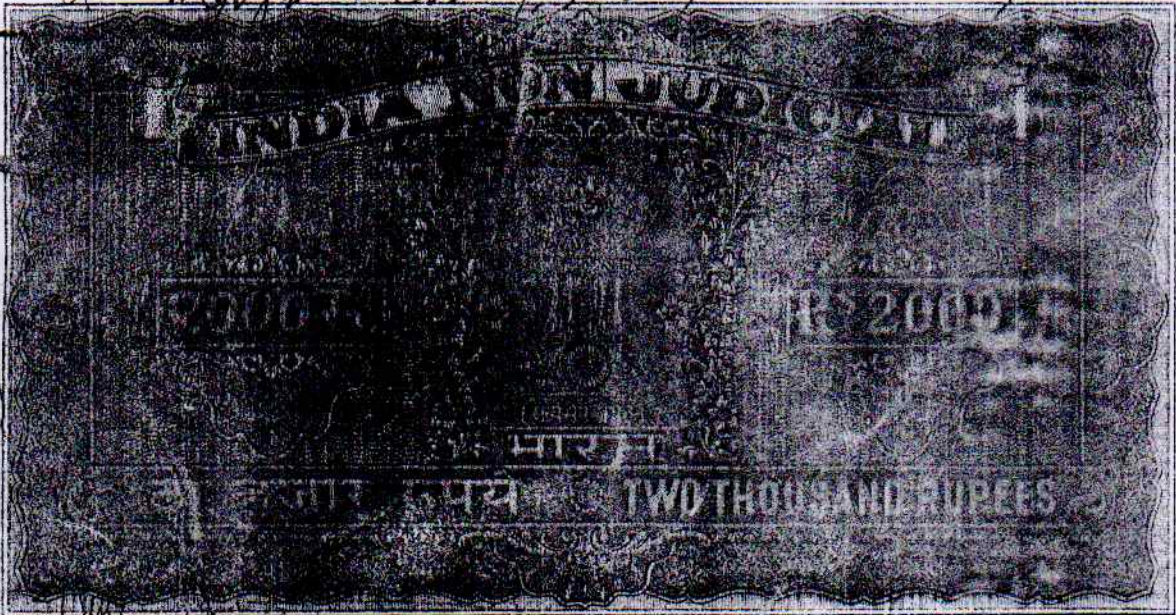


66/2002 Sale R. 45000/-

X Joy 2000Rs.

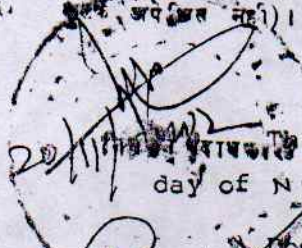


38
20/11

Handwritten notes in the left margin, including '38' and '20/11', and some illegible scribbles.

Handwritten calculations: 28,3780-00, 900-00, 4680-00. A signature 'Ketty Bhathena' and date '20.11.02' are written vertically next to them.

Handwritten numbers: 296-500, 104



SALE DEED

A Deed of Sale is made on this the 20th day of Nov, 2002 at Jamshedpur B Y :-

Fee Paid

A/D 900-00

N/D 2700

Stamp 200

330-44

20/11/2002

Doctor (Mrs) Ketty Bhathena wife of late Phiroze Dhanjisha Bhathena, by faith Parsee, by occupation professional by nationality Indian, resident of 6/C Parsee colony, Pipe Line Road, P.S. Bistupur, town Jamshedpur, District Singhbhum East, hereinafter called the Vendor of the one part;

IN FAVOUR OF

Sri Anil Kumar, Sharma, son of Kapildeo Tapeswar Sharma, by faith Hindu, by occupation service by nationality Indian, resident of Chandwarl Road, Ward No.4 Chakradharpur, West. Singhbhum at present residing at Dimna Basti Mango, P.O & P.S. Mango, town Jamshedpur District Singhbhum East, hereinafter called the Purchaser of the other part.

2000Rs.



Katy Blatter
20.11.02

-: 2 :-

Nature of Deed : Sale Deed
Consideration Money : Rs. 45,000/-
(Rupees Forty five thousand) only.

