

000707/05

3686/04-05

Madhu Chandra Gupta
J.C. Mallick Road Dhansal

34

1096000 (100000 + 50000 + 50000 + 97110)

7/4/05

06/8/05

6.30.15 90.00

के कार्यालय, धनबाद में लेखदारी, दायेंदार का अवर निबंधक **धनबाद**

द्वारा पंजीकृत पुस्तकानुसार संख्या 800 के अधीन

श्रीमती प्रविभा प्रसाद

पत्नी श्रीमती प्रसाद

धनबाद

Pratibha Prasad
7.4.2005



निबंधन अधिकारी का हस्ताक्षर

7/4/05

अनुगत श्री

श्रीमती प्रविभा प्रसाद

ने निम्नलिखित लेखन श्री

मिता

इस ही काम के लिए न लकार के लिये सहायक

निबंधन की **प्रविभा प्रसाद**

80
7/4/05

एक - अक्षर मात्र शब्द

Pratibha Prasad
7.4.05

निबंधन अधिकारी
धनबाद

7/4/05

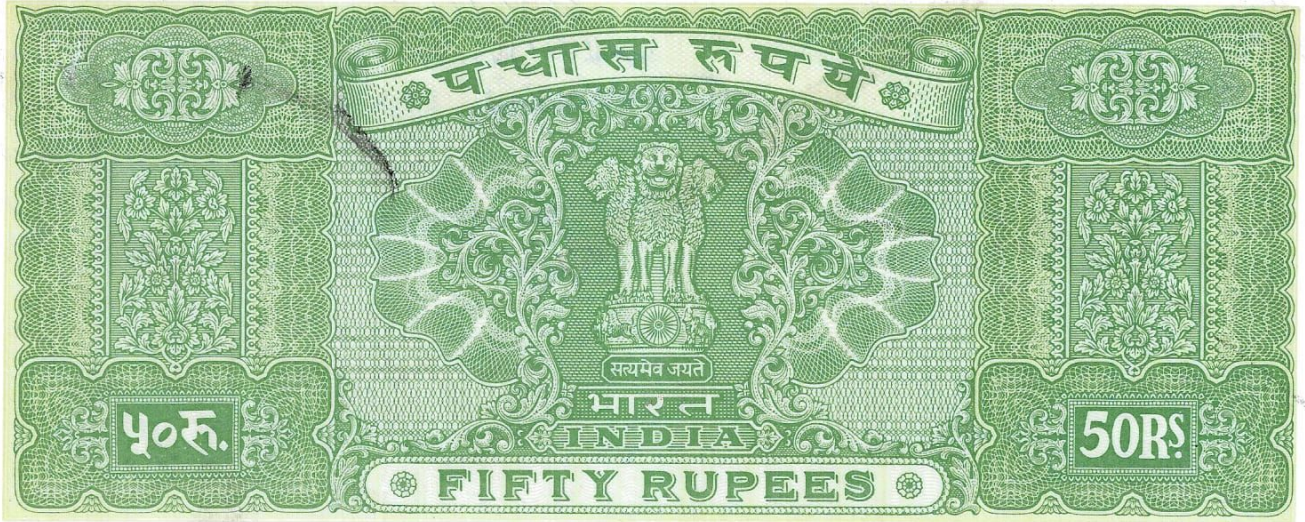


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--: 2 :-

the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the survey settlement Plot No. 772 measuring an area 8242 sqft. (Society Plot No. 13A) appertaining to khata no. 24 of Mouza: Bhelatand, Mouza No. 89 under P. S. Gobindpur, chowki, sadar sub registry office and District Dhanbad, purchased by the vendor by virtue of Regd. Deed of Sale being No. 614 dt. 16.1.1988 from Shakti Nagar Sahkari Grih Nirman Samity Limited registered at Dhanbad sub registry office and entered in Book No. 1, Volume no. 14, page 155 and since the purchase the vendor is in peaceful and undisturbed possession thereof by mutating her name in the sherista of the Landlord the State of Bihar vide Mutation Case No. 47 (IV) 88-89 and paying rent for the same under Thoka no. 480.



