



7
10/6/97
6
4185

10000
28000/-
Hatia
10/6/97

5000/-
2/6/1997

Map B Hacha

Keopad

1120.00
54.00
2.50
2.94
1177.44
AID

2-6-97
10/6/97

294.00
19.00
49.00

THIS DEED OF SALE is made on this the 2nd day of JUNE

.....One Thousand Nine Hundred Ninety Seven
(..2..6.1997);

B E T W E E N

SMT. PUSPA GUPTA Wife of Sri Senjoy Kumar Gupta by faith Hindu by occupation House lady resident of Naya Satranjee Post Office Hulundu Police Station Hatia District Ranchi (hereinafter for the sake of brevity called the VENDOR) of the ONE PART;

A N D

SMT MIRA DEY Wife of Sri Bishwa Nath Dey by faith Hindu b



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Occupation Farming (Poultry) resident of Tupudana, Police Station Hatia District Ranchi (hereinafter for the sake of brevity called the PURCHASER) of the OTHER PART.

The expression VENDOR and PURCHASER unless repugnant to or excluded by the context of these presents shall mean and include their respective legal heirs, executors, administrators, successors and assigns.

WHEREAS the VENDOR is the owner in possession of landed property being portion of R.S. Plot no. 797 under Khata no. 67 P.S.No. 267 Khewat No. 3 measuring an area 25 Decimals situated at village Tupudana Police Station Hatia District Ranchi together with other landed property.

AND WHEREAS the above mentioned property together with other landed property was originally owned and possessed by one Mossomat Basidan alias Bibi Mashidan wife of Sayad Gulam Hussain who had transferred the said land together with other landed property by virtue of registered Sale deed being Deed no. 5778 entered in Book No. I Volume no. 38 pages 320 to 323 registered in the office of the D.S.R. Ranchi dated 27.8.1951 in favour

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of the then VENDORS Sri Ram Kishun Sahu Son of Late Bandhu Sahu and Sri Ramjatan Sahu son of Late Debi Sahu.

AND WHEREAS said the then VENDORS Sri Ram Kishun Sahu and Ram Jatan Sahu after purchasing the said land got the land mutated in their name.

AND WHEREAS the VENDOR has acquired right, title and possession over the said property together with other landed property by virtue of registered Sale deed being Deed no.9028 dated 28.11.1995 from said Ram Kishun Sahu and Ram Jatan Sahu and has been coming in peaceful physical possession over the same.

AND WHEREAS the VENDOR has left 5' wide passage on the southern side of his own land from East to West direction linked with village Road which is shown in the map attached herewith.

AND WHEREAS the VENDOR intends to sell the vacant land being portion of R.S. Plot no. 797(part) under Khata no.67 P.S.No. 267 Khewat No.3 measuring an area 9Kathas (Nine Katha

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more or less (Twenty two and half Decimals) situated at village Tupudana Police Station Hatia District Ranchi morefully described in the schedule hereunder and for greater clearance shown in RED WASH in the map attached herewith forming part of this deed at a total consideration of Rs 28,000/- (Rupees Twenty eight thousand) only.

AND WHEREAS the PURCHASER has agreed to purchase the Schedule property at the aforementioned price free from all encumbrances.

NOW THEREFORE THIS DEED OF SALE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of total sum of Rs 28,000/- (Rupees Twenty eight thousand) only the PURCHASER has paid this day a sum of Rs 28,000/- (Rupees Twenty eight thousand) only to the VENDOR in presence of the D.S.R. Ranchi which said sum the VENDOR does hereby acknowledge as having received in full and the VENDOR do hereby grant, convey, assign sell and transfer absolutely and forever TO AND UNTO THE PURCHASER all that piece and parcel of the vacant land being portion of R.S. Plot no. 797 (part) under Khata no. 67 F.S. no. 267 Khewat no. 3 measuring an

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area 9 Kathas (Nine Kathas only) *अथवा अधिक* more or less with right to use the 5' wide passage left by the VENDOR situated at village Tupudana Police Station Hatia District Ranchi morefully described in the schedule hereunder and for greater clearance shown in RED WASH in the map attached herewith forming part of this deed TO HAVE AND TO HOLD the said land and every part thereof UNTO AND TO THE USE of the said PURCHASER absolutely and forever.

