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ATTESTED

Ashok Srivastava
Adv
A. Lok Srivastava
ADVOCATE
Civil Court, Ranchi

THIS DEED OF ABSOLUTE SALE is made at Ranchi on this the 28th day of July, 2011.

BETWEEN

SRIMATI INDRA RANI Wife of Sri Prem Singh, by faith Hindu, by occupation Housewife, resident of Village Ananta Dham, Pali Road, Dehari-onsone, District Rohtas, Bihar, presently residing at New Area Morhabadi, P.S. Bariatu, Dist. Ranchi, Jharkhand, Indian Citizen (hereinafter called the VENDOR) of the FIRST PART. PAN No - AJLPR4255L

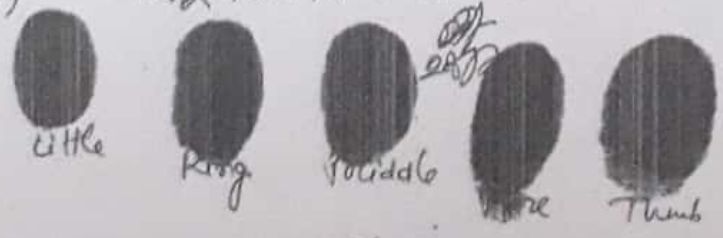
AND

SRI RAVI BHUSHAN PANDEY Son of Sri Sheo Nath Pandey, by faith Hindu, by caste Brahmin, by occupation Service, resident of AI, Bhushan Colony, Zone No. VIII, Baridih, Jamshedpur, Indian Citizen, (hereinafter called the PURCHASER) of the OTHER PART. PAN No -

Indra Rani
28.7.2011

1091524 (hereinafter called the PURCHASER) of the OTHER PART. PAN No -
Page 1 of 9
Indra Rani

28.7.11



Ravi



The expression "VENDOR" and "PURCHASER" shall unless excluded by or repugnant to the context of these presents shall deem to mean and include their heirs, executors, successors, legal representatives, administrators and assigns).

WHEREAS the Vendor is seized and possessed a plot of land measuring an area 09 (nine) Kathas, situated at Village Morhabadi, Thana No. 192, P.S. and District Ranchi, under Khata No. 133, R.S. Plot No. 62, with morefully described in the schedule hereto.

AND WHEREAS the aforesaid plot of land alongwith other properties were recorded in the Revisional Record of Rights in the name of Master Ali Bux S/o Sawal Bux.

AND WHEREAS the Vendor has acquired her right, title of ownership and possession of the aforesaid landed property from Sri Bishundeo Dubey S/o Sri Ramjee Dubey and Smt. Gita Devi W/o Sri Bishundeo Dubey, both residents of Jugsalai, P.S. Jugsalai, P.O. and District Jamshepur, by virtue of a registered deed of sale dated 14.11.1983 being Deed No. 11377 executed before the District Sub Registrar, Ranchi and become absolute owner of the same and got her name mutated on 16.08.1986 with respect of the said land in the office of

Jyoti Rani
28.7.2011

Rani

Little

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Middle

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1000 Rs.



the Circle Officer, Town Anchal, Ranchi vide Mutation Case No. 204 R 27/86-87 and paying revenue rent for the same.

AND WHEREAS the above Bishundeo Dubey purchased 6 (six) Kathas of land out of aforesaid 09 (nine) Kathas from Smt. Parvati Devi W/o Sri Binod Kumar Sahu of Dr. Fatehullah Road, P.S. Lower Bazar, Dist. Ranchi by virtue of a registered deed of sale dated 26.07.83 being Deed No. 8123 in Book No. I, with the District Sub Registrar, Ranchi. AND the above named Smt. Gita Devi acquired 3 (three) Kathas of land out of 09 (nine) Kathas from the above Smt. Parvati Devi by virtue of a Gift Deed dated 26.07.83 registered in Book No. I, bearing No. 8121, with the District Sub Registrar, Ranchi.

