

222

Mango Sale Rs. 40,000/- No

5000Rs.

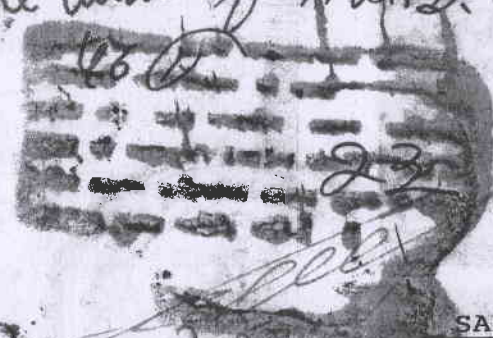


3395

(17)

7/2

Permitted to sell under T. A. Misc. No. 22/1978
 by the virtue of K. B. D. C. Singhbhum dated 28/1/98



7/2/98

7/2/98

Rs. 4200/-
 800/-
 5000/-

SALE DEED

7-2-98

This Deed of Sale is made on this the 7th day of February 1998 at Jamshedpur, By :-

For bid
 A @ 1680200
 N @ 63200
 P. for 0.74
 1756.44

SRI GHASHI RAM MAJHI, son of Late Lobin Majhi, by caste Santhal, by occupation cultivation, permanent resident of village Dimna Basti, under Ward No.9, M.N.A.C. P.O. & P.S. Mango, in the town Jamshedpur, District East Singhbhum, Bihar, hereinafter called the seller (which the context includes his heirs, successors, administrators, representatives) of the one part;

IN FAVOUR OF

MISS HELEN DHAN d/o M. Prakash Dhan, by caste MUNDA by occupation Service by nationality Indian, resident at Mango Circle, Jamshedpur, p.s. Mango, Dist. Singhbhum E

cont'd..2.

7/2/98

500000

paid to Shri H. L. Dhas of Kanpur
 for Salaries
 Rs. 5000
 From Jamshedpur Treasury
 On 27-1-98
 Treasury Office, 198

आसी राशि मांसी दि. लौकिक मांसी
 डिगनापली - मांसी - मांसी
 7-2-58



आसी राशि मांसी
 2/98

आसी राशि मांसी
 7-2-58

अलेक्जेंडर लब्रिया
 7/2/98

211
 7/2/98

अलेक्जेंडर लब्रिया
 7/2/98

212
 7/2/98

Alexander Labria
 7/2/98

7-2-58

(2)

Handwritten signature and date: 7/2/98

Dist. Singhbhum East, town Jamshedpur, (Bihar)
hereinafter called the purchaser (which expression shall unless repugnant to the context includes her heirs and successors, administrators, representatives and assigns) of the other part;

NATURE OF DEED Transfer of land described in the schedule below landed property by way of out right sale.

CONSIDERATION AMOUNT : Rs. 40,000/- (Rupees forty thousand only).

SCHEDULE : (Description of immovable property hereby conveyed and transfer).

All that piece and parcel of Raiyati agricultural ditch land measuring an area 0-05-0 kathas (five kathas) be the same or title more or less out of total area of 0.82-30 Hectors, being portion of new plot no. 1725, recorded under khata No. 908 ward No. 9 in Mouza, Mango, p.s. Mango, Thana No. 1642, in town Jamshedpur and within the Jurisdiction of District Sub.Registry office East Singhbhum at Jamshedpur, District Singhbhum East which is bounded and butted as follows :-

cont'd..3..

(3)

7/2/98
witness in name

On the North By :- Plot of Mrs. Aloyesia Tigga and approach road 17' ft. wide.

On the South By :- M.G.M. Medical college

On the East by :- Remaining part of plot i.,e. Nij of vendor

M.G.M. Medical college

On the West By :- Jamshedpur.

ANNUAL RENT : Rs. 2/- only payable to the landlord the State of Bihar through C.O. Jamshedpur.

WHEREAS all that piece and parcel of land more particularly described in the schedule above being in plot no. 1725, under ward No.9, M.N.A.C. entered and recorded in the exclusive name of Budhani Majhian (since deceased) w/o. late Budhu Majhi, the deceased Grand mother (Late father's mother) of the seller hereof in last survey settlement operation u/s. 90 of C.N.T. act in settlement Case No. 25/82-83 and 26/82-83 in the court of the settlement officer, Jamshedpur.