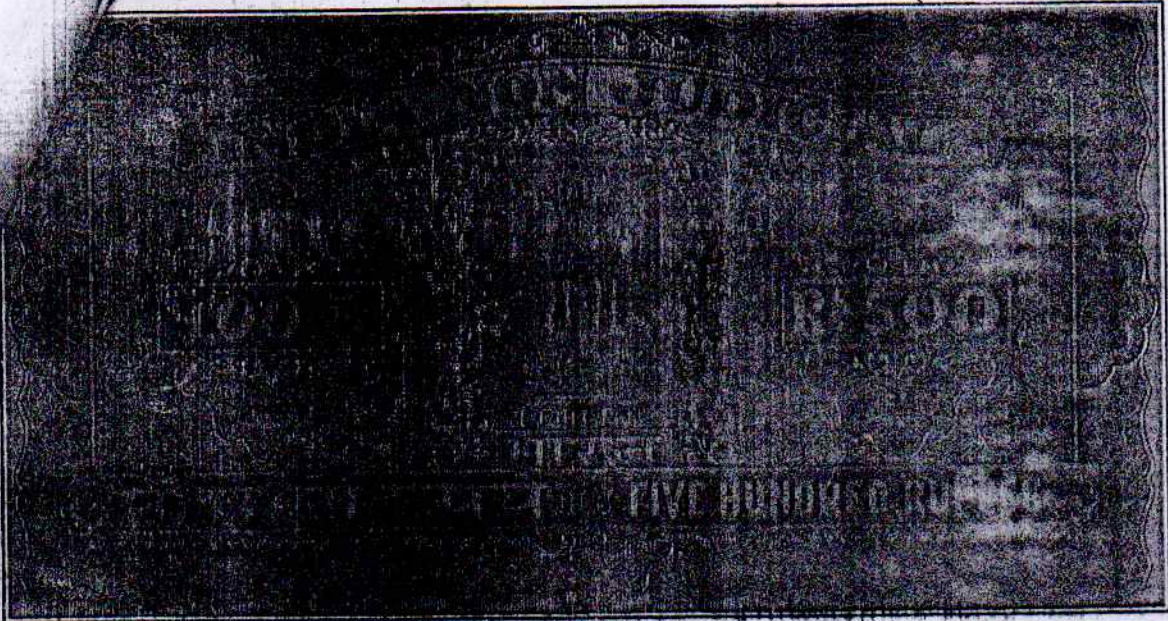
SCHEDULE

All that piece and parcel of raiyati undeveloped ditch land, situated in Mouza Pardih Thana No. 1641 P.S. Mango in Ward No. 9 M.N.A.C. recorded under Khata No. 616 in Plot No. 437 measuring an area 3600 sq. ft i.e. 0-5-0 (Five) kathas in the District Singhbhum East, Pargana Dhalbhum, District Sub Registry office and town Jamshedpur, which is bounded by :-

North : Bancha Ram
South : Road
East : Naresh Kumar
West : C.D. Singh

Annual Rent Rs 15.00 payable to the landlord the state of Jharkhand through the C.O. Jamshedpur.

