

1775



विशेष विवरण... को प्रदान है और इस...

Handwritten notes in Hindi and English, including 'Subst. ch...' and '1976'.

7.6.77

SALE DEED

Handwritten calculations: 24800 - 2300 = 22500

Handwritten calculations: 2500 - 94 = 2406

THIS DEED OF ABSOLUTE SALE is made on this the 24th day of MAY, One thousand nine hundred and ninety seven, BY and BETWEEN : SRI SUBODH CHANDRA SEN GUPTA Son of Late Nagendra Chandra Sen Gupta, by faith Hindu, by occupation business, resident of Hirapur behind CPWD Colony, P.O. & P.S. Dhanbad, District Dhanbad, hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART:

Sita Bhatia



-2-

A N D

Sudhakar Chandra Lal Gupta
7.6.97.

SMT. GEETA BHATIA wife of Sri Surendra Kumar Bhatia,
by faith Hindu, by occupation house-wife, resident of
Hirapur, behind CPWD Colony, P.O. & P.S. Dhanbad, Dist.
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, executors, administrators, legal re-
presentatives and assigns) of the OTHER PART.

Geeta Bhatia

...3.



-3-

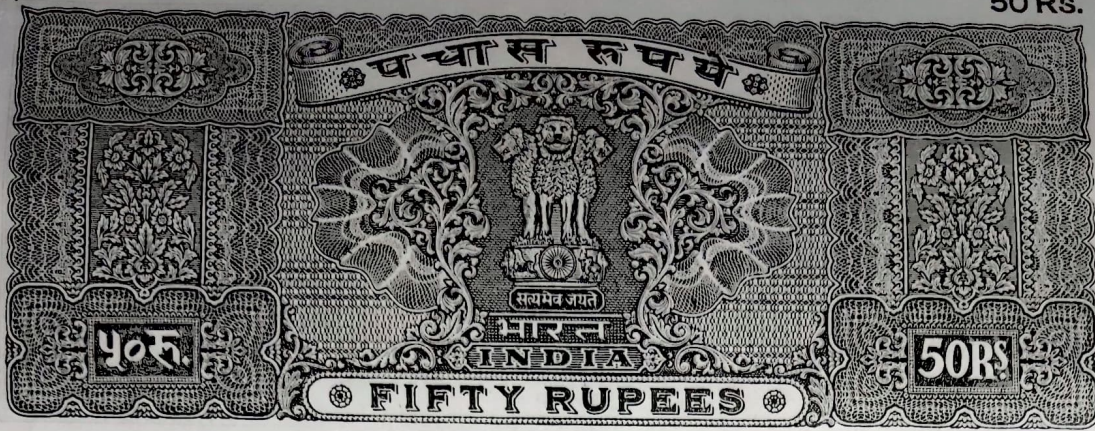
Lalit Mohan Chatterjee
2.6.97

WHEREAS the landed property appertaining to Khatian No.113 within Police Station Dhanbad and Mouza: HIRAPUR, No.7 originally belonged to late Lalit Mohan Chatterjee of Hirapur in the last survey Settlement operation.

AND WHEREAS after the death of above recorded tenant, his legal heirs and successors as sons sold their right, title, interest and possession to One, Nagendra Chandra Sen Gupta vide registered Deed of Sale being no.6419 dt.17.5.1952 (entered in Book No.1, Volume no.30, pages 582 to 586 for the year 1952 registered in Dhanbad Registration office) with a valuable consideration thereof and since the date of

Sita Bhatia

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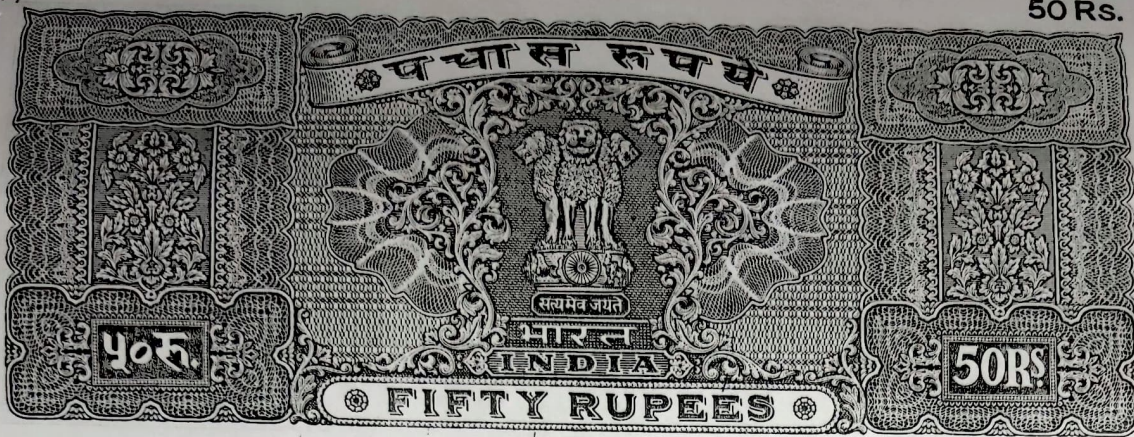
-4-

Smt. Nagendra Chandra Sen Gupta
7.6.97.

