



Deed not attested

Handwritten notes at the top: 'Sale 2000 mango 167.50' and '99/8'.

Handwritten list of items and prices:
99/8
sticks Rs. 5000-00
sticks Rs. 3000-00
sticks Rs. 200-00
sticks Rs. 200-00
sticks Rs. 10-00
sticks - 5-00

Handwritten notes: 'True Copy' and '24/2/19'.

SALE DEED: (valued at Rs. 90,000).

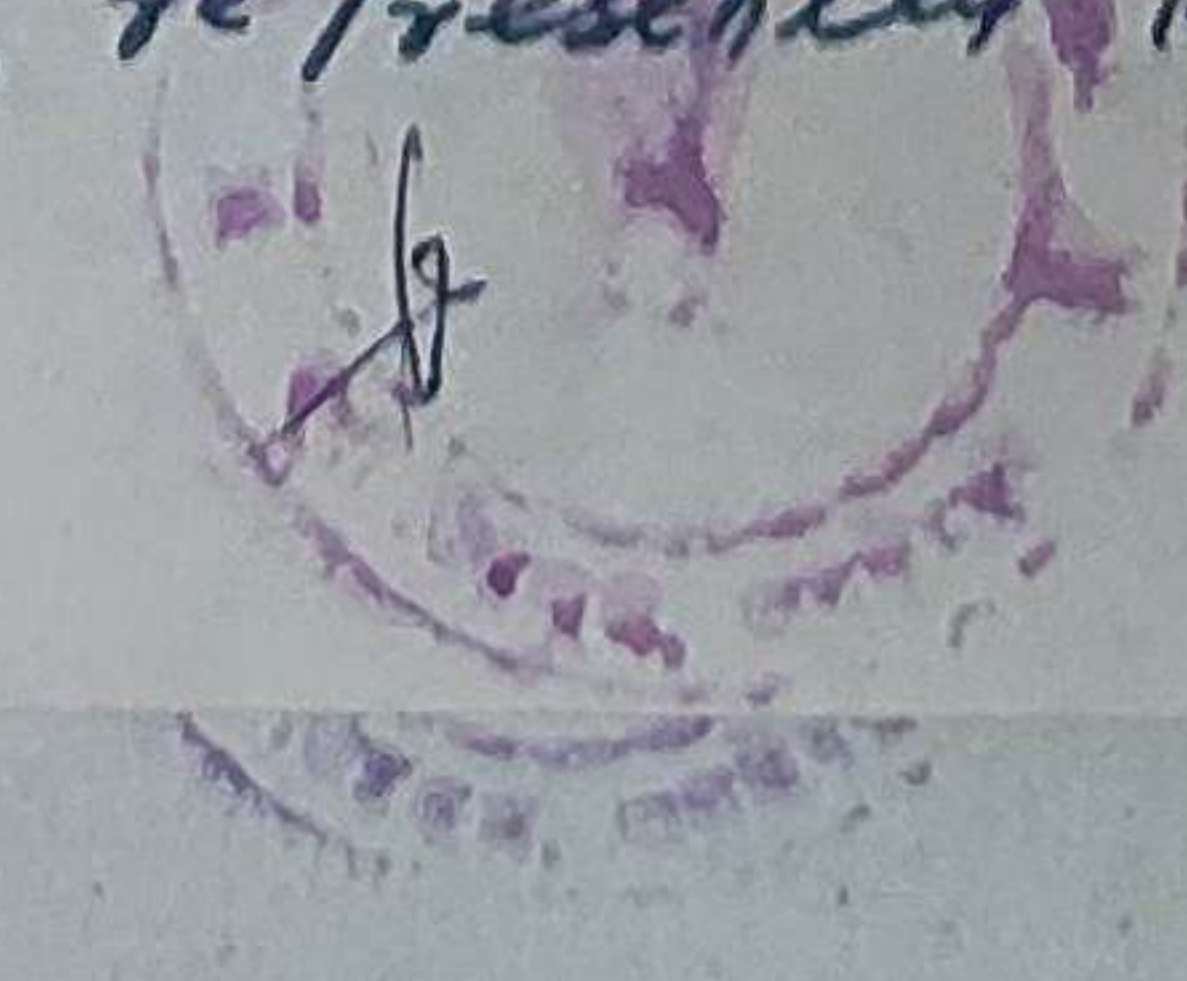
Permitted to transfer by way of sale up to Rs. 15000. Case No. 15/90-91 by U.C. No. 206 dt. 14.6.89 by Co. East. Singhbhum.