1. That the above land is recorded as agricultural land in the record of right and it continues to be such till today. *out of Municipal Area created by 1966*
2. That the property hereby sold and transferred is free from all encumbrances, charges, demands, and liens whatsoever and the VENDOR has done nothing whereby the said property and right therein may in any manner be charged with the payment of any money and that the VENDOR has full and subsisting right to make this transfer in the manner hereby done and that to the best of knowledge and belief of the VENDOR the aforesaid property as has been sold to the PURCHASER through this deed of sale has not been notified to be acquired or requisitioned by the Government or any other statutory

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24/10/47

sold has not been surrendered or encumbered.

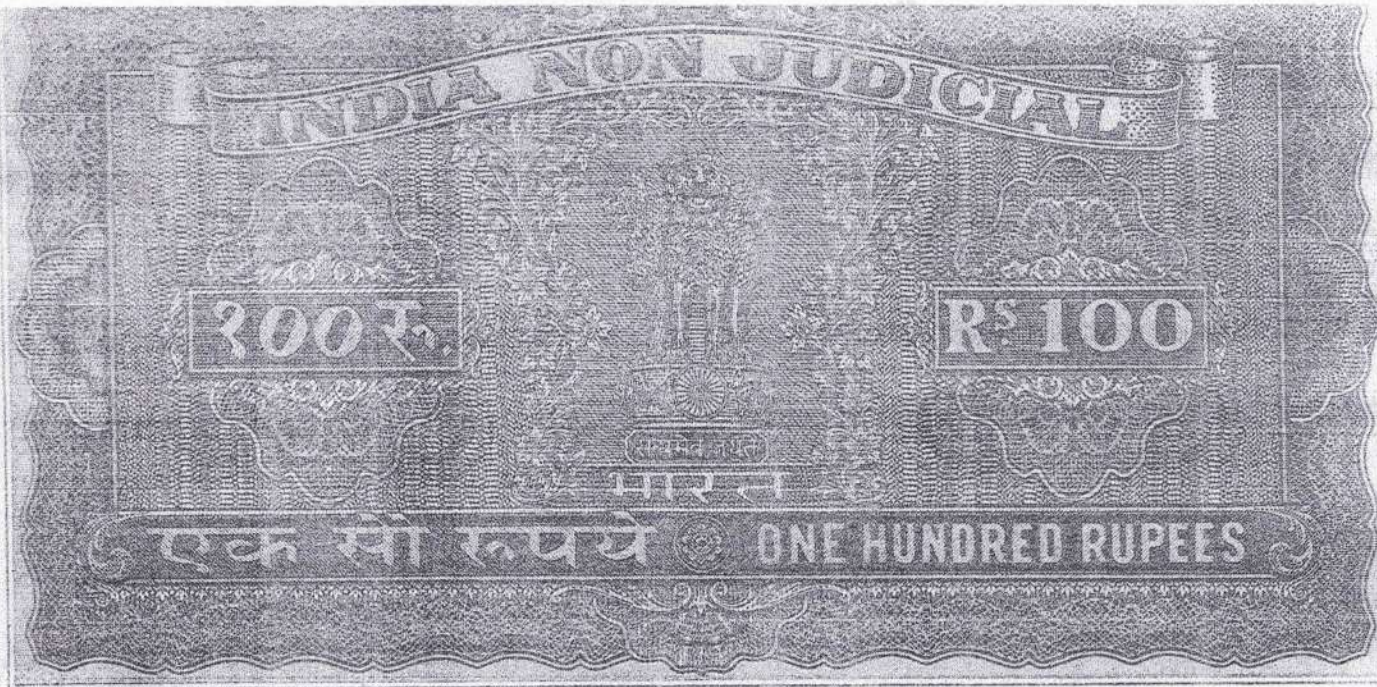
3. That the VENDOR hereby further assured to the PURCHASER that there is no any other claimant/claimants, legal heir/heirs, successor/successors in respect of the schedule property other than the VENDOR and the VENDOR has got full right to transfer the schedule property by way of sale to the PURCHASER.