*Bishundeo Rami
28.7.88*

AND WHEREAS the above 09 (nine) Kathas land is part of the inherited landed property of the aforesaid Smt. Parvati Devi which was total 0.45 Acres inherited from the Recorded Tenant Late Harihar Sahu Son of Late Punai Sahu of Ranchi pertaining to R.S. Plot No. 62 in Khata No. 133, situated in Village Morhabadi, P.S. No. 192, P.S. and District Ranchi.

AND WHEREAS the Vendor being in urgent need of money to fulfill her legal necessities offered the Purchaser to purchase the 4.5 Kathas of land out of her aforesaid 09 (nine) Kathas land detail given in

[Signature]

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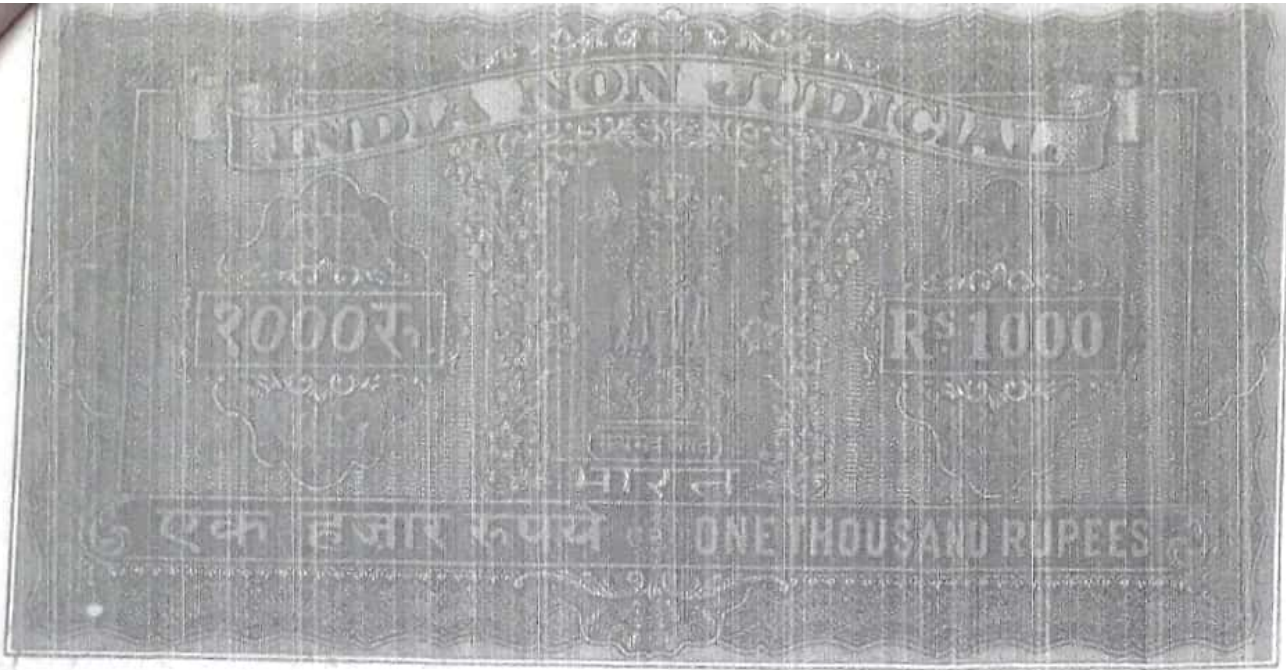
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the Schedule below and shown in RED WASH in the map annexed hereto, which is free from all encumbrances, charges and liens whatsoever at a total consideration of Rs. 8,20,000/- (Rupees eight lacs and twenty thousand) only which the purchaser found reasonable and accepted to purchase the same at the said price.

THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS

:-

1. That in consideration of Rs. 8,20,000/- (Rupees eight lacs and twenty thousand) only paid by the purchaser to the vendor as full and final payment as per terms of payment agreed between the vendor and the purchaser, the receipt whereof the vendor hereby admits and acknowledges as having received in full as shown in memo of consideration, the vendor voluntarily and on his own accord, free will and pleasure and without any pressure, pursuance, force, undue influences, or anything of the kind from any quarter or quarters and in his full senses and in a sound state of mind and body does hereby grant, transfer, sell and assigns to and unto the Purchaser, absolutely and forever, all that piece and parcel of land, details given in the Schedule below and shown in RED WASH in the map annexed hereto.

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That the vendor does hereby covenant with the purchaser that the purchaser shall entitled to get his name mutated in the office of the concerned revenue authority and also in the office of the Ranchi Municipal Corporation, Ranchi and shall pay rent and taxes in his own name and the vendor shall at all reasonable time, on request of the purchaser, shall execute or cause to be done and executed all such acts, deeds and things which may be reasonably required for perfecting the title of the purchaser into or upon the said property according to the true meaning and intents of these presents.

3. That vendor does hereby covenant with the purchaser that the purchaser shall be saved harmless and kept indemnified by the vendor from and against all damages, costs and expenses which may sustain or incur by reason of any defect of title or possession or charges, encumbrances or claims being made by any person other than the vendor to the said land property thereof.
4. That now from today the purchaser is the absolute owner of the land property hereto sold to the purchaser and all right, title, interest and claim whatsoever both in law and equity belonging to

Ranchi

Indira Rani

28.7.2011



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the vendor in respect of the said land property or any part thereof to have and to hold, the same passes on to the purchaser absolutely and assume all the presents made, embodied in the original sale deed executed by the vendor.

5. That the vendor does hereby covenant with the purchaser that whatsoever right, title, interest and claim the vendor has, in respect of the land property hereby sold and transferred to the purchaser, shall from the date of its execution and registration of this deed vest entirely and absolutely to the purchaser who shall be entitled to enter quietly into or upon the said property which is fully described in the schedule below and as per understanding in between the parties the vendor has already put the purchaser in vacant possession of the same after receiving the full consideration amount.

6. That the vendor does hereby assure the purchaser that she (the vendor) has not at any time hereto before made, committed, done, suffered or had been party to any act, deed, matter or thing whatsoever by omission or by commission by reason whereof the said property subject to these presents or any part thereof, has

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*Indira Rani
28.7.2011*



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been alienated exchanged or mortgaged, encumbered, leased, or attached in any case or in any way impeached in title or possession.

7. That the property hereby sold is believed to be correctly described and if, any error, omission or mis-statement in the description of the property is found, it shall not annul the sale.

MEMO OF CONSIDERATION

Received herewith from the within named purchaser, the sum of Rs. 8,20,000/- (Rupees eight lacs and twenty thousand) only being the consideration money in full and final settlement for the sale above mentioned as per memo hereinunder written :-

Sl. No.	Mode of Payment	Bank	Date	Amount
1.	By Demand Draft No. 833667	S.B.I Main Branch Ranchi	26.7.11	800000/-
2.	By cash	-	26.7.11	20000/-
Total				820000/-

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Indira Ravi

28.7.2011



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SCHEDULE OF THE PROPERTY

All that piece and parcel of land measuring 4.5 (four and half) Kathas (7.43 decimals) be the same or a little more or less, pertaining to R.S. Plot No. 62, Sub Plot No. 62/11/12 in Khata No. 133, situated in Village Sindwar Toli, Morhabadi, Thana No. 192, District Ranchi within the jurisdiction of the District Sub Registrar of Ranchi. Butted and bounded as follows :

- North :- Sub Plot No. 62/11/12-B and House of Smt. Papia Pall
- South :- Part of Plot No. 62
- East :- Plot No. 61
- West :- Road 20 feet wide

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedule is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor it is Bhoodan land, The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L. or E.C.L.

