

2687
 23
 1000-00
 36-00
 1036-00
 20-10-93
 20-10-93

THIS INDENTURE OF SALE made on this, the 20/10 day of
 October 1993 A.D. BETWEEN Srimati Bina Sabu wife of
 Babulal Sabu by faith Hindu, by Occupation housewife resident
 of Village Kusana, P.S. Barhait, District Sahibganj hereinafter
 called the VENDOR which expression unless excluded by
 repugnant to the context shall mean and include her heirs,
 successors, representatives and assigns of the ONE PART ;

AND

Sri Sunil Kumar Singh

25/11/21
 DEPARTMENT OF REVENUE
 SAHIBGANJ



2

AND.

21/11/56

Sri Sunil Kumar Singh son of Aditya Narain Singh by faith Hindu, by Occupation Service resident of Village Raghapur, P.S. Patoh District Patna hereinafter called the PURCHASER which expression unless excluded or repugnant to the context shall mean and include his heirs, successors, representatives and assigns of the OTHER PART.

Whereas one Sm. Sarat Kumar Das since deceased got Settlement of a piece of Dar Mokarari Mounarchi Bessouri land measuring more or less 12 Katbas by Standard measurement from her husband Shriya Kali Sowa since deceased by a Dar - Mokarari Mounarchi Patna Registered in the Office of the Sub Registrar of Deoghar in Book No. I vol. No. 1 Pages 253 to 258 Being No. 13 for the year 1956 and remained in peaceful possession of the same till her life time by paying ground rents previously to Mounarchi Mokararidar and after

21/11/56

21/11/56

50RS.



3
10/11/82

3

after vesting of the Estate. to the State of Bihar.

Whereas after the death of Sm. Sarat Kumari according to the wishes of Late Shiv Kali Sowa as well as by an amicable family settlement amongst the Co-sharers the aforesaid land was allotted to the exclusive share of Sri Sachindra Nath Sowa and Sri Setyendra Nath Sowa both son of Late Shiva Kali Sowa deceased.

10/11/82

And WHEREAS the said Sachindra Nath Sowa and Setyendra Nath Sowa while remaining in peaceful possession of the said piece of land sold and transferred the same to the Vendor herein Sm. Bina Sabu by an Indenture of Sale dated 22.7.82 and registered in the office of the Sub Registrar of Deoghar in Book No. I Vol. No. X Pages - to X Being No. 2819 for the years 1982.

10/11/82
S. P. TRIPATHI
S. P. TRIPATHI
S. P. TRIPATHI

And whereas after the Purchase of the said piece of land the Vendor got her name mutated in the office of the Circle Officer, Deoghar Vide Mutation Case No. 147/1984-85

21/11/21

4

and remaining (in peaceful possession of the same by paying the ground rent to the State of Bihar in her own name.

And Whereas the Vendor being in need of money

for absolute sale of the said piece of land and the Purchaser ^{being desirous of purchasing} a portion of the said land morefully described in Schedule below and shown in red colour in the Plan Annexed hereto approached the Vendor and it has been agreed by and between the parties that the Vendor shall sell and the Purchaser shall Purchase the said land at and for the price of Rs.25,000/- (Twenty five thousand) only which is quite just and proper at the present market rate prevailing in the locality.

21/11/21

NOW THIS INDENTURE WITNESSETH :- that in

pursuance of the said agreement and in consideration of the said sum of Rs.25,000/- (Twenty five thousand) only paid by the Purchaser to the Vendor in hand (receipt of which the Vendor doth hereby admit and acknowledge and of and from and every part whereof acquit and release the Purchaser as well as the land hereby conveyed) the Vendor doth hereby sell convey transfer and assign all that piece and parcel of Basouri land morefully mentioned and described in Schedule below and shown

21/11/21
RECORDED
21/11/21

Handwritten signature or initials at the top right of the page.

shown in red colour in the Plan Annexed hereto free from all sorts of Encumbrances unto but to the use of the Purchaser for ever. TO HAVE AND TO HOLD the said land and premises unto and to the use of the Purchaser for ever and the Purchaser shall and may at all times hereinafter peaceably and quietly hold enjoy occupy and transfer the said land without any interruption Claim or demand whatsoever from or by the Vendor any person or persons claiming through the said Vendor.