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- : 3 :-

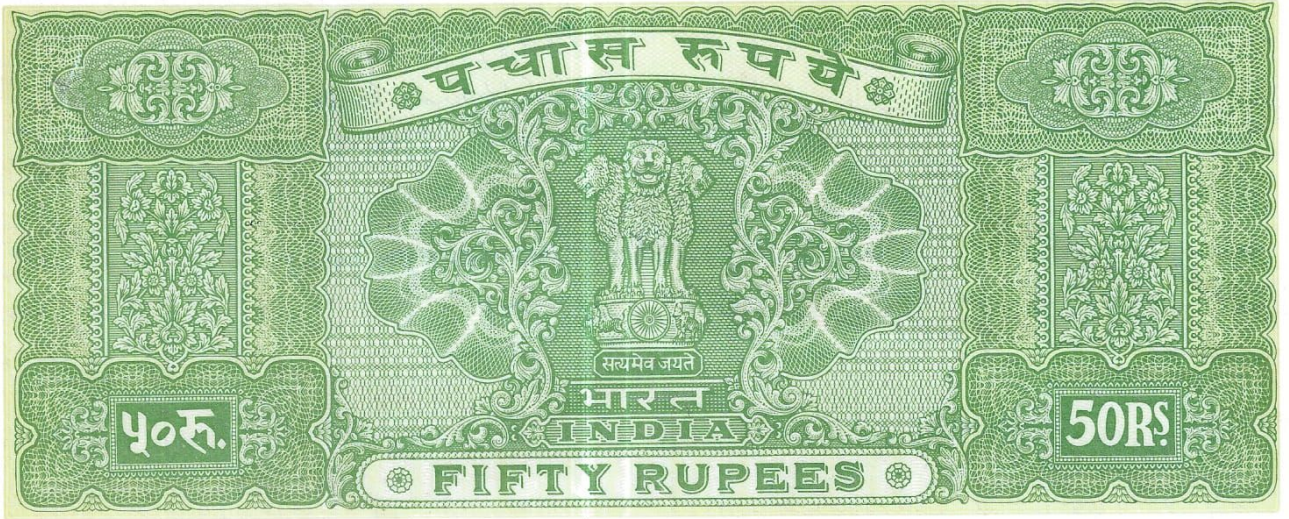
AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling the said land unto a willing purchaser to meet her personal expenses.

AND WHEREAS the purchaser has agreed to purchase the said land and offered to pay a sum of Rs. 2,20,000/- (Rupees two lacs and twenty thousand) only, as the highest consideration thereof.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 2,20,000/- (Rupees two lacs and twenty thousand) only, has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land which is morefully described in the schedule below and in consideration of the terms, conditions and