* purchased he was enjoyed the same all along without any disturbance or interference/claimed, as a sole and exclusive owner of the schedule below properties.

AND WHEREAS the above Nagendra Chandra Sen Gupta while in peaceful and undisturbed possession died leaving behind his three sons namely; Sri Santosh Chandra Sen Gupta, Surid Chandra Sen Gupta, Subodh Chandra Sen Gupta and two daughters namely Smt. Nihar Kana Das Gupta and Smt. Renu Kana Das Gupta.

Sita Bhatia



-5-

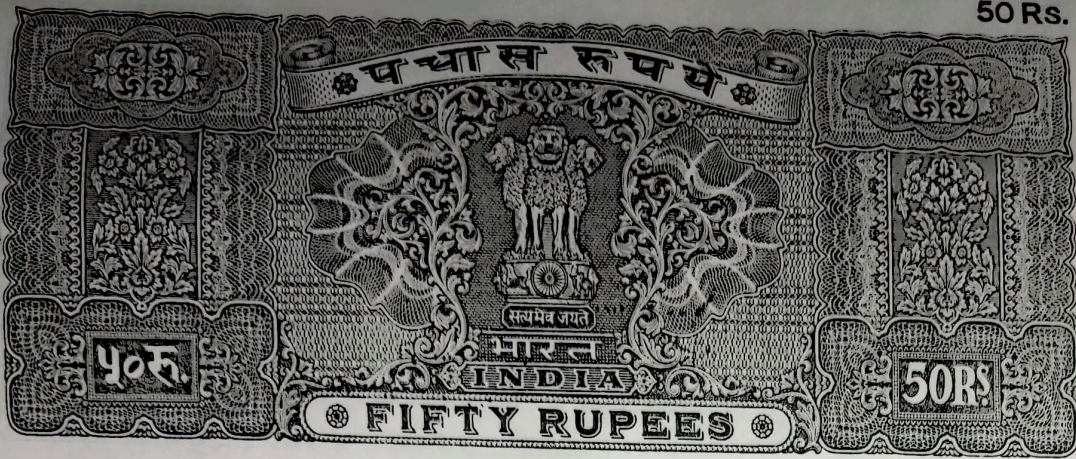
Satta wade L. fgs
7-6-97.

WHEREAS subsequently by virtue of amicable partition dated 3rd April 1983 in between the three brothers the property mentioned in the schedule 'D' of the memorandum of partition dated 3.4.1983 shown in colour 'YELLOW' in the Map annexed thereto fell to the share of the Vendor who became the absolute owner of the said property fully described in the schedule of this Sale Deed since then.

AND WHEREAS the Vendor being in urgent need of cash-money to purchase suitable property in some other place expressed his desire to sell the below mentioned schedule landed property for a sum of Rs. 62,000/- (rupees sixty two thousand) only.

..6.

fita Bhatia



-6-

*Letter under the file
7-6-97.*

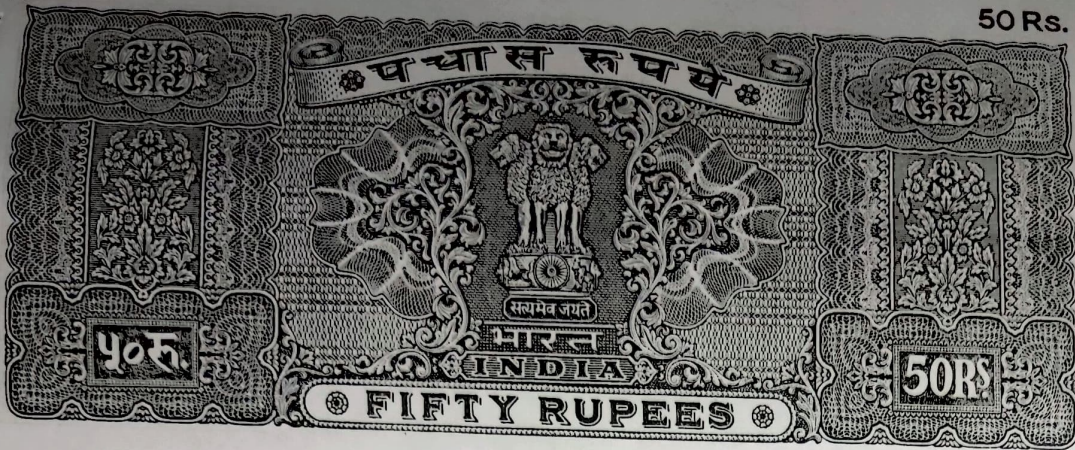
AND WHEREAS the purchaser has agreed to purchase the same at the total value of Rs.62,000/- (Rupees Sixtytwo thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs.62,000/- (Rupees Sixty two thousand) only, paid by the Purchaser to the Vendor, the receipt whereof the Vendor doth hereby admits and acknowledges.

