



001260/07

*M*

966/07-08  
Smt. Chanda Devi  
Hirapur, Dhanbad

8,000/- (5000 + 1000 x 3)

16/07



दिनांक 18-7-07  
के कार्यालय 10/1  
द्वारा प्रमाणित  
स्थान/पते का  
नाम मेधा  
वार्ड तारणा सुप्ता  
स्व. प्रमोदचन्द्र सुप्ता  
पं. सी. मल्लिक रोड  
हीरापुर धनबाद

Tarun Gupta  
18.7.07

18-7-07



अथवा श्री तारणा सुप्ता

ने जिनकी पर देवनाथ मुखर्जी  
द्वारा पंचानन्द मुखर्जी  
एक ही काम, पैसा ने लकारा कि अन्धन दस्तावेज  
निष्पादित की है।

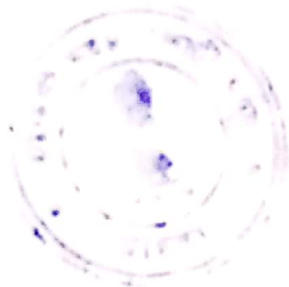
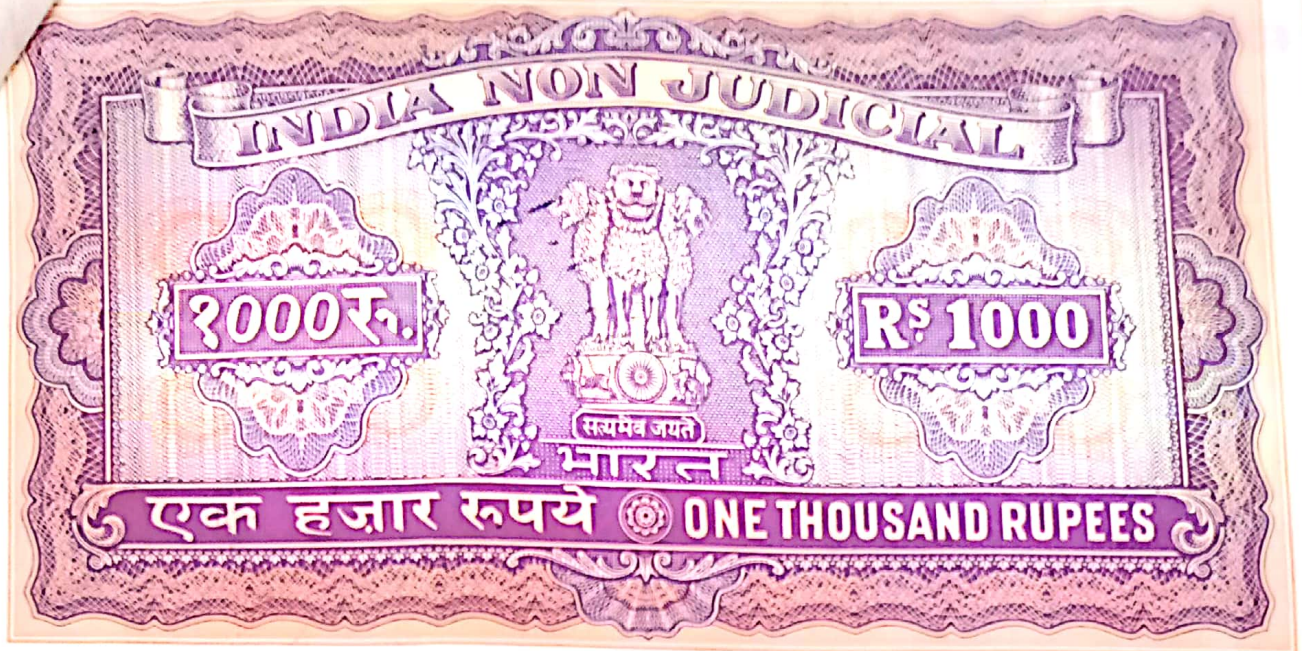
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Tarun Gupta  
18.7.07

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LWS/9

Devnath Mukherjee  
18.7.07

निबंधन पदाधिकारी  
धनबाद  
18-7-07



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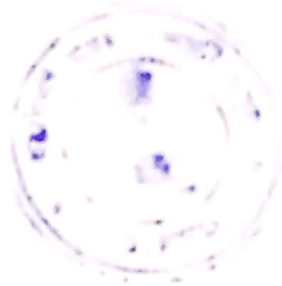
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District Dhanbad (Jharkhand) herein-after called and referred to as the PURCHASER which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns of the OTHER PART. [Indian Citizen]

WHEREAS Smt. Bibha Rani Gupta, the mother of the vendor purchased the property morefully described in the schedule below by virtue of registered Deed of Sale being Deed No.569 for 1976 from Sri Matilal Pandey son of late Satya Narayan Pandey registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No. 17 pages 326 to 329 being Deed No.569 for 1976.