IT IS FURTHER CERTIFIED that the land does not belong to Adivasi Khata nor connected with any member of Scheduled Tribe and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam, and it is also certified that the said land has not been mortgaged with any institution.

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Indira Rani

25.7.2011

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14/11/83
with Raj...

Map attached

A/c 194-25
R@ 1.5-60

Produced certified copy
of gift deed no 21/1983
and sale deed no 8123/1983
of Raj...
14-11-83

21/11/83
7491 W 7450
21-11-83

430.-
50.-
880.-

105/85
14/11/83

Handwritten notes and signatures on the left margin, including names like 'Sri Bishundoo Dubey' and 'Srimati Gita Devi'.

THIS DEED OF ABSOLUTE SALE made this 14th

day of November, 1983, A.D.

BETWEEN

- (1) SRI BISHUNDEO DUBEY s/o Sri Ramjee Dubey, by caste Hindu (Brahmin), by profession Businessman, and
 - (2) SRIMATI GITA DEVI w/o the above Sri Bishundoo Dubey, by caste Hindu (Brahmin) by profession housewife, both residents of Jugsalai, P.S. Jugsalai, P.O. Jamshedpur, District Singhbhum, Indian Nationals, hereinafter referred to as the "VENDORS" of the
- ONE PART;

RAJ ASSOCIATES - contd... p/2

Proprietor

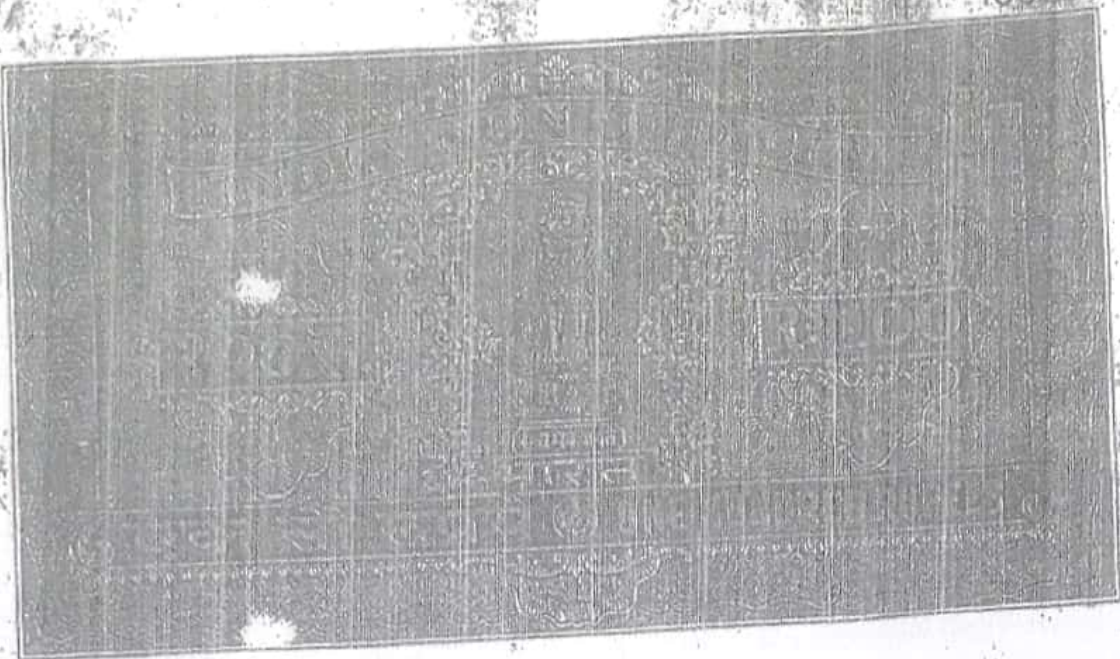
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SRIMATI ~~INDRANI~~ wife of Sri Prem Singh, resident of village Ananta Dham, Pali Road, Dehari-on, District Rohtas, presently residing at Messrs Chowk Upper Bazar, P. S. Kotwali, P. O. and District Ranchi, by caste Hindu, by profession Housewife, hereinafter referred to as the "PURCHASER" of the OTHER PART;

(The expressions "VENUE" and "PURCHASER" shall, unless excluded by or repugnant to the subject or the context, mean and include their respective heirs, executors, administrators, representatives and assigns).