4. That the VENDOR agrees with the PURCHASER to keep the PURCHASER harmless and indemnify from all losses, expenses, cost incurred or suffered by the PURCHASER arising from the untruthfulness or inaccuracy of the matter mentioned hereinabove and hereinafter.

5. That the VENDOR hereby further agreed that she shall at the request and at the cost of the PURCHASER cause to be done anything reasonable for the purpose of morefully assuring, sell transferring, giving or confirming full and complete effect to the true meaning and intent of these presents.

6. That the VENDOR has this day pur the PURCHASER in actual peaceful physical possession over the property described UNTO

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the PURCHASER under this Deed of Sale.

7. That the PURCHASER shall have the rights according to law to sink well/wells, construct further construction plant trees and gardens and be entitled to use and schedule property and every part thereof in any manner the PURCHASER likes.

8. That the PURCHASER shall have the absolute right and power to transfer the said property or any portion thereof by way of sale, mortgage or to dispose the same in any manner to any person/persons the PURCHASER likes.

9. That the PURCHASER shall be at liberty hereafter to have her name mutate in the office of the Circle Officer, Khijri Anchal, Ranchi and other statutory authority wherever and ~~xxx~~ whenever necessary and pay rent and other taxes directly to the authority concerned in her name.

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SCHEDULE OF THE PROPERTY

ALL that piece and parcel of the land being portion of R.D. Plot no. 797 (part) under Khata no.67 Khewat no.3 P.S.No.267 measuring an area 9 Kathas (Nine Kathas)

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or less having permanent heritable and transferable Raiyati right situated at village Tupudana Police Station Hatia District Ranchi and for greater clearance shown in RED WASH in the map attached herewith forming part of this deed bounded and butted as follows :-

North : R.S.Plot no. 796

South : 5' wide Road

East : Part of Plot no. 797

West : Road

Rent payable to this date of Bihar through Khijri Anchal, Namkum, Ranchi.

IN WITNESS WHEREOF SMT. PUSPA GUPTA, VENDOR has put her signature after fully understanding the contents of this deed in presence of the witnesses on the day, month and year first above written at Ranchi.

WITNESSES:

1. *Muni Lal Sahay*
10-6-97

2. *Sajay Kr Gupta*
10-6-97

गुप्ता, पुष्पा
(SMT. PUSPA GUPTA)

