

75/9/17
Kor Singh
Sudhak

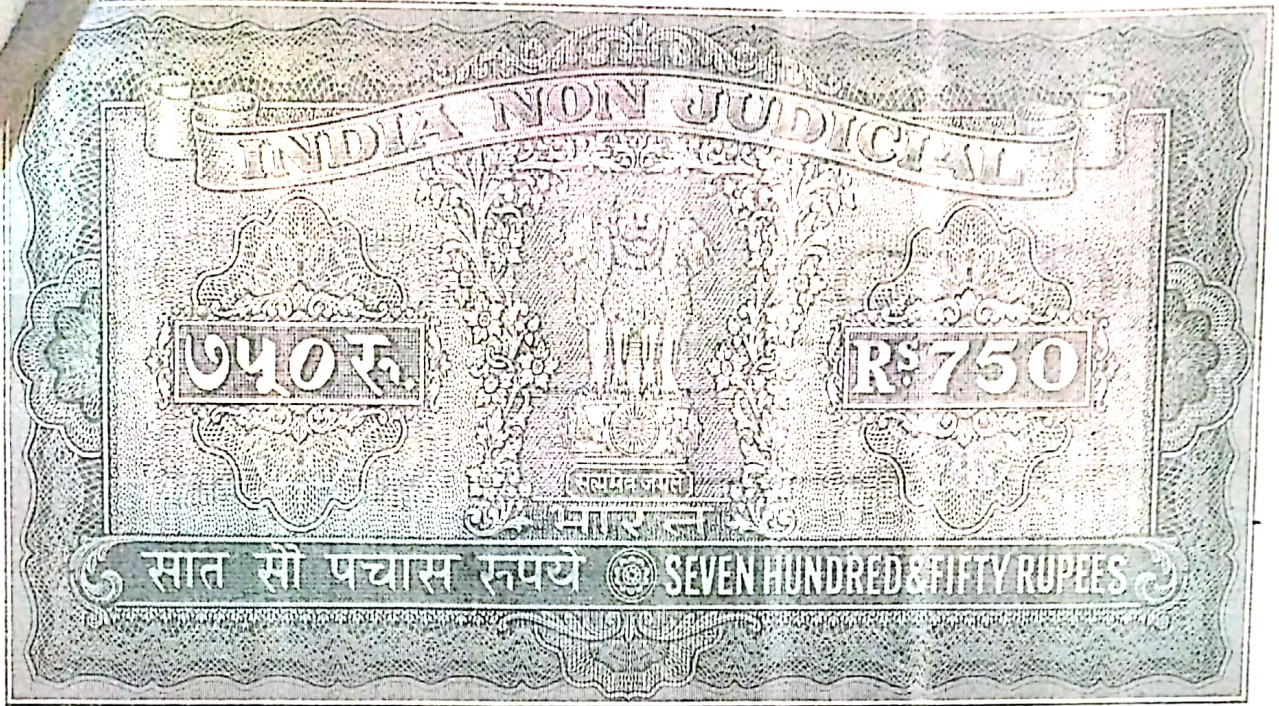
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Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executor successors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the land which is described in the schedule below purchased by the vendor by virtue of Regd. Sale Deed No. 3267 dt. 8.5.1992 registered at Dhanbad sub registry office and since the purchase the vendor is in peaceful and undisturbed possession over the same.

AND WHEREAS the vendor being in urgent need of money to meet his personal expenses, expressed his desire to sell the land which is described in the schedule below



Sanjiv K. Singh
7/6/97

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and whereas the purchaser has agreed to purchase the said land and offered to pay a sum of Rs.50,000/- (Rupees fifty thousand) only, as the highest consideration thereof which the vendor has accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.50,000/- (Rupees fifty thousand) only, 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 described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assigns unto the purchaser by way of absolute sale all his right, title, interest and possession etc. together with all claims, demands

Sanjiv K. Singh
7/6/97

Durgam kr Singh
7/6/97

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liberties, benefits, easements etc. belonging to or appertain-
ing 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 Bihar, having full
right and authority to transfer the same by sale, gift, mort-
gage by making houses etc. thereon either by living thereon
or by letting out the same to any person or persons or other-
wise as the purchaser likes.

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That the vendor doth hereby covenant with the purch-
aser that he is the true and lawful owner of the land and
is in sole and exclusive possession of the same and he 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
same and if by any other reasons thereof the purchaser is
put to any loss the vendor doth hereby undertake to compen-
sate the purchaser in every respect thereof.

That the purchaser shall hereafter pay the proportion-
ate annual rent and cess 25 paise to the Landlord the State
of Bihar or any other amount that may be assessed for the

Dhanbad, chowki, sadar sub registry office Dhanbad, District

26/9/77
Dhanbad

-: 5 :-

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.

