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Ram Bali Chowrasia
S-4-2003

Vol. 31
443-448

SALE DEED

This Deed of Sale is made on this the 5th day of April, 2003 at Jamshedpur B Y :-

Sri Rambali Chowrasia son of Sri Ramdhani Chowrasia, by faith Hindu, by occupation business by nationality Indian, resident of Subhash colony Mango P.S. Mango, town Jamshedpur, District Singhbhum East, hereinafter called the Vendor of the one part;

IN FAVOUR OF

Smt. Sushma Devi wife of Vidyanand Prasad by faith Hindu, by occupation household affairs, resident of Gurudwara Road, Mango, P.S. Mango, town Jamshedpur District Singhbhum East, hereinafter called the Purchaser of the other part.

Further
A076000
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S... 2-30
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790.44

5/4/2003

1000Rs.



-: 2 :-

Nature of Deed : Sale Deed
Consideration Money : Rs. 38,000/-
(Rupees thirty eight thousand) only.

SCHEDULE

All that homestead land situated in Mouza Mango P.S. Mango Thana No. 1642 in ward No. 10 M.N.A.C. recorded under Khata No. 269, in portion of Plot No. 3730, measuring an area 32'ft x 23'ft (i.e. 0-1-01 dhur) in the District Singhbhum East, District Sub Registry office and town Jamshedpur which is bounded by :-

North : Surendra Prasad
South : Road 12 ft
East : 3'ft Alley Rasta common for (1) Surendra Prasad (2) Nagendra Kumar (3) Rambali Chowrasia purchased vide Regd deed No. 2119 dt. 3.6.92 (at present Smt. Sushma Devi in place of R.B. Chowrasia)
West : Nij Rambali Chowrasia

Annual Rent Rs. 4.00 payable to the landlord the state of Jharkhand through the C.O. Jamshedpur.

750Rs.



-: 3 :-

Ram Bali Chandra
5-4-2003

Know all men by these presents that the vendor is the lawful absolute owner of the landed property morefully described in the schedule above;

And whereas the vendor has purchased the aforesaid property from its previous owner Sri Bibhishan Gour s/o late Ram Gour by registered Sale Deed No. 1960 dated 28.3.90 registered at District Sub Registry office at Jamshedpur, and due to mistake in plot No. in the said deed, thereafter a Deed of Rectification is made vide Deed No. 2117 dated 3.6.92 registered at District Sub Registry office at Jamshedpur to that effect.

And whereas after purchase, the vendor has mutated his name in the office of Anchal Adhikari Jamshedpur and paying the rent thereof and he is in peaceful physical possession over the same without any interruption of others.

100Rs.



-: 4 :-

Ram Bahi Chandra
S-4-2103

And whereas the vendor being in need of money approached the purchaser for sale of his aforesaid property and the purchaser offered Rs. 38,000/- (Rupees thirty eight thousand) as the price of aforesaid property.

And whereas the vendor received Rs. 38,000/- (Rupees thirty eight thousand) only as consideration money from the purchaser and does hereby convey his landed property fully described in above schedule to the purchaser by this deed of sale.

That all the right, title and interest of the above property of the vendor is now vested in the purchaser and the purchaser with her heirs will enjoy and possess the same for ever without any interruption of others.

That the vendor or his heirs and successors will have no claim over the property hereby conveyed.

100Rs.



Ram Bahi Choudhary

5-4-2003

-: 5 :-

That the delivery of possession of the above property has been given in favour of the purchaser and the purchaser will pay rent of the above land to the landlord in place of the vendor.

That the vendor will have no objection whatsoever if the aforesaid property is mutated and transferred in the name of the purchaser in the office and record of landlord the state of Jharkhand and the vendor hereby undertakes to assist and co-operate the purchaser in such matters.

That the landed property hereby conveyed is free from all encumbrances and if it transpires that the said property is not free from all encumbrances then the vendor with his heirs and successors will be civilly and criminally liable to the purchaser and her heirs and successors and will be bound to make good loss,



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Ram Bahi Chauhan
5-4-2103

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.

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

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

Witnesses :

1. राधे श्याम प्रसाद 31/4/03

2. B.N. Chaitani 31/4/03

Typed by : G.B. Rana, JSR court

Drafted by JSR
Advocate JSR

Certificate

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

31/4/03