contd... 3



Katy Bhatena
20.11.02

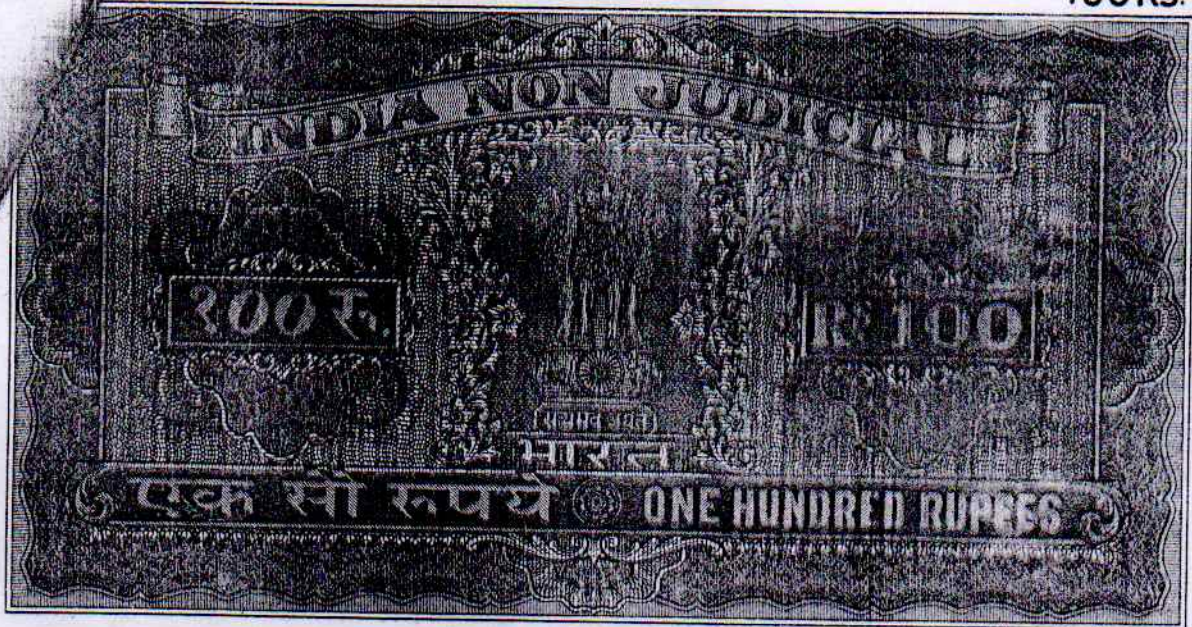
--: 3 :-

Whereas the vendor has purchased a piece of land measuring 1800 sq.ft by means of a registered sale deed No. 315 dated 19.1.87 and her husband Phiroze Dhanjisha Bhatena purchased a portion of land measuring 1800 sq.ft by virtue of a registered sale deed No. 319 dated 19.1.87 respectively under Khata No. 616 in Plot No. 437, in Mouza Pardi from its previous owner Nil Mohan Mahato s/o late Bandhan Mahato of Pardi, Mango P.S. Mango Jamshedpur, both registered at Sub Registry office at Jamshedpur.

And whereas since after purchase the aforesaid land the vendor and her husband Phiroze Dhanjisha Bhatena mutated the said land in their respective names vide Mutation case No. IX/II/75/92-93 & IX/II/70-92-93 respectively and paid the rents thereof.

And whereas after the death of her husband Phiroze Dhanjisha Bhatena, the vendor being his wife and having no surviving issue as his legal heir and

