19261 I 16257 1000Rs.



1. Name of the Vendor : Sri Ganeshi Thakur son of Late Muns Thakur for self and as natural guar of minor sons Jwala Thakur and Dhar dra Thakur, resident of Village Ran P.S. and P.O.Phulwarisharif, Distri Patna, Profession Cultivation, India Nationality.

2. Name of the Vendee : Sri Prameshwar Mahto son of Late R Jit Mahto, resident of Village Adalat ganj P.S.Kotwali P.O.G.P.O. Patna, District Patna, Profession Service Indian Nationality.

12423

Calcutta Civil Court

22.11.85

1.25 PM



1701

750Rs.

INDIA NON JUDICIAL

७५० रु. Rs 750

भारत

सात सौ पचास रूपया SEVEN HUNDRED & FIFTY RUPEES

3.Nature of Document : Absolute Sale Deed.

4.Consideration of money : Rs.24,000/-(Rupees Twenty Four Thousand)only.

5.Description of property : All that piece and parcel of Agricultural land measuring 2(Two) Katha 8(Eight)Dhurs situated at Rani purPargana and Police Station Phulwarisharif,District Patna Sub- and Sadar Registry Office,Patna Sadar within Thana No.35,Tauzi No. 5166,Khata No.543,Plot No.4242,(Four thousand two hundred fourty two) yearly rent of Rs.0.62 paise payable to Bihar Government through Anchal Adhikari Office Phulwarisharif and bounded as follows :-

12423

Sold to Framemuwar Mahato

Bdalat gani

P.S. Kotwali

80 Patna

[redacted]

1 0 0 2

2 0 0 2

2 0 0 2

1 0 2

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THE SEAL OF THE REGIS[illegible]

100Rs.





Boundary :-

North : Chhathu Thakur son of Chaliter Thakur

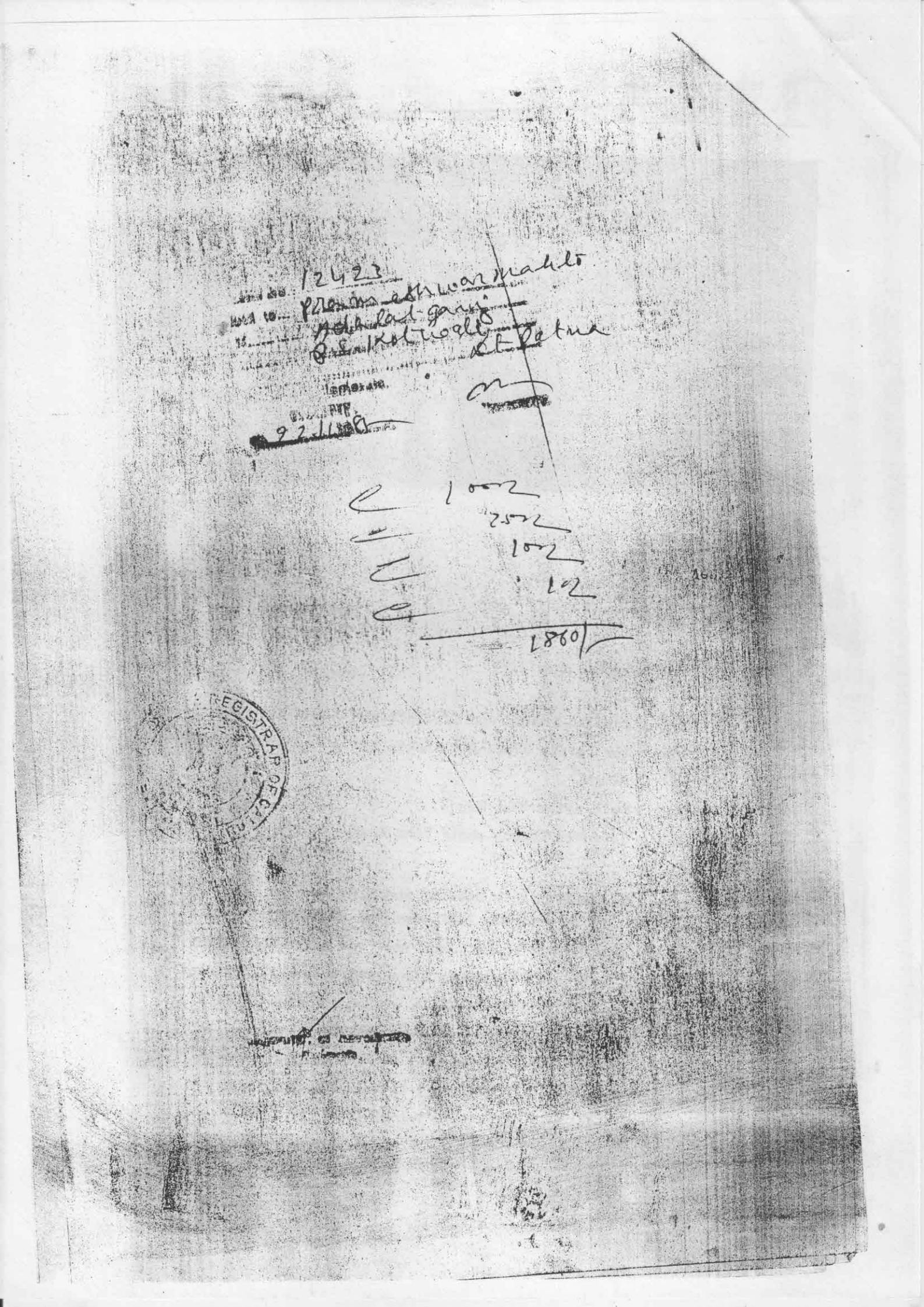
South : Ram Parash Singh and others son of Late [illegible] Singh.

