



11/6-10935  
11/6

True copy  
D. O. Ranepati

11-8-97

This deed of sale is made on this the 4th day of June 1997 Between Jai Krishna Sahay son of Late Brij Kishore Sahay, by faith Hindu, by occupation Service, resident of B.K. Sahay Compound, Udhav Babu Lane, Tharpakhna Ranchi, P.S. Lalpur Dist. Ranepati, Indian National, hereinafter called the vendor of the one part. And Ram Kinkor Sahay son of Late Raj Kishore Sahay, by (P2) faith Hindu, by occupation Business, by resident of B.K. Sahay Compound, Udhav Babu Lane Tharpakhna Ranchi, P.S. Lalpur Dist. Ranepati, Indian National hereinafter called the purchaser of the other part. The terms and expressions a vendor and purchaser unless repugnant to or excluded by the subject or context of these presents shall include their respective heirs, executors administrators, legal representatives, successors in interest and assigns. (P3)

Whereas the land with building of municipal Holding No. 11118 M.S. plot no. 2212 in ward No. VII municipal Survey sheet no. 25 Area-27 Katha 336 Sq. ft seized and possessed by vendor's father Sri Brij Kishore Sahay, S/o. Late Shri munshi Nand Kishore Lal. And whereas the said Brij Kishore Sahay gifted the above mentioned property to his son Jai Krishna Sahay vendor of this deed by

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...की साथ दिया ...  
 दिनांक दि. २. १६ ...  
 नाम ...  
 पुराना ...

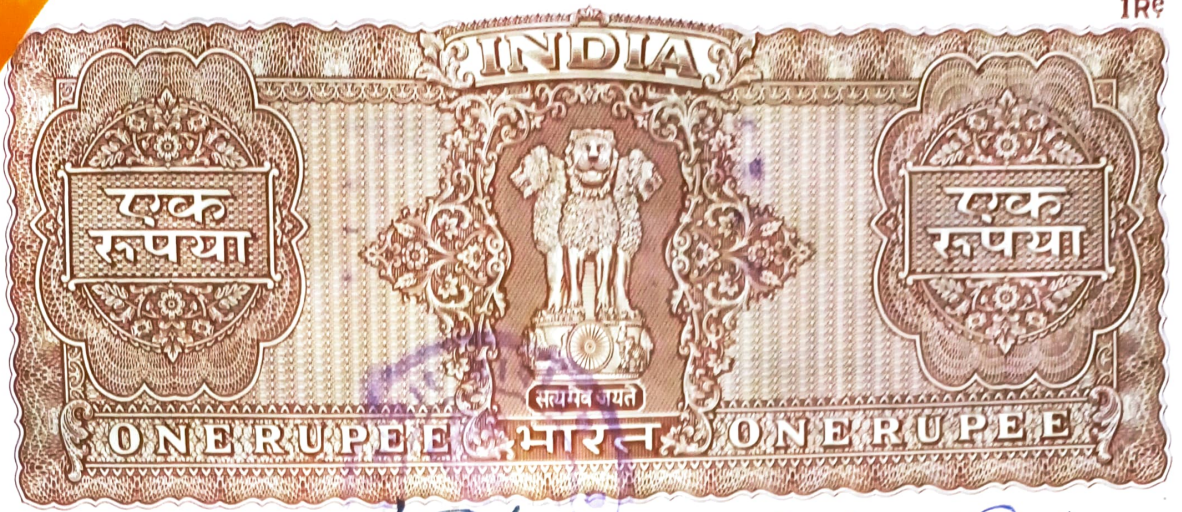
बिनाय कुमार कर्मन  
 ...  
 ...



**FEE PAID**  
 F (i) (ii) 1000  
 F (i) (iii) 1000  
 ... 6600  
 ... 6900  
 ... 15500  
 TO Mr. AR. Chodary  
 ...  
 ...



