

77
 10000 रु.
 10000 रु.

1 DEC 2001
 (10000)

03AA 375532

LTI Shankar Lohar
 13/12/01
 LTI Tikla Lohar
 13/12/01
 LTI Vijay Lohar
 13/12/01
 LTI Jagal Lohar
 13/12/01

108000/-
 466 Rupees
 14-12-2001

10000
 7400
 2160
 20840
 20840
 20840

This absolute deed of sale is made at Ranchi
 on the 14th day of December, 2001 (Two thousand one)

BETWEEN

1. Sri Rahul son of Sri Bipin Kumar Singh by
 with Hindu, resident of North Office para,
 Baranda, Ranchi and permanent address village
 about, P.S. Rosera, District Samsatipur, (Bihar)
2. Sri Shankar Lohar son of Late Mahabir Lohar s/o
 Late Jatra Lohar,
3. Sri Utkal Lohar, s on of Lste Jatra Lohar,
 Sri Vijay Lohar, son of Late Jatra Lohar,
4. Sri Tikla Lohar, son of Late Jatra Lohar,
5. Sri Jagal Lohar son of late Jatra Lohar, all

9075
 5000
 2160
 16635/-

11/12/01
 11/12/01
 11/12/01
 11/12/01

R. Lohar
 13/12/01

Supriya
 Supriya



by ~~facth~~ occupation blacksmith (Lohar Giri),
present and permanent resident of village Pundari, P.S.
Jagannathpur, within Ranchal sub-registry Office,
District Ranchi, Jharkhand.

All Indian Citizens, hereinafter called and referred
to the context be deemed to mean and include their
heirs, executors, successors, administrators, legal
representatives and assignees) one ONE PART.

AND

SMT. S. JYOTI, wife of RAJIV BANJAN, Sishu Bhawan Rd,
New Area, Conchi Nagar, P.S. Doranda, Dist. Ranchi
Jharkhand, permanent address; village Rupsagar, P.
S. Nawanagar, District Buxar, Bihar, citizen hereinafter
called and referred to as the PURCHASER (which
expression shall unless excluded by or repugnant to
the context be deemed or mean and include her heirs,
executors, successors, administrators, legal representa-
tives and assignees on the OTHER PART,
Land Records of the Plots being sold.

LTI Usha Lohan 13012
LTI Shankar Lohan 13012
LTI Nikhleshwar 13012
23/11/01 MHEIL 13012
LTI Vijay Lohan 13012
01/07/01 MHEIL 13012
Agarwal 13012

Ranchi 13012

Supriya



As recorded in the schedule A and B below, the land in the present context pertains to Kasta Nos. 252 and 253 of the village Pundag, P.S. Ranchi (presently under P. S. Jagannath pur), thana no 228 , District Ranchi . The 1932-33

Revisional survey was recorded the land under these two Khata as below

Kasta No .252 - in the names of Shri Maha Lohar and Shri Amir Lohar, both sons of Taja Lohar, by religion Hindu, by caste Lohar and by profession "blacksmith".

Kasta No. 253 - in the name of Shri Maha Lohar Son of Taja Lohar only.

Under Khata No. 252 there have been a number of plots marked as (nos.) 183 , 190, 201 , 195, 196, 202

and 203 with the total area being 3.71 acres. Later on both the brothers Maha Lohar and Amir Lohar amicably

divided their paternal property into two halves and occupied them accordingly. Thus Maha Lohar became legal

and bonafide occupant and owner of 88 decimals of the

as plot no. 183 comprising an area of 176 decimals in total. In due course, the Jamabandi was also created in the name of Maha Lohar accordingly in Razu Anchal

LTI Urba Lohar 1932

LTI Shankar Lohar 1932

LTI Takkal Lohar 1932

LTI Taja Lohar 1932

LTI Vijay Lohar 1932

*असमान
एक
1932*

Supina

R. R. R.



Office, District Ranchi for land revenue records. Sri Maho Lohar leaving behind his only son Sri Jatru Lohar. Later on Jatru Lohar also died leaving behind

his five sons named Mahabir Lohar, Ubbu Lohar, Vijay Lohar, Tikle Lohar and Jugal Lohar. Later on Mahabir Lohar also died leaving behind his only son Shankar Lohar. In this way the present vendors (no.2 to no.