50 Rs.



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-: 9 :-

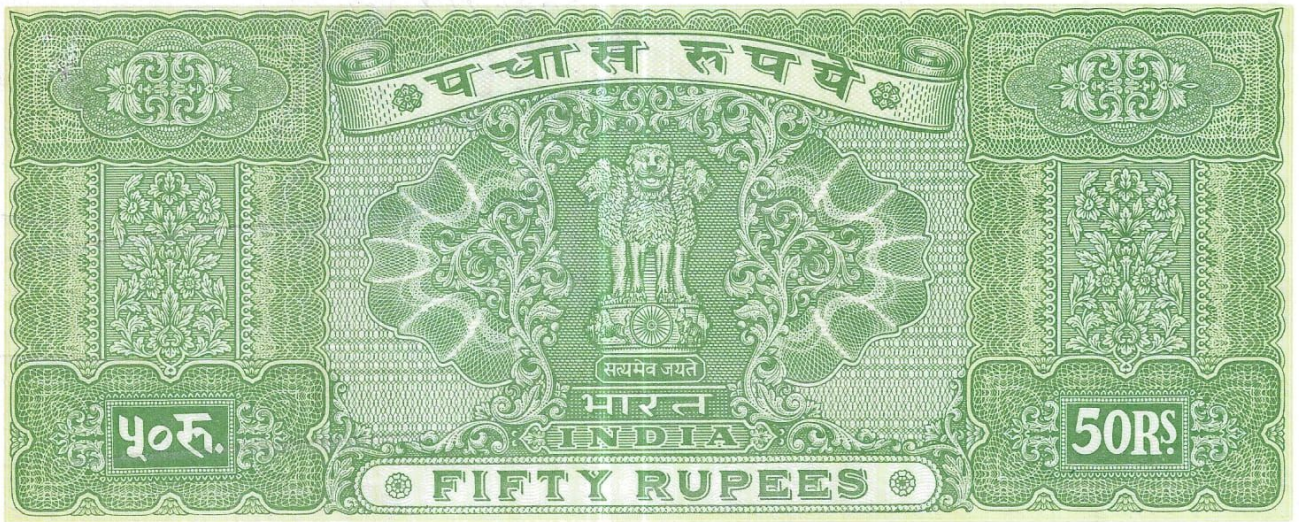
As per plan attached herewith and shown in colour Red which is butted and bounded as follows:-

NORTH: 40' wide Road.

SOUTH: Land of Dr.A.K.Vishwakarma

EAST: Plot no.15 of SNSGN Samity Ltd.

WEST: 30' wide Road.

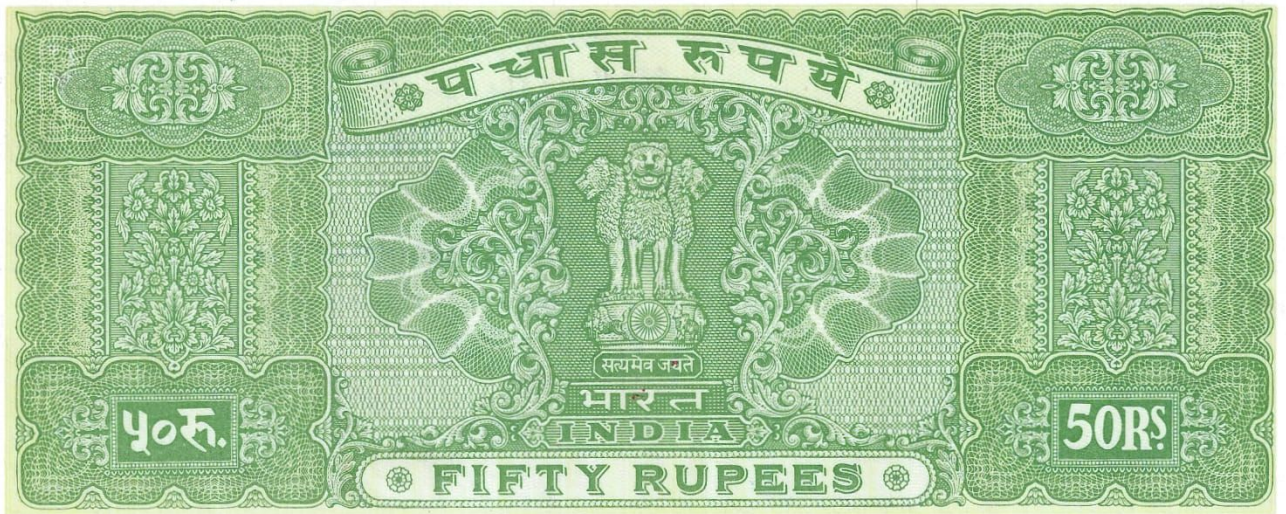


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-: 4 :-

covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell convey, transfer and assign unto the purchaser by way of absolute sale all her right, title, interest and possession etc. together with all claims, demands liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for at all times to come subject to the payment of rent that to the Landlord the State of Jharkhand having full right and authority to transfer the same by sale, gift, mortgage by making houses etc. thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