The Vendor doth hereby further covenant that the Vendor has good right, lawful and absolute Authority to sell convey transfer and assign the said land unto and to the use of the Purchaser for ever and the land hereby conveyed is effectually saved defended and kept harmless and indemnified against all and all manners of former and other estates liens, charges and Encumbrances whatsoever and the Vendor shall do all acts, deeds and things upon reasonable request and at the cost of the Purchaser for further and more perfectly conveying assuring and Confirming the said land unto and to the use of the Purchaser in the manner aforesaid or as by the Purchaser reasonably required.

Handwritten red stamp or signature at the bottom right corner.

6



SCHEDULE OF PROPERTY.

ALL that piece and parcel of vacant mouzarahi mokerari right of Basouri measuring more or less 4680 Square feet Being part of Settlement Plot No. 401 Jamabandi No. 8 situated at Mouza Belabagicha, Taluk Ghorias, P.S., Sub-division, Sub Registry and District Deoghar and lying within Deoghar Municipality in Ward No. 10 morefully shown in red colour in the Plan Annexed hereto together with all right, title and interest and easements appertenant thereto which is butted and bounded as follows :-

North :- Eastern Railway,

South :- 20'-0" feet Wide Road,

East :- Vendor's land,

West :- House of Sushila Singh.

In Witness -

6/25/11
S. P. KHAN
Deoghar

लाल रंग

IN WITNESS WHEREOF the Vendor doth hereby set and subscribe his hands on this the day month & year first above written.

Signed & Delivered
in presence of +

~~दीपक~~

1. ~~अशोक~~
~~दास - 30/10/93~~

VENDOR.

2. Jagdish Ranesh
20.10.93.
Belahogicha,
Deeghar.

Typed by
Arun Prasad Roy
Arun Prasad Roy,
Typist Deeghar Court.

Drafted by
V. S. Sahay
20.10.93

23/10/93
[Red stamp]

PLAN OF LAND UNDER MOUZA:- BELABAGANVA: 257
 WITHIN DEOGHAR MUNICIPAL WARD NO:- MARK 'A'

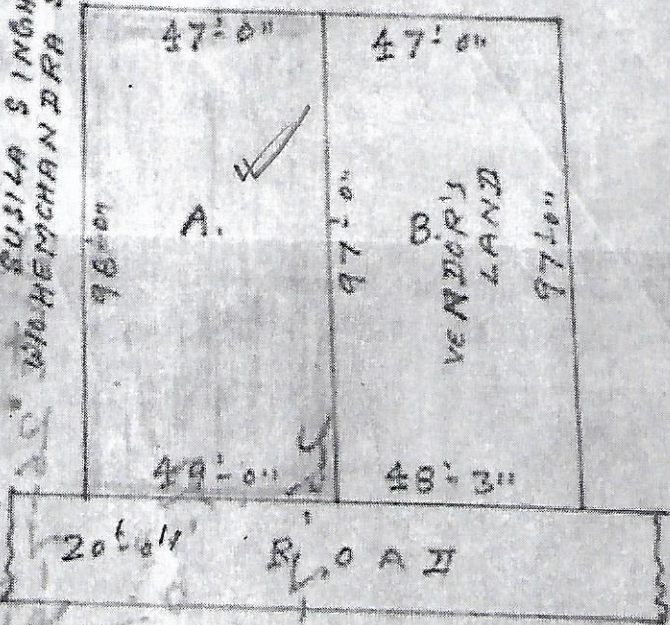
J. B. NO. 8 PART OF PLOT NO:- AREA:- 488⁰⁵ SQ

SHOWN IN RED COLOUR BELONGS TO BINA SAHU W/O
 SRI BABULAL SAHU OF VILL- KUSMA P.S. BARHAT
 DIST, SAHEBGANJ AND NOW SOLD TO SUNIL
 KUMAR SINGH S/O ADITYA NARAYAN SINGH OF
 VILL- RA GHOPUR P.O. PATUT DIST, PATNA
 (BIHAR) P.S. and SUBDIVISION BIKARAM.

Handwritten notes on the left side of the plan, including 'Date of possession' and other illegible scribbles.

Handwritten notes along the left boundary of the plot: 'SHOUSE OF SUSILA SINGH W/O HEMCHANDRA SINGH'.

Railway Line



Red stamp and signature: 'A.K. Paul' dated '10-10-20'. The signature is written in blue ink.