VENDOR 10/6/1997

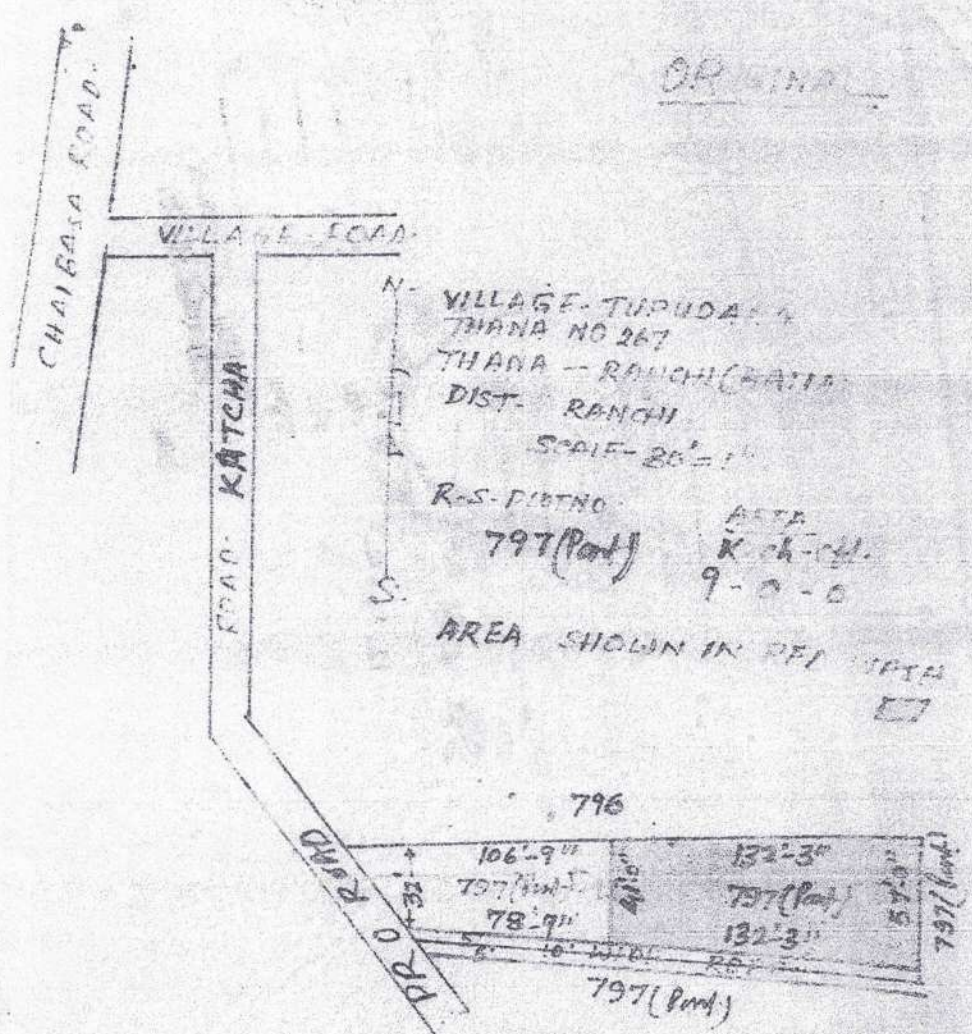
Typed by

Birendra
Birendra.

Done by
K. Chandra
Mo

797 (Part)

ORIGINAL



Verified that the original and duplicate copies are the true and exact copy.

Y. V. S. S.

H. S. K.
 Assistant Surveyor
 And

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
लगान रसीद



V

Sch XIV F. No. 180V

जिला का नाम राँची
अनुमण्डल का नाम खरखर
अंचल का नाम नानपुर
मौजा कुपुडाना
थाना वी थाना नम्बर 287

रसीद क्रमांक JH 01 A097887
रेयत का नाम श्रीमती मीरा देवी
पिता का नाम विश्वनाथ देवी
जमाबन्दी नम्बर 49 IV

खाता संख्या	खेसरा संख्या	रकवा (एकड़ में)
67	797	09 3/4

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

हाल	मांग	वार्षिक	बकाया			
			3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष
						11-12 के विगत वर्ष 14-15
	लगान	1.00				/
	सेस	0.25				
	*ब्याज	0.50				
	विविध	0.50				
	योग	0.20				

2-45

भुगतान का विवरण

अदायगी	बकाया				हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष		
				11-12 के विगत वर्ष	14-15	
लगान				3.00	1.00	
सेस				0.75	0.25	
*ब्याज				1.50	0.50	
विविध				1.50	0.50	
योग				0.60	0.20	9.80

- कुल योग शब्दों में नौ लाख आठ हजार 7.35
- नाम अदाकर्ता खरखर
- कुल बकाया 2.45

(हल्का कर्मचारी)

हस्ताक्षर एवं दिनांक

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

SPL/2013

Spl. N. S. - Form No. V 40

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES IN GOVERNMENT

District ... Sub-division ... Circle/Anchal ... Halka ...

2	3	4	5	6	7	8	9	10
Mutation cash numbers in Register	Village	Thana and Thana Number	Number of Panna, etc. to which the mutation relate	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift, exchange succession or partition	Full details of exchanges affected by mutation	Date of correction of the Halka Register by the Karmachari	Remarks
१२२०३१ १५-१२	अडवा-११	बिहार ३६५	१	बिहार बिहार, बिहार बिहार, बिहार २३/१२/११	Whether mutation is due to sale gift, exchange succession or partition	बिहार, बिहार बिहार, बिहार बिहार, बिहार		
६५ ३११	अडवा-११	बिहार १५६	१	बिहार बिहार, बिहार १६/१२/११	Whether mutation is due to sale gift, exchange succession or partition	बिहार, बिहार बिहार, बिहार बिहार, बिहार		

Memo No.

Date

Forwarded to the Karmachari, Halka No. II for information any necessary action

Circle Officer/Anchal Adhikari
Circle Anchhal