



Handwritten notes in Hindi: 'शिवशंकर प्रियव्रत के नाम की सम्पत्तिका', 'सम्पत्तिका का मूल्य 80000/-', 'मालिक की', 'अनुमति', 'दिनांक', '21/8/85'.

Vertical handwritten signature: 'Shakuntala Srivastava 21/8/85'.

Under I S. Act...
B.M. Act...
M.A. Dev. Authority...

THIS DEED OF ABSOLUTE SALE is made this the 19th day of August, One Thousand Nine Hundred and Eightyfive By and Between SRIMATI SHAKUNTALA LAL SRIVASTAVA, wife of Late Krishna Kumar - Lal, by faith Hindu, by occupation Business etc. resident of Luby Circular Road, Hirapur, Dhanbad, Police Station Dhanbad, Chowki, sadar registry office Dhanbad, in the District of Dhanbad, hereinafter called and referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the ONE PART:

Handwritten notes on the left side: '21/8', '80-425-75', '22-50', '442-25', 'Cam', '21/8/85', '3-11/2', '45/12/85', '30/9/85'.

cont...2

229/85-86
 P. N. Chatterjee
 Diverce
 2343 / (2000 + 2009/75 + 60 + 10)
 16/8/85



रना... का...
 त्वाहन/अपाहन में विला अबर निकम...
 कारात्म में ऐ... का ऐ...
 ऐ... का ऐ...
 धान...
 जो...
 श्री... का...
 पिता... का...
 ग्राम... का...
 विला... का...
 प्रिया... का...
 शिला... का...

Shalcutala Srivastava
 21/8/85



व... का...
 21.8.85

एवं... का... श्री... का...
 है विनकी... श्री... का...
 पिता... श्री... का...
 एक ही ग्राम... का...
 कि उन्होंने दस्तावेज...

330 / 21/8/85
 Shalcutala Srivastava
 21/8/85

331 / 21/8/85
 Sharad Kumar
 21/8/85

विश्वनाथ पदायकार
 बननाद
 21.8.85



-: 2 :-

A N D

SHRI ASHOK KUMAR, SON OF RAM PALAK RAI, by faith Hindu, by occupation Service etc. resident of Jaiprakash Nagar, Dhanbad, Police Station Dhanbad, Chowki, sadar registry Office Dhanbad, District 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 his heirs, executors, successors administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the survey settlement Plot No. 349- appertaining to khata no. 44 of Mouza: HIRAPUR (JHARUDIH) P.S. Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad is the purchased property of the vendor by virtue



Shakuntala Srivastava
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of registered Sale Deed No. 2989 for the year 1966 from one Srimati Gitanjali Banerjee, wife of Sri Shyamal Kumar Banerjee of Hiraipur, Dhanbad, registered at Dhanbad registry office, and since the purchase the vendor is in peaceful and undisturbed possession over the same by constructing boundary wall etc. over the same.

And whereas the vendor while thus in peaceful and undisturbed possession over the said property expressed his desire to sell the said property unto a willing purchaser to meet his business affairs.

And whereas the purchaser has agreed to purchase the said property for a valuable consideration a sum of Rs. 20,000/- (Rupees twenty thousand) only, as the highest consideration thereof.



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Shalcom Lala Swastika
27/8/85

And whereas the vendor has accepted the offer of the purchaser and agreed to sell the said property on that offered consideration.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs. 20,000/- (Rupees twenty thousand) only, paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) the vendor hereby conveys and transfers by way of absolute sale unto the purchaser absolutely and for ever all that piece and parcel of lands described in the schedule below hereto under TO HAVE AND TO HOLD the same to and unto the use of the purchaser absolutely and for ever and enjoy the same with liberty to deal the same in any manner whatsoever as the purchaser likes without any hindrance or interruptions from the vendor or any person or persons claiming right under him together with all right, benefits, easements, privileges, liberties which the vendor hereto before enjoyed in respect



Shakuntala Srivastava
2/8/85

-: 5 :-

the same demised property belonging to or in any way appurtenant thereto or usually held therewith or reputed to belong or be appurtenant so to be and with such further covenants and indemnities which is hereby agreed to and assured to the purchaser by the vendor.

2. That the vendor hereby covenant that he is the sole and absolute owner of the property conveyed and is entitled to convey the same unto the purchaser and there is no other claimant or heir to the property and in case it transpires in future any such defect in title the vendor shall be liable to compensate the purchaser.

3. That no right of easements of any kind is available to any person or persons in respect of the user and enjoyed of the property hereby conveyed.

