



KHATTIAN

Form (Lower half)

2/11

Number of Khewat
 खेत नम्बर . 2

2/11/2020

Page
 पृष्ठ

Continuous Name of Village
 निरन्तर गाँव का नाम

Thana
 थाना

Name of Landholder
 भूत स्वामी का नाम

2-2-23

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
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Handwritten notes in columns 1-4:
 1. खेत नम्बर
 2. खेत का नाम
 3. खेत का क्षेत्रफल
 4. खेत का प्रकार

Date 10/11/2020



Handwritten signature and date: 10/11/2020

1	2	3	4
15	15	15	15
15	15	15	15
15	15	15	15
15	15	15	15

Handwritten notes in columns 5-7:
 5. खेत का प्रकार
 6. खेत का क्षेत्रफल
 7. खेत का नाम

Handwritten notes in column 9:
 9. खेत का नाम
 10. खेत का क्षेत्रफल

Handwritten signature and date: 10/11/2020

Handwritten signature and date: 2-2-23

I 2490. 3526 — 2 — 1340 — 26-3-81



Plan Defective

Conf 2400



3526-
3513

Deed no 2490 for 1981

Stamp Duty Table:
 Being No. 2498 for 19 81
 Stamp Paper Sheets 2
 Stamp for ordinary 640
 Stamp for credit 600
 Stamp for man at place 500

India Non Judicial Stamp	Rs 3000/-
" " " " "	1500/-
" " " " "	100/-
India Stamp	Rs 60/-
" " " "	21/-
" " " "	21/-

Deduction Produced

Admissible under Rule 21 duly stamped under the Indian Stamp Act 1899 X also as amended by W. Bengal Stamp amendment Act 1962 to 77 schedule IA no 23.
 Fee paid as under

A 469.50
 9 50.00
 M 25.00
 M 4.00
 N 1.80
 Rs 550.30

Sd. D. P. Mukherjee
 Registrar 457(2) of A Sauraha
 25.3.81. Calcutta.

THIS DEED OF SALE is made this 25th day of March, One Thousand Nine Hundred Eighty One B E T W E E N SRI MATI USHA GOYAL daughter of Shri Bidya Bhushan Gupta alias Vidyadhar Goyal by caste Hindu by occupation housewife resident of Kanke Road, Ranchi in the State of Bihar expressed by her constituted attorney Shri Bidya Bhushan Gupta son of Late Jagannath Gupta residing at 8, Murlidhar Sen Lane, Calcutta (hereinafter called the VENDOR) of the ONE PART A N D SRI MATI GHANDA DEVI ADUKIA wife of Sri Ratanlal Adukia by caste Hindu by occupation housewife resident..

- : 2 : -

resident of Jalan Road, Upper Bazar, Police Station
Kotwali District Ranchi (hereinafter called the PURCHASER)
of the OTHER PART.

THE expression VENDOR and PURCHASER shall, unless
repugnant to or excluded by the subject or context mean and
include their respective heirs, successors, assigns, legal
representatives, administrators and executors.

WHEREAS all that piece and parcel of land of
village Mishir Gonda alias Pahar Gonda, Police Station
Kanke Thana no. 191 District Ranchi bearing revisional
survey Khata Nos. 67, 359, 75, 333, 185 and 380 bearing

- 3 -

Revisional Survey Plot Nos. 1926, 1826, 1827, 1817, 1818
1824 and 1825 corresponding Municipal Holding No. 165
within Ranchi Municipality under Ward No. I B originally
belonged to and hold and possessed by Messers Jagannath
Gupta and Company Private Limited, Calcutta.

AND WHEREAS the above-mentioned property are
purchased by and out of the income of joint business of
Bidya Bhushan Gupta, his wife and children in the name
of Shrimati Padmawati Goyal and after the said purchase
the purchaser above-named came in absolute possession
of the same.

AND WHEREAS Shri Bidya Bhushan Gupta, his wife
Shrimati Padmawati Goyal and their children namely Dhiraj
Kumar...

* : 4 : *

Dhiraj Kumar Goyal, Vijay Kumar Goyal, Gopali Goyal, Smt. Rama Devi and Usha Goyal who were the joint owners of the above-mentioned property got their names mutated in the Town Anchal Ranchi and have been paying rent to THE State of Bihar.

