

sale value 2,30,000/- 3000Rs.



Handwritten notes in Hindi, including '23/7/04' and '93/7'.

Sanjay Dubey
22/01/04

Handwritten notes including '9200' and 'V-56 437-541'.

Small printed text in Hindi, partially obscured by handwritten marks.

SALE DEED

THIS SALE DEED is made on this the 20th day of July, 2004, at Jamshedpur; B Y :-

23/7/04

SANJAY DUBEY Son of Late Ram Suresh Dubey, by faith Hindu, by occupation business, by nationality Indian, resident of Baliguma, P.O. and P.S. M.G.M. Medical College, Mango, Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the SELLER of the ONE PART ;

IN FAVOUR OF

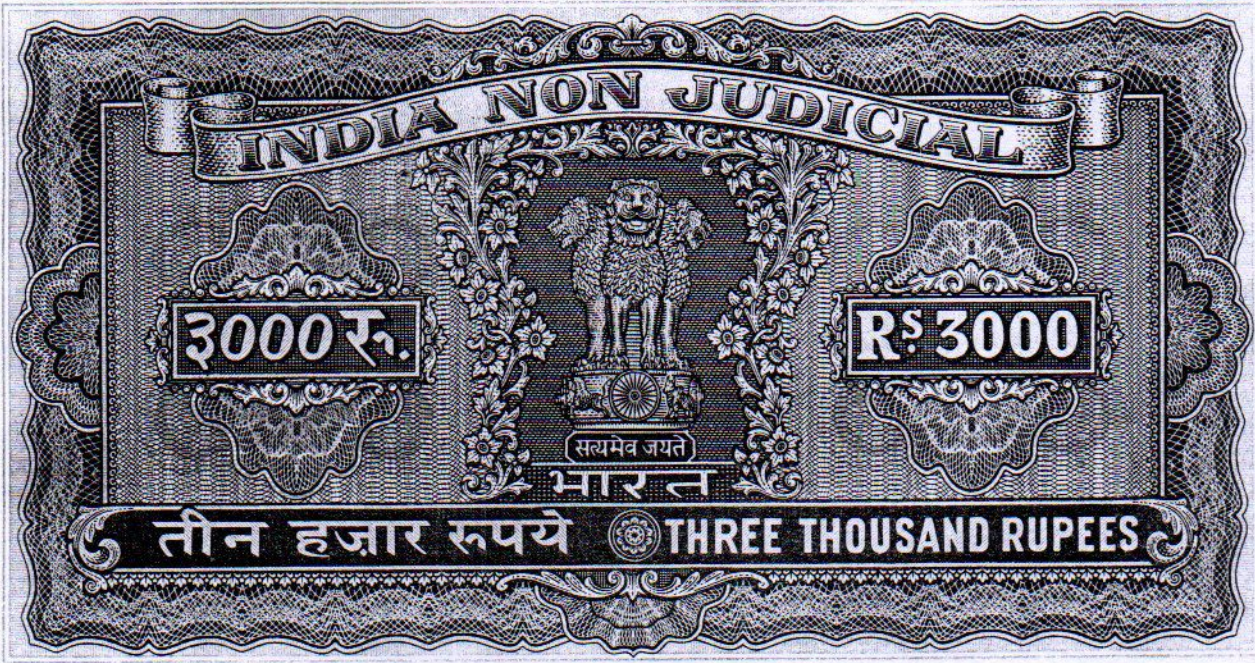
SMT. KAMALA SAHOO w/o Sri Prahlad Chandra Sahoo, by faith Hindu, by occupation household affairs, by nationality Indian, resident of Subhas Colony, Dimna Road, Mango, P.S. Mango, Jamshedpur, Distt. Singhbhum (East), Jharkhand, hereinafter called the PURCHASER of the OTHER PART ;

NATURE OF DEED : SALE DEED.

CONSIDERATION MONEY :- Rs. 2,30,000/- (Rupees two lakhs thirty thousand) only.

cont-P/2.

Handwritten calculations and notes in Hindi:
 Repaid
 AQ 2300 = 0
 AQ 2720
 232720
 Sali 2250
 P Rec 0294
 2330 = 44
 23/7/04



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SCHEDULE

(Description of the land hereby sold)

