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Allok arshad
- 2/10/94

DEED OF SALE (VALUED AT Rs. 18000/-)

This Deed of Sale is made on this the 25th day of March, 1994 at Seraikella, by and between -
VAISHALI SAHAKARI GRIHNIRMAN SAMITY LTD, Jamshedpur bearing Regn.No.18/86, Chaibasa represented
through its Honorary Secretary, Sri Alok Kumar Sinha, s/o Sri Hari Shankar Prasad, by faith Hindu,
by occupation service, by nationality an Indian, resident of Qr.No.12/L4, Outer Road, Agkico, P.S.
Sidhgora, town Jamshedpur, Dist. Singhbhum East, hereinafter called the Vendor (which expression
where it so admits shall include his legal heirs, successors, representatives, assigns, nominees,
agents etc) of the One Part;

A N D

MR.R.R.SINHA, son of Mr.K.B.P.Sinha, by faith Hindu, resident of Qr.No.36, Road No.19, Sidhgora,
P.S.Sidhgora, town Jamshedpur, District Singhbhum East, an Indian, a bona fide Member of Vaishali
Sahakari Grih Nirman Samity Ltd, Jamshedpur, bearing Membership No. 42 hereinafter called the
PURCHASER (which expression where it so admits shall include his heirs, successors, representatives,
assigns, nominees, agents etc) of the OTHER PART;

WITNESSETH AS FOLLOWS:

WHEREAS the Vendor is the absolute owner and in peaceful enjoyment of the homestead land/
Agricultural land within N.A.C.Aditvapur, fully described in the Schedule below, having purchased
the same vide Reg.Deed of Sale No.2669 dated 4th December, 1990.

AND WHEREAS being in need of money and having failed to procure the same from other
sources, the Vendor expressed his desire to sell away the schedule property and the Purchaser
having come to know about it approached the Vendor to purchase the same on the consideration,
terms and conditions, mutually agreed upon between them and hereinafter stated;

AND WHEREAS necessary for the sale of the schedule property has already been obtained from the
competent Authority, Jamshedpur vide ULC/503/92-93, Letter No.ULC/55 dated 4.2.93;

NOW THIS DEED OF SALE WITNESSETH AS HEREUNDER:

1. That in consideration of a sum of Rs. 18,000/- (eighteen thousand rupees) only paid by the Purchaser to the vendor in cash (the receipt whereof the Vendor doth hereby acknowledge), the vendor as absolute owner hereby transfers to the purchaser by way of sale all that property transfers to the purchaser by way of sale all that property, described in the Schedule below together with all the rights, title, interest therein TO HAVE AND TO HOLD the same to the Purchaser as absolute owner.
2. That the interest hereby transferred subsists and the vendor has got the power to sell the same.
3. That the property hereby sold is free from all encumbrances or charges of any kind whatsoever.
4. That the vendor doth agree and promise that he shall at the cost of person requiring the same execute and do every such thing or assurance for further or more perfectly conveying and assuring the said property to the Purchaser as reasonably be required.
5. That the vendor doth hereby expressly state that if for any defect in title of the vendor the purchaser is deprived of the whole or any party of the said property or if it transpires

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that the property hereby sold is not free from encumbrances, he shall be civilly and criminally liable to the purchaser and shall be bound to make good and loss sustained by the purchaser.

6. That possession of the said property, full described in the schedule below, has been delivered by the vendor to the purchaser.

IN WITNESS WHEREOF the Vendor has signed this Deed of Sale on the date, month and year first above written in the presence of the following witnesses.

Schedule

District Singhbhum West, District Registry Office at Seraikella, Sub-Registry Office at Seraikella, village Asangi, Thana No.126, P.S. Adityapur, N.A.C. Ward No.4, Khata No.61 (new), Plot No.267, Sub-Plot No.38, measuring an area of 1925 sq.ft bounded on the North: A.G.Plot No.265, South : A.G.Plot No.270, East : A.G.Plot No.268, West : A.G.Plot No.246. (Schedule plot in area 55' x 35')

WITNESS :

1. Real D. K. Das
25/3/94 S/o Late T. D. Das

2. B. N. Saha B. N. SINGHA
25-394 S/o Kapildeo Narayan Saha

VENDOR

Typed in my office.

P. H. Saha
Advocate
25/3/94

Certified that the original and duplicate of the Sale deed are true and exact and reproduction of each other.

Block no. 100
25/8/94

Pravesh