AND WHEREAS the above-named persons including the VENDOR orally partitioned the above-mentioned property hereby a portion of land and building bearing Khata No.75, 333 and 185 being portions of plot Nos. 1817, 1818 and 1824 measuring an area of Thirty khattas more or less under portion of holding No.165 Ward No. I B within Ranchi Municipality situated at Misir Gonda Police Station Kanke District Ranchi (morefully and particularly described in the schedule herein below and shown in red wash in the map attached herewith as part hereof) have been allotted to the VENDOR and the VENDOR of the said amicable oral

part 4/4

- : 5 : -

partition came and have been coming in exclusive possession of the same.

AND WHEREAS the VENDOR being in need of money offered to sell the above-mentioned property morefully and particularly described in the Schedule here in below and shown in red wash in the map attached herewith on consideration of Rs.48,000/- (Rupees Forty Eight Thousand) only and PURCHASER agreed to purchase the same.

AND WHEREAS the VENDOR holds property within the Ceiling Limit under the Urban Land (Ceiling Regulation) Act 1976. AND WHEREAS the Purchaser requires the said property for her residential use and occupation and she has no lands at Ranchi.

NOW THEREFORE THIS DEED OF SALE WITNESSES :

- : 6 : -

1. In pursuance of the said agreement and in consideration of Rs.48,000/- (Rupees Forty eight thousand) only which is fair and marketable price (The receipt whereof the Vendor hereby admit and acknowledge for the same as every part thereof forever) the Vendor doth hereby convey, assign, and transfer all the piece and parcel of land morefully described in the Schedule herein below and shown in the red wash in the map attached herewith as part hereof unto the Purchaser absolutely and forever with all right title, interest, easement and usufruct.

2. The Vendor further covenant with the purchaser that she has absolute right title and interest in the property hereby sold and the same is free from all encumbrances and that the Vendor has exclusive and absolute right to transfer the property fully described in the schedule below and that
the...

the purchaser shall have and hold the property absolutely and forever and shall enjoy the same in any manner he likes without any let and hinderance, interruption or claim from the side of the Vendor or from any person claiming under or through the Vendor and that the purchaser shall get her name mutated in all public records and shall pay all rents and taxes in respect thereof and that the Vendor shall do all such acts, deeds or things that may be necessary for more fully conveying the said property to the purchaser and that if the purchaser is deprived of from the property due to defect in title of the Vendor. The Vendor shall adequately compensate the Purchaser.

3. That in case due to defect in title and any defect in the power of Attorney the purchaser is dispossessed the vendor and his attorney shall be liable to return the consideration amount together with the costs of construction if any, made in the demised property including the compound wall and also they shall be liable to pay the expenses incurred in the execution and registration of the sale deed and the costs of stamps etc.

The Vendor and the Attorney shall also be liable to pay interest at the rate of 12% per annum from the date of the registration of the sale deed.

The constituted attorney of the Vendor further assure the purchaser that he is legal attorney holder of the Vendor



and...