contd...4



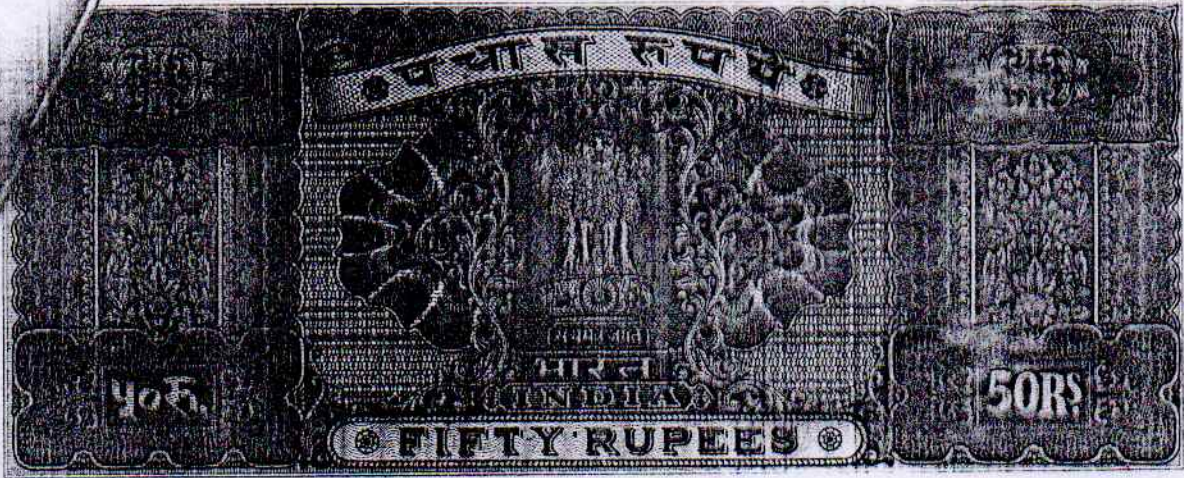
Kalyan Chatterjee
20.11.02

--: 4 :-

successor, is in peaceful possession of the entire property.

And whereas the vendor is now a days having to devote more and more time and energy to her profession as Reader in the Graduate School, College for Women Jamshedpur and consequently not able to spare time for her aforesaid properties. Hence she is desirous of selling these properties and the purchaser having come to know of her said desire approached the vendor for sale of her aforesaid lands and offered Rs 45,000/- (Rupees Forty five thousand) as the price of aforesaid land.

And whereas the vendor has received Rs.45,000/- (Rupees Forty five thousand) only as consideration money from the purchaser and does hereby convey her land fully described in the above schedule to the purchaser by this deed of sale.



Kalyan Bhalerao
20.11.02
-: 5 :-

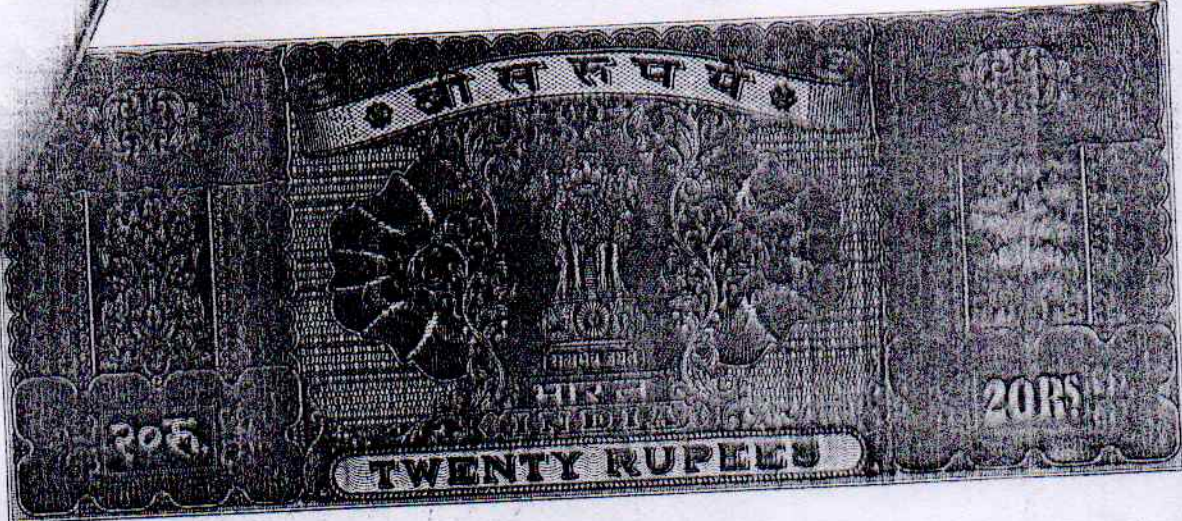
That all the right, title and interest of the above land of the vendor will on execution and registration of this sale deed vest in the purchaser and the purchaser with his heirs will enjoy and possess the same for ever without any interruption of the vendor or her heirs and successors.

That the vendor or her legal heirs and successors will have no claim over the land hereby conveyed.

That the delivery of the possession of the above land will forthwith be ^{made} to the purchaser and the purchaser will pay the rent of the above land to the landlord in place of the vendor.