Handwritten calculations:
Rs. 6615-00
Rs. 1800-00
8415-00
84(9)
23

THIS SALE DEED IS MADE TODAY ON THE EIGHTEENTH DAY OF FEBRUARY 1991 BETWEEN SRI GURA MUNDARI s/o Late joto mundari, by nationality Indian, by occupation cultivation, resident of Gudra-basa, P.S. mango, Town Jamsheder District East Singhbhum, hereinafter called the vendor of the one part (which expression, unless inconsistent with or repugnant to the context, shall include his legal heirs, successors, administrators, executors, assigns, agents, legal representatives and all persons claiming through or under him); AND

Handwritten names and details:
E1- रचप सिन्हा
94/2/19
दीर्घ-1/1
262-00
82-00
4-00
9-22
19/2 गुरा मुन्डारी
दिना जादे मुन्डारी
गुदराबासा जामा भावको
94/2/19
94/2/19
E1- गुरा मुन्डारी
94/2/19
E1- रचप सिन्हा
94/2/19

MERCY CONVENT, BARI DIH, JAMSHEDPUR, a branch of the Institute of the sisters of Charity, Hanco Convent, Ranchi, a Society registered under the Societies Registration Act, 1860, represented through its superior,

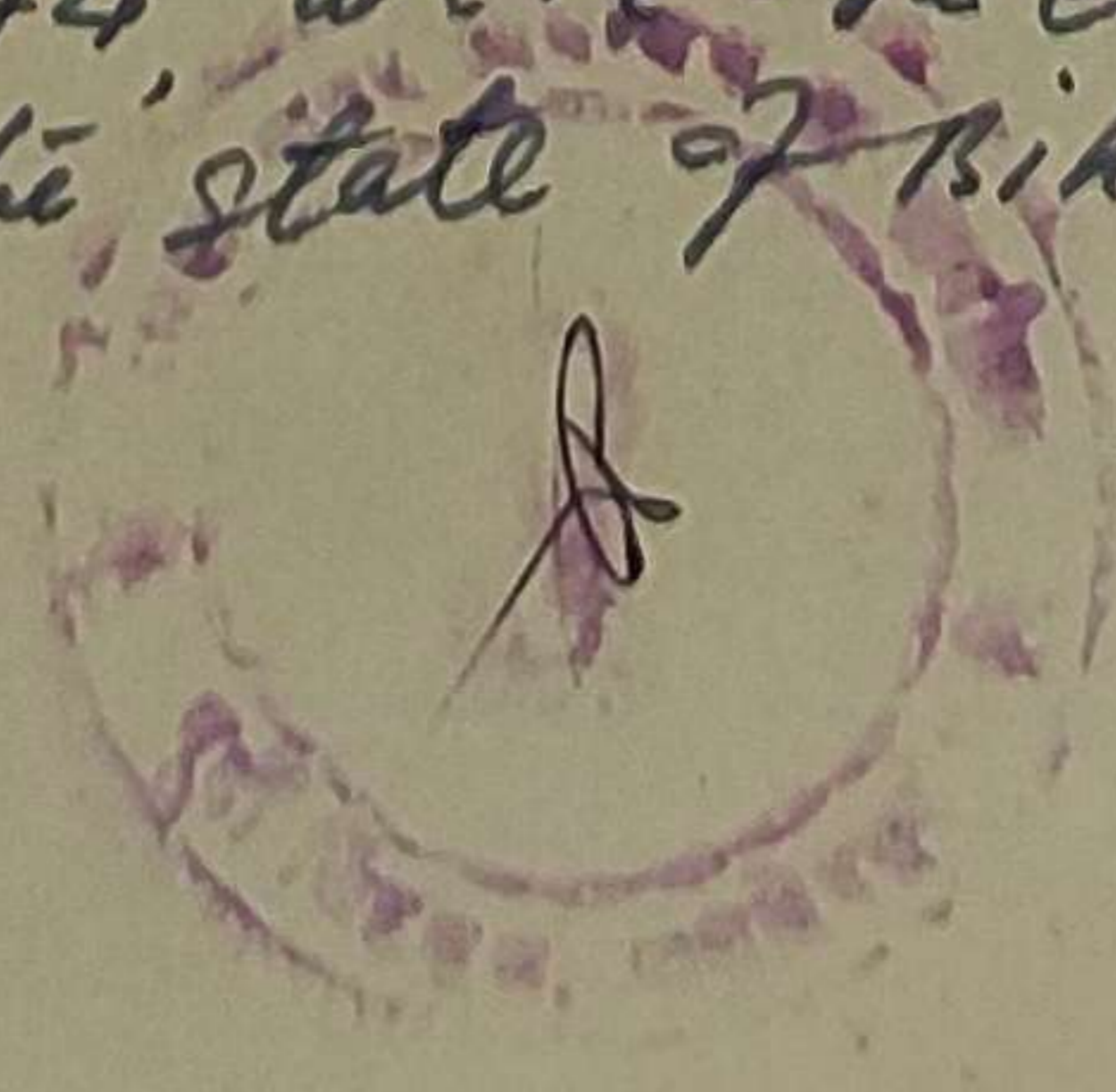


Handwritten dates at the bottom right: '24/2/19' and '25/2/19'.