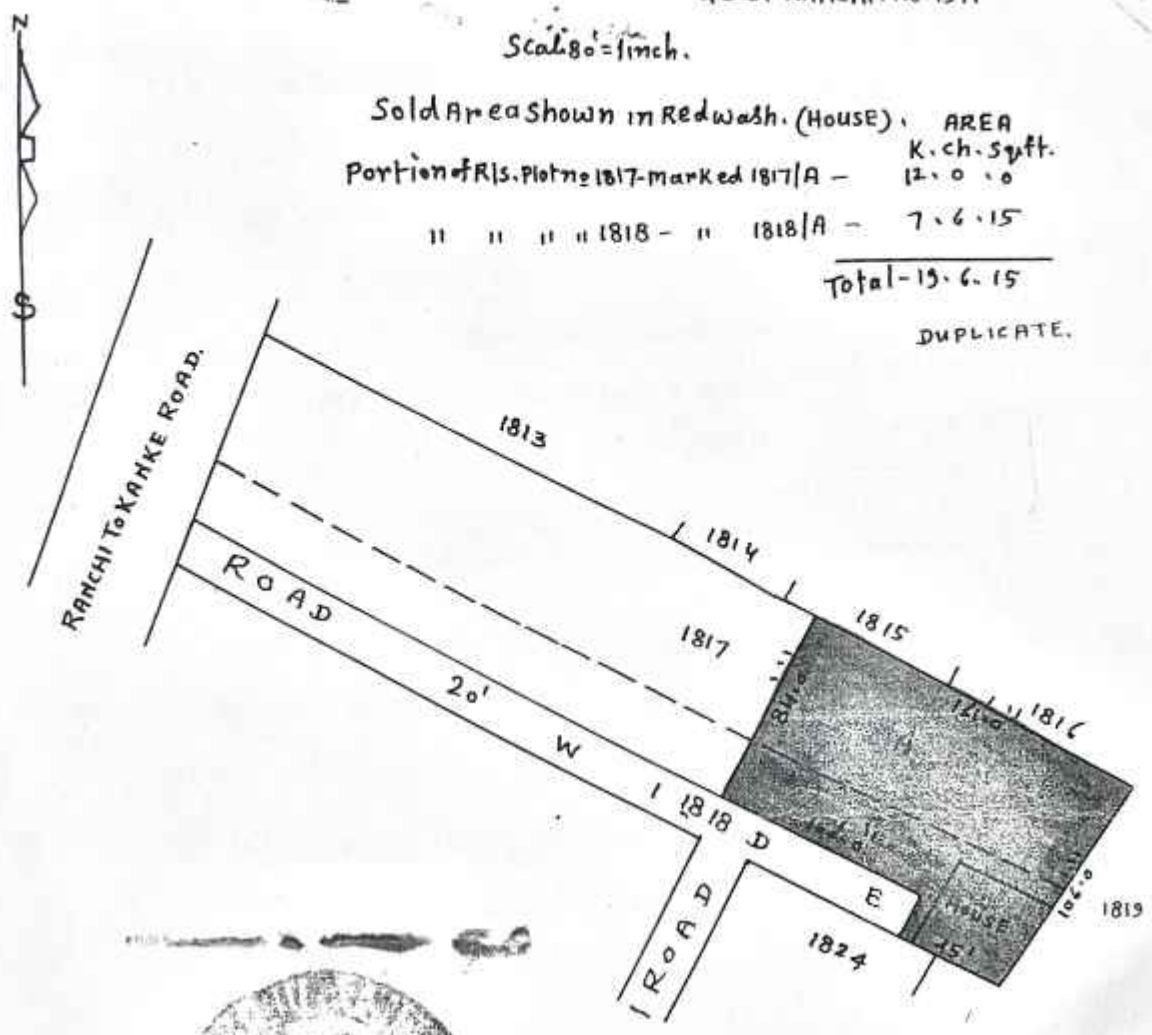
MAP OF VILLAGE MISIRGONDA alias PAHARGONDA, THANA & DIST. RANCHI. No. 191.

5617
3994

Scale 80' = 1 inch.

Sold Area shown in Red wash. (HOUSE) AREA
 K. ch. Sqft.
 Portion of R/S. Plot no 1817 marked 1817/A - 12.0.0
 " " " " 1818 - " 1818/A - 7.6.15
Total - 19.6.15

DUPLICATE.



Budoga Bhawan Gupta
 Attorney
 for Usha Goyal

In witness:
 Manoj Kumar Bhattaraj
 Prakash Chandra

8.2.1

Tramby
 A. K. Goyal

Prakash Chandra

and further undertake with the purchaser that in the event the purchaser is deprived of from the property due to defect and or illegality in the power of Attorney the attorney holder shall also be liable to compensate the purchaser.

SCHEDULE ABOVE REFERRED TO :

ALL that piece or parcel of land measuring 19(nineteen) kathas 6(Six) chatak and 15(Fifteen) square feet more or less of land with building and orchard out of total area of thirty kathas more or less allotted to the vendor being portion of revisional survey Plot No.1817 and 1818 (marked in red wash 1817A and 1818A) in red wash in the map attached herewith and forming part of the deed situated in village Misir Gonda alias Pahar Gonda corresponding to portion of Municipal Holding No.165 Police Station Kanke and District and Sub-Registry Office Ranchi butted and bounded as follows :-

ON THE NORTH : Plot No.1815 and 1816

ON THE SOUTH : 20' wide road on Plot No.1818 and Plot No.1824 (remaining portion).