Jita Bhatia

..7.



Subst. made in the office
7-6-97.

-7-

2. That the Vendor doth hereby convey hereinafter assigns unto the purchaser by way of absolute Sale all his right, title, interest and possession together with all liberties, benefits, easements, advantages all all paths and passages etc., within the below mentioned schedule property described in the schedule below.

3. That the Vendor doth hereby declare that he is the only owner of the below mentioned schedule property and he has a good, perfect valid and subsisting title hereto hereby conveyed and is absolutely free from all encumbrances, liens, notices, charges, injunctions etc.

Sita Bhatia

..3.



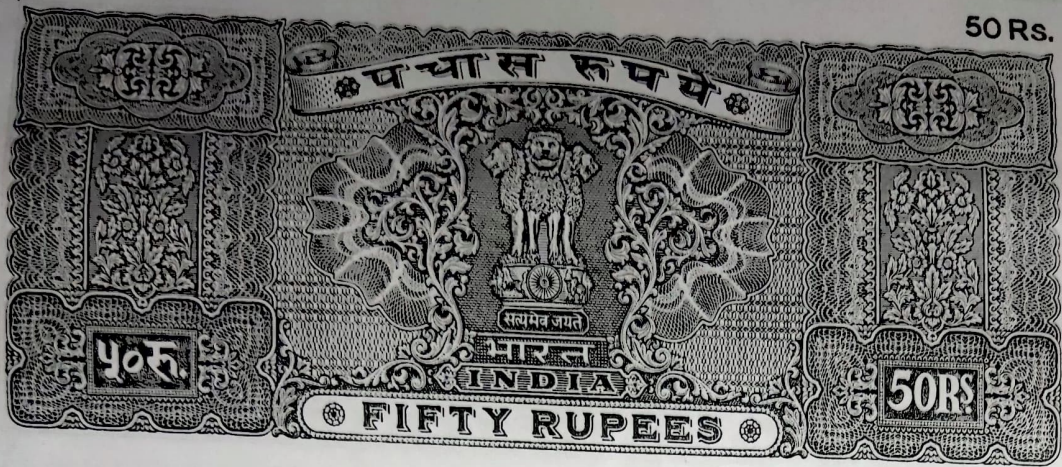
-8-

Shri Chandu Lal Singh
7-6-97.

4. That the Vendor doth hereby covenant with the Purchaser that if due to any defect of the Vendor's title or by any other reason the purchaser be put to any loss the Vendor with his heirs and successors shall be bound, responsible and liable to compensate all those losses of the Purchaser.
5. TO HAVE AND TO HOLD the same unto the purchaser forever subject only payment of annual rent 50 paise payable to the landlord the state of Bihar.

..9.

