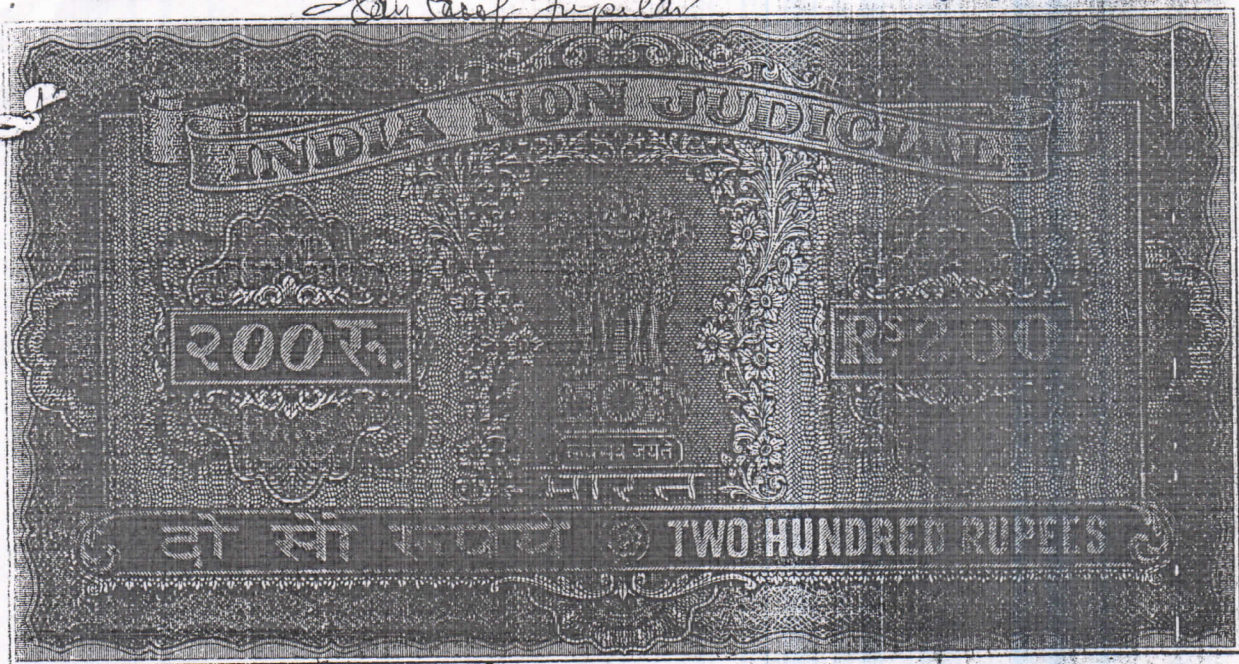


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'SALE DEED'

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Handwritten notes: 99.24, 26.0, 2.80, 0.20, 980/52

This deed of sale is made on this the 8th day of  
December, 1986 at Jamshedpur, by  
Sri Surendra Singh, son of late Raj Narain Singh,  
by faith Hindu, by occupation business, resident of  
Jugsalai, P.S. Jugsalai, town Jamshedpur, Dist. Singhbhum,  
hereinafter called the Vendor of the one part;

In Favour Of  
Shrimati Sarada Devi, wife of Bikram Singh, by caste  
Hindu, by occupation household affairs, resident of  
Jugsalai, P.S. Jugsalai, town Jamshedpur, Dist. Singhbhum,  
by nationality Indian, hereinafter called the purchaser  
of the other part;

Witnesseth as under:-

Whereas the house property fully described in the  
schedule blow along with other properties belonged to late

execute any further or more



- 2 -

Mahabir Singh Grand father of the Vendor.

And whereas aforesaid Mahabir Singh acquired the said properties during his life time out of his own money and efforts.

And whereas aforesaid Mahabir Singh was in peaceful possession of those properties without any interference from any one till his death which took place on 11.10.82.