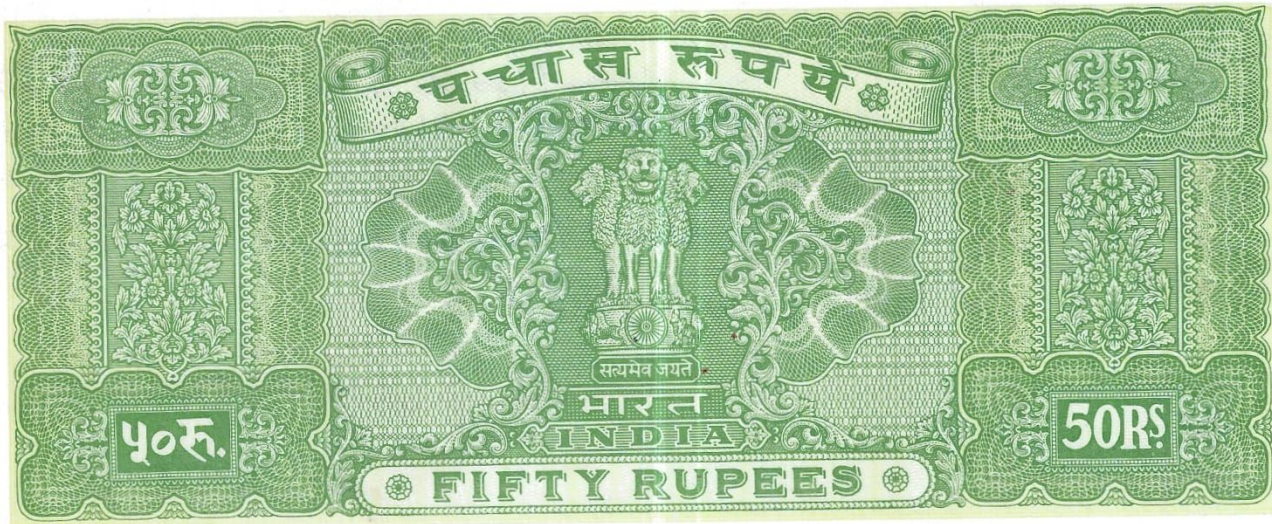
50 Rs.



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- : 5 :-

That the vendor doth hereby covenant with the purchaser that she is the true and lawful owner of the land and is in sole and exclusive possession over the said land and she has not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendor is not the true and lawful owner of the land or has other sharer or co-sharer or that the vendor has no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof.



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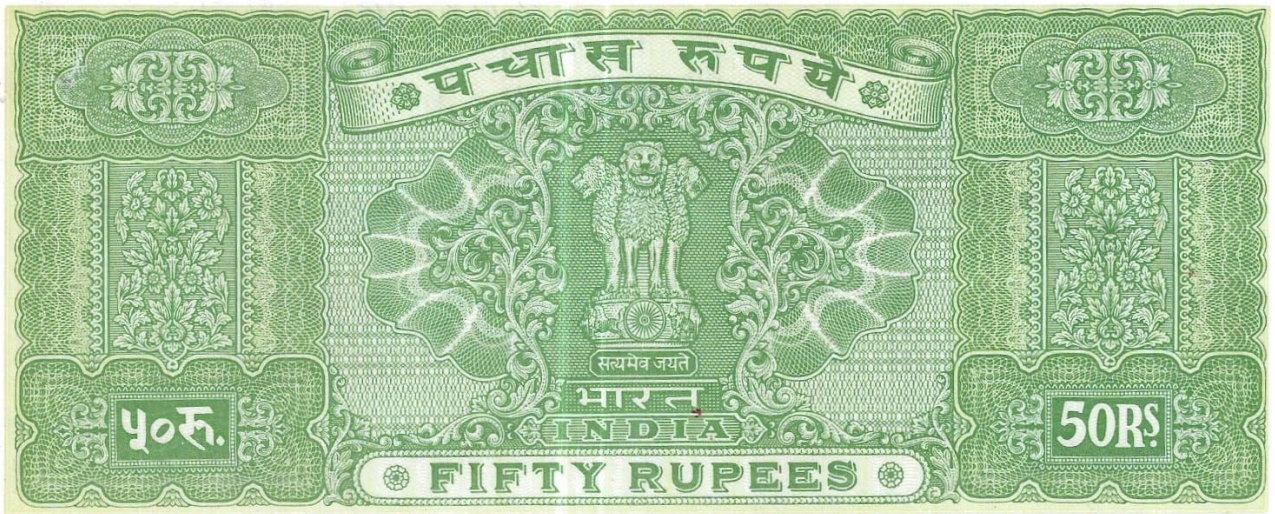
-: 6 :-