98/19123
Office
18-09-23
B.
P.O.

1. WHEREAS Srimati Parvati Devi w/o Sri Prasad Kumar Sahu of Dr. Fatehullah Road, P. S. Lower Bazar, District Ranchi, inherited from the Honorable Deceased Late Harihar Sahu s/o late Prasad Sahu of Ranchi, land measuring 0.45 acres with chitta and other appurtenances pertaining to R. B. Plot No. 62 in Khata No. 13, situated in village Mohanabad, P. S. No. 13, P. S. Ranchi, District Ranchi.



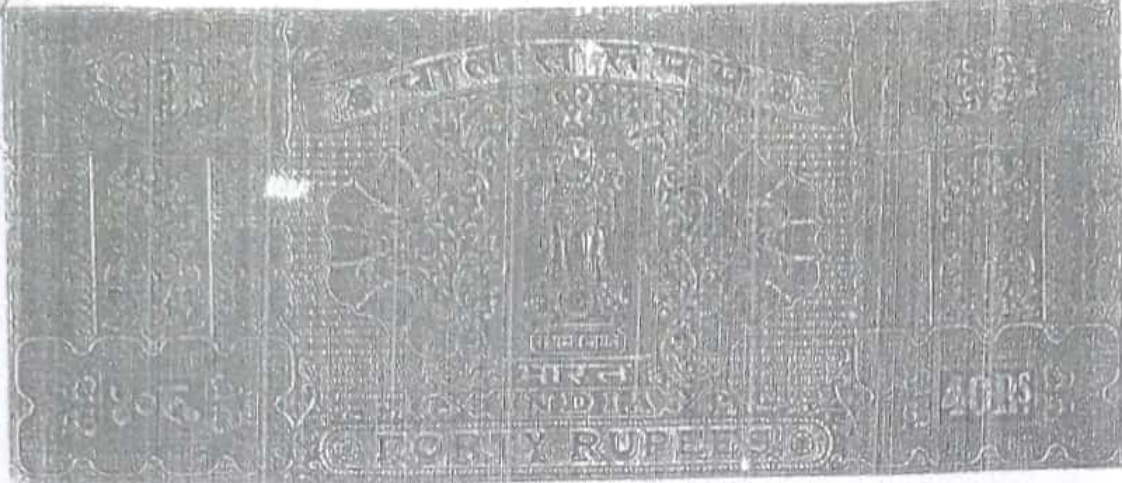
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2. AND WHEREAS the Vendor No.1, Bishundeo Dubey, ^{ex} acquired by purchase from the said Srimati Parvati Devi lands, measuring 6 Kathas ^{6 Dubey} (six kathas) out of the said lands measuring 0.45 decimals pertaining to R.S.Plot No.62 in Khata No.133, aforementioned, bearing Municipal Holding No.1/N2-A in Ward No.I of Ranchi Municipal Corporation, by virtue of Sale Deed dated 26.7.1983, registered in Book No.1, being No.8123, for 1983 with the District Sub-Registrar, of Ranchi and came in absolute and peaceful possession the same.