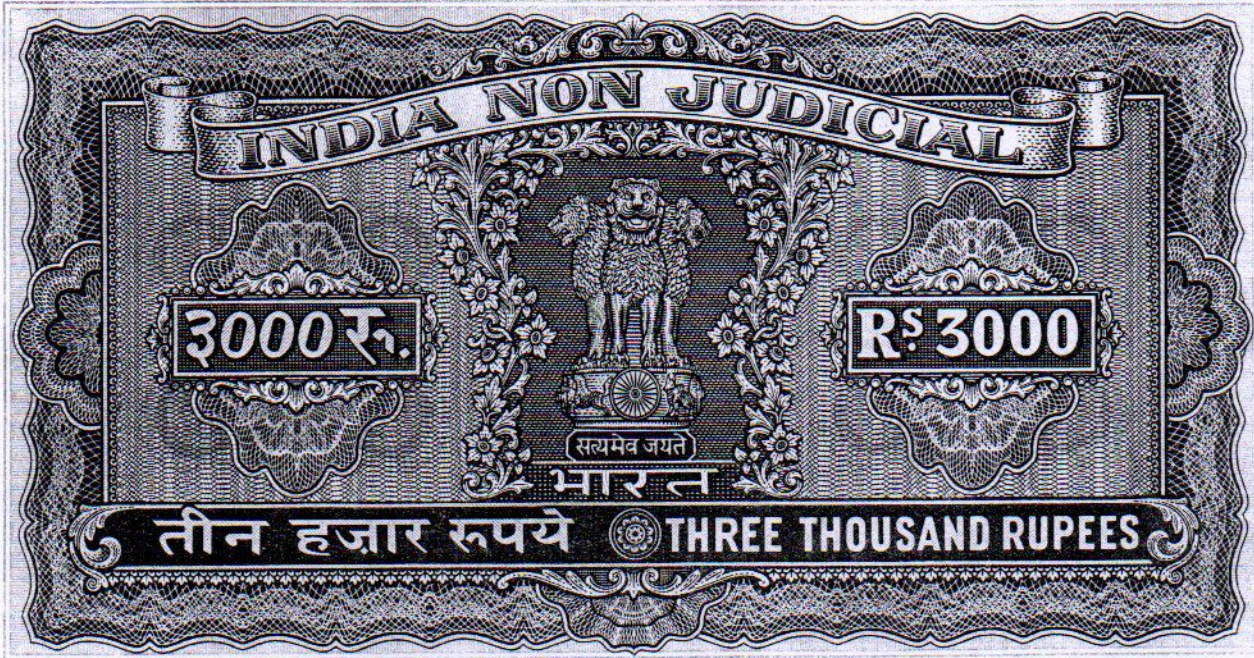
ALL THAT HOMESTEAD land measuring area 105'ft. x 45'ft. =4725 Sq.ft. i.e. North to South 105'ft. East to West : 45'ft. situated in Mouza Baliguma, P.S. M.G.M. Medical College, thana No.1150, within Ward No.10 J/M.N.A.C. recorded under Khata No.276, Portion of Plot No.262, within District Sub-Registry Office Jamshedpur, District Singhbhum (East), Bounded by :-

On the North:- Road;
On the South:- Plot No.275 ;
On the East:- Duplex ;
On the West :- Road ;

Annual rent Rs.2/-only payable to the land-lord the State of Jharkhand through C.O.Jamshedpur;

WHEREAS the Seller is the sole, absolute and lawful owner of all that land fully mentioned in the schedule above;

AND WHEREAS the said land was purchased by the Seller from its previous owner through



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registered sale deed bearing deed No.2713, Sel. No.3233, dated 16.6.2004 registered at Dist. Sub-Registry Office at Jamshedpur and since then the Seller has been in peaceful possession over the same without any interruption from any body ;

AND WHEREAS now being in urgent need of money the Seller has agreed with the purchaser for absolute sale of the schedule above land for a total consideration money of Rs.2,30,000/- (Rupees two lakhs thirty thousand) only and the Purchaser has agreed to purchase the same at that price ;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in consideration of the said sum of Rs.2,30,000/- (Rupees two lakhs thirty thousand) only, paid by the purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of the schedule above land by the Seller, the Seller does hereby absolutely and forever sell, convey, transfer and deliver the all that land mentioned in the schedule above in favour of the purchaser by this deed of sale.



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2. That the Seller has delivered possession of the schedule above land to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner she likes and the purchaser shall be at liberty to get her name mutated in the records of the landlord the State of Jharkhand through C.O. Jamshedpur and shall pay rent for the same in her own name.

3. That from this day all the right, title, interest of the Seller in the schedule above land will cease to exist and will vest in the Purchaser and the Purchaser will become the absolute owner thereof from this day.

4. That the land hereby conveyed by this deed of sale is free from all encumbrances, charges and liens.

5. That the Seller hereby declares that he has good and perfect title over the schedule above land which he has not sold, charged or transferred the same in any way to



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any one else prior to this deed.

6. That if for any defect of title or possession of the Seller in the schedule above land the Purchaser suffers any loss, then the Seller will be liable to compensate the same.

7. That the terms Seller and the Purchaser used in this deed will mean and include their heirs, successors etc. unless the same are repugnant to the context.

IN WITNESS WHEREOF THE Seller is executing this deed on the date first above written.

Read over and explained the contents of this deed to the executant in Hindi who admits the same to be true.

M.M. Mandal Advocate
Dimnabashi

WITNESSES:-

1. SANJAY KUMAR CAHOO

2. K.N. J. J.

Typed by :-

Jsr. Court.

Drafted by :-

Advocate, Jsr. Court.

NOTE: The original sale deed and duplicate copy are true and exact to each other as per counting of total words of this document is 800. M.M. Mandal