Sita Bhatia



50 Rs.

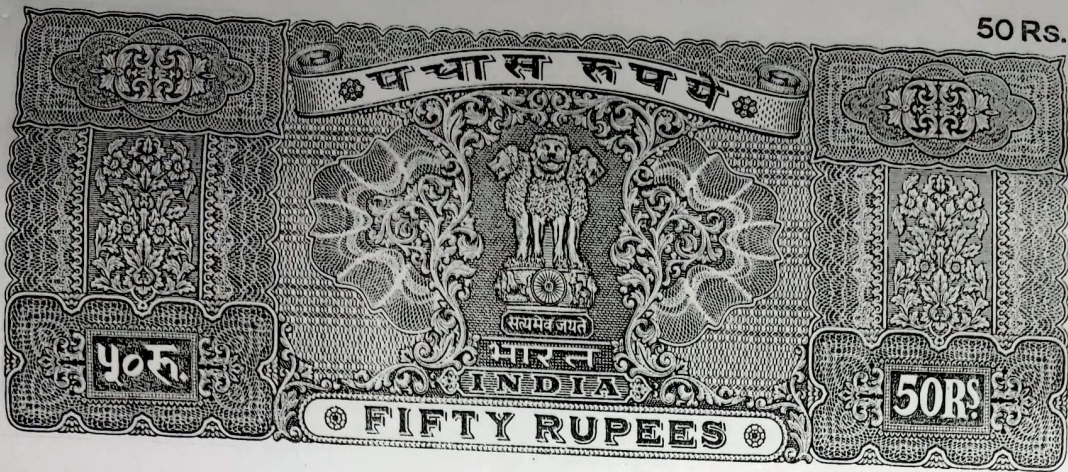
-9-

*Subst changed to Gita
7-6-97.*

6. That the Purchaser shall get her name mutated in the landlord office the State of Bihar and the vendor is bound to give his consent and all possible help in the matter of Mutation etc.
7. That the Purchaser may also enjoy the below mentioned schedule property as her own property in any manner whatsoever with full power to alienate, transfer, sale, gift, lease, mortgage etc., as the purchaser likes.

Gita Bhatia ..10.

50Rs.



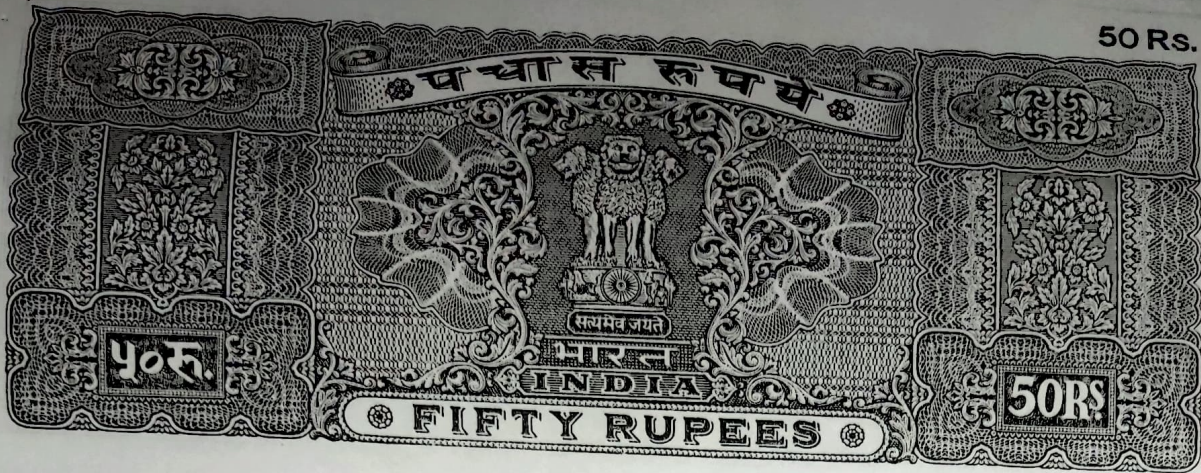
Subit Chandu Lax Gajon
7-6-97.

-10-

8. That the Purchaser may also enjoy the below mentioned schedule property by constructing other and further rooms, verandah, latrine, kitchen, well etc. as the Purchaser likes.
9. That the Vendor has already delivered possession of the below mentioned schedule property to the Purchaser and the Purchaser owned and possessed the same.

Jita Bhatia

...11.



*Subst. check to Sen Gya
7-6-97.*

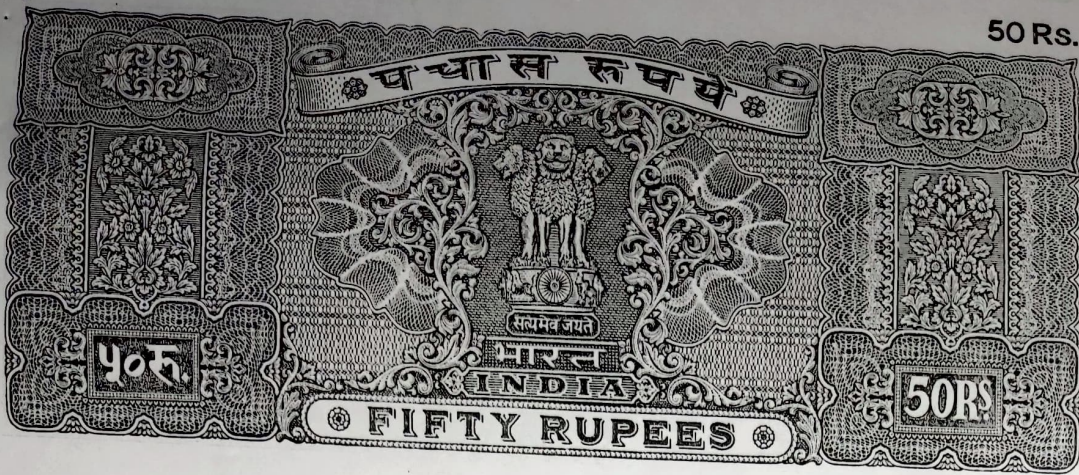
-11-

That the Vendor has given notice to the Competent Authority under Urban Land Ceiling & Regulation Act, 1976 in favour of the Purchaser but SIXTY DAYS have elapsed but no communication or objection made and hence the Vendor is executing this Deed to-day.