ON THE EAST : Plot No.1819

ON THE WEST..

ON THE WEST : Portion of Plot Nos. 1817 and 1818.

IN WITNESSES WHEREOF the constituted attorney
of the Vendor put his hand after fully understanding the
contents thereof on the day, month, and year above mentioned.

SIGNED, SEALED AND DELIVERED

AT CALCUTTA in the presence of :

Haradham Bhattacharjee
11/A Jogipara Lane
Calcutta - 6

Biowanath Shaha
202/c Vivekananda Rd
Cal-6

Bidyut Bhushan Gupta
Constituted attorney for
Usha Goyal.

- : 10 : -

RECEIVED from Smt. Chanda Devi Adukia
Rs. 48,000/- (Rupees Forty Eight Thousand)
only as full consideration money above
expressed as per Memo of consideration
below through Sri Rattan Lal Adukia.

Rs. 48,000/-

MEMO OF CONSIDERATION

By Draft No. A064266 and A064267
dt. 14.3.81 of the Bank of Baroda,
Main Road, Ranchi.

Rs. 48,000/-

Witnesses :-

Haradhan Bhattacharjee
Biswanath Shaha

Bidya Bhawan Gupta
constituted attorney for
Usha Goyal.

Surat NO 15692 sold to Sun Chanda Devi Adunia of
Jalan Road upper Bazar Ranchi Calcutta Collectorate
Treasury the 24.3.81. Softly signed Treasurer ₹ 3000/-
₹ 1000/- ₹ 100/- ₹ 60/- 2c ₹ 2/-4/- // 4164/-

Rest four vendors' certification written same
as above. ✓

Presented for Registration at 1 P.M. at the Calcutta Registration office on the 25th day of March 1981 by Bidya Bhushan Gupta the executant.

Bidya Bhushan Gupta

Sd/- D. P. Mukherjee
Registrar U/S 7(2) of Assurances Calcutta.

25.3.81.

Execution is ~~admitted~~ by Bidya Bhushan Gupta & late Jagannath Gupta of 8 Murlidhar Sui Lane Calcutta Hindu Merchant as constituted attorney for Usha Goyal is advised by him

(B) 1509. Bidya Bhushan Gupta Constituted attorney for Usha Goyal

Identified by Haradhan Bhattacharya & late Ananda Prasad Bhattacharya of 11A Jugipara Lane Cal-9 Hindu Scribe

Haradhan Bhattacharya

Sd/- D. P. Mukherjee
Registrar U/S 7(2) of Assurances Calcutta.

25.3.81.

Copied by

Pravat Kumar Mandal

30/5/81

compared by

Sikhan

30/5/81.



[Signature] 1.6.81

Parent ref:-

DATED THE 25TH DAY OF MARCH, 1981

BETWEEN

SRIMATI USHA GOYAL

A N D

SRIMATI CHANDA DEVI ADUKIA

CONVEYANCE

I 3658



5353
5291

under 8 No. 3658 for 8
Vol. Page
3658 for 1981

Carriage Paper sheets 2
Copying fee 6.40
Copying fee 6.00
3.00

Serial No. 3658 for 8
600
3100

India non Indian Stamp
No. 200/-

India Stamp No. 10/-

India Stamp No. 7/-

Admitted under rule 2,
duly stamped under the Indian Stamp Act 1899 & also
as amended by the Bengal Stamp Amendment Act
1962-77 Schedule I A No. 23.