4. That the property is free from all encumbrances and charges and all rents and taxes due in respect of the same has been paid upto date of the sale deed and in the event

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Shaktimata Srivastava
21/8/85

of encumbrances or public charges of the aforesaid found to be due in respect the same shall be payable by the vendor.

5. That the purchaser shall hereafter pay the proportionate annual rent and cess 19 Paise to the Landlord the state of Bihar and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

6. That the purchaser shall get his name mutated in the sherista of the Landlord the State of Bihar and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

IN WITNESSESS 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 lands are Raiyati Holding lands situated in Mouza: HIRAPUR tola JHARUDIH, P.S. Dhanbad, chowki sadar registry office Dhanbad, Dist. Dhanbad.

Mouza: HIRAPUR, Mouza No. 7, Khata No. 44, Plot No. 349- (Three hundred fortynine) measuring an area 65' x 45' = 2925 sqft. (Two thousand nine hundred twentyfive square feet) of land together with boundary wall etc. standing thereon is hereby sold by this sale deed.

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Shalcentala Sivasairi
21/8/85

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Butted and bounded by:-

- North: 12 feet wide passage left by Sri C.C. Mukherjee.
- South: Plot No. 349.
- East: House of Smt. Gulab Devi.
- West: Own land of Sri Gitanjali Banerjee.

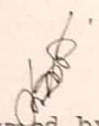
Shown in colour Red in the plan annexed herewith.

Witnesses:

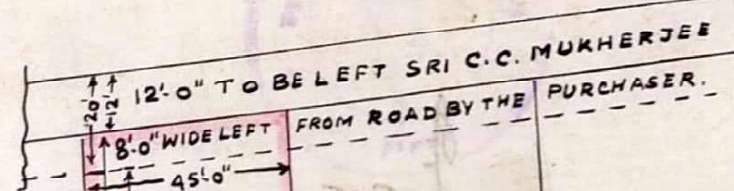
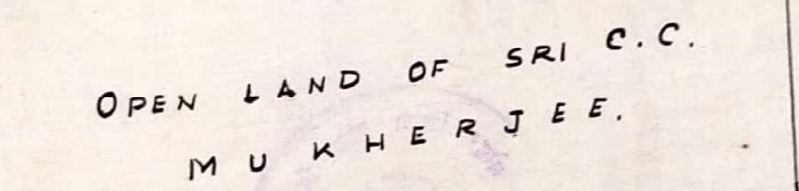
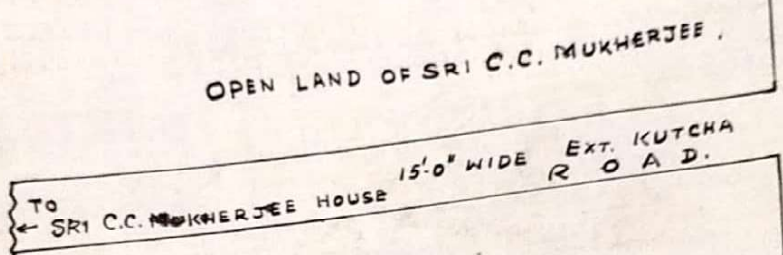
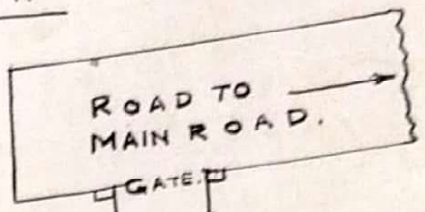
1. Sdramad Kumar
Harinadur Straper
Dhanbad
S. No. JMBM 12

2.

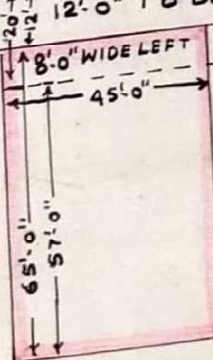
Shalcentala Sivasairi
21/8/85


Typed by:

THE LAND SOLD TO: SRI ASHOK KUMAR S/O RAM PALAK
 NAGAR, DHANBAD. SOLD BY: SRI KRISHNA KUMAR LAL
 LATE BABU RAM SAWROOP LAL OF LUBY CIRCULAR ROAD
 DHANBAD DIST-DHANBAD. SCALE 1" = 32 FT.
 PLOT NO. 349 KHATA NO. 44 AT JHARUDIH
 DHANBAD. AREA: 65'-0" x 45'-0" = 2925 SQ. FT.



OWN LAND
 OF SRI
 GITANJALI
 BANERJEE.



OPEN LAND
 OF SMT.
 GULAB DEVI

OPEN LAND OF C.M.R.S. (GOVERNMENT).

Shalambala Sivasai
 21/8/85