Sister Rashmi Kerketta, d/o Late Michael Kerketta, by nationality Indian, resident of Mercy Convent, Beridih, P.S. Sidhgora, Town Jamsheerpur, District East Singhbhum, Jharkhand - after called the purchaser of the other part (which expression, unless (page-1. Hl. गुरा मुन्डारी १२. २. ६९) - 2: - inconsistent with or repugnant to the context, shall include the Successors - in - interest, office, assigns, agents, representatives and all persons or societies whether registered or un-registered, claiming through or under the said Institute;

Whereas, the vendor is the absolute owner of the land under Manza JNAC, Ward No. 9, Mango, P.S. mango, Khatā No. 183, Plot No. 2258, Khatā No. 908, Plot Nos. 2259, 2272, 2273, 2274, measuring an area of 0.87.80 hectre more fully described in the schedule below, The said Land has duly been recorded in the Record of Right finally published in the year 1979 in the name of the vendor and the vendor is in peaceful possession over the same without any hindrance from any side.

Whereas, plot No. 2259 and plot Nos. 2272, 2273, 2274, were recorded in Khatā No. 908 of the state of Bihar but the vendor has



उक्तपुस्तके मूल गुरा मुन्डारी  
 गुरा मुन्डारी २ डोलु तिनी  
 पिता इति ग्रह तिनी  
 सम. निवासी मेरठ स्वामी  
 विद्या ६ उक्तोने इलाके  
 विकारित अहेन

174  
 व. १९९१  
 हा. गुरा मुन्डारी  
 १५३१९.  
 175  
 व. १९९१  
 ५९. Panchal Tirkey  
 1७३१९१