And whereas aforesaid Mahabir Singh died on 11.10.82 leaving behind his widow Smt. Yasoda Devi, his son Raj Narain Singh and widow and four sons of his predeceased son Shyam Bahadur Singh.

And whereas after the death of Mahabir Singh all his properties devolved upon his aforesaid legal heirs and successors who came in peaceful joint possession of those lands.

And whereas Raj Narain Singh, father of the Vendor died on 23.8.83 leaving behind his widow Shanti Devi and 7 sons including the Vendor. And whereas after the death of Raj Narain Singh his interest in the said properties devolved upon the heirs including the Vendor and came in peaceful possession execute any further or more documents at the cost of the



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of the same along with other co-sharers.

And whereas the aforesaid legal heirs and successors of late Mahabir Singh including the Vendor partitioned some of their joint family properties situated at Mouza Jugsalai by registered deed of Partition dated 23.10.84 being deed no. 6337 registered at Jamshedpur sub registry office.

And whereas in the said partition the land and house described in the schedule below along with other properties fell in the share of the Vendor and has been down in item no. 3 of Schedule 'D' in the aforesaid deed of partition.

And whereas since after partition the Vendor is in exclusive possession of the properties fell in his share including the properties described in the schedule below as absolute owner thereof.

And whereas the Vendor is in need of money for his business as such he expressed his desire to sell the property described in the schedule below.

And whereas the purchaser, who is the wife of the brother of the Vendor approached the Vendor for purchase of the said properties and offered him Rs.5,000/- (Rs. five thousand) only as price of the said property which is the execute any further or more documents at the cost of the

*[Handwritten signature]*  
27/2/86  
8/11/86

highest market price for the same.

And whereas the Vendor has agreed to sell and purchaser has agreed to purchase the said property more fully described in the schedule below for the said consideration of Rs.5,000/- (Rs. five thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of a sum of Rs.5,000/- (Rs. five thousand) only paid by the purchaser to the Vendor, receipt whereof the Vendor hereby acknowledges, the Vendor hereby transfers by way of sale all that land and the house property more fully described in the schedule below unto the purchaser, with all his right, title, interest, easement, and appertinances thereon to hold and to have the same as absolute owner thereof.
2. That the Vendor has delivered possession of the said property to the purchaser and henceforth the purchaser shall remain quiet and peaceful possession of the same without any interference from any one.
3. That the property hereby transferred and conveyed is free from encumbrances, or charges of any kind whatsoever.
4. That the Vendor hereby assures the purchaser that he has perfect title over the property and has every right to transfer the same.
5. That the purchaser shall get his name mutated in the office of the landlord, the State of Bihar and pay rent in his own name.
6. That the Vendor hereby assures the purchaser to execute any further or more documents at the cost of the purchaser.

8/12/86

In Witnesswhereof the Vendor has put his handon this deed on the date and year mentioned above.

Schedule

A kharaposh house standing over a piece of land measuring more or less 1-1/2 kathas recorded in Khata no. 158, portion of plot no. 51, a, e and 52 c , d, mouja Jugsalai, thana no. 1161 survey ward no. 3, Jugsalai Municipality, sheet no. 1 pergana Dhalbhum, Dist. Singhbhum andbounded as follows:-

North: Road,

south: portion of the property belonging to the Vendor.

East : Bikram Singh, husband of the purchaser.

west : Kishan Singh.

The aforesaid land is shown in red color in the sketch map attached herewith which forms part of this sale deed.

Annual rent: twenty payapaise only payable to State of Bihar.

witnesses:

1. Bidhu Sekhar Datta 8/12/86

2. Ramchandra Das typed by me 8/12/86

A. Kumar,  
Bar Libr, Jer.

Read over and explained the contents of this deed in Hindi to the parties, who put their hands on this deed on admitting the same to be true and correct.

B. S. Datta 8/12/86

GO LATE