Receipt as under:-

A 39-50
9 50 -
mb) 25 -
mlb) 4 -
ON 1-20

119-70

sd. S. Sankhaya
Registrar w/s 7031/4
A Calcutta.
2-5-81

THIS DEED OF SALE is made this 2nd day of May one thousand nine hundred and Eighty-one B E T W E E N SMT USHA GOYAL, daughter of Sri Bidya Bhuvan Gupta, alias Vidya dhar Goyal by caste Hindu, by occupation Housewife resident of Kanke Road, Ranchi, in the State of Bihar expressed by her Constituted Attorney Shri Budya Bhuvan Gupta, son of late Jagannath Gupta, residing at 8, Murlidhar Sen Lane, Calcutta, hereinafter called the VENDOR of the ONE PART AND SMT. CHANDA DEVI ADKIR, wife of Ratan Lal Adkhir

by caste Hindu by occupation Housewife resident of No. 27
Jalan Road Upperbazar, Ranchi, in the State of Bihar,
hereinafter called the PURCHASER of the OTHER PART :

The expressions VENDOR and PURCHASER shall,
unless repugnant to or excluded by the ~~wt~~ subject or conte-
xt mean and include their respective heirs, successors,
signs, legal representatives, administrators and
executors.

WHEREAS all that piece and parcel of land of
Vill. Missirgenda, alias Pahargonda, P. S. Kanke, Thana
No. 191 District Ranchi, bearing revisional Survey
Khata Nos. 67, 359, 75, 333, 185 and 330 bearing --
Revisional Survey Plot Nos. 1926/3404, 1826, 1827, 1818
and 1825 corresponding Municipal Holding No. 165 within
Ranchi Municipality under Ward No. 1B originally --
belonged to and hold and possessed by Messrs. Jagannath
Gupta and Company Private Limited, Calcutta.

And ...

(Page no 3) - : 3 : -

AND WHEREAS the above mentioned property are purchased by and out of the income of joint business of Bidya Bhushan Gupta, his wife and children in the name of Bhrimoti Padamwati Goyal and after the said purchase the Purchaser above named came in absolute possession of the same.

AND WHEREAS Shri Bidya Bhushan Gupta, his wife Srimati Padamwati Goyal and their children namely Dhirej Kumar Goyal, Vijay Kumar Goyal, Gopal Goyal Smt. Rama Devi and Usha Goyal who were the joint owners of the above mentioned property got their names mutated in the Town Anchal, Ranchi and have been paying rent to the State of Bihar.

And ...

AND WHEREAS the above named persons including the Vendor amicably partitioned the above mentioned property hereby a parties of land and building and well bearing khata Nos. 75, 833, and 185 being portions of plot nos. 1817, 1818 and 1824 being portions of plot no measuring an are of 2 kottas 8 chittacks and 40 Sq. feet more or less under portion of holding no. 165 ward no. IB within Ranchi Municipality, situated at Missirgonda, P.S. Kalke, District Ranchi (morefully and particularly described in the schedule herein below and shown in Red wash in the map attached herewith as part hereof) have been allotted to the Vendor and the Vendor of the said amicably partition came and have been coming in exclusive possession of the same.

AND WHEREAS the vendor being in need of money effected to sell the above mentioned property morefully and particularly described in the schedule herein -- below and shown in Red Wash in the map attached herewith on consideration of Rs. 5,000/- (Rupees Five thousand) only and purchaser agreed to purchase the same.

AND WHEREAS the vendor holds property within the ceiling limit under the Urban Land Ceiling Regulation Act, 1976.

AND WHEREAS the purchaser requires the said property for her residential use and occupation and she has no lands at Ranchi.

Now ...

NOW THEREFORE THIS DEED OF SALE WITNESSES : -

1. In pursuance of the said agreement and in consideration of Rs. 5,000/- (Rupees Five thousand) only which is fair and marketable price (the receipt whereof the vendor hereby admit and acknowledge for the same as every part thereof for ever) the vendor doth hereby convey, assign and transfer all the piece and parcel of land more fully described in the schedule herein below and shown in the Red Wash in the map attached herewith as part hereof unto the purchaser absolutely and forever with all right, title, interest, easement and usufruct.

2. The vendor further covenant with the purchaser that she has absolute right, title and interest in the property hereby sold and the same is free from all encumbrances and that the vendor has exclusive and absolute right to transfer the property fully described in the schedule below and that the purchaser shall have and hold the property absolutely and for ever and shall enjoy the same in any manner he likes without any let and hindrance, interruption or claim from the side of the vendor or from any person claiming under or through the vendor and that the purchaser shall get her name mutated in all public records and shall pay all rents and taxes in respect thereof and that the vendor shall do all such

acts, ...

