

7663

500Rs.



SALE DEED.

20-4-96

This Deed of Sale is made on this the 20th day of April 1996 at Jamshedpur by and between- Sri Ashutosh Choudhury son of late Nilmohan Choudhury, by faith Hindu, by occupation cultivation, resident of Dinna Basti, P.S. M.G.M. town Jamshedpur, District East Singhbhum, by nationality Indian, hereinafter called the **VENDOR** of the One part;

IN FAVOUR OF

Smt. Bibha Ojha wife of Sri Puspraj Ojha, by faith Hindu by occupation household affairs, resident of Sakchi, P S. Sakchi, town Jamshedpur, District East Singhbhum, by nationality Indian hereinafter called the **PURCHASER** of the Other Part;

NATURE OF DEED: SALEDEED.

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

SCHEDULE (DESCRIPTION OF THE PROPERTY HEREFY SOLD)

In District East Singhbhum, District Sub-Registry office at Jamshedpur, P.S. M G.M. in mouza Dinna, 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 agricul-

Handwritten notes and signatures:
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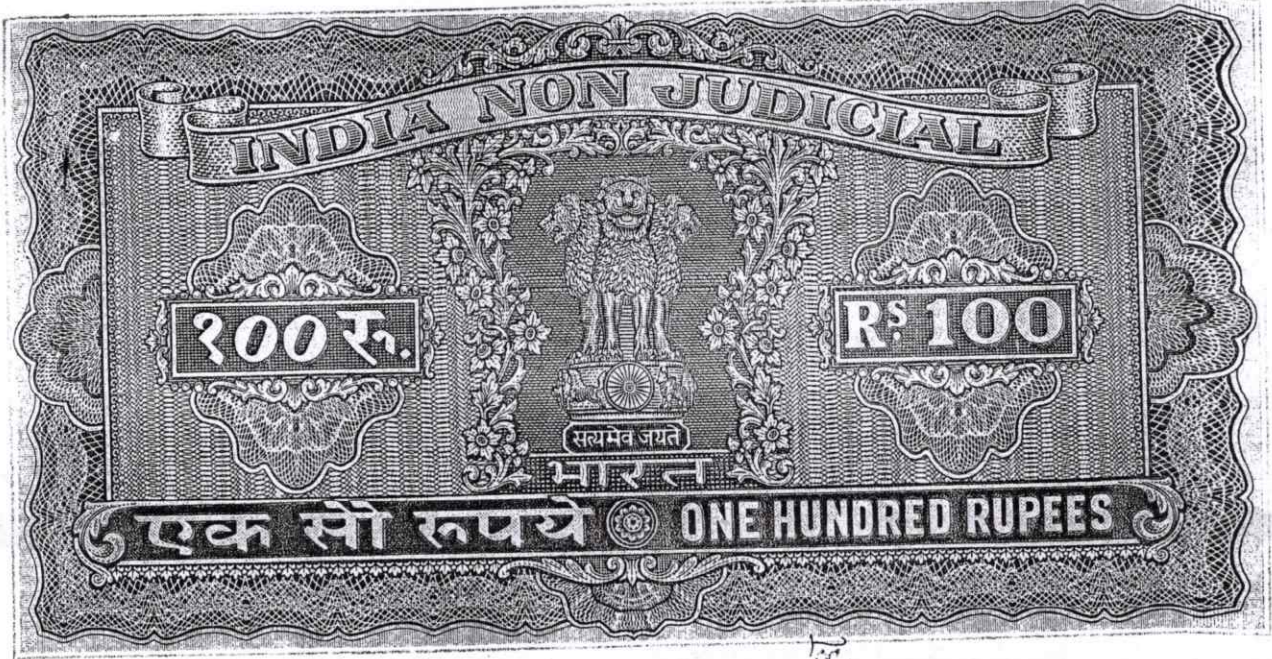
agricultural land which is bounded by North: Plot No.1523;
 South: Sangartha Srivastava; East: Nilma West: Plot.1523

The sale land is shown by Red colour of the attached sketch map which will be treated as a part of this document.

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

Know all men by these presents that the vendor is the absolute owner of the 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 along with other co-sharers, but they were in separate peaceful 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 said property as legal heir and successor and he is in separate peaceful possession and enjoyment over the same after amicable partition between other co-sharer.

That now being in urgent need of money, the vendor hereby declared to sell the said property and whereas the



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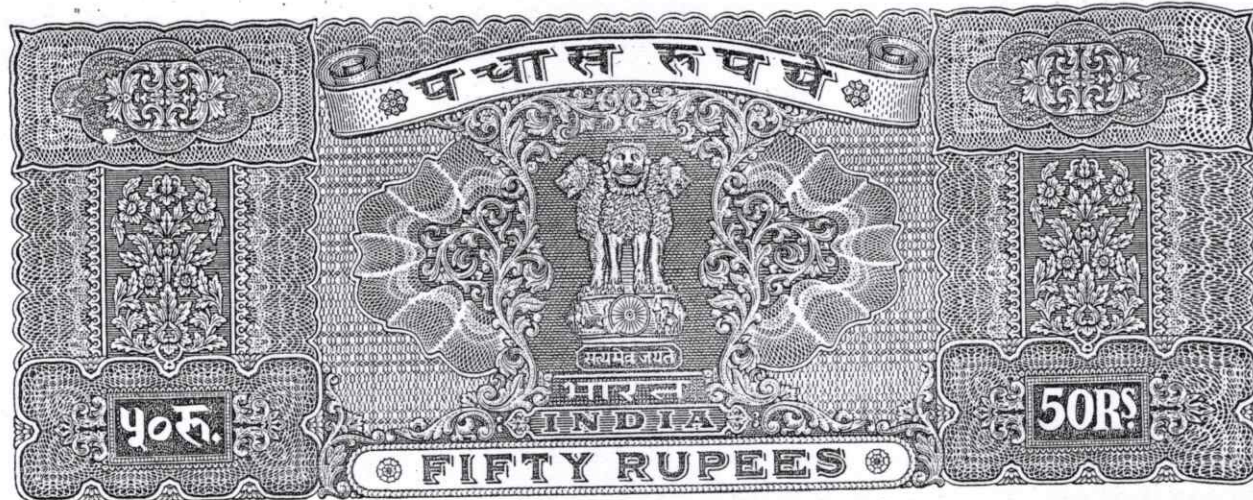
the purchaser has also agreed to purchase the same offering the highest consideration money of Rs.6,000/- (Rupees six thousand) only, now therefore this deed witnesseth as under:

That in pursuance of the aforesaid agreement 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 property in favour of the purchaser today and he 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 schedule above is free from all encumbrances, liens or charges and the same is without of acquisition.

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That the purchaser shall mutate her name in respect of the aforesaid property in the office of the landlord and shall pay rent 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 and 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, month and year above first written.

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

Sopan Mandot 20-4-96

Witnesses. 1. *Sopan Mandot gn 20-4-96*

2. *DIGP Bora 20-4-96*

Typed by me.

[Signature]
Jamshedpur-Court.