AND WHEREAS after the death of Smt. Bibha Rani Gupta, the vendor being her only son and legal heir and successor inherited the said property and has been possessing the same in peaceful and undisturbed possession thereof.



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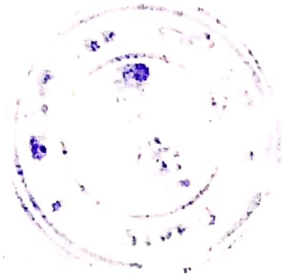
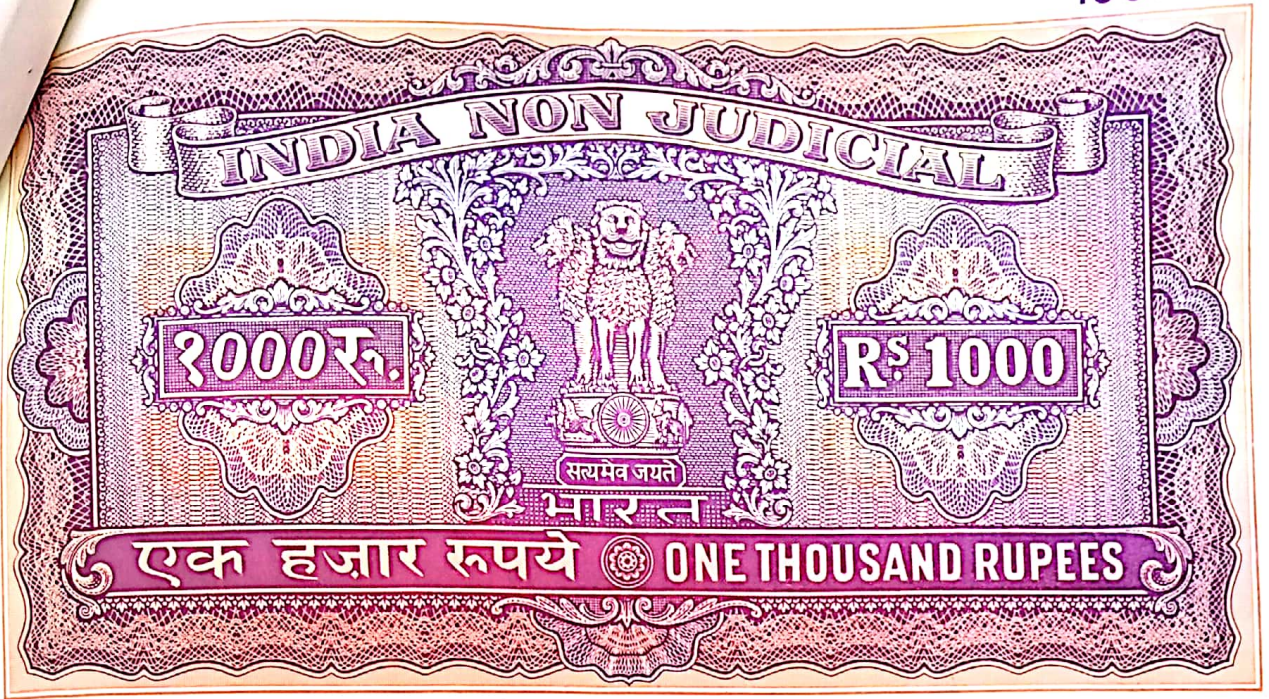
Tarun Gupta  
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AND WHEREAS thus the vendor became the sole, exclusive and only owner of the property morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell the property morefully described in Schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.2,00,000/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said property.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.2,00,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.



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The Vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that property morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of the said property morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing other and further houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and

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execute all such acts, deeds and things for further and more perfectly assuring the said property and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said property or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said property or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof.

That the vendor shall remain bound to clear all the dues such as municipal tax, electrical bills and ground rents of the said property upto the date of registration and thereafter the purchaser shall remain bound to pay the same.

17 That the purchaser shall here after pay an annual rent of Rs.0.55 paisas only to the present landlord the state of Jharkhand from this Day. The purchaser shall get her name mutated with the State of Jharkhand. The vendor shall remain bound to give his full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The Vendor has delivered possession of the schedule mentioned property to the purchaser this day.

Tarun Gupta  
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**SCHEDULE**

All that piece and parcel of Rayati land in Mouza:- HIRAPUR P.S. Dhanbad Sub division and District Sub Registry office and District Dhanbad Mouza No.7 Khatian No.61 (Sixty One) Plot No.1622 Area 2 Kathas 7 Chhataks out of which only 909 sft. i.e. 2.08 Decimals (Two Point Zero Eight Decimals) of lands together with houses and structures standing thereon sold herewith. [Plinth Area 200 sft., constructed in the year 1971 with electrical and water connection]. Ward No. I Holding No.39.

