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2548
Rs 100
60/

Gurcharan Singh
24/7/82

[Handwritten notes]
VENDOR:
2018
208 84

SALE - DEED.

GURU CHARAN SINGH son of Trilochan Singh @ Trilok Singh, by faith-Sikh, by occupation Service, resident of Gouri Shankar Road, Jugsalai, P.S. Jugsalai, Town-Jamshedpur, Dist. Singhbhum, hereinafter called the VENDOR of the ONE PART :

PURCHASER: BIMLA DEVI wife of Birendra Kumar Dubey, by faith-Hindu, by occupation-Household affairs, by nationality-Indian, resident of Station Road, Jugsalai, P.S. Jugsalai, in the Town of Jamshedpur, Dist. Singhbhum, Bihar hereinafter called the PURCHASER of the OTHER PART :

NATURE OF TRANSACTION : Sale Deed of Land and house structure.
SALE VALUE : Rs. 9,000/- (Rupees nine thousand only).



Sachan Singh
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MEASURING LAND : 0.9.0 kathas (Nine Kathas).

LANDLORD : The State of Bihar through C.O. Janshedpur.

ANNUAL RENT : Rs.0.12 paise only per katha per annum.

SCHEDULE.

(Description of Raiyati Homestead Bastu Land (75'x87') feet equivalent to 0.9.0 Kathas out of 0.15.0 Kathas, property hereby transferred by way of Sale stand upon an area 0.9.0 Kathas with house property in Mouza: Jugsalai, P.S. Jugsalai, Town- Janshedpur, Dist. Singhbhum, State -Bihar).

IN THE DISTRICT OF SINGHBHUM, a portion of Raiyati Home Stead Bastu Land recorded under Old Plot No. 1678, Old Khata No. 49, New Khata No. 146, New Plot No. 1322, measuring 75' x 87' equivalent 0.9.0 Kathas along with one Katcha Pucca House



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House at Mouza: Jugsalai, P.S. Jugsalai, Thana No.1161, in Pergana-Dhalbhum, Taraf-Haludpukhur, Dist. Registry Chaibasa, Sub-Registry at Jamshedpur, within Jugsalai Municipality, Ward No.12, Jugsalai Municipal Holding No.114, bounded as follows:-

- | | | |
|--------------|---|---|
| ON THE NORTH | : | Land of Binda Dubey
(Portion of Plot No.1678). |
| ON THE SOUTH | : | Tilak Bhari Singh and others. |
| ON THE EAST | : | LAND OF ACHHAR KAUR ; |
| ON THE WEST | : | Passage and then nij, (Januna Dubey) |

WHEREAS the vendor is the absolute owner of the Scheduled property which he had acquired by virtue of a Registered SALE DEED bearing No.793 dated 15.2.73 and now the aforesaid scheduled property is recorded in the name of the vendor in the present survey settlement record and the said Vendor is in peaceful possession over the said landed and house property and he is holding, enjoying and possessing the same quite peacefully and un-interruptedly from any corner whatsoever.

WHEREAS the vendor being in urgent need of money proposed to sell his scheduled property fully described in the schedule



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schedule above on account of his necessary expenses and finding no other means to acquire the said money the said vendor advertised to SELL the Scheduled property and the purchaser intending in pursuance the same on this highest price of Rs.9000/- (Rupees nine thousand only) as the full value and price fixed for the said scheduled property and the vendor agreed to sell the same to the purchaser on the terms and conditions mentioned below:-

1. THAT, the vendor in pursuance of this agreement and in consideration of a sum of Rs.9000/- (Rupees nine thousand only) as the full value and price fixed for the said scheduled property and the vendor agree to sell the same to the purchaser on the terms and conditions mentioned below.
2. THAT, the vendor in pursuance of the said agreement and in consideration of Rs.9000/- (Rupees nine thousand only) which sum the purchaser has paid to the vendor hereby acknowledge and the vendor doth hereby transfer and convey by way of SALE to the purchaser the aforesaid property fully described in the schedule above and delivered possession of the same to the purchaser.

Purchaser as joint
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3. THAT, from this day the vendor and his heirs and successors in interest ceased to have any right, title, claim and interest or possession over the said property hereby sold and all his right, title and interest in the purchaser and he shall become the absolute owner of the Scheduled property and will be entitled to HOLD AND POSSESS the said scheduled property as an absolute owner thereof. The purchaser will enjoy the said property with her legal heirs and successors with full right, to sale, mortgage and hypothecation etc. or any kind of transfer as she likes and in the manner whatsoever she thinks fit and proper.
4. THAT, the vendor or his heirs and successors whatsoever shall not interfere with his possession and enjoyment of the purchaser in the said scheduled property hereby sold.
5. THAT, the interest hereby transferred subsists and the vendor has power and authority to sell the same.
6. THAT, the purchaser shall get her name mutated in the record of the landlord the State of Bihar, through C.O. Jamshedpur and in the office of the Jugsalai Municipality and if any co-operation is required from the side of the vendor he will give his full co-operation for the said purpose otherwise he will be lawfully liable for the same and it will be done according to law with respect to the scheduled property.
7. THAT, the vendor has not in any way encumbered, sold, mortgaged or transferred the same scheduled property hereby sold to any body previously.
8. THAT, the said scheduled property is free from all encumbrances and if it is found in future that the said property is not

purchaser the vendor will be bound to compensate the purchaser fully for the same.

IT IS, hereby agreed that the 'VENDOR' and the 'PURCHASER' used in this deed unless inconsistent with the context, include their respective heirs and successors, executors, administrators and assigns.

IN WITNESSES whereof the Vendor has sign on this Sale Deed to-day on this 26th. day of July, 1982 at Jamshedpur.

WITNESSES:

1. *Sandesh Singh*
27.7.82
2. *Amit Choudhary*
27.7.82

Parcharan Singh
VENDOR. 27/7/82

Read over and explained the contents of this Deed to the executant in HINDI & admitted by him to be true and correct.

Amit Choudhary
27.7.82

TYPED BY ME:

B. K. Mishra
Typist

Reg. No. 1/81
Civil Court, Jamshedpur