हा. २५५ सिन्हा  
 १५३१९.  
 D S R O  
 M

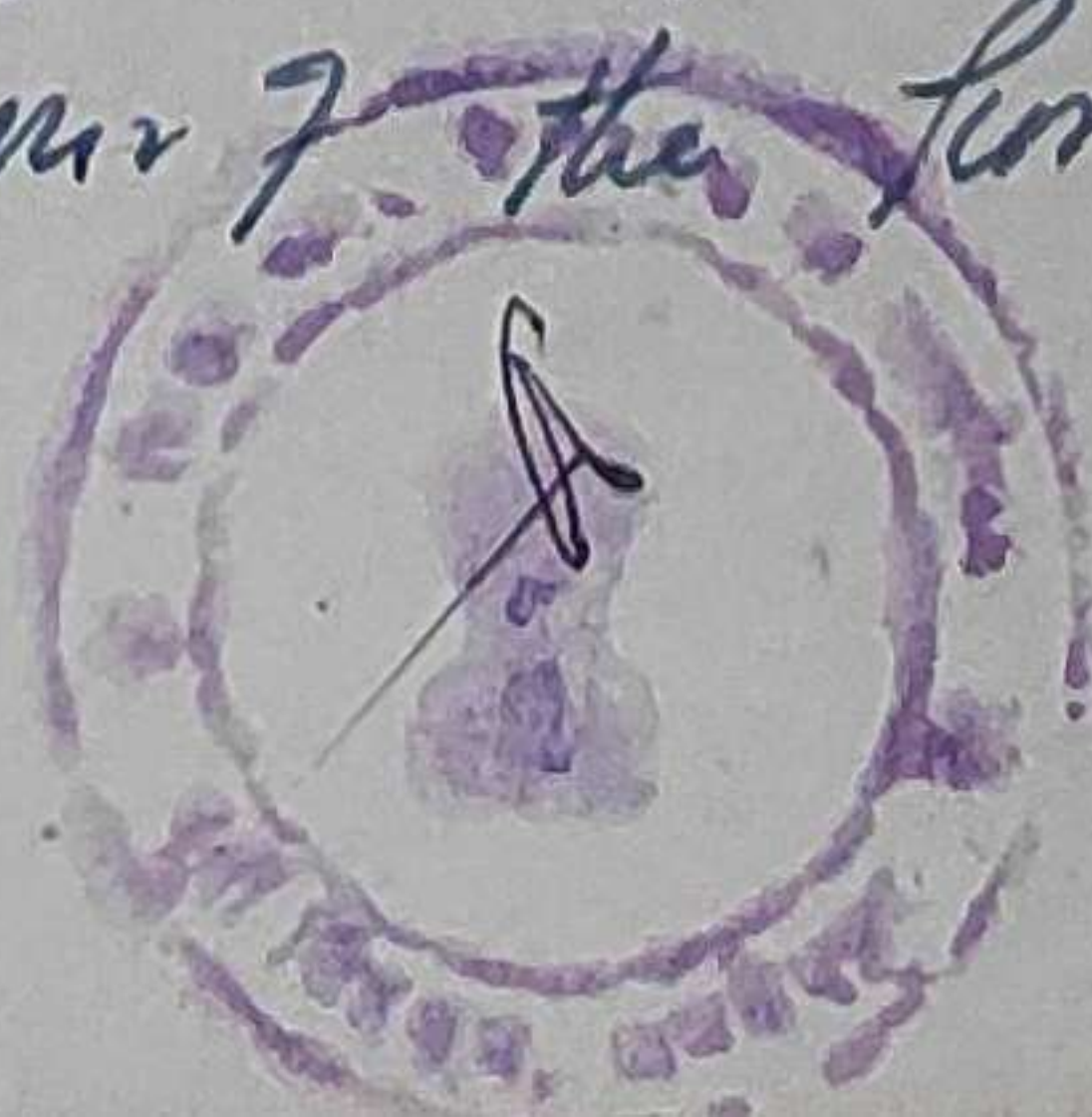
अभिप्रेत अह्वय  
 ग्राम  
 २६/३/९१  
 उपपन्न  
 २६/३/९१.

2६/३/९१

filed two cases u/s 90 of the CNT Act, which were numbered as case no. 692/84-85 and 693/84-85. The Assistant Settlement Officer, Jamskedpur by his orders dated 26.9.1988 (in Case no. 692/84-85) and order dated 4.1.1989 (in Case no. 693/84-85) passed orders to open a raiyati khata in the name of the vendor. P/3. (Page- 2. 61-युक्त मुद्रा) 92. 2. 19)-: 3:-