AND WHEREAS the entire lands in plot No. 1725, mutated in the exclusive name of deceased Budhni Majhian in the office of the learned circle officer at Jamshedpur and thereafter the learned L.R.D.C. East Singhbhum, Jamshedpur has been pleased to fix the

(4)

21/12/98
Budhani Majhiyan

ground rent in respect of the said land in plot No. 1725 in the exclusive name of deceased Budhani Majhian. And the deceased Budhani Majhiyan had been in possession of the entire lands by payment of the due ground rent and other taxes to the superior landlord by her own name.

AND WHEREAS after death of Budhani Majhian the entire lands of the deceased including the present land had vested to and devolved upon her only son Lobin Majhi (since deceased as his legal heir and surviving successors who became the lawful owner of the entire land and had been in possession over the same till his death.

AND WHEREAS after the death of Lobin Majhi the seller hereof inherited the entire lands of the deceased being his only legal heir and come in possession over the same and has been exercising all acts of ownership and possession thereto as lawful and bonafide owner in the eye of law without any interruption of impediment from any corner and by payment of due ground rent and other taxes thereof.

cont'd..5.

(5)

Amir
26/2/98

AND WHEREAS the seller named within, being in need of money to clear up personal debts and for promoting and developing the agricultural land of his own proposed to sell the land measuring 0-05-0 kathas (five kathas) more particularly described in the schedule above to the purchaser for a total consideration of Rs. 40,000/- (Rupees forty thousand) only and the purchaser accepted to purchase the same,

AND WHEREAS the seller applied an application under section 46 C.N.T. act in the office of the D.C.L.R. at Jamshedpur dated 16.06.1997 for transferring the above schedule land in favour of the purchaser named above within and the same has been accorded and granted by the learned D.C.L.R. vide Misc. Case No. 19/97-98 U/S. 46 C.N.T. act vide his order dated 25.7.97

AND WHEREAS the seller as to record of facts of transactions has decided to execute and register a proper deed of sale in favour of the purchaser in respect of the land described in the schedule above.

cont'd..6..

(7)

7/2/98
M. J. J. J. J.

3. That the seller on receipt of full consideration amount has delivered possession of the above scheduled land and all relevant paper and documents as are available under his possession and custody to and in favour of the purchaser for record and reference.
4. That the purchaser out of his own funds or financial assistance of his employer or any source or institution shall or may construct house or any structures on the said plot of land or to cultivate or horticulture on the said plot of land at her absolute discretion and will enjoy and possess the same as absolute owner with full power of transfer or convey mortgage or otherwise alienated the same or part thereof or in any manner as she likes.
5. That the purchaser will be at liberty to get her name mutated in the office of the superior landlord through C.O. Jamshedpur and to pay and discharge the ground rent and other taxes in her own name in respect of the said land.
6. That the seller hereby assured the purchaser and covenants.
 - i) The seller is the lawful and absolute owner of the said immovable property and there is no other co-sharers or co-percener in this land except him and is entitled to transfer and convey the same unto the purchaser as per provisions of 46 C. N. T. Act.

cont'd..8.

Handwritten notes: 86/21/7, 12/9/8, and other illegible scribbles.

ii) Prior to execution of this sale deed the seller has not conveyed transferred delivered or otherwise alienated the same or part thereof to any other party and same is free from all encumbrances charges liens mortgage lispendence and proceedings of any nature.

iii) From this day onwards neither of the seller or his surviving heirs would put forward or raise any factitious claims over the said immovable property hereby sold to the purchaser in any manner and even if the seller or his legal heirs is done so in future, the same shall be rejected and shall be treated as null and void in the eye of law and shall not be operated by any court of law.

vi) The seller hereby assured the purchaser to execute any further paper or document as may be required in future for mutating the said land in the office of the landlord in the name of the purchaser and for its peaceful possession for ever.

v) The seller hereby agrees to same harmless and keep indemnify the purchaser his heirs and assigns from and against all losses and damages in respect of the said immovable property.

