 Shown in Red colour

Seller:- Miss Ira Mukherjee D/o Late Ram Binay
 Mukherjee of Gyan Mukherjee Road Hirapur
 P.S. & Dist. Dhanbad

Purchaser:- Smt. Ratna Chattraj w/o Dhirendra
 Nath Chattraj of Gyan Mukherjee Road
 Hirapur P.S. & Dist. Dhanbad

Boundary:- North:- Road
 South:- Common Gali
 East:- Common wall & House of Shambhu Prasad &
 Brothers
 West:- Common wall & House of Seller.



Miss Ira Mukherjee
 27. 6. 57

Area 4000 sq.
 Price 72-00
 4072-00

20/11

कर नगर निगम

कुल योग	
500 = w	
375 = v	
625 = w	
200 = v	
250 = w	
1950 = w	

कर संपादनकर्ता

7)

Raw
 occupation
 P. C. & P. S. Dhanbad, chowk
 District Dhanbad, hereinafter call
 to as
 the V E N D O R (which expression shall unless excluded
 by or repugnant to the context be deemed to mean and
 include her heirs, executors, successors, administrators,
 legal representatives and assignees) of the ONE PART:

is the
 Ninety-
 of Late
 hmin, by
 d. Hirapur
 ice Dhanbad

धनबाद नगर निगम

रसीद की क्रम संख्या 9122

एच' किताब नं०

202A

प्रपत्र 'बी' पंजी सं०

मुहल्ला

मकान सं०

कर देने वाले का नाम

4
San. Ratna Chatterj

(लफजों में) बाबत कर नगर निगम

मोबिलिग रुपया

जिसके ब्योरा नीचे लिखा है प्राप्त किया।

1950=00

मद	पुराना बकाया		पिछले वर्ष की वसूली				09=10 वर्तमान वर्ष की वसूली				कुल योग
	समय	रकम	08=09	द्वितीय त्रैमासिक रकम	तृतीय त्रैमासिक रकम	चतुर्थ त्रैमासिक रकम	प्रथम त्रैमासिक रकम	द्वितीय त्रैमासिक रकम	तृतीय त्रैमासिक रकम	चतुर्थ त्रैमासिक रकम	
			प्रथम त्रैमासिक रकम								
मकान कर			100=00	100=00	100=00	100=00	100=00				500=00
शौच कर			75=00	75=00	75=00	75=00	75=00				375=00
जल कर			125=00	125=00	125=00	125=00	125=00				625=00
शिक्षा सेस			40=00	40=00	40=00	40=00	40=00				200=00
स्वास्थ्य सेस			50=00	50=00	50=00	50=00	50=00				250=00
जपति शुल्क											1950=00

कुल रुपया (शब्दों में)

One thousand nine hundred fifty only

14/4/09

कर संग्रहकर्ता

गुजारी (भावली)	18.75	3.75
सेस		
*सूद		
मुतफरकात	15.00	3.50
मीजान अदायकारी	108.75	21.75

- (1) मीजान कुल (लफजों में)
- (2) नाम देहिन्दा -
- (3) कुल बकाया -

130.50

रुपये फ्याच वरि

दस्तखत वो तारीख अमला तहसील कुमिन्दा

25/3/12

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

NCCF-2010

25/3/12
Apr 4000=00
72=00
4072=00

THIS DEED OF SALE is made on this the 27th day of JUNE, One thousand nine hundred and Ninety-seven BY & BETWEEN MISS. IRA MUKHERJEE, Daughter of Late Ram Binoy Mukherjee, by faith Hindu, by caste Brahmin, by occupation Teacher, resident of Gyan Mukherjee Rd. Hirapur P. C. & P. S. Dhanbad, chowki, sadar sub registry office Dhanbad District Dhanbad, hereinafter called and referred to as the VENDOR (which

का नाम
नाम
कर्मकल । नाम मौजा मय
ना वो थाना नम्बर

V रसीद मालगुजारी
फरद मालकी / फरद रैयती
नाम रैयत मय वलदियत जमाबन्दी
वो सकुनत नम्बर। JB 41
रिड्डी 1365
6088635

खाता संख्या खेत्रवाट सिधपुर 2 खेसरा संख्या श्रीमति इतना चंद्र 2ज परि श्रीरंज भाय
अराजी नकदी 75 अराजी भावली तफसील हिसाब लगान भावली
खाता - 109 प्लॉट - 1107 शुल्का - 1.91 श्री

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया			हाल	
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	20/11/12
माल गुजारी } (नकदी)	1500	X	X	X	75.00	1500
सेस } (भावली)	3.75				18.75	3.75
*सूद	—				—	—
मुतफरकात	3.00				15.00	3.00
मीजान					108.75	21.75

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मोतालबा	
		3रा वर्ष	2रा वर्ष	1ला वर्ष	हाल	फाजिल
माल गुजारी } (नकदी)	X	X	X	75.00	1500	/
सेस } (भावली)				18.75	3.75	
*सूद				—	—	
मुतफरकात				15.00	3.00	
मीजान अदायकारी					108.75	