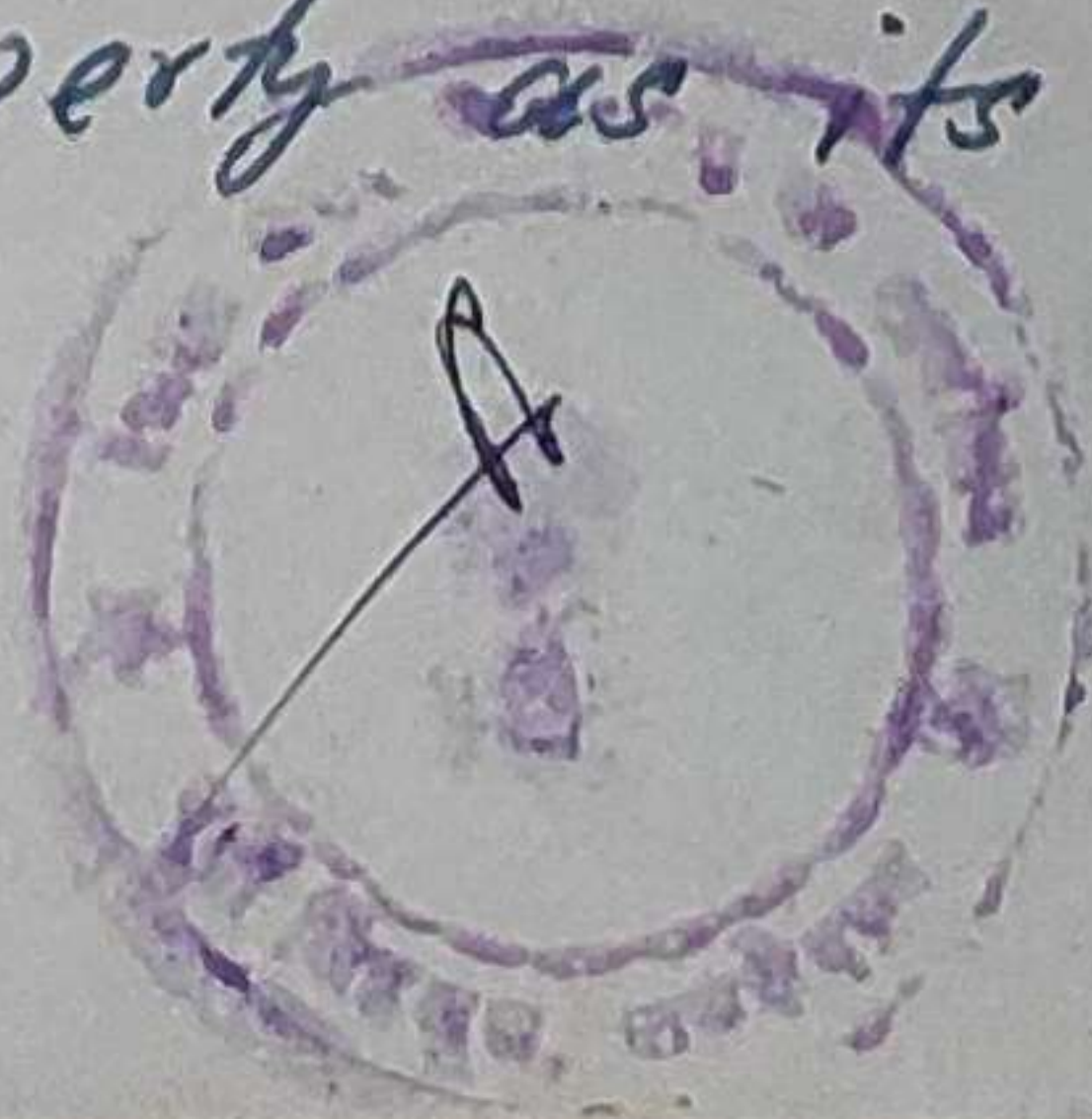
Whereas, the vendor being in need of money expressed his desire to sell the scheduled property and knowing the intention of the vendor, the purchaser approached the vendor and offered him the highest price available in the market with respect to the scheduled land and the vendor, after giving full consideration to the offer made by the purchaser, agreed to sell the scheduled property to the purchaser.