7/2/98

vi) If the purchaser sustain any loss due to defect of title of the seller in respect of the said immovable property the seller shall be sole liable to the purchaser and shall recoup the purchaser for such losses and damages together with all litigations expenses that may incur by the purchaser to perfect his title in the demised immovable property.

IN WITNESS WHEREOF the seller has hereunto set his hand to-day at Jamshedpur on this day month and year first above written.

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

[Signature]
5.2.98

WITNESSES

1. *Sahadeo Babu*
07/02/98
2. *[Signature]*
6.2.98

Typed by

[Signature]
5.2.98
(B.K. GOPE)

JAMSHEDPUR

N 91- 27 200

10/11 - 100 200

127 200

11/11/08



T

135

रकम रुपाय 135

कस संख्या 485-2-4997

निबंधित 490

दिनांक 1928

11-3-08

11/3/08

Checked
S. Prasad
7/2/98



8-80
 Stamp Rs. 5000/-
 Gs. 4200.00
 AS. 800.00
5000.00

permitted to sell vide T.A.
 Misc case no. 19/97-98
 by the virtue of L.R.O.C.
 Dhalbhum Jambhedpur.

True copy -
 जि। प्र. नि. 18
 पूर्वी सिंधुम
 जमशेदपुर
 7-2-98
 (६० घासीराम मांझी 7-2-98)
SALE DEED

THIS Deed of Sale is made on
 this the 7th day of February
 1998 at Jambhedpur, by - - -

SRI GHASHI RAM MAJHI son
 of late Lobin Majhi, by caste
 Santhal, by occupation cultivator
 permanent resident of village
 Dimma Basti, under Ward no. 0
 M.N.A.C. P.O. & P.S. Maango, in
 the town Jambhedpur, District
 East Singhbhum, Bihar, hereinafter
 after called the seller (which
 the context includes his heirs
 successors - administrators

46 (1)
 23

sd. D.S. Upadhyay
 7-2-98
 Fees paid

A.W. 1680.00
 NCA/ 63.00
 S. Salami 2.50
 P. Fees 0.94
1755.44

sd. S.C. Majhi 7-2-98
 घासीराम मांझी - स्व. लोबिन
 मांझी
 विमल पल्ली थाना मानसरो

6-2-98 १०-३० से १-३०
 जमशेदपुर

६० घासीराम मांझी
 7-2-98

sd. D.S. Upadhyay

जिला प्र. नि. 18
 पूर्वी सिंधुम
 जमशेदपुर



उपयुक्त श्री छासीराम मांकी
 ने जिनकी पहचान श्री
 अलीकजैन्दर लकड़ा पिता
 का नाम सकि डल लकड़ा
 सम निवासी न^२ की, स्वीकार
 किया कि उन्होंने दस्तावेज
 निष्पादित की है।

211
 ८. ५/९८

श्री छासीराम मांकी
 ७-२-९८.

212
 ८. ५/९८

श्री Alexander Lakra
 ७-२-९८.

श्री D.S. Upadhyay
 ७-२-९८.
 R.O.
 JSR.

copied & read by
 M.A. Saeng
 ८-२-९८.

compared by
 S. Jadh
 ८-२-९८.

representatives) of the one
 part.

IN FAVOUR OF

MISS HELEN DHAN d/o M.
 Prakash Dhan, by caste MUNDI
 by occupation Service by natio-
 nality Indian, resident at
 at mango circle Jamsheerpur
 P.S. Mango, Dist. Singhbhum E
 cont'd 2 (page 2 शो छासीराम
 मांकी ७-२-९८)- 2
 Dist. Singhbhum East, town Jam-
 sheerpur, (Bihar) hereinafter
 called the purchaser (which
 expression shall unless repug-
 nant to the context include
 her heirs and successors,
 administrators, representatives
 and assigns) of the other part.