- 161 -

acts, deeds or things that may be necessary for morefully conveying the said property to the purchaser that if the purchaser is deprived of from the property due to defect in title of the vendor. The vendor shall adequately compensate the purchaser.

3. That in case due to defect in title and any defect in the power of attorney the purchaser is -- dispossessed the vendor and his attorney shall be liable to return the consideration amount together with the costs of construction if any, made in the demised property including the compound wall and also they shall be liable to pay the expenses incurred in the execution and registration of the sale deed and costs of stamps etc. The vendor and the Attorney shall also be liable to pay interest at the rate of 12% per annum from the date of the registration of the Sale Deed.

The constituted attorney of the vendor further assure the purchaser that he is legal attorney holder of the vendor and further undertake with the purchaser that in the event the purchaser is deprived of from the property due to defect and or illegality in the power of attorney the Attorney holder shall also be liable to compensate the purchaser-

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring

2 Kottas & Chittacks and 40 Sq. Feet be the same or little more or less land and building, allotted to vendor bearing portion of Revisional Survey plot Nos. 1817 and 1818 marked in Red Wash in the map attached herewith and forming part of the Deed and marked 1817A1 and 1818A1 in red wash in the map attached herewith, situated in Village Missirgonda, alias Pahargonda, corresponding to portion of municipal holding no. 165 Ward IB Police Station Kanke in the District Ranchi in the State of Bihar which is butted and bounded as follows :-

ON THE NORTH :- Plot No. 1814 and 1815;

ON THE SOUTH :- 20' wide Road on plot no. 1818 and plot no. 1824;

ON THE EAST :- Ghanda Devi Adakiera;

ON THE WEST :- Smt. Kusum Chowdhury and Smt. Indu Chowdhury (portion of plot no. 1817 and 1818).

IN WITNESS WHEREOF the constituted attorney of the Vendor put his hand after fully understanding the contents of the Deed the day, month and year first above written.

Signed ...

SIGNED SEALED AND DELIVERED

at Calcutta in the presence of :

Ramesh Kumar Kunder
178. Mahatma
Gandhi Road
Calcutta - 7

Bridya Bhaisan
Gupta as
Contd. attorney
for Usha
Goyal

Haradhan Bhattacharya
10/A Gogipara Lane
Cal - 6

RECEIVED from within named
from
purchaser ~~Srinivas~~ Retan Lal
Adikia, the sum of Rs. 5,000/-
(Rupees Five thousand) only
as full consideration money
above expressed as per Memo of
Consideration below :-

Rs. 5,000-00

Ramesh Kumar
Kunder
Haradhan Bhattacharya

Memo ...

MAP OF VILLAGE MISIRGONDA alias PAHARGONDA, THANA & DIST. RAHCHI, No 291

Scale 80' = 1 inch.

Sold Area shown in Red wash.