**Butted and Bounded by:-**

North :- House of Motilal Lal Pandey.  
South :- Drain and thereafter house of Arun Mazumdar.  
East :- Niranjan Kumari.  
West :- Rasta.

Value of Land Rs.1,45,000/-  
Value of structure Rs.55,000/-

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Total Value Rs.2,00,000/-

Certified that the duplicate is the true and exact copy of the original

Tarun Gupta  
18.7.07

**WITNESSES**

1. Devaki Murshidjee  
Tali Panchayat  
18.7.07  
विश्वाशाली मु 2वा 11

2. गुणेश एन.ए.  
18.7.07

~~Tarun Gupta.~~  
18-7-07

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**PHOTOGRAPHS AND FINGERPRINTS OF THE PURCHASER:-**



~~तारुण गुप्ता~~  
~~18-7-07~~

(Signature)



Certified that the finger prints of the left hand of the parties, whose photograph is affixed in the document have been duly obtained before me, and the deed has been printed by me as per draft given by the parties :-

~~[Signature]~~  
18-7-07  
Advocate, Dhanbad.

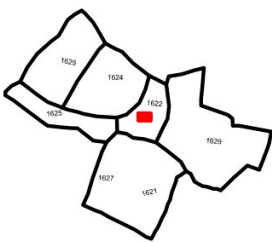


**SELLER** : (1) SRI TARUN GUPTA S/O LATE JYOTISH CHANDRA GUPTA ALL BY FAITH - HINDU BY CASTE BAIDYA BY OCUPATION - BUSINESS ETC., RESIDENT OF J.C MALLICK ROAD,HIRAPUR,DHANBAD P.S.- DHANBAD SUB DIVISION & DISTRICT SUB REGISTRY OFFICE AND DISTRICT DHANBAD (JHARKHAND)

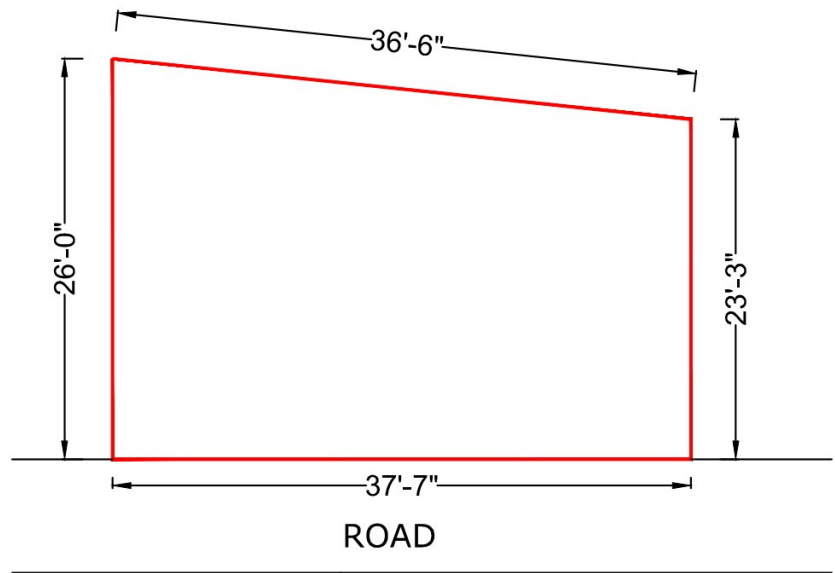
**PURCHASER** : SMT CHANDA DEVI W/O SRI HIRA LAL PANDEY BY FAITH HINDU, BY CASTE BRAHMIN, BY OCCUPATION HOUSE WIFE, RESIDENCE J.C MALLIC ROAD, HIRAPUR DHANBAD P.O & P.S DHANBAD SUB DIVISION AND DISTRICT SUB-REGISTRY OFFICE AND DISTRICT DHANBAD(JHARKHAND).

**SCHEDULE**: MOUZA - HIRAPUR, MOUZA NO-07, KHATA NO-61, PLOT NO - 1622 AREA OF LAND - ONLY 909 SFT. OR 2.08 DECIMALS. SCHEDULE LAND SHOWN IN RED COLOUR

**LAND BOUNDARY**: NORTH:- HOUSE OF MOTI LAL PANDEY.  
SOUTH:- DRAIN AND THEREAFTER HOUSE OF ARUN MAZUMDAR.  
EAST :- NIRANJAN KUMARI.  
WEST:- RASTA.



KEY PLAN



SITE PLAN  
NOT TO SCALE