

9262

sale 90000 mango

99-5 5000Rs.

FM Deed 9114
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8-12

UC No 306 of 14.6.91
 किराया जिनम 314 कर्माचारि
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Permitted to transfer by way of sale
 43 Rev. mise case no 15/90-91 by 22 6615
 Dy. Co. East Singhbhum. Ar 1800
 8415

2620.00
82.00
2.00
9.22
<u>2713.22</u>

12/2/91

SALE DEED (Valued at Rs.90,000)

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 Gudrubasa, PS Mango, Town Jamshedpur, 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

MERCY CONVENT, BARIDIH, JAMSHEDPUR, a branch of the Institute of the Sisters of Charity, Hinoo Convent, Ranchi, a society registered under the Societies Registration Act, 1860, represented through its Superior, Sister Rashmi Kerketta, d/o Late Michael Kerketta, by nationality Indian, resident of Mercy Convent, Baridih, PS Sidhgora, Town Jamshedpur, District East Singhbhum, hereinafter called the Purchaser of the other part (which expression, unless

Sold to Sri... Supernary Marcy convent - 7 JSR
 for... Sela ..
 Rs 8415-00 ..
 From Jamshedpur Treasury
 On 14-2-91.
 14/2/91
 Treasury Office JSR.

~~गुरा सुन्दरी~~ ~~जिला सुन्दरी~~
 गुदरुकासा थाना सामग्री - चक्ष
 9-2-1991
 2- अक्षर
 जमशेदपुर

गुरा सुन्दरी
 9/2/91

9-2-1991



गुरा सुन्दरी
 2 फील डिप्टे
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9-2-1991

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गुरा सुन्दरी
 9-2-91

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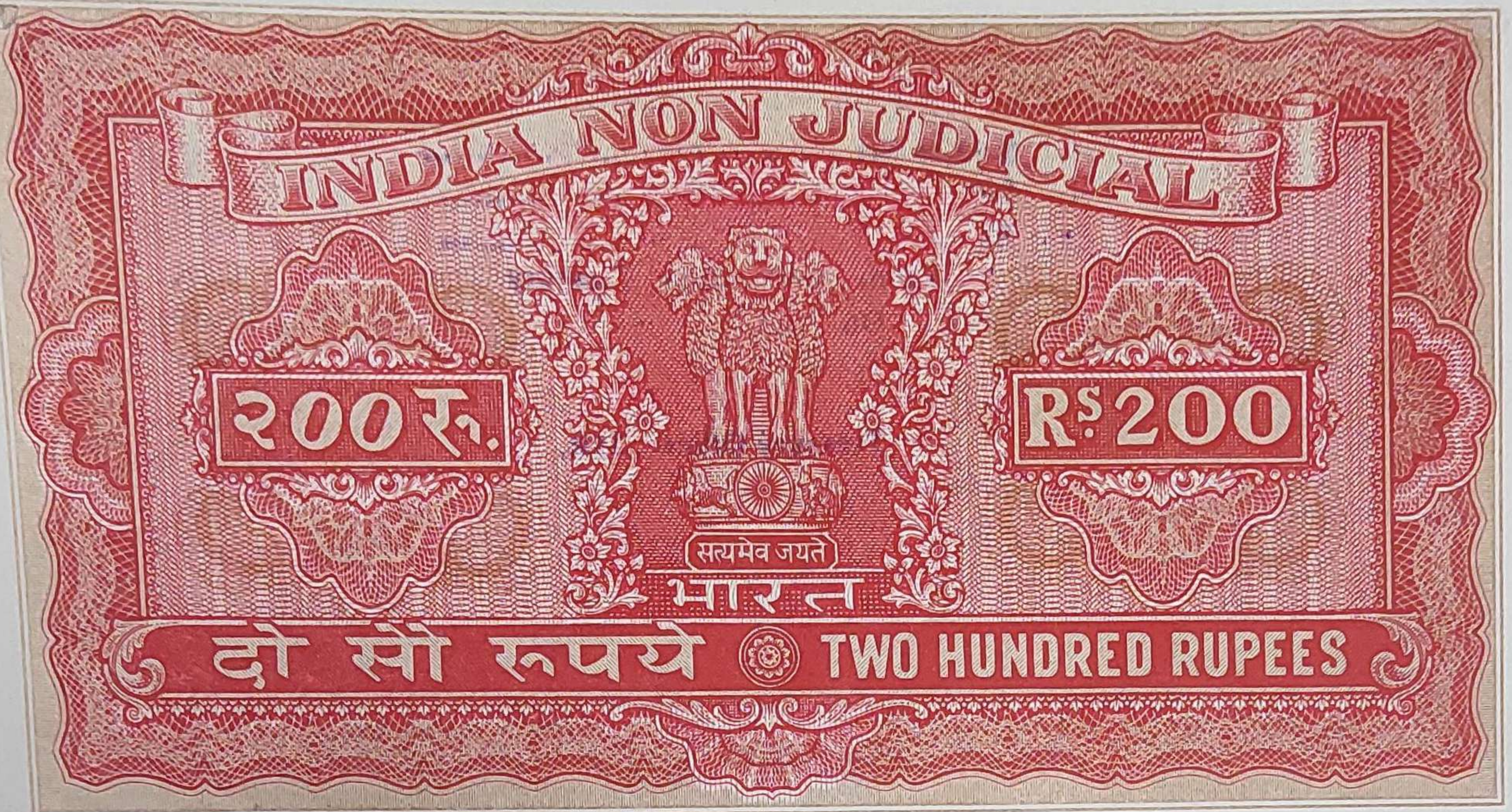
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Whereas, the Vendor being in need of money expressed his inconsistent with or repugnant to the context, shall include on the successors-in-interest, office, assigns, agents, representatives and all persons or societies whether registered or un-registered, claiming through or under the said Institute;