NATURE OF DEED - Transfer of



जि. १. ११, नवधक
 पूर्वी सि. भूम



Land described in the schedule below has been sold property by way of out right sale
CONSIDERATION AMOUNT - Rs. 40,000/- (Rupees forty thousand only) - - - - -

SCHEDULE - (Description of immovable property hereby conveyed and transfer) - -

All that piece and parcel of Raiyati agricultural ditch land measuring an area 0-05-0 Kathas (Five Kathas) be the same or title more or less out of total area of 0-82-30 ~~1/2~~ Hectars, being portion of new plot no. 1725 recorded under khata No. 908 Ward No. 9, in Mouza Mango, P.S. Mango, Taluk No. 1642, in town Jamshedpur and within the jurisdiction of District sub-Registry office East Singhbhum at Jamshedpur, District Singhbhum East which is bounded and berthed as follows. Contd 3. - (page 3 - 20

वासिराम मंगलक कार्यालय 98) - 3 - - - - -



जिला उप-रजिस्ट्रार
पूर्वी सिंगभूम
जमशेदपुर



on the north: By - plot of Mrs. Aloysia Tigga
and approach road 17' Ft. wide

on the south By - M.G.M. Medical college.

on the East By - Remaining part of plot i.e.
N1/3 of vendor. M.G.M.
Medical college.

on the west By - Jamshedpur.

ANNUAL RENT - Rs. 21- only payable to the
landlord the State of Bihar through C.O.
Jamshedpur.

WHEREAS all that piece and parcel of
land more particularly described in the
schedule above being in plot no. 1725,
under ward No. 9, M.N.A.C. entered and recor-
ded in the exclusive name of Budhan
Majhi (since deceased) w/o. Late Budhu
Majhi, the deceased Grand mother (late
father's mother) of the seller hereof in
last survey



जिला घर निबंधक
पूर्वी सिंग



of C.N.T act in settlement case NO. 25/82-83 and 26/82-83 in the court of the settlement officer, Jamsheedpur.

AND WHEREAS the entire lands in plot NO. 1725, mutated in the exclusive name of deceased Budhani Majhian in the office of the learned circle officer at Jamsheedpur and thereafter the learned L.R.O. East Singhbhum, Jamsheedpur has been pleased to fix the (page 4 २० वासीराम नाम 7-2-98)-4 ground rent in respect of the said land in plot no. 1725 in the exclusive name of deceased Budhani Majhian. And the deceased Budhani Majhian had been in possession of the entire lands by payment of the due ground rent and other taxes to the superior landlord by her own name.

AND WHEREAS after death of Budhani Majhian the lands of the deceased



जिला दफ्तर सिंहभूम
पूर्व

and devolved upon her only son Hobin Majhi (since deceased as his legal heir and surviving successors who became the lawful owner of the entire land and had been in possession over the same till his death.

AND WHEREAS after the death of Hobin Majhi the seller hereof inherited the entire lands of the deceased being his only legal heir and came in possession over the same and has been exercising all acts of ownership and possession thereto as lawful and bonafide owner in the eye of law without any interruption of impediment from any corner and by payment of due ground rent and other taxes thereof. contd 5 (page 5 to 10) 7-2-98 5-

AND WHEREAS the seller named within being in need of money to clear up personal debts and for promoting and developing the agricultural land of his own proposed to sell the land measuring 0-05-0 Kathas (Five Kathas) more particularly described in the schedule above to the purchaser for a total consideration of Rs. 40,000/- (Rupees forty thousand) only



जिला अाह निबंधक

AND WHEREAS the seller applied an application under section 46 C.N.T. act in the office of the D.C. L.R. at Jamsheedpur dated 16.06.1997 for transferring the above schedule land in favour of the purchaser named above within and the same has been accorded and granted by the learned D.C. L.R. vide Misc. Case No. 19/97-98 u/s. 46 C.N.T. act vide his order dated 25.7.97.

AND WHEREAS the seller as to record of facts of transactions has decided to execute and register a proper deed of sale in favour of the purchaser in respect of the land described in the schedule above.