That the purchaser shall hereafter pay the proportionate annual rent and cess Rs.5/- to the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this sale deed.

That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

As per valuation fixed by the Govt. the purchaser is paying stamp duty and registration fees for Rs. 2,74,000/-only.

50 Rs.



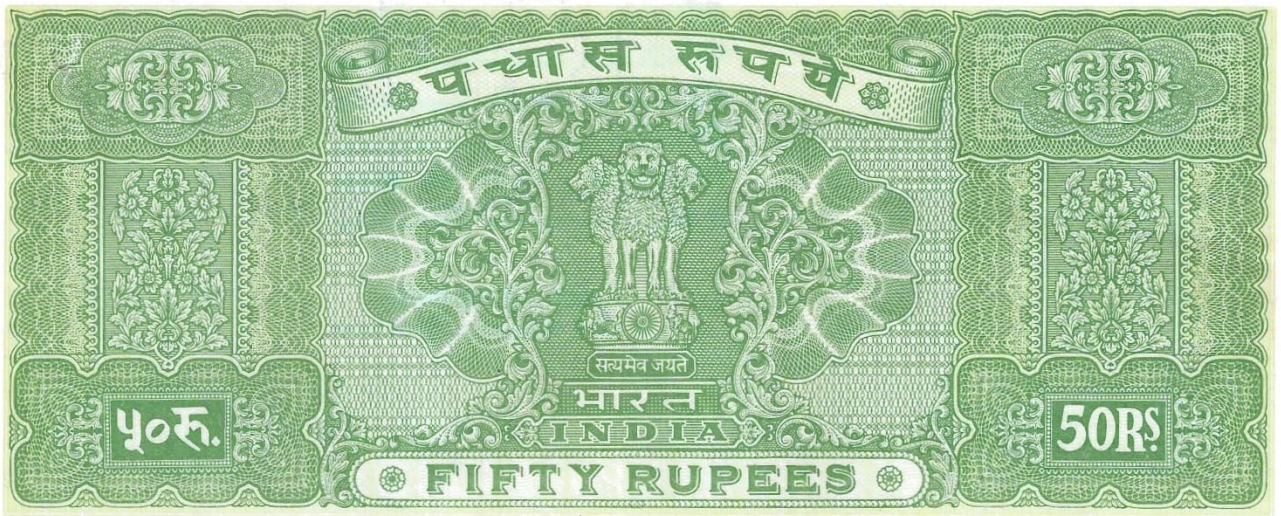
Prasad
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- : 7 :-

That the vendor has given notice to the Competent Authority under Urban Land Ceiling & Regulation Act, 1976 in favour of the purchaser vide Case No. 237/05 dt. 1.2.05 and after the lapse of sixty days no communication or objection made and hence the vendor is executing this sale deed to-day.

In witness whereof the vendor has set and subscribed her hands out of her own freewill and choice on this the day, month and year first above written.