at the said price which according to the price prevalent in the market. (P7) Now this Indenture of sale witnessed in pursuance of the said agreement and in consideration of the said sum of Rs. 2,25,000 (Rupees Two lac twenty five thousand) only paid by the purchaser to the Vendor as mentioned in the memo of consideration given below, the receipt whereof the Vendor does hereby admit, acknowledge and confirm and of and from the same acquit, release and discharge the purchaser and the said property, fully described in the Schedule hereto and depicted in Red wash in the SKetch map annexed hereto and herein after referred to as (P8) the said property, the Vendor of its own accord and free will, without coercion, intimidation or undue influence from any one who soever do hereby sell, grant, convey, transfer assign and assign the said property to the purchaser free from all encumbrances and charges with light water, water source, paths, passages pertaining to the said property, together with all liberties, easements, profits, privileges, advantages as also the right title, interest and possession of the said property and the appertinances thereto To have and to hold the same absolutely and forever. (P9) That the Vendor does hereby give hereunder -



registered Gift deed No. 11549  
 dt. 12-8-1970 with the Dist.  
 Sub Registrar Ranchi entered in book No. 1 Vol. No. 75 pages  
 255 to 259 in the year 1970. (P/4) And whereas the donee  
 came in absolute exclusive possession of the same and  
 got his name mutated in the Anchal office Ranchi  
 vide mutation case No. 702 R 27 of 1971-72 and is  
 regularly making payment of in his own name.  
 And whereas urban land ceiling case started vide  
 case No. 135, 136 and 137 of 1970 which initiated in the  
 name of Ram Kishore Sahay, Raj Kishore Sahay and  
 Anup Sahay Raj Kishore Sahay and Sai Kishore  
 Sahay respectively. (P/5) And whereas the said case was  
 decided in the appellant court the Commissioner, South  
 Chotanagpur Division Ranchi vide Ranchi Urban Land  
 ceiling appeal No. 305/1988 on 25/7/94. the finding  
 that the appellant does not hold and possess the land  
 beyond ceiling limit. And whereas the vendor is  
 fully seized and possessed of the aforementioned lands.  
 And whereas the vendor being in urgent need of  
 money for legal necessities requested (P/6) the  
 purchaser to purchase all that piece and parcel of  
 land measuring 9 (Nine) Kathas, more fully described  
 in the schedule below and delineated in Red Wash  
 in the map annexed hereto for consideration of a  
 sum of Rs. 2,25,000 (Two Lac Twenty five thousand)  
 only and the purchaser agreed to purchase the same

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covenant that the Vendor now has good right + complete title and absolute possession of the said property with transferable and inheritable rights to convey the said property hereby conveyed unto and to the purchaser in the manner aforesaid. And that the purchaser shall hereafter peaceably hold use and enjoy the same as his own chattel and property with all rights, liberties, privileges and easements whatsoever belonging to the said property without any let or hindrance, interruption, claims or demands by or from the Vendor or any other person claiming under or in trust of it. (P) 10

And that the Vendor has on this day; put the purchaser in vacant possession of the said property hereby sold and demised. And that the purchaser may get his name mutated in respect of the said property in place, of the Vendor in the office of the Town Anchal, Ranchi and the Ranchi Municipal Corporation Ranchi and elsewhere wherever required and shall be liable to pay the rent and taxes directly to all such authorities.

Memo of consideration: — Full amount paid to the Vendor vide cheque No. 229253 dt. 4.6.97 of Central Bank of India, Lalpur Branch, Ranchi Rs. 2,25,000 (Rupees two lakhs twenty five thousand) only. (P) 11

Schedule of the Property: — All that piece and parcel of land measuring 9 (nine) Kathas more or less being Municipal survey plot No. 2212 municipal holding No. 1448 in ward No. VII Municipal Survey sheet No. 25 situate in village Konka P.S. Lalpur Thana No. 198 Dist. Ranchi marked as sub-plot No. 2212 a Red Wash map annexed hereto. Bounded And bounded as under: —

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th - Part Plot of M.S. plot No. 2212 South - 14' wide  
 road. East - Part Plot of M.S. plot No. 2212 West - 12'  
 wide Road. That the application under section 26  
 of the Urban Land Ceiling Act 1976 has been filed  
 before the Competent Authority Ranchi vide case  
 No. 239/97 whose no objection certificate is kindly  
 awaited. (112) In witness whereof the Vendor has  
 put his hand on the date month and year above  
 written after fully understanding the contents of  
 these presents. Signature of Vendor Jai Krishna  
 Sahay n.b. 97 witnesses ① Anand Singh n.b. 97  
 ② P. Paul P. Paul Jai Krishna  
 Sahay n.b. 97 Jai Krishna Sahay n.b. 97  
 Krishna Sahay n.b. 97 Jai Krishna Sahay n.b. 97  
 Jai Krishna Sahay n.b. 97 Jai Krishna Sahay n.b. 97  
 Jai Krishna Sahay n.b. 97 Jai Krishna Sahay n.b. 97  
 Jai Krishna Sahay n.b. 97 Jai Krishna Sahay n.b. 97  
 Jai Krishna Sahay n.b. 97 n.b. 312 date 30/5/97 Ranchi  
 Judicial Store worth Rs. 48825/- sold to Shri Ram  
 Kinkori Sahay along with the store of Rs. 5000/- of  
 300/- + 750/- + 750/- st. illegible 30/5 Ranchi Treasury  
 Ranchi. Sold with n.b. 312 date 30/5/97 st. illegible 30/5  
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 illegible 30/5 Ranchi Treasury Ranchi. Sold with n.b.  
 312 date 30/5/97 st. illegible 30/5 Ranchi Treasury  
 Ranchi. Sold with n.b. 312 date 30/5/97 st. illegible