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 48/11/23
 21/11/83
 18-01-83
 21/11/83
 21/11/83

3. AND WHEREAS the Vendor No.2 Srimati Gita Devi acquired through gift from the said Srimati Parvati Devi, lands measuring 3 Kathas (Three Kathas) out of the said lands measuring 0.45 decimals, pertaining to R.S.Plot No.62 in Khata No.133, aforementioned, bearing Municipal Holding No.1/N2-A in Ward No.I of Ranchi Municipal Corporation, by virtue of the Deed of Gift dated 26/7/1983, registered in Book No.1, bearing No.8121 for 1983 with the District Sub-Registrar,

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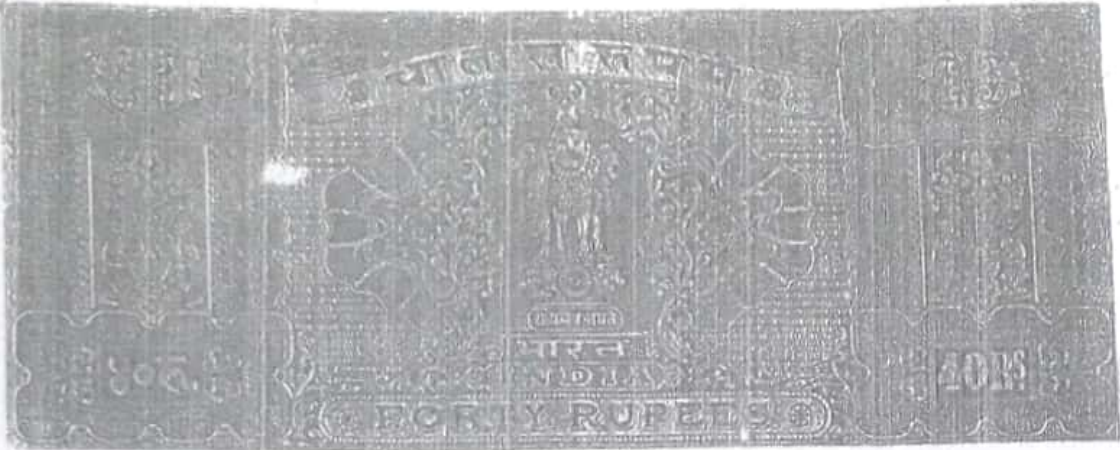
- 5 -

(6) AND WHEREAS the Vendors as such absolute owner have contracted and agreed with the Purchaser for the absolute and unconditional sale to her of the aforesaid property measuring 9(Nine)Kathas, together with the houses fully described in the schedule hereunder and delineated in RED WASH in the sketch map annexed hereto for a total sum of Rs.9,000/- (Rupees Nine thousand only) free from all encumbrances, charges and demands whatsoever.

Handwritten notes in the left margin: 22/11/86, 10/12/86, 22-10-88, and other illegible scribbles.

(7) NOW THIS DEED OF SALE WITNESSES THAT in pursuance of the said agreement and in consideration of the said sum of Rs.9,000/- (Rupees Nine thousand only) paid to the Vendors by the Purchaser in full satisfaction of the total price, at the time of Registration of this deed the receipt whereof the Vendors do hereby admit, acknowledge and confirm, and of and from the same acquit, release and discharge the Purchaser and the said property, the Vendors as the beneficial owners do hereby freely and voluntarily and of their own accords without coercion, intimidation or undue influence from anyone whatsoever, grant, convey, transfer, assign and assure to the Purchaser,

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- 5 -

(6) AND WHEREAS the Vendors as such absolute owner have contracted and agreed with the Purchaser for the absolute and unconditional sale to her of the aforesaid property measuring 9(Nine)Kathas, together with the houses fully described in the schedule hereunder and delineated in RED WASH in the sketch map annexed hereto for a total sum of Rs.9,000/- (Rupees Nine thousand only) free from all encumbrances, charges and demands whatsoever.