portion of R/S. plot no-1817 - marked A-1 -

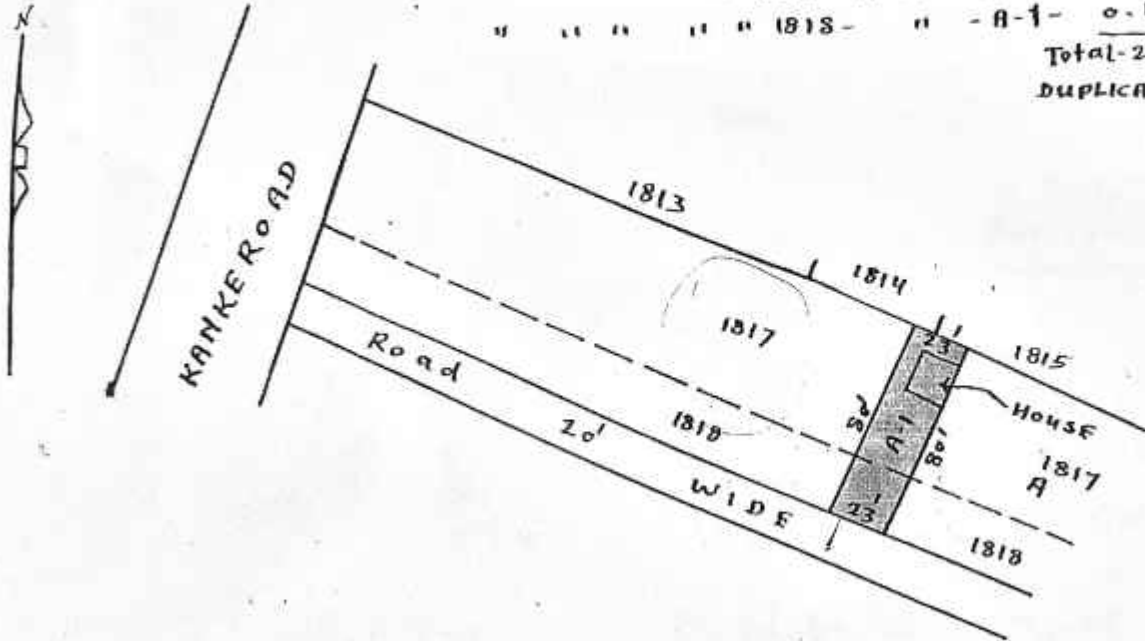
" " " " " 1818 - " - A-1 -

AREA
K. CH. SFT.
1.9.25

0.15.15

Total - 2.8.40

DUPLICATE



Bidya Bhushan Gupta.
as constituted attorney
for Usha Goyal

Hara Jai Bhattacharjee

Witness:
Ramesh Kumar Kamboj

Conf. D G
P. Chandra

Present by
A. K. Bhatnagar

MEMO OF CONSIDERATION

By Draft No. DCH 063039 dated

15th April 1931 of the

Canara Bank, Ranchi.

Rs. 5,000-00

in the name of B. J. A.

Bhushan Gupta

Bordiya Bhushan
Gupta is contd.
attorney for Usha
Goyal

WITNESSES:

Haradhan Bhattacharya
10/A Gogipara Lane
Cal - 6

Ramesh Kumar Kaur

No. 2496 Dated 2-5-87 sold to
 Chanda Devi Adhunikia of Jalan
 Road Upper Bazar Panchi
 No. 2007 Two hundred only
 certified that a single stamp of
 the value of Rs. 217/- required
 for this document is not available
 that the smallest number of
 stamps which I can furnish so
 as to make up the required
 amount is as follows:-

1 c	200/-
1 c	10/-
1 c	7/-
<hr/>	
	3 c 217/-

Sd. ~~gupta~~ L.S. Vendar Cal. Registration
 office.

Presented for registration at 12-30
 pm at the Calcutta Registration
 office on the 2nd day of
 May 1987 by Bidya Bhawan
 Gupta the ^{executant} - Gupta
 Bidya Bhawan Gupta
 Bidya Bhawan Gupta
 Sd. ~~gupta~~
 Registration up 7 c) of Calcutta
 2-5-87

Execution by Bidya Bhuvan Gupta s/o
late Jayannath Gupta of 8, Murtidhar
Sen Lane Cal. Hindu landholder as
constd. atty. for Sm. Usha Goyal is
admitted by him. Bidya Bhuvan Gupta
as constd. atty. for Usha Goyal
(JW) 2210

Identified by Haradhan Bhattacharya
s/o late A.R. Bhattacharya of 10A
Jogipara Lane Cal-6. Hindu
service. Haradhan Bhattacharya

ed. D. Mukherjee
Registrar U/S 7(2) of A. Calcutta
2-5-81

Copied & Read by -
Manabendra Dasgupta
4-6-81

Comp. by -
Bittu Dasgupta
4-6-81



[Signature]
5.6.81



11

DATED THIS 2ND DAY OF MAY, 1981.

- BETWEEN -

SMT. USHA GOYAL

A.D.

SMT. CHANDRA DEVI AUKIA

CONVEYANCE

✓

g 2

DATED THIS 2nd DAY OF MAY, 1981.

- : B E T W E E N :-

SMT. USHA GOYAL

A N D

SMT. CHANDA DEVI ADKIA

C O N V E Y A N C E

✓