- NCCF-2010
- (1) मीजान कुल (लफजों में) 130.50
 - (2) नाम देहिन्दा -
 - (3) कुल बकाया -

बिजु (कले हीव रूपे फाव वरि)
दस्तखत वो तारीख अमला तहसील कुमिन्दा
27/3/12

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

नेमे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

2500
4000
72-00
4072-00

THIS is made on this the
27th day of JUNE, One thousand nine hundred and Ninety-
seven BY & BETWEEN MISS. IRA MUKHERJEE, Daughter of Late
Ram Binoy Mukherjee, by faith Hindu, by caste Brahmin, by
occupation Teacher, resident of Gyan Mukherjee Rd. Hirapur
P. C. & P. S. Dhanbad, chowki, sadar sub registry office Dhanb
District Dhanbad, hereinafter called and referred to as
the V E N D O R (which expression shall unless excluded
by or repugnant to the context be deemed to mean and

20/11/12

V. — F. No. 180V

मालगुजारी

सर्कल। नाम मौजा मय
थाना वो थाना नम्बर

फरद मालकी / फरद रैयती

नाम रैयत मय बल्लियत जमानन्दी
वो सकुनत नम्बर।

JN 1951150
39

5000Rs.

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

29/06/2012 9906 2301.09-19150

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबद	सालाना	बकाया			हाल
		तीन वर्ष से ज्यादा	शरा वर्ष	शरा वर्ष	
माल-गुजारी } (नकदी) 95.00 सेस } (भावली) 2.62				65.00 92.62	95.00 2.62
*सूद	1			1	1
मुतफरकात	3.00			95.00	3.00
मीजान	29.62			95.00	3.00

तफसील अदायकारी

अदायकारी बाबद	बकाया			मोतालबा	फाजिल
	तीन वर्ष से ज्यादा	शरा वर्ष	शरा वर्ष		
माल-गुजारी } (नकदी) सेस } (भावली)				65.00 95.00	95.00 3.62
*सूद				1	1
मुतफरकात				95.00	3.00
मीजान अदायकारी				95.00	3.00

(१) मीजान कुल (लपजों में)

Under Muni...

Under C. M. A. D. A....

930220

दस्तखत वो तारीख अमला तहसील कुनिन्दा

मेमे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

23/06
Apr 4000
May 72.00
4072.00

THIS DEED OF ABSOLUTE SALE is made on this the
 27th day of JUNE, One thousand nine hundred and Ninety-
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 Ram Binoy Mukherjee, by faith Hindu, by caste Brahmin, by
 occupation Teacher, resident of Gyan Mukherjee Rd. Hirapur
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 District Dhanbad, hereinafter called and referred to as
 the V E N D O R (which expression shall unless excluded
 by or repugnant to the context be deemed to mean and
 include her heirs, executors...



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
16/6/99	17/6/99	18/6/99	21/6/99	21/6/99

आवेदन पत्र

कंपन्य कर्मिणारी का कार्यालय, चणकडा

टेलीफोन-अवरिज गुणधर सं०-867(11)98-99

8/3/99 आवेदिका, श्रीमती रत्ना चंद्रशेखर परी श्री विवेक नारायण चंद्रशेखर, सं०-हीरापुर, चणकडा ने नामान्तरण के लिए आवेदन किया है। आवेदन पत्र के अनुसार आवेदिका ने मौला - हीरापुर, मौला नं०-07, खारा नं०-109, खारा नं०-1107 खारा-1091 (रुक 2 अक्षर 2 खानों के) डिपॉजिट, दफ्तरी सं०-2747 तारीख 27/6/97 के द्वारा श्रीमती द्वारा गुणधर परी रु० 250 बिल में गुणधर, सं० हीरापुर से प्राप्त किया है।

मूल आवेदन पत्र हफ्ता कर्मिणारी को जांच हेतु है। इस बीच आम इतरदाता विनिर्देशों के अंतर्गत दिनांक 22/3/99 को उपस्थित करें।

22/3/99 आवेदिका आम उपस्थिति में हजेरा-उक्त प्राप्त किए।
 आम इतरदाता का बहिष्कार प्रारंभ हुआ। किसी से
 किसी प्रकार की आपत्ति प्राप्त नहीं हुई। हफ्ता कर्मिणारी
 का जांच प्रारंभ कंपनी विनिर्देशों के जांच प्रारंभ के अनुसार के साथ
 प्राप्त हुआ, जिसका अक्षरों के विनिर्देशों के अनुसार है: -

1. आवेदिका जमीन दफ्तरी खारा की है।
2. आवेदिका जमीन का लगान जमापत्री सं० 146 (टिपु) में राम चरण राम के नाम से वसूल हो रहा है।
3. आवेदिका जमीन आवेदिका ने केवल, दफ्तरी सं०-2747 दिनांक 27/6/97 द्वारा श्रीमती द्वारा गुणधर परी से खरीदा किया है। इस गुणधर परी ने उपस्थित



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