

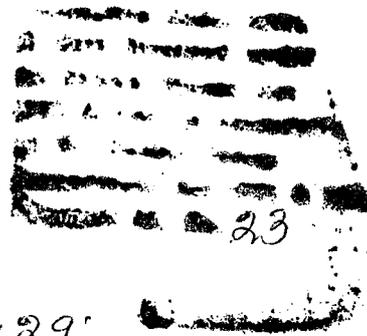
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15-3-93

1. NAME AND ADDRESS OF THE VENDOR.

- (1) SMT. SUSHILA SINHA, wife of Late Ram Ishwar Singh,
- (2) PREM KUMAR, son of Late Ishwari Singh Both resident of Village Jalalpur, P.S. Danapur, District Patna at present residing at Village & P.C. Phulwari Sharif P.S. Phulwarisharif, District Patna, by profession House wife, and Cultivation & Business respectively Indian Citizen.

excited his deed of sale and read and understood the contents and received full consideration

Prem Kumar
 4-2-93
 Sushila Sinha
 4/2/93

contd ...P/2

Saini

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Ram Singh Rais of Ram

Prat Ras

U - Mahabog

P. S. Danapur
Dist. Patana

22-93



12 P.M.

15th March 93
Sushila Sinha

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4000

15.3.93

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Intan - Katal

1) Sushila Sinha wife of

Ram Ghaswan Singh

2) Prem Kumar S/o. dale

Ghaswan Singh all of

village Jalalpur P.S.

Danapur Dt. Patna

now at village of P.O. Phalawan

Sharif Dt. Patna House no 46

Sushila Sinha

Rama Ward Hishari

S/o. dale - Fakira Ram

Wester of Kadam Kuan

Patna Deed writer

Ramesh Chandra

S/o. Lal Fakira Ram

Wester of Kadam Kuan

Age - 3 by profession
Deed writer.

Sushila Sinha

461

Prem Kumar

15.3.93

2000Rs.



- : 2 : -

2. NAME & ADDRESS OF
THE VENDEE :

1. SRI RAM BRIKSH RAI,

2. SRI RAM PRIT RAI,

Both sons of Late Kun Kun Rai both
residents of Village Mahuabagh, P.S.
Danapur, P.O. Dhanaut Sahayanagar,
District Patna, by profession Kastkari,
Indian Citizen.

contd ..P/3

Sushila Singh
U.2. 93
Pran Kumar
4-2-93



- : 3 : -

3. NATURE OF THE DEED : DEED OF ABSOLUTE SALE

4. CONSIDERATION AMOUNT : Rs. 40,000/- (Rupees forty thousand only).

5. DESCRIPTION OF THE PROPERTY HEREBY SOLD. ALL THAT piece and parcel of the property land with Katcha House measuring an area of 9 Kathas 10 Dhurs (Nine Kathas ten dhuss) situated at Mouza Dhanaut P.S. & Revenue Survey Thana Danapur, Pargana Phulwari Sharif Sub-Registry Danapur, Sadar Registry & District Patna under Thana No. 20 (twenty)

Tauzi ..

From Khari
4-2-93
Sashila Singh
4-2-93



- : 4 : -

Sushila Singh
4-2-93
Pravin Kumar
4-2-93

v-c. N.A.F.
Please certify
part 2

Tauzi No. 5556, Khata No. 296 and part of Survey Plot No. 2488 (Two thousand four hundred eighty eight), annual rent of the transfer property is Rs. 0.70 paise besides cess payable to the Govt. of Bihar through circle Officer, Danapur and the same is bounded as follows :-

NORTH : Part of the same plot No. 2488 of Ram Briksh Rai and Ramprit Rai (Vendees/Purchasers)

SOUTH : Part of the same Plot No. 2488. Vendor (self) Sushila Singh

EAST : Road.

WEST : Survey Plot No. 2491 ~~Katab Rai alias Jagan Das~~ and others V/2 Vendor Sushila Singh

THIS DEED OF ABSOLUTE SALE made on this the 4th day of February, 1993.

B E T W E E N

SMT. SHUSHILA SINHA & SRI PREM KUMAR, hereinafter called the Vendors (which expression shall unless, repugnant to the context shall mean & include their heirs, executors, administrators, legal representatives, assigns and successors-in-interest) of the FIRST PART :

A N D

SRI RAM BRIKSH RAI AND RAM PRIT RAI, hereinafter called the Vendees (which expression unless repugnant to the context shall mean & include their heirs, executors, administrators, legal representatives, assigns and successors-in-interest) of the Other Part.

