

5. That for a consideration of Rs. 6,000/- only the vendors hereby convey and transfer the subject matter of sale as fully detailed in column five with all the rights of the vendors, right, title and interest whatsoever to the vendee and has put the vendee in possession on receipt of full amount of consideration.


6. That now whatever right, title and interest and privileges were enjoyed by the vendors have absolutely vested in vendee and the vendors ceased to have any concern with the subject matter of the sale.

7. That the vendee has right and privilege to get herself mutated in the office of the State of Bihar hence forth and to pay the rent thereof.

8. That the vendee has right and liberty to use the land for construction of building as may be convenient to him of course keeping in perspective the general condition of ecology being not affected and keeping 5' of open space in front 3' open space on all remaining three sides.

9. That the parties to this deed have entered into this transaction voluntarily out of their own free will without any inducement coercion and undue influence, and after considering all the pros and cons.

IN WITNESS WHERE OF THE VENDORS subscribed their hands and executed THIS SALE DEED on the date mentioned at the out set.

Typed by-
(B.N.Pd) 
Daltonganj.

Shri Shankar
20/6/96

20 23/1/1993

500Rs.



6

5291

23

निदेशक अतिरिक्त ११ नंवा को प्रमाण
प्राप्त...
१९९३...
६ नवंबर...

84

280-0
33-0
2-0
291-80

नाही... 20-8/14
20-4-96

Handwritten signature and date: 20-4-96

1. Particulars of the Transferor:

Sri Gyan Shankar son of Sri Jyotin Prasad by profession Agriculturist and business, as the duly constituted Attorney Power No. IV 44 of 1993 Regd. by District Sub - Registrar, Daltonganj Palamau of Smt. Aruna Shankar wife of Sri Anand Shankar and Smt. Sangita Shankar wife of Sri Gyan Shankar by profession Agriculturist, resident of Jyoti Lok, Nawatoli, Ward No. III of -

Executed the sale deed by Power of attorney No. IV 44 of 1993 of Smt. Aruna Shankar & Smt. Sangita Shankar for book No P-22.0 A-25 having already received the full & final amount of consideration. Layan Shankar 20/1/93

20/1/93



- 2 -

2. Particulars of the Transferee:

Sri Anant Prasad Shrivastva s/o Sri Ram Baden Lal, by caste Kayastha, permanent Address: ~~Quarter No. 3/348 Dalmi^{ya}nagar~~, District Rohtash, at present of Mohalla-Sudna New Electric Colony Bypass Road, Daltonganj, P.O. & P.S. Daltonganj, Dist. Palamau, by profession Service, by Nationality Indian.

Layan Shankar
20/4/96

3. Nature of the deed:

SALE DEED (OUT AND OUT)

4. Amount of Consideration:

Rs. 6,000/- only.

5. Subject matter of Transfer:

Block of land transferred and specified in the ~~sit-map~~ shown in Red Colour Annexed to this deed and shall form part to this documents village Nimia, P.S.Daltonganj, District Palamau, Thana No. 192, Tauzi No. 90 Khewat No. 1, Khata No.44 Block of land shown in Red Colour within a compact block of 2.64 acres of land in plot nos. 305 A & 231 A purchased by the vendors.

Gm. Prasad
20/4/96
20.8.96



- 3 -

dated 22.9.93 plot no. 231 C from Bhadai Ram s/o late Tulsi Ram through Registered sale deed No. 8619 dated 28.9.93 plot no. 231 B from Sarju Ram s/o late Tulsi Ram through Registered sale deed No. 8704 dated 30.9.93 and plot no. 231 D from Indradeo Ram s/o late Tulsi Ram through Registered sale deed No. - 8906 dated 6.10.93 respectively a compact piece of land measuring 2.64 acres Hakiat Raiyati.

Shankar
20/10/96

| Block No. | Original plot no. | Area in Ft. Dec. | Area in Decimals. |
|-------------------------|-------------------|------------------|-------------------|
| A - 22 and A - 25 | 305 A | 7 | 7½ |
| | 231 A | | |
| | 231 B | | |
| | 231 C | | |
| | 231 D | | |

Boundary: -

| | | | |
|---------------|------------------|--------------|---------------|
| <u>North.</u> | <u>South.</u> | <u>East.</u> | <u>West.</u> |
| Block no.26 | Block no.21 & 24 | Road | 20' Wide Road |

Annual Ground Rent:

Rs. 4/-

Lend lord:

The State of Bihar, through Circle Officer Sedar Anchal, at Daltonganj.



- 4 -

Smt. Sangita Shankar mentioned in column one above and hereinafter called the vendors which term shall include their heirs, successors, representatives and assigns on the one part and Sri Anant Prasad Shrivastava described in column two above and hereinafter called the vendee which term shall include his heirs, successors, representatives and assigns of the other party.

WHEREAS THE VENDORS own and are possessed of land described in column five above, hereinafter called the subject matter of sale and is mutated in State of Bihar and holds sale deed Nos. 305 A, 231 A, 231 B, 231 C, 231 D, of 1993 executed by their vendors fully described in column five above and having after purchase were put in possession of the land area of 2.64 acres and with a view to develop the same in a modern housing complex within the reach of middle income group of purchasers, sub-divided it neatly in various blocks private roads open space, provision for other facilities, shopping complex to sell goods of every day utility and wide roads for convenient approach to the 20' Morum Road connecting ultimately with the P.W.D. Road and advertised to sell the various blocks on the terms and conditions clearly

Smt. Sangita Shankar
20/4/96