



51  
28/8/02  
A  
10  
28/8/02

Rs 120000/- 46(D) and (C)  
Sadaaf

2400 -  
T2 -  
250  
94  
2475-44

28/8/02  
शुद्ध भूमि दू. अ. नं. 1576 की  
घारा 26 के तहत मध्यम पदाधिकारी के  
समक्ष नोटिस दाखिल दि. 9.5.2002  
वार सं. 127/10/02  
बुका है। अ. ई. सूचना प्राप्त नहीं है।

475/10 की  
निष्पत्ति की तहत 2000.00  
27/8/02  
28/8/02

THIS DEED OF SALE IS MADE ON THIS 27<sup>th</sup> DAY OF  
AUGUST, 2002.

Jayant Kumar  
27.08.2002

BETWEEN

Jayant Kumar alias Jayant Prasad, son of Late Surendra Prasad, resident of -  
Nagendra Colony, P.S. Bariatu, District - Ranchi ( here-in-after referred to as the  
VENDOR) of the ONE PART

Income tax form  
No. 37 G Filled on  
dated 28/8/02

*[Signature]*

10080  
6000  
2400  
18480

FOR, SAI VIKASH DEVELOPERS  
*[Signature]*  
PARTNER

FOR, SAI VIKASH DEVELOPERS  
*[Signature]*  
PARTNER



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AND

HEARANGAN

Sri Jai Narain Prasad Sinha, son of Late Sita Ram Prasad Sinha, resident of Behind Fire Station, P.S. Hazaribagh, District. Hazaribagh, State Jharkhand (Hereinafter called the PURCHASER) of the OTHER PART.

The terms "VENDOR" and "PURCHASER" hereinafter used shall, unless contrary to or repugnant with the contents of these present mean and include their respective legal heirs, successors, administrators, agents and assigns.

WHEREAS R.S. Plot No. 144 having an area of 1.26 acres together with other land was purchased by Smt. Kailashwati Devi vide a registered Deed of sale dated 13.09.1949 registered at Ranchi and entered in Book No. I Volume No. 29 pages 355 to 357 being Deed No. 4452 for the year 1949 from Dayanand Modi and Shri Gopal Modi, sons of Shri Panna Lal Modi, who were the owner of the said land

Sargent Kumar  
27-08-2002

FOR, SAI VIKASH DEVELOPERS

*Arjun Kumar*  
PARTNER

FOR, SAI VIKASH DEVELOPERS

*Arjun Kumar*  
PARTNER



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having purchased from Kajua Mahto vide registered Deed, of sale dated 15.02.1947.

AND WHEREAS the said Smt. Kailashwati Devi remained in possession of the said Plots No. 144 along with other land.

AND WHEREAS by a registered Deed of gift dated 10<sup>th</sup> of September, 1968 the said Smt. Kailashwati Devi transferred the portions of the said R.S. Plot No. 144 under Khata No.79 having an area of 64 decimals equivalent to one Bigha 18 Kathas and 8 Dhurs of Village Gari, P.S. Sadar, Thana No. 194, District Ranchi besides the portions of other plots R.S. 2737 and 2738 under Khata No. 81 and 307 respectively of village Bargain having a total area of 14 decimals in favour of the VENDOR out of the natural love and affection as the VENDOR is the grand son of the said Smt. Kailashwati Devi.

*Sargant Kumar*  
27-08-2002

FOR, SAI VIKASH DEVELOPERS

*Arun Kumar*

PARTNER

FOR, SAI VIKASH DEVELOPERS

*Arun Kumar Singh*

PARTNER



AND WHEREAS the VENDOR<sup>4</sup> duly entered into possession of the said land which were gifted to him as aforesaid.

AND WHEREAS the name of the VENDOR with respect to the said Plot No. 144 having an area of 64 decimals as well as with respect to 14 decimals of R.S. Plot No. 2737 and 2738 as aforesaid were duly been mutated in his name in the office of the State of Bihar, Town Anchal, Ranchi by respective orders passed in the name of the VENDOR; .

AND WHEREAS the VENDOR paid the rent for the said land and rent receipts were also issued in the name of the VENDOR with respect to said Plots of village Bargain and Gari respectively;

AND WHEREAS out of the aforesaid lands held by the VENDOR, an area of 1095.04 square meters out of total area of 3095.04 Sq. meters was declared surplus under the Urban Land Ceiling Act vide Urban Land Ceiling Case No. 475/76

Saupt Kumar  
27.08.2002

FOR, SAI VIKASH DEVELOPERS

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PARTNER

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*Arun Kumar Singh*  
PARTNER



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started on submission of return by the father of the VENDOR Surendra Prasad by order of the Competent Authority and has been notified in the official gazette for its acquisition leaving the remaining area including the land in said R.S. Plot No. 144 under Khata No. 79 of village Bargain having an area of 36.5 decimals and other plots .