50 Rs.



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SCHEDULE

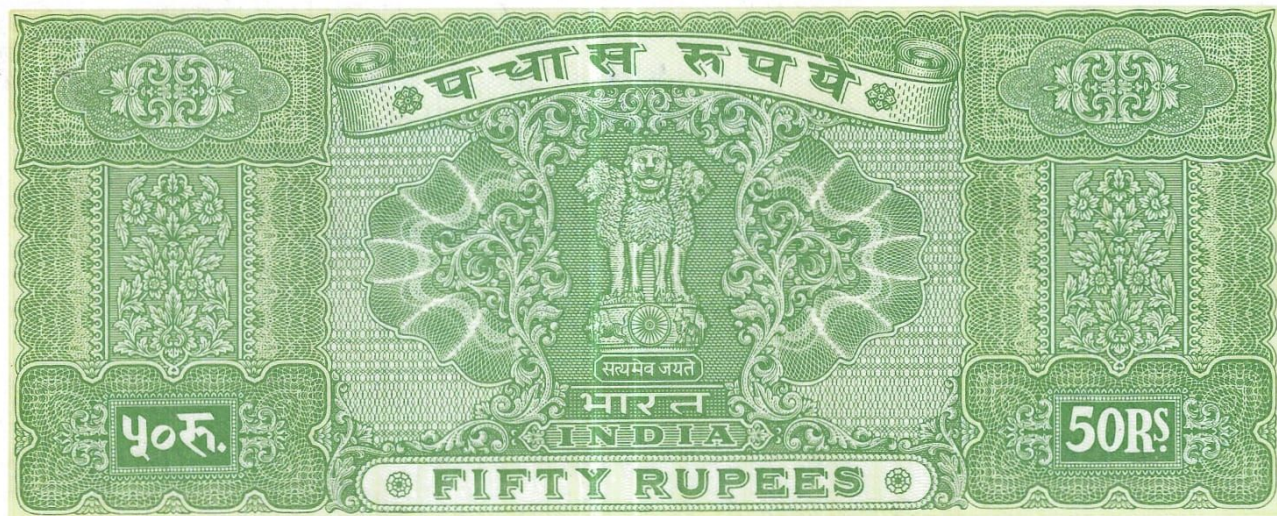
All that piece and parcel of Raiyati right of land situated in Mouza: BHELATAND, Police Station Gobindpur, at present Barwa Adda, chowki, sadar sub registry office Dhanbad, District Dhanbad.

MOUZA: BHELATAND, Mouza no. 89

KHATA NO. 24

PLOT NO. 772 measuring an area 8242 sqft. or to say 18.90 dec, of land is hereby sold by this sale deed.