That the vendor will have no objection whatsoever if the aforesaid land is mutated and transferred in the name of the purchaser in the office and record of landlord i.e. the State of

contd... 6



Kalya Bhattar
20.11.02

-: 6 :-

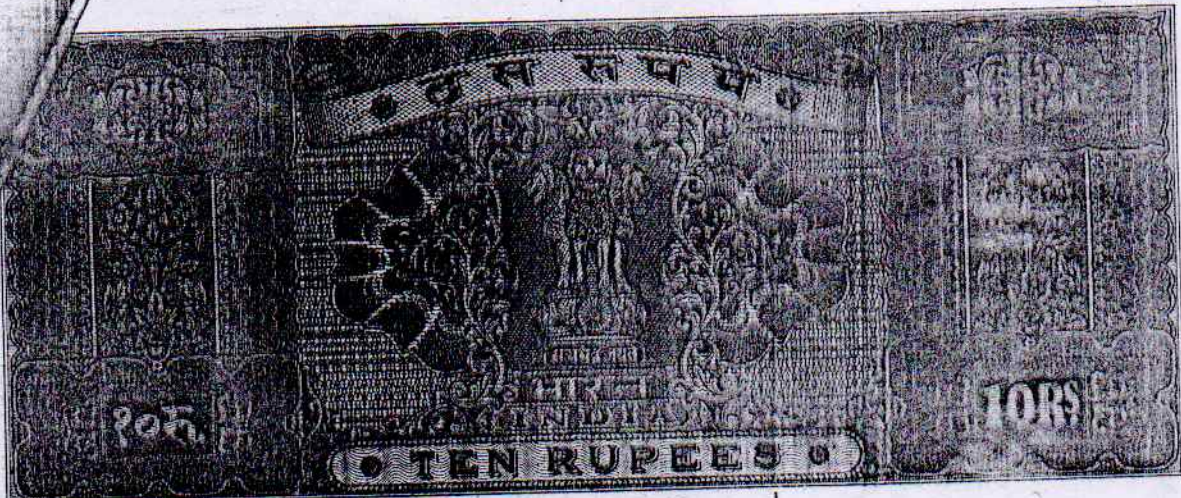
Jharkhand and the vendor hereby undertakes to assist and co-operate with the purchaser in such matters to the best of her ability.

That the purchaser has caused thorough investigation to be made in the right and title of the vendor and is fully satisfied about the validity of the same. However the vendor assures the purchaser that the vendor will be bound to make good the loss, if any, sustained by the purchaser ^{if} before the execution of the deed, the vendor or her predecessors have created any subsisting encumbrance on these properties or have transferred any right therein to any one.

That the terms vendor and purchaser used in this deed of sale will mean and include, unless repugnant to the context, their respective heirs and successors also.

contd... 7

10RS.



Kaly Bhalerao
20.11.02

-: 7 :-

In witness whereof the vendor has hereunto set and subscribed her hand on this sale deed, this the day, month and year mentioned above.

Read over the contents and found to be correct.

Kaly Bhalerao
20.11.02

Drafted by :
Advocate, Jsr

Witnesses :

