

1. Name of the Vendor(s) (a) M/S Sahaya Properties & Investments (P) Ltd., Sahaya Bhavan, Muzaffarpur, through the Director-Incharge Sri Ravi Nandan Sahaya S/o Sri Krishna Nandan Sahaya of Sahaya Bhavan, Muzaffarpur.

(b) Smt. Shakuntala Sahaya W/O Sri Krishna Nandan Sahaya, Sahaya Bhavan, Muzaffarpur, through her attorney Sri Bhoki Nandan Prasad.

2. Name of the Purchaser(s) (i) Smt. Shanti Devi W/O late Sri Vishwanath Prasad Verma, Resident of Village - Bhalui Khas, P.S. Sahebganj, P.O. Karmai, Distt. Muzaffarpur.

3. Kind of Deed: Deed of absolute Sale.

4. Amount of consideration: Rs. 25,000/- (Rupees twenty-five thousand only).

Ravi Nandan Sahaya

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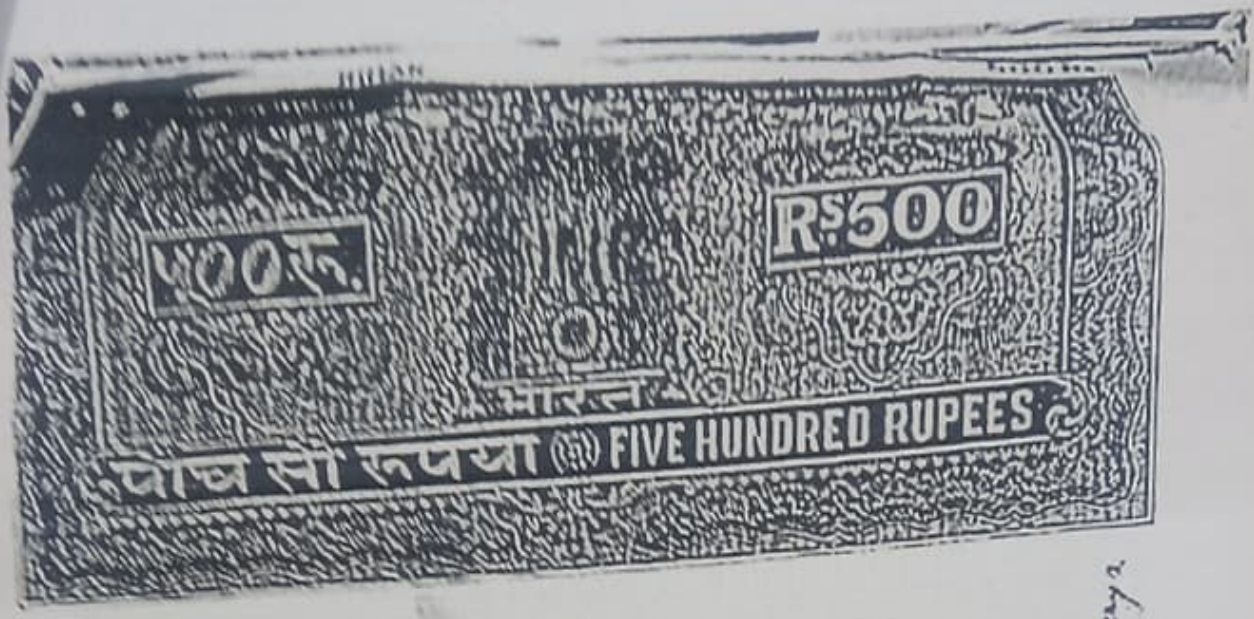
Hi-Tech Sanjay Construction Pvt. Ltd.

DIRECTOR



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Rs.500

भारत

पाँच सौ रुपया (रु) FIVE HUNDRED RUPEES

1.

3. Description of the property: An Area of Three Kathas & Fifteen Dhurs of land situated in Mohalla - Islampur, Sahaya Bhawan Compoun, Town-Muzaffarpur P.S. & Registration Office & District - Muzaffarpur, Anchal - Musahari, Tauzi No.5900 Khata No. 33, Khesara No. 33/M

North - Sahaya Properties & Investments (P) Ltd.