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RANCHI MUNICIPALITY WARD NO. 7. M.S PLOT NO 2212  
 2212 SUB PLOT NO 2212 AREA-9. KATHA (6474.SFT)  
 AREA SHOWN IN RED <sup>A</sup> WASH. NOT TO SCALE

True Copy  
 D. NO. 4954/97

RO

Certified that the original and duplicate maps are exact true to each other.

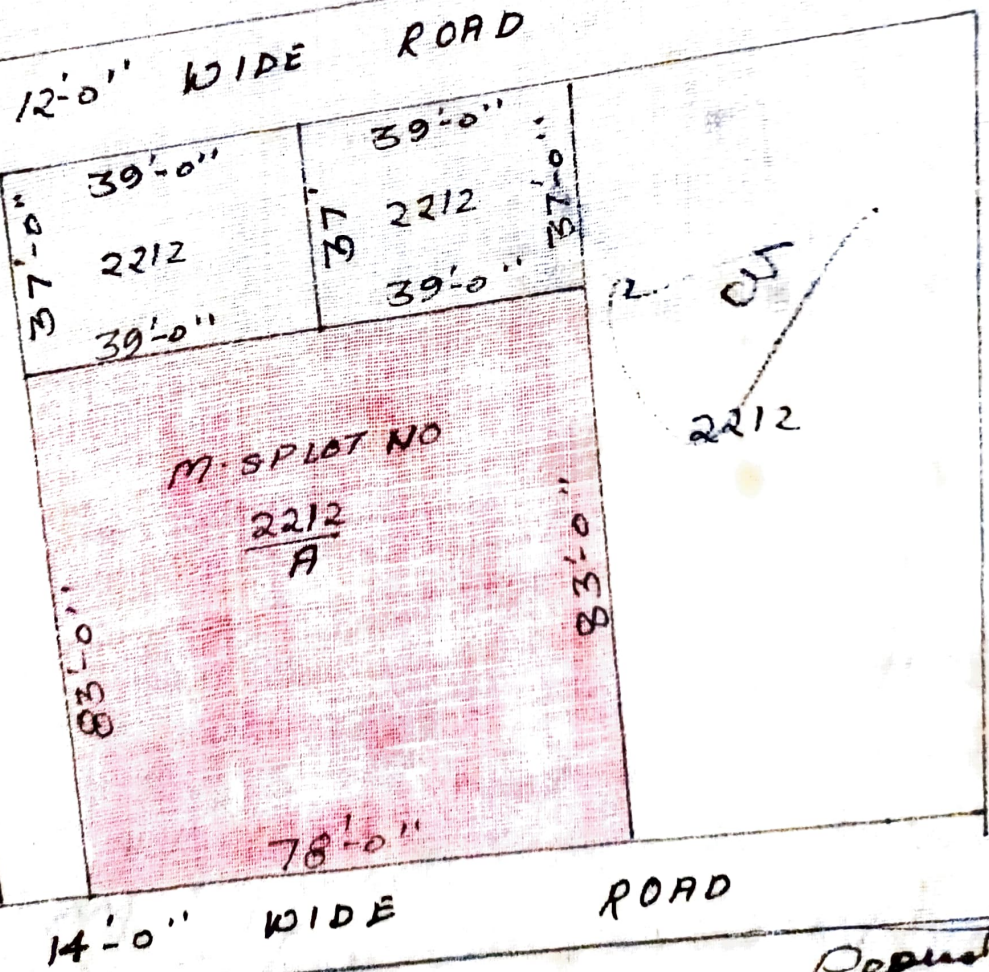
ROAD

820'-0" (more or less)

Sig  
 Jai Krishna  
 Sahay  
 4/6/97

HOUSE

343'-0" →



Ceprud by  
 Choudhury  
 Jais