AND WHEREAS the VENDOR is now coming in possession of only 36.5 decimals of land in the said R.S. Plot No. 144;

AND WHEREAS the VENDOR is paying the rent with respect to the said plot no. 144 having an area of 36.5 decimals for which the rent receipt has also been issued in the name of the VENDOR by the Town Anchal, Ranchi;

AND WHEREAS the VENDOR decided to sale the portion of the said Plot No. 144 and in pursuance of his such intention, the VENDOR agreed to sale the portion of the said plot marked and numbered as B-1 having an area of 4 Kathas

Sargant Kumar  
27-08-2002

FOR, SAJ VIKASH DEVELOPERS

*Arum Kumar*  
PARTNER

FOR, SAJ VIKASH DEVELOPERS

*Arum Kumar S. S.*  
PARTNER



more or less as described and detailed in the <sup>6</sup> Schedule given below to the PURCHASER which has also been shown in the map attached with this Deed in RED WASH

AND WHEREAS the price of the same has been fixed at Rs.1,20,000/- (Rupees one lac twenty thousands.)

AND WHEREAS the said price has been considered to be just and fair and the VENDOR agreed to sale the said land detailed in the Schedule below and at the said price.

AND WHEREAS the land is situated within the Urban agglomeration of Ranchi, and as such a notice under Section 26 of the Urban Land Ceiling Act was given to the Competent Authority (Deputy Commissioner), Ranchi seeking permission and for grant of No Objection from the Competent Authority.

Sargant  
27.08.2002

FOR, SAI VIKASH DEVELOPERS

*Arjun Kumar*

PARTNER

FOR, SAI VIKASH DEVELOPERS

*Arjun Kumar Sr-1*

PARTNER



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AND WHEREAS the said application given to the Competent Authority by the VENDOR was registered as Case No. 1271/02 dated 09.05.2002 which was deemed to have been granted as the Competent Authority has not exercised his option in terms of Section 26 nor has rejected the said application within the statutory period of 60 days as required.

NOW THEREFORE THIS DEED OF SALE WITNESSETH:-

That in pursuance of the said agreement and in consideration of the sum of Rs. 1,20,000/- (Rupees one lac twenty thousands ) only paid by the PURCHASER to the VENDOR as per Memo of consideration (the receipt whereof the VENDOR hereby acknowledges or discharges the PURCHASER and the property from every part and liability thereof for ever the VENDOR does hereby grant, transfer, convey, sell and assign UnTo the PURCHASER all that piece and parcel of land

Sargant Kumar  
27-08-2002

FOR, SAI VIKASH DEVELOPERS

*Sargant Kumar*

PARTNER

FOR, SAI VIKASH DEVELOPERS

*Sargant Kumar*

PARTNER



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being portion of R.S.Plot No.144 under Khata No. 79 marked as Sub Plot No.B-1 situated in village Gari, P.S. Sadar, District- Ranchi having an area of 4 Kathas more or less morefully described in the schedule given below at the foot of this deed and delineated in RED WASH in the map attached herewith which forms and shall form part of this deed together with all fixtures, fittings and accessories attached thereto and also with all easements, profits, benefits, advantages, privileges and effect belonging to have and to hold the same UnTo and to the PURCHASER with effect from the date of these presents. The VENDOR also put the PURCHASER in possession over the said entire property sold by this deed with effect from the date of these presents.

That the VENDOR hereby Covenant with the PURCHASER that the VENDOR has full right, title and effective possession over the property subject to these presents in permanent heritable, transferable, raiyati right and there is no

Sajant Kumar  
27.08.2002

FOR; SAI VIKASH DEVELOPERS

*Arun Kumar*  
PARTNER

FOR; SAI VIKASH DEVELOPERS

*Arun Kumar Singh*  
PARTNER



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impediment whether in law and otherwise to the transfer of the property in the terms thereof to the PURCHASER.

That the VENDOR further covenant to the PURCHASER that the VENDOR has not at any time heretofore, made, committed, done, performed, permitted, suffered any act, deed, matter, thing by reason whereof the property conveyed by these presents or any part thereof has in any way been sold, mortgaged, hypothecated, pledged, given in security, leased, gifted, exchanged or otherwise transferred or alienated to any other person.

That the VENDOR has further covenant with the PURCHASER that the PURCHASER shall at all times hereto possess and enjoy the said property subject of these presents whatsoever claiming through or under the VENDOR.

Sangant Kumar  
27.08.2002

FOR, SAI VIKASH DEVELOPERS

*Arun Kumar*  
PARTNER

FOR, SAI VIKASH DEVELOPERS

*Arun Kumar S/S*  
PARTNER



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That the VENDOR further covenants with the PURCHASER that the VENDOR shall at all time hereafter and wherever necessary to do and perform all such further act, deed, matter and things that may be necessary to insure and secure to PURCHASER'S full title and effective possession over the property subject of these presents at the request by and at the reasonable cost of the PURCHASER and if required the VENDOR shall sign and file any petition of no objection for mutation of the name of the PURCHASER in any public or other records.