South - Road belonging to Sahaya Properties & Investments (P) Ltd.

East - Sahaya Properties & Investments (P) Ltd.

West - Proposed Road Sahaya Properties & Investments (P) Ltd.

Being Plot No. 5.

whereas by private and Court partition effected in partition Suit No. 67/17 of 1956/57 of the Court of the Additional Sub-Judge Civil, Muzaffarpur, between members of the family of late Sri Shyam Nandan Sahaya and his brothers and their sons and femal members, the land described in column 5(five) above along with other lands and other properties was allotted exclusively to the share of

HiTech Sanjay Construction Pvt. Ltd.

Astor Kumar

DIRECTOR

BIHAR 100 Rs.



of Smt. Shakuntala Sahara the Executant No. 2 and subsequently Smt. Shakuntala Sahara sold over the said property to M/s Sahara Properties & Investments (P) Ltd. the Executant No.1.

And whereas the Executants are in need of selling the land described in column 5 above and Smt. Shanti Devi described in column No. 2 above being desirous of having a piece of land in the Town of Bhaffanur for construction of a house offered to purchase the land mentioned in column 5 above.

And whereas the price of the said piece of land according to the market value has been agreed at Rs.25,000/- (Rupees twenty-five thousand) only as consideration for sale to which vendors mentioned in column No. 1 above have agreed to sell.

This deed of sale therefore executed on 15th February, 1972 by M/s Sahara Properties & Investments(P) Ltd. and Smt. Shakuntala Sahara vendors mentioned in column No. 1 above in favour of Smt. Shanti Devi mentioned in column No. 2 above witnesses hereunder.

Whereas the vendors have agreed to sell the land described in column 5 above to the said purchaser for the sum of Rs. 25,000/- (Rupees twenty-five thousand only) now this deed of sale witnesses as under:

BioTech Sanjay Construction Pvt Ltd.
Ashok Kumar.
DIRECTOR

That in consideration of the payment of the sum of Rs. 25,000/- (Rupees twenty-five thousand only) to the said vender the venders as owner of all that land described in column 5 above hereby transfer to the purchaser by way of sale of the said land to hold the same to the purchaser as absolute owner free from encumbrances.

That the vender hereby acknolodge the receipt of entire consideration money through Cheque Nos. S.B./26,434602 and S.B./26,434603 for Rs. 7,500/- and Rs. 11,000/- dated 20.2.72, and 24.1.72 respectively and Rs. 6,500/- Cash on 24.1.72 = Total Rs. 25,000/- (Rupees twenty-five thousand only).

That possession of the property sold has been delivered to the purchaser this day.

The vender hereby convenant with the purchaser that the purchaser may at all times hereafter hold possession and enjoy the said property without any obstruction or disturbance by the venders or any person claiming through or under them.

The Venders further convenant to indemnify the purchaser of any loss which may occur to her on account of any defect of title or existence of encumbrance.

The venders further convenant that they or any person claiming through or under them shall at the request and cost of the purchaser execute and do all acts and deeds reasonably required for effectively assuring the said property to the buyer.

Ravi Nanda Saheja
24/3/72

Nilala Saheja

Hi-Tech Sanjay Construction Ltd.
Ashok Kumar
DIRECTOR

And the venders further convenant that the purchaser shall have at all times the right to use the 20 ft. wide road carved out by the vender in the Sahaya Bhawan Compound starting from Shyam Nandan Road and passing through the land of the vender adjoining East of the land hereby conveyed by this Deed.

The word venders and purchaser will include the heirs, legal representatives, successors and assigns of the parties hereto respectively.

In witness whereof the venders hereto have put their signatures on the 15th date of February, 1972.

Rani Nandan Sahaya
24/3/72

Bhakundila Sahaya

Bi-Tech-Sanjay Construction Pvt. Ltd.
Ashok Kumar
DIRECTOR



BioTech Sanjay Construction Pvt. Ltd.

DIRECTOR

Rani Nandan Saloya
24/3/22