Whereas, the Vendor is the absolute owner of the land under Mouza JNAC, Ward No.9, Mango, PS Mango, Khata No.183, Plot No.2258, Khata 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 Khata No.908 of the State of Bihar but the Vendor had filed two cases u/s 90 of the C.N.T.Act, which were numbered as case no.692/84-85 and 693/84-85. The Assistant Settlement Officer, Jamshedpur 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 raiayati khata in the name of the Vendor.



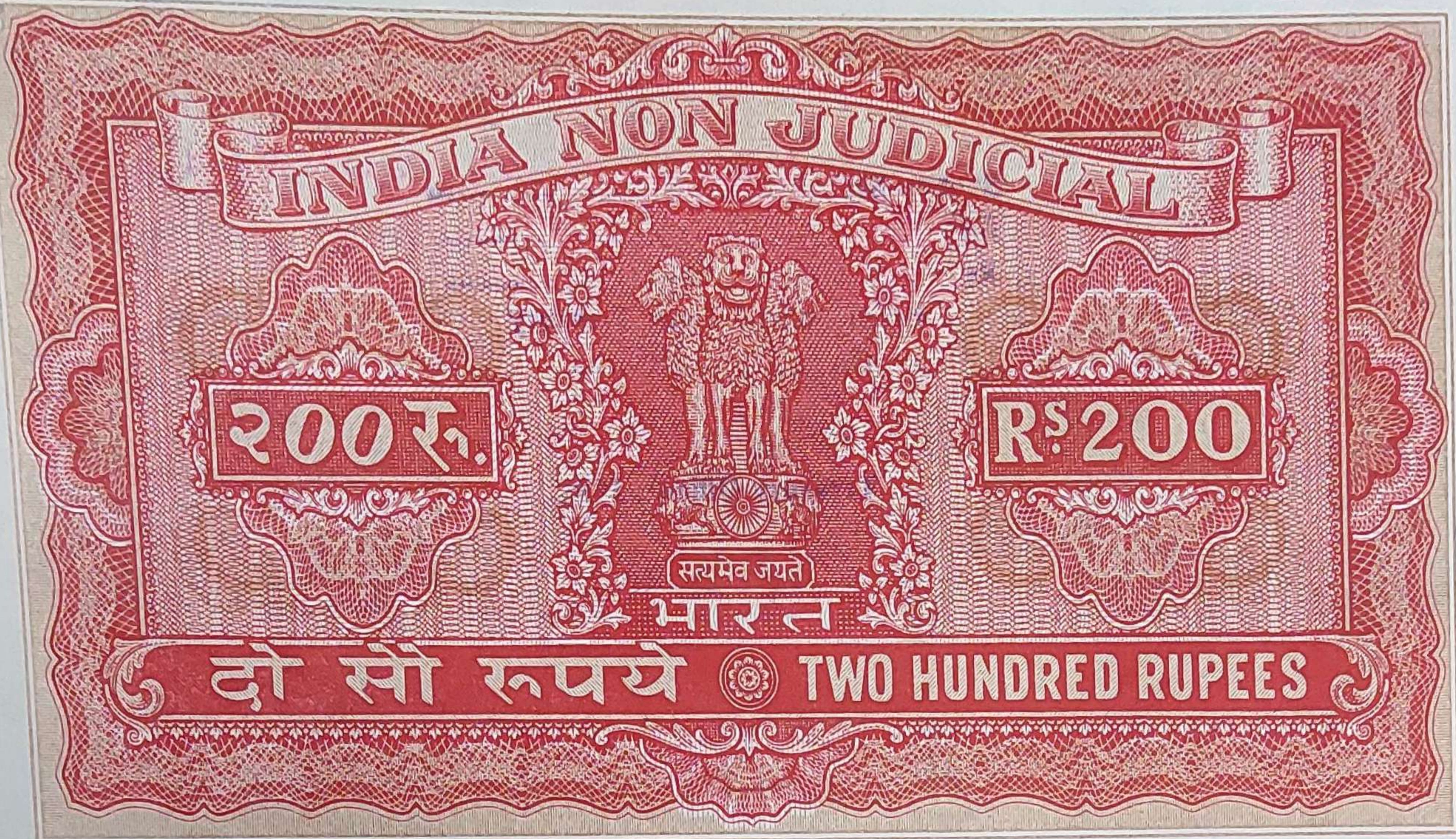
गुरु सुन्दर
92/12/89

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, Jamshedpur vide U.L.C. Case No.691/88-89 order no.306 dated 14.6.89 and has also obtained permission u/s 49 of the C.N.T. from the Deputy Commissioner, Singhbhum East in case no.15/90-91 passed on 29.1.91 for the sale of the schedule property in favour of the Purchaser. ✓

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



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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 henceforth entitled to enjoy the same as absolute owner and the Vendor doth hereby declare that henceforth he shall have no claim, right, title or interest over the scheduled property hereby transferred to the purchaser and shall not interfere 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 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.



