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 1200
 750
 SALE DEED.
 96.4.96
 20/4/96

This Deed of Sale is made on this the 20th. day of April

1996 at Jamshedpur by and B E T W E E N - Sri Ashutosh

Choudhury son of late Nilmohan Choudhury, by faith Hindu, by

occupation cultivation, resident of Dimna Basti, P.S. M.G.M. town

Jamshedpur, District East Singhbhum, by nationality Indian, here-

inafter called the VENDOR of the One Part;

IN FAVOUR OF

Smt. Nilima Prasad wife of Sri Jogendra Prasad Sah, by

faith Hindu, by occupation household affairs, resident of 87,

Tank Road, Sakchi, P.S. Sakchi, Jamshedpur, Dist East Singhbhum

hereinafter called the PURCHASER of the Other Part;

NATURE OF DEED: SALE DEED.

CONSIDERATION MONEY: Rs.6,000/- (Rupees six thousand) only.

SCHEDULE (DESCRIPTION OF THE PROPERTY HEREBY SOLD)

In District East Singhbhum, District Sub-Registry office at Jamshedpur, P.S. M.G.M. in mouza Dimna, thana No.1643, ward No.9

recorded under Khata No.136, portion of plot No.1523, area

measuring 0-1-10 B.K.D. (one katha ten dhuls) of raiyati agri-

cultural land which is shown by Red Colour in the attached





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sketch map and the same will be treated as a part of this deed,
and bounded by North: Plot No.1523; South: Rits Prasad ;East:Jamuna;
West: Bibha Ojha;

Annual rent is Rs:0.50paise only payable to the State of
Bihar through the C.O.Jamshedpur.

Know all men by these presents that the vendor is the absolute and bonafide owner of the landed property fully described in the above schedule . Be it noted that in the recent survey settlement operation the said khata has been recorded in the name of the vendor's father along with other co-sharers and they were in separate possession over their respective shares after amicable partition between them. The vendor's father has died and after his death, the vendor has inherited the aforesaid property as legal heir and successors and he is in separate peaceful possession of the same without any interruption from anybody after amicable partition between other co-sharers.

And whereas now being in urgent need of money, the vendor hereby declared to sell the said property and whereas the purchaser has also agreed to purchase the same offering the highest consideration money of Rs.6,000/- (Rupees six thousand) only, now therefore





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this deed witnesseth as under:

That in consideration of the sum of Rs.6,000/- (Rupees six thousand) only is paid by the purchaser to the vendor today, the receipt of which sum the vendor hereby acknowledges and admits and the vendor by this deed of sale hereby sells the said land to the purchaser today and the vendor has physically delivered possession of the same to the purchaser today.

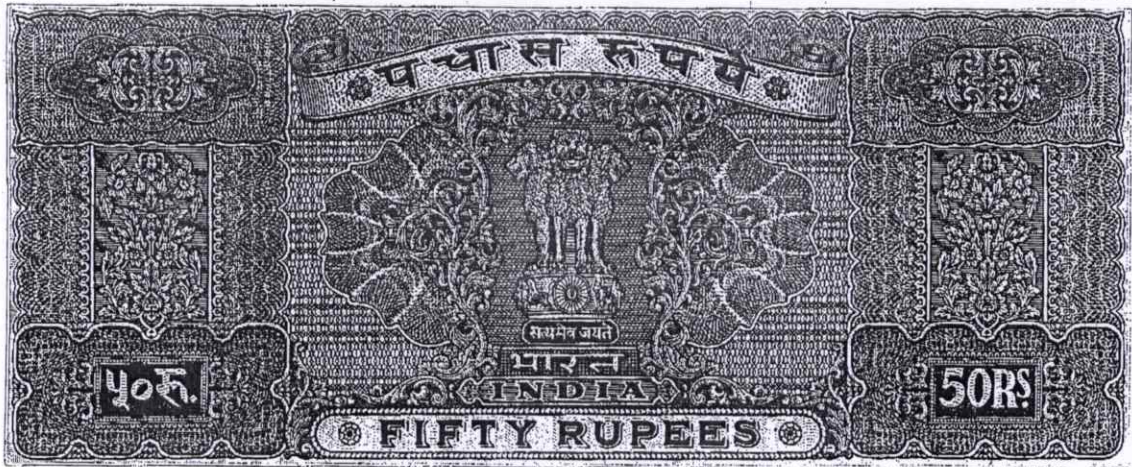
That the vendor has ceased his all right, title, interest and possession in which he had before and the same have vested upon the purchaser today and from this date, the purchaser shall possess and enjoy over the said property as absolute owner thereof with power to dispose off the same by way of sale, gift or otherwise as she likes throughout her 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 of acquisition.

That the purchaser shall mutate her name in respect of the above mentioned property in the office of the landlord and



50 Rs.



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20.4.96
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and shall pay rent thereof to the landlord and shall obtain rent receipt in her own name.

That the vendor has good and perfect title over the said property and that he has not transferred, alienated or charged in any way to anybody previously and if it transpires later on that the said property is not free from all encumbrances, liens or charges or if the purchaser is dispossessed from the property due to any defect of title of the vendor, then the vendor and his heirs and successors will be legally liable to the purchaser, and her heirs and successors and will make good all losses incidental thereto.

In witness whereof the vendor doth hereunto sets and subscribes his hand on this the day, add month and year above first written.

Read over and explained the contents of this document to the vendor who has admitted the same to be true and correct

Witnesses. 1. *Jopankhandal 20.4.96*
2. *Jopankhandal 20.4.96*
Typing by me. *Dilip Bera 20.4.96*

Signature
Jamshedpur-Court.



Handwritten:
A.K.D.
Taker pages (2)
Signature

Handwritten:
परी विद्वान्, बचपंत
12/2/15