Gita Bhatia

..12.

50 Rs.



Subodh Chandra Das Gupta
2-6-97.

-12-

IN WITNESS WHEREOF the Vendor execute this Sale Deed in sound mind and body on this the day, month and year first above mentioned.

SCHEDULE

All that piece and parcel of Rayati right of land situated in Mouza: HIRAPUR, Police Station Dhanbad Municipality and District Dhanbad .
Mouza: HIRAPUR No. 7, appertaining to khatian no. 113, bearing survey settlement Plot no. 1163/2805 measuring an area more or less 1318.77 Sqfts. or to say 3.025 decimals. of land is hereby sold by this Sale Deed which is butted and bounded as follows:-

Gita Bhatia

..13.



Sri Santosh Chandra Sen Gupta
7-6-97.

-13-

NORTH:-Road.

SOUTH:-Land of Mr. Ram Chandra Singh.

EAST:-House of Mr. Das Gupta.

WEST:-Sri Santosh Chandra Sen Gupta.

As per Plan attached herewith and marked in colour RED which is part and parcel of this Sale Deed.

Gurupack Chatterjee

Drafted &

Typed by :-

[Signature]

Sita Bhatia

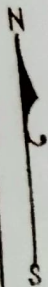
WITNESSES:-

1. *Sushil Ranjan Roy.*
XISS, Purnia Road, Raneshi
7.6.97 (At present Shambud)
2. *वसुदेव (शिव 3 97)*
शिव राव
3. *मुकेश मिश्रा*
धनराज
4. *Gourton Chatterjee*
7.6.97 Shambud

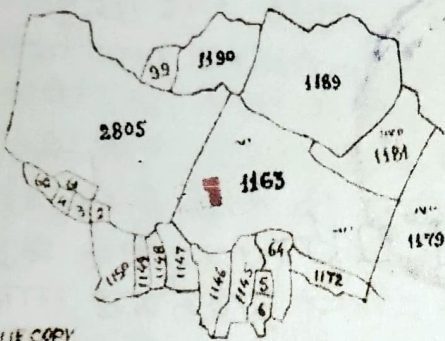
Seller: Sri Subodh Chandra Sen Gupta s/o Late
 Nagendra Chandra Sen Gupta of Hirapur
 Ps & Dist - Dhanbad

Purchaser: Smt Geeta Bhatia w/o Sri Surendra
 Kumar Bhatia of Hirapur. Ps & Dist - Dhanbad

Schedule Mouza - Hirapur No 7 Khata No: 113 Part of
 Plot No 1163 Area 1319 Sq. feet or 3.025 Dec.
 2805 Shown in Red Colour

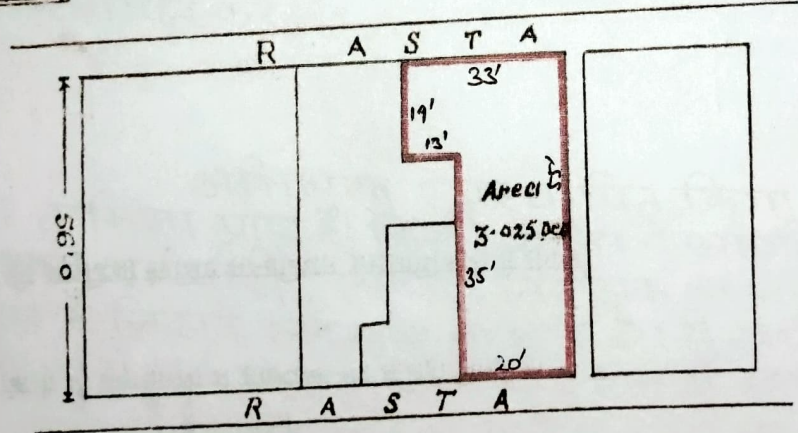


SCALE 1:330'0"



Subodh Chandra Sen Gupta 7.6.97

TRUE COPY



SITE PLAN
NOT TO SCALE

Geeta Bhatia

Prepared by
 [Signature]