Whereas, the vendor has also obtained necessary permission under the Urban Land Ceiling Act from the Competent Authority, Urban Land Ceiling, Jamskedpur, vide ULC-case NO. 692/88-89 order no. 306 dated 14.6.89 and has also obtained permission u/s 49 of the CNT. from the Deputy Commissioner, Singhbhum, East in Case no. 15/90-91 passed on 29.1.91 for the sale of the scheduled property in favour of the purchaser.



24/2/19

- W
- NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS
1. The Consideration amount has been fixed at Rs. 90,000/- (Rupees ninety thousand).
  2. That the purchaser has paid the entire Consideration amount of rupees ninety thousand to the vendor and the vendor has received the full Consideration amount and hereby acknowledges the receipt of the same and doth p. 4. of page-3.
  3. ए. गुरु मुन्शी १२/११/१९) :- 4. - hereby convey and transfer the scheduled property to the purchaser for its absolute use and occupation and to hold the same as matter of right.
  3. That now all the right, title, interest and claims, whatsoever, of the vendor with respect to the scheduled property is hereby conveyed by this DEED OF SALE to the purchaser. The purchaser is hence forth entitled to enjoy the same as absolute owner and the vendor doth hereby declare that hence forth he shall have no claim, right, title or interest over the scheduled property hereby transferred to the purchaser and shall not interbere with the enjoyment of the said property by the purchaser.
  4. That the purchaser shall hold and enjoy the aforesaid property as its owner by getting its



25/11/19

name mutated in the records of the Landlord, i. e. the state of Bihar, on payment of necessary fees and charges, and the vendor shall not create any hindrance, objection, or interruption in the matter of such transfer. p15. (Page-4-61-