50 Rs.



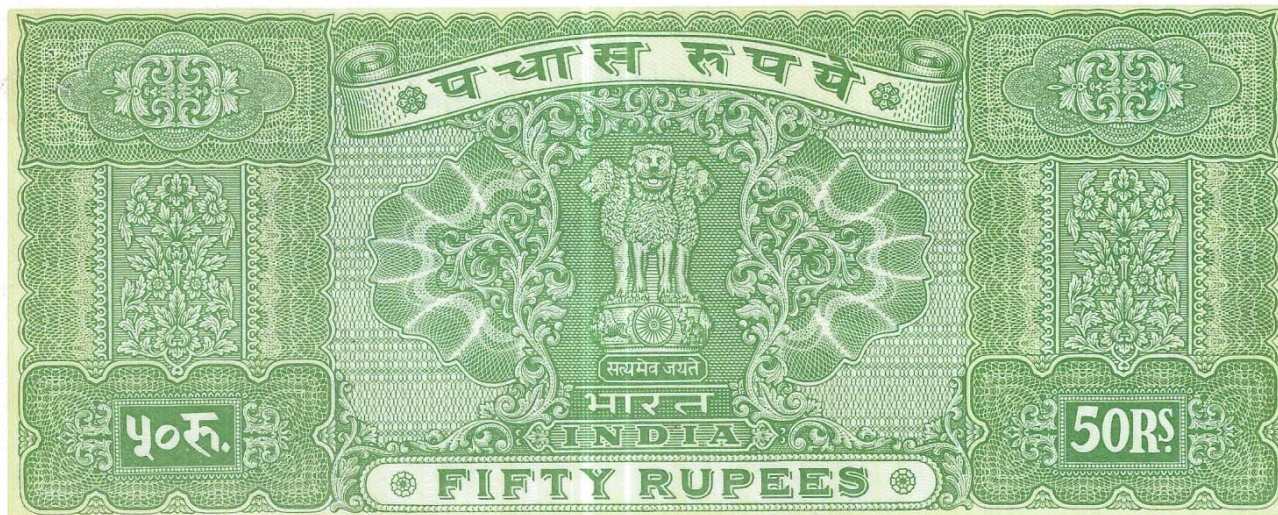
Pratibha Prasad

--: 10 :-

Certified that the duplicate
is the true and exact copy of
the original.

✓ Pratibha Prasad
Signature of the vendor.

50 Rs.



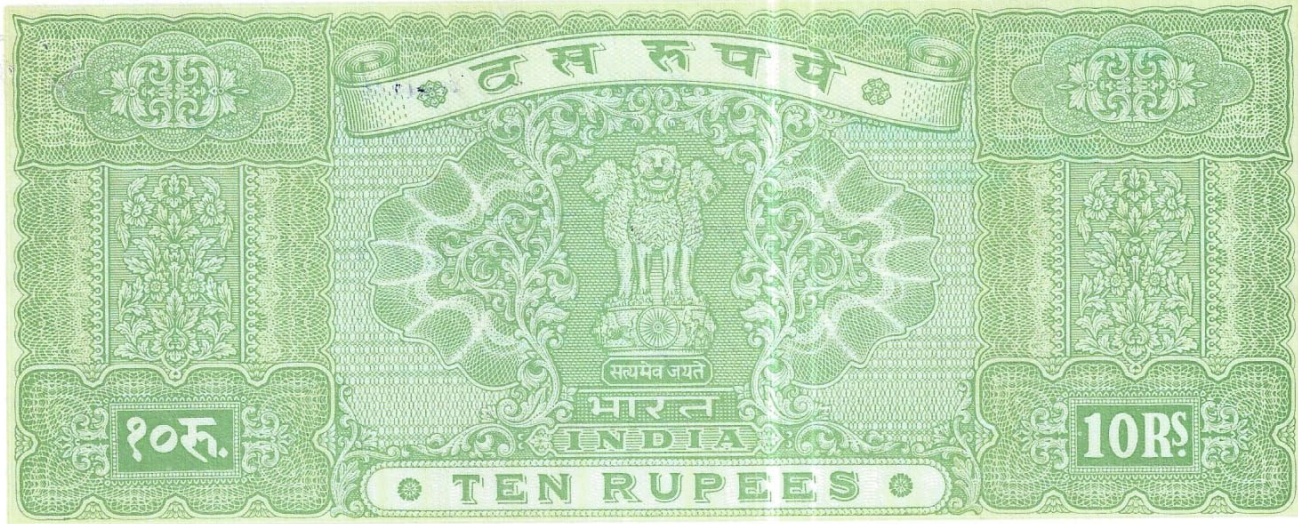
Pratibha Prasad
Prasad

--: 11 :-

Drafted by me, typed in my office, read over and explained the contents of this deed to the executant and claimant.

Dhambadhaty
No. 2/87

Deed Writer, Dhanbad.



Pratibha Prasad
Prasad

WITNESSES:

1. Chandra Shekhar Prasad

2. गोविन्दराजगुप्त

Prasad
Adv.
D. Prasad