Contd. 6 (page 6 to शशीराम अमृत 7.2.98)

NOW THIS DEED OF SALE WITNESSETH

1. That in pursuance of the above agreement in consideration of the said sum of Rs. 40,000/- (Rupees forty thousand) only paid by the purchaser to the seller the receipt whereof the said sum do hereby admit and acknowledge as full final and highest consideration amount against absolute and outright sale of the said property described in the schedule above to the



जिला अराम निबंधक
पर्वी नि ४४४

of the transfer of or deliver and also all
all that land more particularly described in
the schedule above together with all privi-
leges and advantages to have and to hold &
same without any interruption or hinder-
ance from or by the seller his heirs or
any persons claiming under or interest
of his together all right, title, interest and
possession which the seller here before enjoy
in respect of the said property - - -

2. That the seller is completely divested
of all his interest right, and claim in the
above scheduled property and shall cease
to have any right or title in the said
property hereby delivered to the purchaser
by these presents. Contd 7 (Page 7. 20

दासीराम भागत 7-2-98)-7- - - - -

3. That the seller on receipt of full con-
sideration amount has delivered possession
of the above scheduled land and all relevant
paper and documents as are available under
his possession and custody to and in favor
of the purchaser for record and reference.

4. That the purchaser out of his own
funds or financial assistance of his employ-
er or any source or institution shall or
may construct house or any structures on



जिला अथ निबंधक
पत्तिका

horticulture on the said plot of land at her absolute discretion and will enjoy and possess the same as absolute owner with full power of transfer or convey mortgage or otherwise alienated the same or part thereof or in any manner as she likes - - - - -

5, That the purchaser will be at liberty to get her name mutated in the office of the superior landlord through C.O. Jamshedpur and to pay and discharge the ground rent and other taxes in her own name in respect of the said land. - - -

6, That the seller hereby assured the purchaser and covenants - - -

1) The seller is the lawful and absolute owner of the said immovable property and there is no other co-shares or co-perceives in this land except him and is entitled to transfer and convey the same unto the purchaser as per provisions of 46 E.N.T. Act. contd 8 (Page 8 to

वसिष्ठम मन्त्र 7-2-98) - 8 - - - - -
11) Prior to execution of this sale deed the seller has not conveyed transferred alienated or otherwise alienated the same or part thereof to any other party and same



जिला जमादार कार्यालय

lien mortgage, dispendence and proceedings of any nature - - - - -

iii) From this day onwards neither of the seller or his surviving heirs would put forward or raise any factitious claims over the said immovable property hereby sold to the purchaser in any manner and even if the seller or his legal heirs is done so in future, the same shall be rejected and shall be treated as null and void in the eye of law and shall not be operated by any court of law - - - - -

iv) The seller hereby assured the purchaser to execute any further paper or document as may be required in future for mutafing the said land in the office of the landlord in the name of the purchaser and for its peaceful possession for ever - - - - -

v) The seller hereby agrees to save harm less and keep indemnify the purchaser his heirs and assigns from and against all losses and damages in respect of the said immovable property contd 9 (page 9 हो चली रात रात 7-2-98)-9 - - - - -

(vi) If the purchaser sustain any loss due to defect of title of the seller in respect of the said immovable property the seller shall



जिला दफ्तर निबंधक
जहानाबाद

damages together with all litigations expenses that may incur by the purchaser to perfect his title in the demised immovable property.

IN WITNESS WHEREOF the seller has hereunto set his hand to-day at Jamsheerpur on this day month and Year first above written.

Read over and explained the contents of this deed of the executant who admitted it to be true and correct. sd. ^{B.K. GORE} ~~(illegible)~~

5.2.98.

WITNESSES - 1. sd. Sahadev Rabi Das of 02.98. 2. ~~sd. ...~~ 8.2.98.

Typed by: sd. B.K. GORE. 5.2.98. (B.K. GORE)
JAMSHEDPUR.

Sold to smt. Helen Dhan of Mango for sale deed Rs. 5000.00 from Jamsheerpur Tehsil on 29-1-97. sd. B. D. Nayek 29/1 Treasury office JSR.

copied & read by
Mayamma Soeng
9.2.98.

compared by
Shikhar Jind
9.2.98.



जिला अवर निबंधक
पूर्वी सि भूम
जमशेदपुर
9.2.98.

Two cuttings.
one correction
R.O.