1. Raj Kumar Das
20/11/02

2. - Biranchi Kumar Sharma

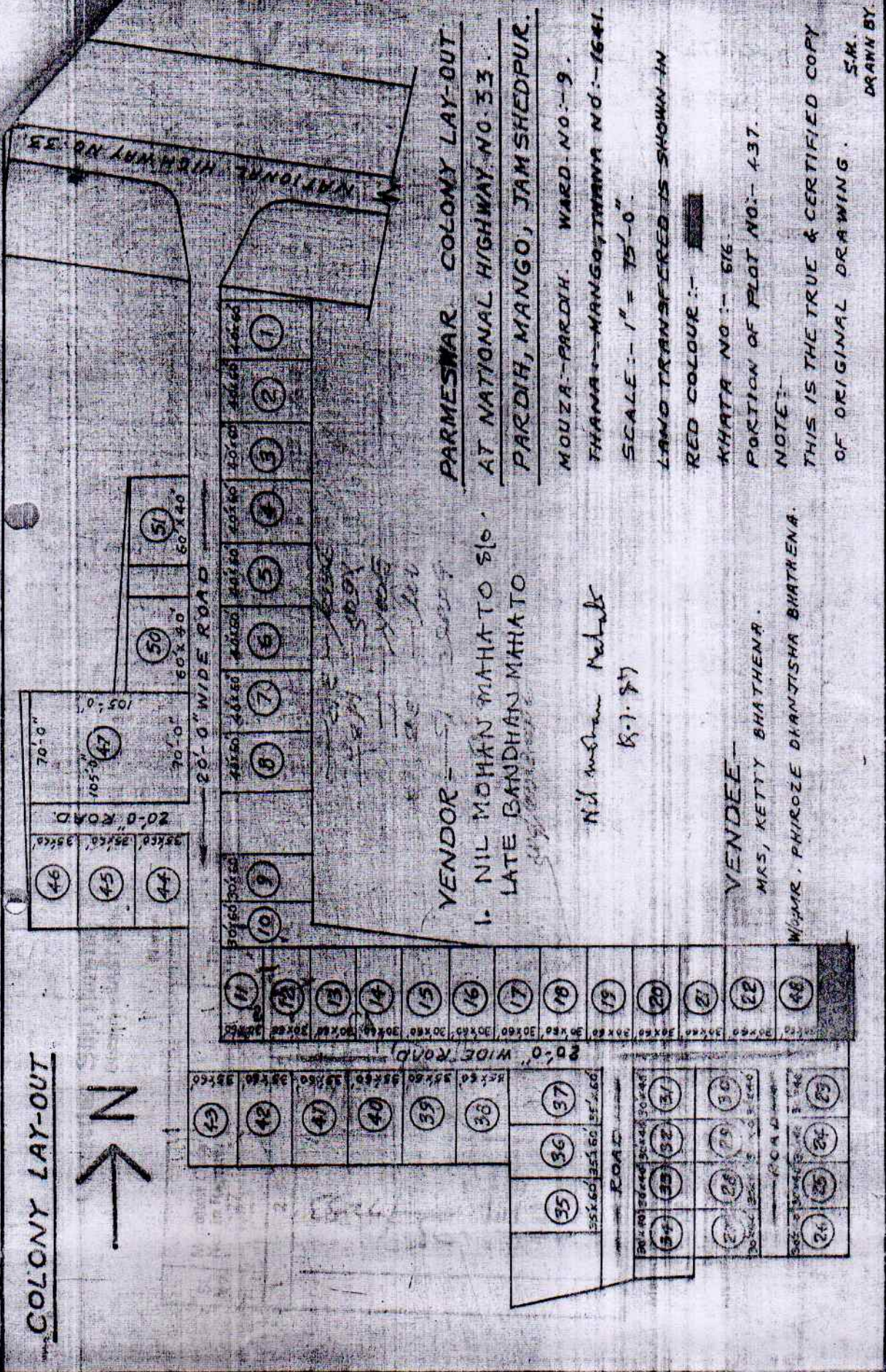
Typed by : G.B. Rana
G.B. Rana, Jsr court

Certificate

Certified that the original and duplicate deeds are the exact copy of each other and each contains 1595 words.

Lopam Kund
20/11/02

COLONY LAY-OUT



PARMESWAR COLONY LAY-OUT

AT NATIONAL HIGHWAY NO. 53

PARDIH, MANGO, JAMSHEDPUR.

MOUZA: - PARDIH. WARD. NO. - 9.

THANA: - MANGA, THANA NO. - 1641.

SCALE: - 1" = 75'-0"

LAND TRANSFERRED IS SHOWN IN

RED COLOUR: -

KHATA NO. - 576.

PORTION OF PLOT NO. - 137.

NOTE:

THIS IS THE TRUE & CERTIFIED COPY

OF ORIGINAL DRAWING.

S.M.
DRAWN BY.

VENDOR -

1. NIL MOHAN MAHATO S/O

LATE BANDHAN MAHATO

Nil Mohan Mahato
(S-1. 87)

VENDEE -

MRS, KETTY BHATHENA.

Wife of PHIROZE DHANJISHA BHATHENA.