

100Rs



[Handwritten signature]
6/1/89

[Vertical handwritten text]
6/1/89

SALE DEED.

VENDOR: Sri Anupendra Nath Choudhary son of late Golak Bihari Choudhary by caste Kumbhar, by occupation cultivation, resident of Dimna Basti, Mango, P.S. Mango, town Janshedpur present P.S. V.G.M. Medical College, Pargana Dalbhum, District Singhbhum, by nationality Indian.

PURCHASERS: (1) Sri Pudhu Ram Kumar (2) Sri Ponka Kumar, both sons of Sri Krittibas Kumar, by caste Kumbhar, by occupation cultivation residents of village Chouk P.S. Chhatrah, at present residing at Dimna Basti, Mango, P.S. Mango, town M.G.M. Medical College, town Janshedpur, District Singhbhum, nationality Indians.

NATURE OF DEED: SALE DEED.

CONSIDERATION MONEY: Rs. 3000/- (Rupees three thousand) only.

SCHEDULE (DESCRIPTION OF THE PROPERTY SOLD)

In District Singhbhum, District Registration Chaibasa, Sub-Registry



page/2

Sub-Registry office at Jamshepur, Patana Dhalbhum, P.S.Mango, in mouza
Dimna Thana No.1643, ward No.9, J.N.A.C. recorded under Khata No.135,
portion of plot No.1888, area measuring 0-02-10P.K.D.(two & half kathas) of
of raiyati agricultural Gora-1 land which is bounded by North: Madan Das
South: Road; East: Pran Ballav Choudhury; West: Nimai Ch.Graon;

Annual rent Rs.0.15 per a only payable to the State of
Bihar through the C.O.Jamshepur.

KNOW ALL MEN BY THESE PRESENTS

Whereas the Vendor is the absolute owner of the property fully
described in the schedule above which has been recorded in the present
survey settlement operation in the name of his father late Golak Bihari
Choudhury along with another co-sharer;

And whereas during the life time of the father of the vendor, he
had amicably partitioned the entire lands of the aforesaid Khatian
between his co-sharer brother Pran Ballav Choudhury and he was in peaceful
possession of his own share, including the property fully mentioned
in the schedule above which has fallen in his share;

And whereas after the death of said Golak Bihar Choudhury father



page/3

father of the vendor, the vendor being his only heir and successor, has inherited all the landed properties which has fallen in the share of his father including the property described in the schedule above;

And whereas now being in urgent need of money for clearing up some pre-existing debts he agreed with the purchaser for ABSOLUTE SALE of the property more fully described in the schedule above on a total consideration of Rs.3000/- (Rupees three thousand) only.

NOW THIS DEED OF SALE WITNESSETH:

That in pursuance of the above agreement and in consideration of the said sum of Rs.3000/- (Rupees three thousand) only paid today the purchasers to the Vendor, the receipt of which sum the vendor does hereby accept and acknowledge as the full, final, and highest consideration money against the property more fully described in the schedule above and does hereby convey, sell, transfer and deliver, all that property unto and to the use of the purchasers their heirs, successors and administrators, present and the vendor, his heirs, successors, and administrators, shall have no claim in the property hereby conveyed by this Deed of sale.



page/4

By purchaser with chowdhury 6/2/89

That the vendor from today is completely diverted of the property hereby conveyed by this Deed of Sale, and the purchasers shall possess the property hereby conveyed in any manner what-so ever they like throughout their heirs and successors with full power to dispose of the same in any manner whatsoever they like.

That from today the purchasers shall be at liberty to get their names mutated in respect of the property hereby conveyed and shall pay rent and other taxes for the said property in the office of the landlord and shall obtain rent receipts in their own names.

THE VENDOR DOES HEREBY ASSURES THE PURCHASERS AND COVENANTS

1. That the vendor is the sole, real, and absolute owner of the property more fully described in the schedule above and he is entitled to convey the same to the purchasers;
2. That the vendor is ready to execute any other document or documents, assurance or assurances, to further perfect the title of the purchasers in respect of the property hereby conveyed.

Bhupendra Mohan Choudhary
6/2/89

3. That the property hereby conveyed by this Deed of Sale is free from all encumbrances, lien or charges .

4. That if the said property or part thereof is being lost to the purchasers due to any defect of title of the vendor or due to any claim made to by the vendor or his heirs and successors in that event the vendor, his heirs and successors, shall remain liable to recoup the purchasers for any such losses and/or damages;

5. That the vendor prior to this sale have not charged or alienated the said property or part thereof to any other person or persons or concern.

6. That the vendor has already put the purchasers in possession of the property hereby conveyed by this deed of sale.

In witness whereof the vendor doth hereunto sets and subscribes his hand on this Deed of Sale at Jamshedpur on this the 6th day of February 1989.

Read over and explained the contents of this document to the executants who have admitted the same to be true and correct.

Subhas Mahals

Witnesses.

1. Subhas Mahals of Jamshedpur of 6.2.89
2. Gopal Ch. Bhai Dinnar Bhai Muro. 6/2/89
3. Nimeshchandra Dasgupta. Shankar Sai Mungar, 6/2/89

Typed by

G. C. Biswas

G.C. Biswas, Jamshedpur-Court.