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Kul Chandra Thakur  
Suresh Chandra  
20.05.03  
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CONSIDERATION MONEY: Rs.2,40,000/- (Rupees two lacs and forty thousand) only.

SCHEDULE (DETAILS OF PROPERTY HEREBY SOLD)

In District East Singhbhum, Dist. Sub-Registry Office at Jamshedpur, P.S. Birsanagar, in mouza Moharda, thana No.1200, Ward No.17 J.N.A.C. recorded under Khata No.4, portion of plot No.406, area of land measuring 4.00 Kathas (four kathas) of raiyati ditch land which is bounded as under:

North: Road; South: Plot No.405  
East: Gulab Chandra Thakur; West: Road;

Annual rent Rs.7/- payable to the State of Jharkhand through the C.O. Jamshedpur.

Know all men by these presents that the vendors are the absolute and lawful owners of the property fully described in the above schedule.





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That in the recent survey settlement operation, the aforesaid khata has been recorded in the name of Kandra Gour (father of the vendor No.1 to 3) along with the vendor No.4 and other co-sharers of the khatian. But they were in separate peaceful possession and enjoyment over their respective shares after amicable partition between them.

That later on father of the vendor Nos. 1 to 3 has died leaving behind him his three sons (i.e. vendor Nos.1 to 3) as the legal heirs and the successors and after his death, the vendor Nos. 1 to 3 have inherited the share of their deceased father including the above schedule land.

That now all the vendors are in joint peaceful possession and enjoyment over the above schedule property as absolute and lawful owners without any interruption from any corner whatsoever.

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Being JTS  
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Suresh Mehta  
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to be  
done  
Accountant  
May the fee be  
S. N. Mehta  
20.5.03

And whereas now being in urgent need of money, the vendors jointly declared to sell the above scheduled property; And whereas the purchaser has also agreed to purchase the same offering the highest consideration money of Rs.2,40,000/- (Rupees two lacs and forty thousand ) only which has mutually been settled upon them.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

That in pursuance of the aforesaid agreement and in consideration of the sum of Rs.2,40,000/- (Rupees two lacs forty thousand) only has been paid by the purchaser to the vendors today, the receipt of which sum the vendors hereby acknowledge and admit and the vendors by this deed of sale hereby sell the above scheduled property in favour of the purchaser today and the vendors have physically delivered possession of the above land in favour of the purchaser today.

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S. K. Kher  
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That the vendors have ceased their all the claim, right, title, interest and the possession in which they had before and the same have vested upon the purchaser today.

That from this date, the purchaser shall possess and enjoy over the above scheduled property as absolute and lawful owner thereof with power to dispose off the same by way of sale, gift or otherwise as the purchaser will like throughout his heirs and successors and for ever.

That the property hereby sold more fully described in the above schedule is free from all encumbrances, liens and charges and the same is without any acquisition.

That the purchaser shall mutate his name in respect of the above scheduled property in the office of the landlord and shall pay the rent

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and other charges to the authority concerned  
and shall obtain receipt in his own name.

That the vendors have good and perfect  
title over the above scheduled property and they  
have not sold, transferred, alienated or charged  
the same to anybody previously.

That the vendors further give assurance  
that if it transpires later on that the said pro-  
perty is not free from all encumbrances, liens or  
charges or if the purchaser will suffer any loss  
or damages due to any defect of title of the vendors  
then the vendors and their heirs and the successors  
will be legally liable to the purchaser and the  
heirs and successors and will make good all losses  
incidental thereto.

That the vendors further give assurance  
that they will execute and register any kind of

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क.स.प.व.  
दस्तावेज  
हस्ताक्षर  
S. Narayan  
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of document in favour of the purchaser for the confirmation of title of the purchaser, if so requires in future.

In witness whereof the vendors have set and subscribed their hands on this the day, month and year above first written.

Read over and explained the contents of this deed to the vendors who have admitted it to be true and correct.  
witnesses.

A. K. Annalcar  
20/5/03

1. श्रीमती लक्ष्मी
2. Anita Gore
3. Suchita Gore
4. श्रीमती सुशीला
5. श्रीमती सुशीला

Drafted by

Typed by me.

[Signature]

Jamshedpur-Court.

Advocate. [Signature]  
20/5/03

NOTE: Certified that the original and the duplicate deeds are true and exact copy to each other and contains 915 words.

A. K. Annalcar  
20/5/03