52/11/86
 15/11/86
 22-10-86
 2/11/86
 1/11/86

(7) NOW THIS DEED OF SALE WITNESSES THAT in pursuance of the said agreement and in consideration of the said sum of Rs.9,000/- (Rupees Nine thousand only) paid to the Vendors by the Purchaser in full satisfaction of the total price, at the time of Registration of this deed the receipt whereof the Vendors do hereby admit, acknowledge and confirm, and of and from the same acquit, release and discharge the Purchaser and the said property, the Vendors as the beneficial owners do hereby freely and voluntarily and of their own accords without coercion, intimidation or undue influence from anyone whatsoever, grant, convey, transfer, assign and assure to the Purchaser,

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...ee from all encumbrances, charges and liens, the said property measuring 9 Kathas (Nine kathas) pertaining to the R.S. Plot No. 62, Under Khata No. 133, more fully described in the schedule, together with all the rights, title, interest, possession, property, claims and demands, as also lights, liberties, profits, privileges, advantages and appurtenances whatsoever into or upon the said property unto the Purchaser. TO HAVE AND TO HOLD the same absolutely and for ever.

(8) The Vendors hereby covenant that the said property hereby transferred and conveyed is free from all encumbrances, charges and demands and that they the Vendors have not done, executed or performed nor suffered anything to the contrary whereby or by reason or means whereof the said property or any part thereof may in anyway be affected or prejudiced in title or estate.

(9) AND THAT the Vendors have good right and absolute power to convey the said property hereby conveyed or expressed to be conveyed unto and to the Purchaser in the manner aforesaid.

(10) AND THAT the Purchaser shall hereafter peaceably hold, use and enjoy the same as his own chattel and property, with all the rights, liberties, privileges, and easements, passage, right of way and

Handwritten notes on the left margin: 95/11/22, 21/11/22, 18-01-23, and other illegible scribbles.

the like without any hinderance, interruptions, claim or demands by or from the Vendors or any other person whomsoever.

(11) AND THAT the Vendors and all persons claiming under them shall and will from time to time upon the request and at the cost of the Purchaser do and execute or cause to be done and executed, all such lawful acts, deeds, and things whatsoever for further and more fully assuring the said property and every part thereof unto the Purchaser or her representatives and placing her or them in possession of the same according to the true intent, purposes and meaning of these presents as shall or may be reasonably required.

(12) AND THAT the Vendors do hereby covenant that they the Vendors have not concealed or suppressed any fact material to the transaction, and that the Vendors agree to indemnify the Purchaser from and against all losses, damages, costs or expenses which she may incur or sustain by reason of any claim being made by anybody whomsoever to the said property and the Vendors bind themselves and all persons claiming through them, to discharge them with money or by other means failing which the Purchaser can proceed on their other properties.

52/16/86
12/10/86
12-10-86
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12/10/86

(13) AND IT IS ALSO DECLARED THAT the Vendors shall immediately on completion of the sale, put the Purchaser in vacant possession of the said property, herein transferred, conveyed and assigned, fully mentioned in the schedule and delineated in RED Wash in the sketch map annexed hereto, and hereby demised, and the Purchaser may get her name mutated in the Municipal and Anchal Office concerned as the lawful owner of the same.

(14) AND THAT hereafter neither the Vendors nor any other member of their family or any person whatsoever have any right, title or interest over the said property hereby sold, transferred and conveyed to the Purchaser.

CERTIFIED THAT, the property under sale contains land with house, bearing Holding No. 1/N2A in Ward No. I of Ranchi Municipal Corporation, and as such the transfer of the property does not require the permission of the Competent Authority under section 26 of the Urban Land (Ceiling and Regulation) Act, 1976 in view of the judgement of the Supreme Court.

"SCHEDULE REFERRED TO ABOVE"

ALL THAT piece and parcel of chapparbandi land with house structures measuring 9 Kathas (Nine kathas) be the same or a little more or less, pertaining to the R.S. Plot No. 62, in Khata No. 133, situate in village

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day, month and year first above mentioned.

Witnesses :-

1. श्री मनीष विवात
मोराबाबो राय
१४-११-२३

2. श्री मनीष विवात
मोराबाबो राय
१४-११-२३

(1) श्री मनीष विवात
१४-११-२३

(2) श्री मनीष विवात
१४/११/२३

VENDOR

Typed by :-


(N.C. Das)