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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 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.



SCHEDULE

District Sub-Registry Office at Jamshedpur, District East Singhbhum, Pargana Dhalbhum, Mouza JNAC Ward No.9, Mango, PS Mango, Khata No. 183, Plot No. 2258, Khata No. 908, Plot Nos. 2259, 2272, 2273, 2274 measuring an area of 0.87.80 hectre.

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
<u>183</u>	<u>2258</u>	<u>0.16.70</u> hectre
<u>908</u>	<u>2259</u>	<u>0.38.80</u> "
	<u>2272</u>	<u>0.03.60</u> "
	<u>2273</u>	<u>0.19.80</u> "
	<u>2274</u>	<u>0.08.90</u> "
<u>Total</u>		<u>0.87.80</u> hectre

bounded by: North - Road, Nij and Marian Purty
 South - Sukra Oraon
 East - Biswasi Kandulna and Birsa Toppo
 West - Moti Ram

Annual Rent: Rs.3/- payable to the State of Bihar through the Circle Officer, Jamshedpur

Witnesses:

1. पेया ल ककुलना

2. मानगो
Ruphan Tirky
Mango

Typed by

Augustine
 E A Augustine

बहरा मुन्डरी

Vendor

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Read over and explained the contents of this DEED to the Executant by me who admit the same to be true and correct.

P N Gope

P N Gope
 Advocate