5) became legal inheritors and absolute owner of the property in question.

As regards the plots under khata No. 253 above, the present vendors directly became its legal owners and occupants as this khata was in the name of their Grand Father (or Great Grand Father) only.

However, in the year 2000 (date 21st August 2000) the present vendors (no.2 to no.6) sold out the land property mentioned in schedule (A) below to Babul S/o Sri Bipin Kumar Singh, resident of North office Para, Doranda, Ranchi. The transactions has been made as per the rules and regulations and registered in the court of Sub-Registrar, Ranchi (recorded on 21st August 2000) since then the purchaser of the schedule (A) land

Handwritten: LTI Ubbu Lohar 1992

Handwritten: LTI Shankar Lohar 1992

Handwritten: LTI Tikle Lohar 1992

Handwritten: LTI Babul 1992

Handwritten: LTI Vijay Lohar 1992

Handwritten: Babul 1992

Stamp: 1-DEC 2004

Handwritten: Babul

Handwritten: Babul



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shall by name has been the absolute owner and legal occupant of the property. And as such he is executing this sale - deed as vendor no. (1) above.

LT7 Unbachan

It is also admitted and declared that all the vendors (no. 1 to no. 6) have in themselves good rightful power and absolute authority and title to transfer the land mentioned in the schedule A and B below.

LT1 Shambhu Lohan

AND WHEREAS the vendors being in urgent need of money to meet their respective family expenses etc. expressed their desire to sell the vacant land property which is more fully described in schedule 'A' & 'B' below.

LT1 Tinkal Lohan

AND WHEREAS purchaser Smt. Supriya Rajiv Ranjan came to know about schedule 'A' & 'B' land property of this deed of sale and accordingly approached the vendors and after the mutual settlement between the vendors and purchaser the reasonable price of land

LT1 Supriya Rajiv Ranjan

of schedule 'A' and 'B' has been settled at the rate of ₹ 12,000/- per katta (which calculates to ₹ 205/- (Rupees Seven Thousand Two Hundred per decimal) only. Both are agreed at this price.

LT1 Vijay Lohan

Eggle

Supriya

R. Lohar



AND WHEREAS THE ' VENDORS ' agreed to sell and the ' VENDOR'S ' (purchaser) agreed to purchase the Schedule A and Schedule B land measuring 15 decimals (or 9 Katchas) approx, as detailed below. And accordingly this absolute sale deed was been prepared for a total consideration of ₹ 1,08,000/- (Rupees One Lakh and Eight thousand) only .

NOW THIS INDENTURE OF SALE WITNESSETH as follows :-
 That in consideration of payment of ₹ 1,08,000/- (Rupees One Lakh Eight Thousand) only paid by the Vendee/Purchaser to the vendors (the receipt where of the vendors do hereby admit and acknowledge) in full and final settlement of the consideration money and from the same and every part thereof, the VENDORS do hereby acquit, absolve and discharge the VENDOR/PURCHASER; the property for ever and also the VENDOR S do hereby grant , convey assign, sell and transfer absolutely add for over the piece and parcel of the land measuring 15 decimals (or 9 Katchas) approx corresponding to the Schedules given below with the schedules.

The land in question has been clearly delineated in RED wash in the map attached together with all

[Redacted]
 [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]