East : Nala after that Road.

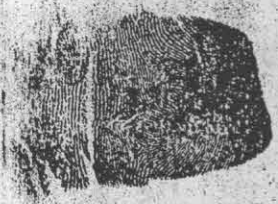
West : Mahendra Thakur son of Dahu Thakur.

AND WHEREAS this deed of absolute sale is made this the 22nd day of November 1985, Between Sri Ganeshi Thakur son of Late Munshi Thakur , for self and natural guardian as minor sons Jwala Thakur and Dharmendra Thakur , resident of Village Kanipur P.S. and P.O. Phulwarisharif, District Patna on the one Part (hereinafter called the Vendor) and Sri Prameshwar Mahto son of Late Ram Jit Mahto resident of Mohalla Adalatganj, P.S.Kotwali District Patna on the Other Part (hereinafter called the Vendee).

And whereas...







And whereas that the land conveyed by the Vendor as mentioned in column no.5 of this Deed is ancestral property and since then he is coming under the peaceful possession.

And whereas the Vendor is in need of money to meet his requirements in his business and repayment of dues and the arrangement of money is notpossible untill and unless the vendor disposes of the land (mentioned in column no.5 of this Deed) and with this view the Vendor expressed his opinion to transfer the land and he also advertised and on his announcement the vendee approached him and showed his interest and offered him the consideration money described in the deed which was the just one, which the land could fetch according to the prevailing market rate and noneelse did offer him so much as the vendee is ready to fffer offer to the Vendor.

And whereas...

12423

Adalat-ganj

Rs 12-8 Vasls

At Patna

THE PUPIL

22 Inds

£ 100

£ 252

£ 100

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THE SEAL OF THE REGIS

the Vendor,



And whereas consideration of the payment of Rs. 24,000/-(Rupees Twenty four Thousand) only and in pursuance of the agreement between the vendor and the vendee, the Vendor does hereby convey and transfer by way of sale all his right, title and interest with possession as above mentioned to the said purchaser his heirs, assignessor successors in interest to hold and enjoy the same for ever the said land to have and to hold the same as he absolute owner thereof free from all encumbrances and charges and the possession of the said land has been delivered to the vendee or the purchaser and the purchaser is free to get his name mutated over the said land and to use the land in the way the purchaser likes.

And whereas the Vendor has agreed with the purchaser that if for any defect in the title of the Vendor in whole or part of the property thepurchaser is deprived of the whole or any part of the said land the vendor hereby undertake to compensate the loss sustained by the Purchaser or by his heirs or successors in the enterest.

And whereas that if has been further agreed that in case of dispossession from the land by the purchaser due to any legal defect in title from the side of the seller the entire cost of registration and the consideration money paid by the purchaser will be relased with interest at the rate of 1½ percent per month and his other property from the Vendor.

contd....6

And whereas the out of entire consideration amount of Rs.24,000/-(Rupees Twenty four Thousand) only and a sum of Rs. 12,000/-(Twelve thousand)only is being paid by the aforesaid xxxxxx Vemdee at time of signing over the sale deed and a sum of Rs.12,000/-(Rupees Twelve Thousand) only is being paid at the time of signing over the Chirkut.

In Witness xx of the said Vendor has set his hands of this Deed in xxxxxx presence of the following Witnesses of this 22nd day of November 1985.

Witnesses :-

- Signature of the Vendor.

1.

2. Ramesh Kumar Rai
At : Rajapur.
P.S: Phulwari Sharif
Patna.

3. Shambhu Narain
At :- Jagatpura,
P.S- Phulwari Sharif
Patna

Receiver drafted and explained in hindi.
S. Tiwari
Advocate
22/11/85

one sheet
is short

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412 — 419
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24.11.86