That the vendor has given notice to the Competent Authority under Urban Land Ceiling & Regulation Act, 1976 in favour of the purchaser but sixty days have elapsed no communication or objection made and hence the vendor is executing this deed in favour of the purchaser.

IN WITNESS WHEREOF the vendor has set and subscribed his hands on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza: KALAKUSMA, P.S. Dhanbad, chowki, sadar sub registry office Dhanbad District Dhanbad.

MOUZA: KALAKUSMA, Mouza No. 12, Khata no. 76, PART OF PLOT NO. 384-
(Three hundred eightyfour) out of which measuring an area 5 kathas or to say 8 1/4 dec. (Five kathas or to say eight and one fourth decimals) of land is hereby sold by this sale deed.

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E B I K

Handbook for Singh
7/6/97

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

NORTH: Part of Plot No.384.

SOUTH: 20 feet wide Proposed road.

EAST: 20 feet wide Proposed Road.

WEST: Part of Plot No.384.

Drafted by me:

Nimai Chandra Banerji
7.6.97.

Deed Writer, Dhanbad.

WITNESSES:

1. _____
Anubhai Chandra
2. Nimai Chandra Banerji
of Dhanbad
7.6.97.
3. Arjun Prasad Singh
7/6/97
Kale Khosla

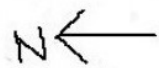
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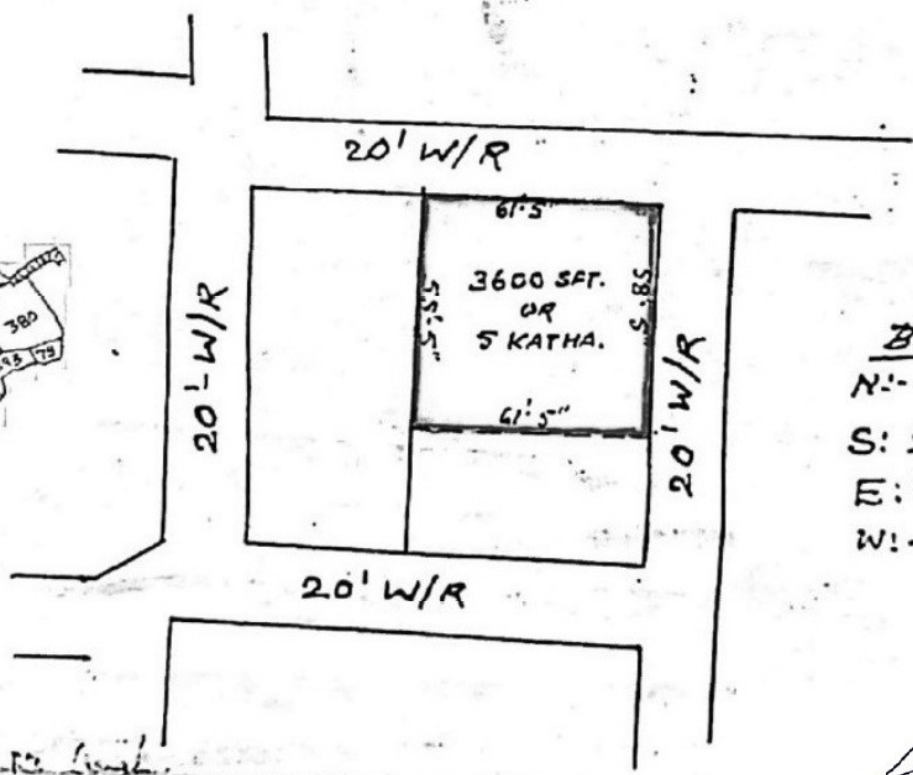
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THE PLAN SHOWING IN RED COLOUR SOLD BY SRI DEEPAK KR. SINGH S/O SRI A.P. SINGH OF KALAKUSMA, DHANBAD TO. SMT. SABITRY DEVI W/O SRI CHANDESWARI MAHARAJ, OF. DHANSAR, DHANBAD.

THE LAND WITHIN MOUZA KALAKUSMA NO. 12, THANA DHANBAD. UNDER KHATA NO. 76, PLOT NO. 384, AREA 5 KATHA WHICH IS SHOWN IN RED COLOUR.



NOT TO SCALE



BOUNDED BY-
 N:- Part of plot no. 384.
 S: 20' wide Road.
 E: 20' wide Road.
 W:- Part of plot No. 384.

Lambak K. Singh

Lambak K. Singh

Handwritten signature in Hindi script.