R. Ashu
13/12

Ashwiniya



[Handwritten mark]

rights of easment, pathways, right of liberty, privileges, appendages and appurtenances whatsoever and the reversion or reversions, reminders or reminder rent issues and profits thereof and all rights, title, interest, claim and demand of the VENDORS to, into and upon the said land are hereby granted, conveyed, assigned, sold and transferred absolutely and for ever to the PURCHASER to have and hold the same as absolute owner thereof. The VENDORS covenant with the PURCHASER that the properties hereby granted, conveyed, assigned, sold and transferred absolutely and for ever are free from all encumbrances, trustness, tenancy, attachment and execution whatsoever, and that the VENDORS have complete title and exclusive right, to grant convey, assign, sale and that the VENDORS have complete title and exclusive right to, grant, convey, assign, sale and transfer absolutely and for ever and that VENDORS have not dealt with the same in any manner previously nor the VENDORS have entered into any agreement of sale of the said property to any other persons. That the VENDORS further covenant with the purchaser that the PURCHASER has been put in possession

[Redacted]
LTI Vashal Khan
1992

[Redacted]
LTI Shaleem Khan
1992

[Redacted]
LTI Tabbal Khan
1992

[Redacted]
LTI [unclear]
1992

[Redacted]
LTI Vijay Khan
1992

9/1/92
Egghal H. [unclear]
1992

[Handwritten signature]

[Handwritten signature]
1992



and shall continue to remain in possession and may construct ^(MUST) anything or whatever over the schedule 'A' & land property of this Deed of sale and may use the land property in any manner the Purchaser likes.

LTI Vaidal Ch...

3. That the VENDORS have not transferred or encumbered the property described in the Schedule 'A' & 'B' of this sale deed or any part and portion thereof to any person earlier and if it is found later on that the VENDORS have in any way or manner transferred or encumbered the said property described in the schedule 'A' and 'B' below or any part thereof to any person or persons and if the Purchaser suffers any loss of whatsoever nature and also

LTI Shand...

LTI Tildak...

to the defect of the title of the VENDORS then in that case the VENDORS along with their heirs and successors shall at all times remain liable to compensate the Purchaser and indemnify the Purchaser /Vendee in every respect thereof.

LTI...

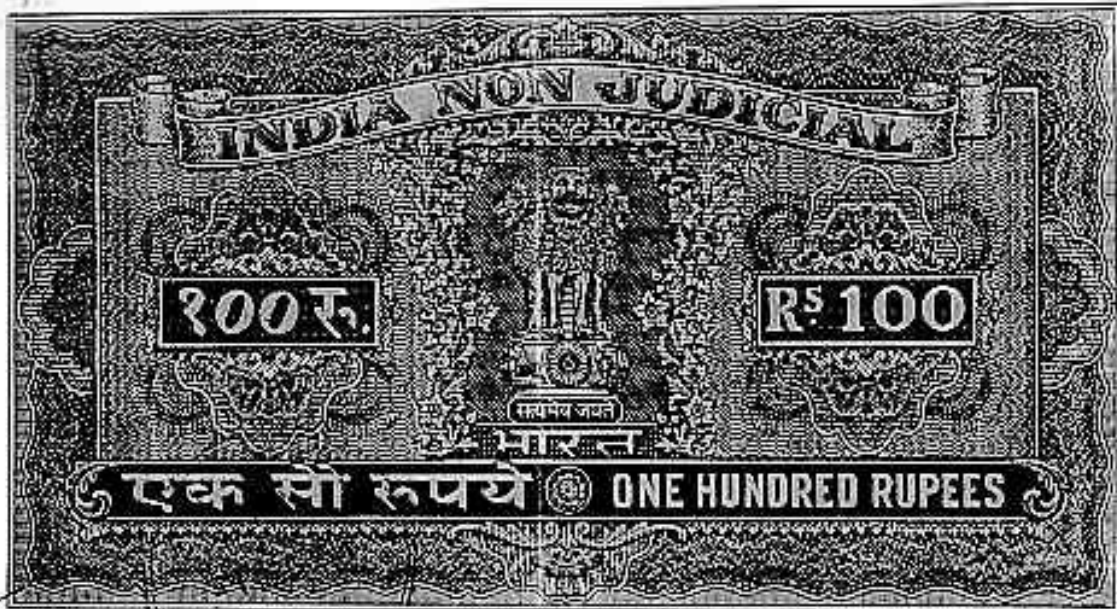
4. That the VENDORS also covenant with the Purchaser that the purchaser shall be entitled to get her name registered in the office/Registrar of the State of Jharkhand

LTI...