WHEREAS the property fully described in column No.5 of this sale deed is ancestral property of the Vendors and the same was acquired by the father-in-law of the Vendor No.1 and father of Vendor No.2 namely Sri Ishwari Singh, son of Late Hari Sharan Singh of Jalalpur, P.S. Danapur, District Patna through a registered Deed of Absolute Sale dated 18.6.1949 being Book No.I, Volume No. 68, Pages 44 to 48 and Deed No.5302 of the year 1949 registered at Patna from Mohammad Gaffar son of Maulvi Md. Eradat Hussain, self and as an constituted Attorney for and on behalf of Syed Abdul Sattar son of Syed Eradat Hussain resident of Village, Dhanaut, P.S. Danapur, District Patna and from the date of purchase, the father-in-law of the Vendor No.1 and father of Vendor No.2 namely Babu Ishwari Singh came and remained is exclusive physical possession over the same in his life time and later on, said

contd ..

Sushila sinha
4/2/93

Prem Kumar
4-2-93

Babu Ishwari Singh died leaving behind six sons and one widow daughter-in-law, who are legal heirs and successors, administrators and claimants of the aforesaid property of Late Babu Ishwari Singh. After death of father-in-law of the Vendor No.1 and father of Vendor No.2, the vendor No.1 alongwith her other brother-in-laws (Dewars) and vendor No.2 with his other brothers came and remain in joint exclusive possession over the same. Later-on, the Vendors and others brother-in-laws (Dewars) of Vendor No.1 and other brothers of Vendor No.2 partitioned their joint family property by amicable partition and in that partition the aforesaid property hereby conveyed fell in the share of the vendors and since then the Vendors are coming under peaceful exclusive possession over the same and they are right, title and interest to transfer the same as absolute owner jointly.

AND WHEREAS the Vendors are in urgent need of money to construct their house and to purchase some other property and as to meet their urgent family requirements and, as the arrangement of money is not possible until and unless the vendors dispose off the property ^{free from all encumbrances} mentioned in column No.5 of this sale deed and with is end in view, the vendors expressed their desire to transfer the same and after knowing their desire, the vendees approached them and showed the interest in their offer and offered them the consideration money described in this sale-deed i.e. a sum of Rs. 40,000/- (Rupees forty thousand) only, which is just and proper valuation according to the prevailing market rate as no one else did offer the same to them as much as the vendee agreed to offer the Vendors.

AND ...

Susli Singh
4-2-83
Praveen Kumar
4-2-83

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AND WHEREAS, the property mentioned in column No.5 of this sale-deed land with katcha house is covered by Gadda, deep borrow pits and abundant brick field.

AND WHEREAS, the vendee offered a sum of Rs. 40,000/- (Rupees forty thousand) only which w-as the highest of the offers so far received by the vendors and value offered as above in sale is fair and sufficient and as such, the offer was accepted by the vendors who agreed to sell their property fully described in column No.5 of this deed for a consideration of Rs. 40,000/- (Rupees forty thousand) only and the same was also agreed upon on behalf of the vendee.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH

That in pursuance of the said negotiation and agreement out of total consideration amounting to Rs. 40,000/- (Rupees forty thousand) only has already been paid by the vendees to the vendors a sum of Rs. 20,000/- (Rupees twenty thousand) only by Bank Draft No. BC/E 365952 dated 02.02.1993 of State Bank of Bikaner & Jaipur, R¹Block Branch, Patna in the name of Vendor No.1 and a sum of Rs. 20,000/- (Rupees twenty thousand) only by Bank Draft No. BC/E 365956 dated 02.02.1993 of State Bank of Bikaner & Jaipur, R¹Block Branch, Patna in the name of Vendor No.2 before signing over this sale-deed, the receipt of which the vendors hereby accept and acknowledge.

Susmita Singh
4-2-93
Pran Kumar
4-2-93

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That the vendors guarantee that they are possessing good and transferable right, title and interest and have full power to transfer the same to the said vendee. And if the vendee contrary to the assurance hereinafter finds and discovers any defect in the title of the vendors or find any encumbrances as a result of which the vendee dispossess from any portion or whole of the property then in any or all such event happening to the vendees, the vendees shall be entitled to recover the entire or proportionate consideration amount from the persons and properties of the vendors and the vendors would have got no objection to the payment of the same.

That now the vendors have no claim on the vended property and if the vendors or their heirs make any claim on the vended property or on any ground whatsoever may be that will not be maintainable by any court of justice.

That the vendees shall obtain mutation wherever of the property hereby conveyed.

That the vendors are and shall at all the time be prepared to do all that is necessary or to execute any document for perfecting the title of the vendee in respect of the said property.

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Sushila Sivila
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Pravin Kumar
4-2-93