Jagat Kumar  
27.08.2002

FOR, SAI VIKASH DEVELOPERS

*Arun Kumar*  
PARTNER

FOR, SAI VIKASH DEVELOPERS

*Arun Kumar Singh*  
PARTNER



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### MEMO OF CONSIDERATION

The payment vide Bank Draft drawn on State Bank of India, Ramgarh Branch, being D/D. Nos. 446868 and 446869 both dated 15.01.2002 amounting to Rs. 49,000 ( fourtynine thousands ) each ( total being Rs.98,000/-) and Bank Draft No. 425599 dated 21.08.2002 amounting to Rs.22,000/- ( twenty two thousands ) in the name of the VENDOR total amounting to Rs.1,20,000/- (one lac twenty thousands only).

*Payment received*  
21.08.2002

FOR, SAI VIKASH DEVELOPERS

*Arjun Kumar*  
PARTNER

FOR, SAI VIKASH DEVELOPERS

*Arjun Kumar*  
PARTNER



12

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land being portion of RS Plot No. 144

under Khata No. 79 of village Gari, P.S.- Sadar, Thana No.194, District- Ranchi,

having an area of 4 Kathas more or less marked as Sub-Plot No. B-1 shown in the

map in RED WASH attached, with this Deed forming part of the same and

bounded and butted as follows :-

North- 20 ft. wide Road.

South- R.S. Plot No. 157

Saupt Kumar  
27.08.2002

FOR, SAI VIKASH DEVELOPERS

*Anu Kumar*  
PARTNER

FOR, SAI VIKASH DEVELOPERS

*Anu Kumar - S-1-1*  
PARTNER



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West - R.S. Plot No. 137

East - Sub Plot No. B-2.

This is to Certify that the above land given in the schedule is neither Govt, land nor acquired for the purpose of military or civil work, Land according to the R.S.Record is not Bhudan Land and is also out of Forest line and B.C.C.L. or E.C.L. The land is out of Ceiling and is not the land of Math, Temple, Church or

Masjid nor belongs to or recorded in the name of the member of Schedule Tribes.

*The land to be sold by this deed is exempted by competent Authority in favor of VENDOR and his land is not related to the acquired land.*

IN WITNESS WHEREOF The VENDOR has put his hands on this deed on the

date, month and year first above written

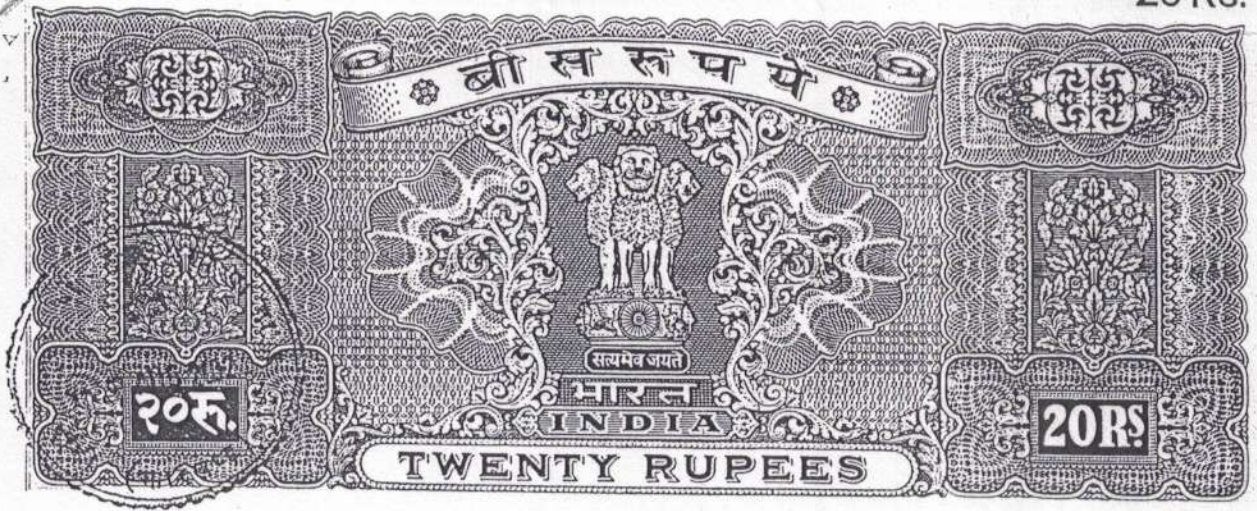
Sajant Kumar  
27.08.2002

FOR, SAI VIKASH DEVELOPERS

*Arun Kumar*  
PARTNER

FOR, SAI VIKASH DEVELOPERS

*Arun Kumar*  
PARTNER



12

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South- R.S. Plot No. 157

*Sargant Kumar*  
27.08.2002

FOR, SAI VIKASH DEVELOPERS

*Arun Kumar*  
PARTNER

FOR, SAI VIKASH DEVELOPERS.

*Arun Kumar*  
PARTNER