LTI Jay...
18/11/2012

Signature

R. Sankar
18/11/2012



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and Ranchi Municipal Corporation or whatever necessary and the VENDORS shall render all possible help and assistance to the Purchaser in the matter of Mutation

LT1 Ubal Aneto
1981/2

3. That the PURCHASER shall hereby peaceably and quietly hold, possess and enjoy the same in any manner with liberty to transfer the same to any person or persons by sale, gift and shall have liberty to make construction and further make, addition, alteration or renovation or letting out the same to any person/persons without any hindrance or interruptions by the VENDORS or any person/persons claiming right through VENDORS.

LT1 Shankar Lal
1981/2

LT1 Lal Bahar
1981/2

4. That the VENDORS shall at all reasonable times on the request of the PURCHASER do or execute or cause to be done and execute all such further acts, deeds, assurance matters and things which may be reasonably required for putting the purchaser in further possession and assuring the title of the purchaser according to the meaning and intent of these presents.

LT1 B. S. M. (M.H.)
1981/2

LT1 Vijay Lal
1981/2

अफसर
एकल देवल

Rahul
1981/2

Supriya



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Record of the Plot :-

Handwritten notes in a circular stamp:
10/11
10/11
10/11

SCHEDULE - 'A'

11/10/55 Bundag, P.S. Jagannathpur, P.S. No. 272, Dist. Ranchi.

- 1. Khata 252 - RS Plot 173 - Area 4.7 decimals
- (11) Khata 253 - RS Plot 184 - Area 3.6 decimals
- (111) Khata 253 - RS Plot 188 - Area 5.6 decimals

SCHEDULE - 'B'

- (iv) Khata 253 - RS Plot 194 - Area 1.5 decimals

Total Area, 15.3 decimals

Boundary of the Plot :-

- East : 20' wide p Road.
- North : 20' wide Road.
- South : 20' wide Road.
- West : Plot of Ant. K. G.H. Singh.

Description of Plot :-

- North to the South (towards east) ; 100'0" (Hundred Feet)
- North to the South (towards West) ; 100'0" (Hundred Feet)
- East to West (towards North) ; 65'3" (Sixty Five Feet)
- East to West (towards South) ; 65'0" (Sixty Five Feet)

It is certified that the aforesaid land is not a Government land according to Section neither acquired by the Government for Defence or Civil Purposed. The said land is not Bhoodan Land. The said lands is also out of BCLL

Handwritten note: LTI Unka Lohan 18/11/55

Handwritten note: LTI Shankar Lohan 10/11/55

Handwritten note: LTI Tilla Lohan 10/11/55

Handwritten note: (1) 10/11/55

Handwritten note: LTI 10/11/55

Handwritten note: 10/11/55

Handwritten signature: R. S. Sharma

Handwritten signature: S. Singh



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2. That the above land is recorded as Agricultural land in the record of right and in continues to be certified that the original & duplicate copy of this deed of sale is true & exact copy of each other.

That Proposed Land is out of Municipal Area according to 1975 of Ranchi Municipal Corporation.

- LTI Vika Lohan 1981/2
- LTI Shankar Lohan 1981/2
- LTI Tika Lohan 1981/2
- LTI Tugal Lohan 1981/2
- LTI Vijay Lohan 1981/2