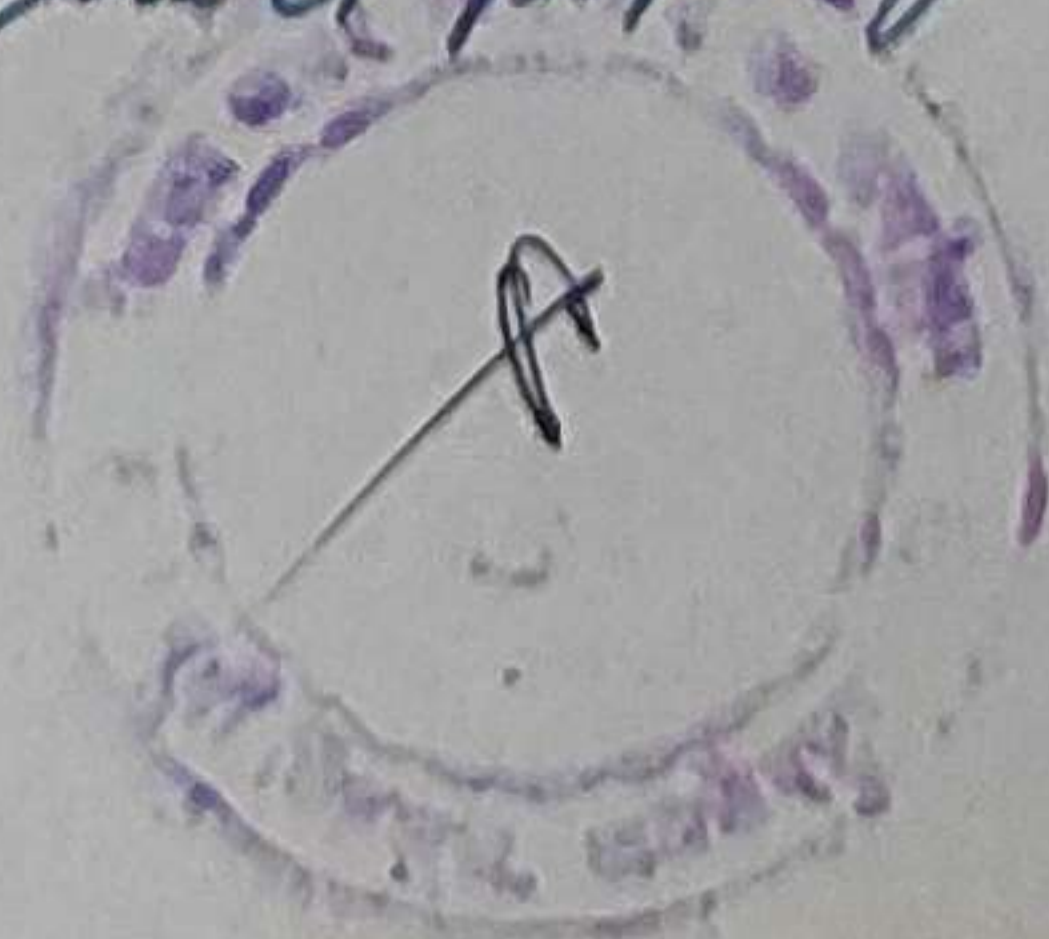
गुरा मुन्डारी १५/११/१९) :- 5 :-

5. That the vendor and all Persons claiming under him, if necessity arises, upon the request of the purchaser shall do all such acts, deeds and things whatever would be necessary for perfecting the title of the purchaser more clearly over the said scheduled property sold to the purchaser by this DEED OF SALE.

6. That the vendor hereby agrees to serve and keep the purchaser indemnified for and against all losses, damages, costs or expenses if the purchaser sustains or incurs any loss or damage on account of any defect of title of the vendor in scheduled property hereby conveyed to the purchaser.

7. That the property hereby sold and conveyed to the purchaser is free from all encumbrances and the right to sell the same subsists in the vendor.

8. That the vendor has delivered possession of the scheduled property to the purchaser and



24/11/19

the purchaser is now in peaceful possession of the same. IN WITNESS WHEREOF THE vendor has signed this deed of sale on the date, month, and year first above written in the presence of the following witnesses. P/b. (Page - 5. ए-गुरा मुंदारी १५११११) :-

6. - SCHEDULE:-  
 District Sub-Registry Office at Jamsheer,  
 District East Singhbhum, Pargana Dhablum, Manla  
 JMC Ward No. 9, Mango, P.S. Mango, Khata No.  
 183, plot No. 2258, Khata No. 908, plot Nos.  
 2259, 2272, 2273, 2274 measuring an area of  
 0.87.80 hectre.