Drafted by :-
Rajesh K
13-4-2007

Rachin
1981

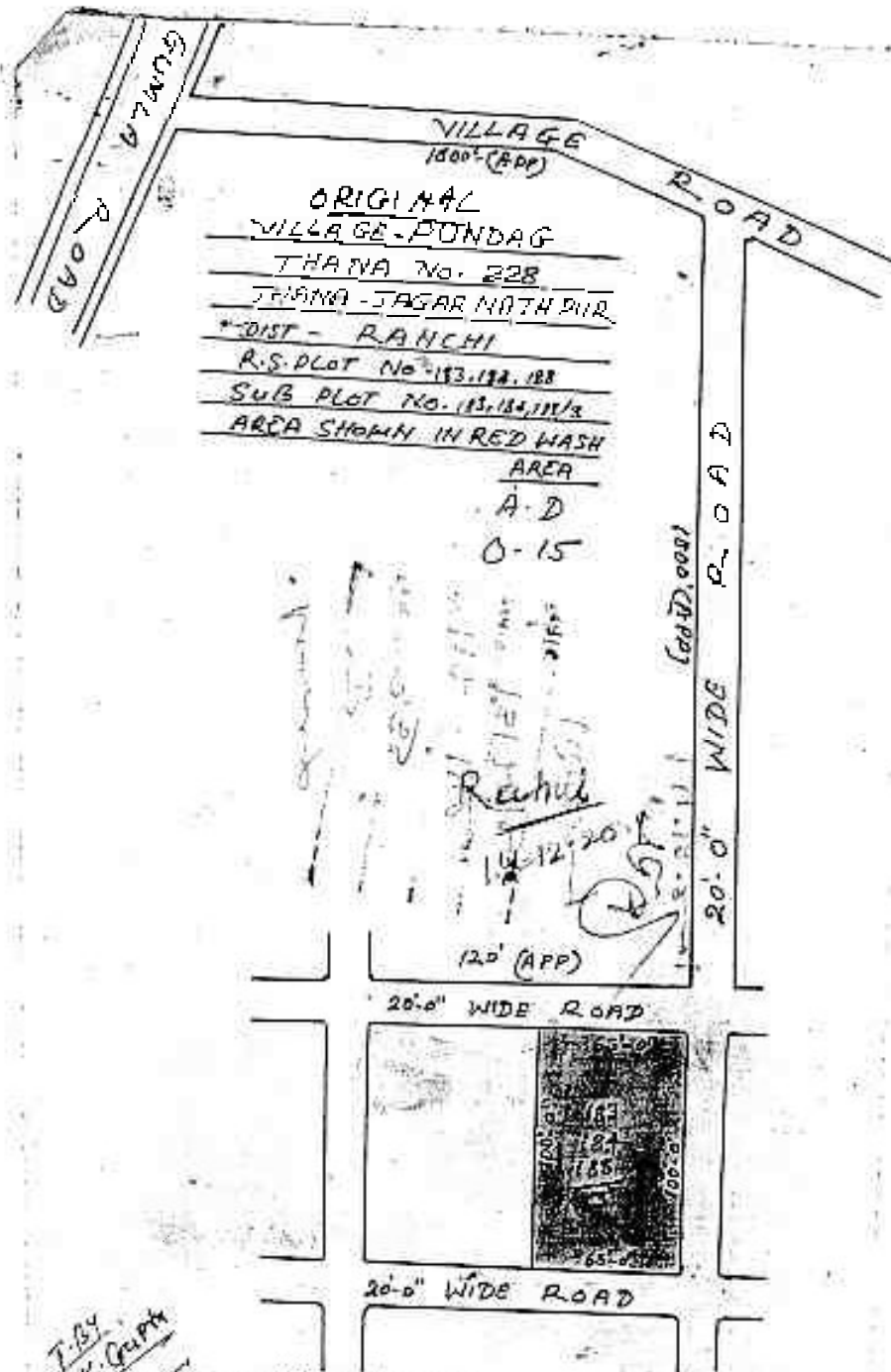
Titled by :-
S.K. Singh,
Ranchi.

97-207
Egbert A. Red,
1981/2

Combr
Sharda
11-12-2007

Signature
11-12-2007

Sapirya



VILLAGE
 1800' (APP)
 ORIGINAL
 VILLAGE - PONDAG
 THANA No. 228
 THANA - JAGAR NATH PUR
 DIST - RANCHI
 R.S. PLOT No. 183, 184, 185
 SUB PLOT No. 183, 184, 185/2
 AREA SHOWN IN RED WASH

AREA
 A.D
 0.15



T. B. S.
 V. K. Gupta
 R. S.

Certified that the original & duplicate
 maps are correct & true copy to each other.

Supriya