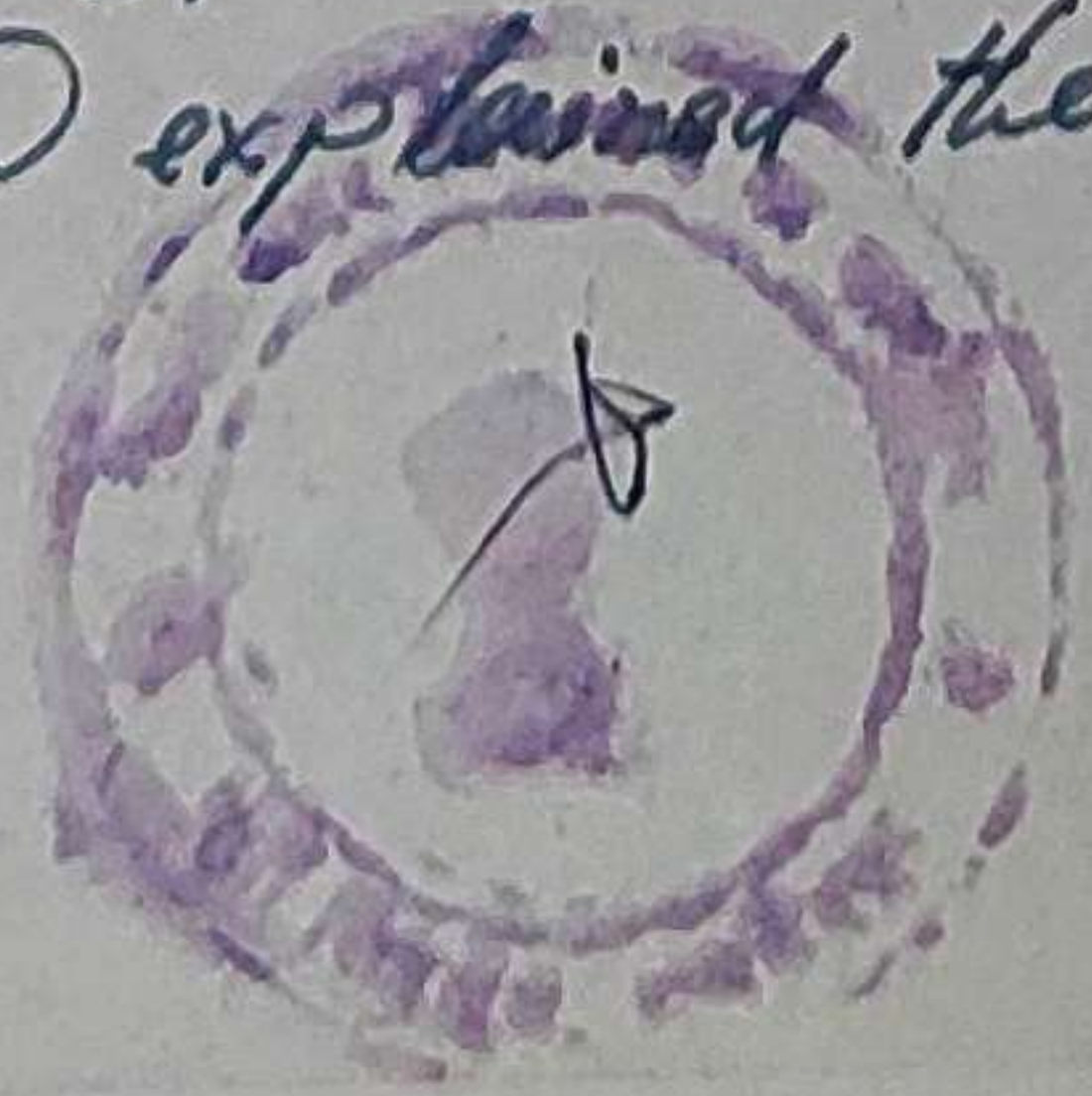
Khata No.	Plot No.	Area.
183	2258	0.16.70 hectre
908	2259	0.38.80 "
	2272	0.03.60 "
	2273	0.19.80 "
	2274	0.08.90 "

Total 0.87.80 hectre  
 bounded by: North - Road, Mij and Marian Purty  
 South - Sukra oroon  
 East - Biswasi Kandulna and Birsatoppo  
 West - moti Ram.

Annual Rent: Rs. 31- payable to the State of Bihar through the circle officer, Jamsheer. ए-गुरा मुंदारी १२-२-११ vendor.

Witnesses: 1. ए- दामन क-दुम-11 मुंदारी,  
 (2) ए- Ruphoel Tirkey, mango.

Read over and explained the contents of this deed.



24/11/11

to the Executant by me who admit the  
same to be true and correct. 59- P.M. Gope  
P.M. Gope Advocate

Typed by: 59- Eaugustine E.A. Augustine.  
Sold to Sri Superior mercy Convent of Jod. for sale deed  
Rs. 8415-00 from Jamskudpur Treasury on 14-2-91.  
59- 2412/91 Treasury office. Jod. Sold to Sri  
Superior mercy Convent of Jod. for sale deed of  
Rs. 8415-00 from Jamskudpur Treasury on 14/2/91  
59- 2412/91 Treasury office Jod. Sold to  
Sri Superior mercy Convent of Jod. for sale deed  
Rs. 8415-00 from Jamskudpur Treasury on 14/2/91  
59- 2412/91 Treasury office Jod. Sold to  
Sri Superior mercy Convent of Jod. for sale deed  
Rs. 8415-00 from Jamskudpur Treasury on 14/2/91  
59- 2412/91 Treasury office Jod. Sold  
to Sri Superior mercy Convent of Jod. for sale  
deed Rs. 8415-00 from Jamskudpur Treasury on 14-2-  
91 59- 2412/91 Treasury office Jod.

Collied & Read by  
Bhambha Ch. Gargi  
26/2/91 Comp. Jod.

26/2/91

