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Attorney for Smt. Madhu Devi
& Kusum Mathur

THIS INDENTURE made this...th day of October, 1982 Between the parties herein and in the manner hereinafter appearing:-

1. Executant : Smt. Malti Devi w/o Shri Trakan Saurav Singh and Kumari Madhuri, both the them D/o Shri Lal Bhola Nath Shahdeo, resident of village Gutuwa, P.S. Ratu, Dist. Ranchi, by caste Hindu, by profession Household affairs, by nationality Indian citizen, through their attorney Lal Bhola Nath Shahdeo S/o Lal Kishto Kali Nath Shahdeo, resident of village Gutuwa, P.S. Ratu, Dist. Ranchi, by caste Hindu, by profession Service and Agriculturist, by nationality Indian citizen, under the Power of Attorney No. 234 for 1982 authenticated by the District Sub-Registrar of Ranchi, hereinafter called the Vendors of the One part.
2. Claimant : Shri Alakhdeo Singh S/o Parmanani Singh, resident

File No. 11/2013

12/12/14



19.10.12

12-10-12

K. S. Mahalingam

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12/12/14

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resident of village Salempur, P.S. ^{Taraiyan} ~~Bariva~~, Dist. Saran, by caste Hindu, by profession service, presently residing at Qr. No. 8977-II, Dhurwa, Ranchi, by nationality Indian citizen, hereinafter called the Purchaser of the Other Part.

3. The terms Vendors and the Purchaser unless repugnant to the context or excluded by these presents shall mean and include their respective heirs, successors-in-interest, legal representatives, administrators, executors and assigns.

4. Nature of Document : Deed of Absolute Sale.

5. Consideration money: Rs. 1,500 /- (Rupees One thousand, five hundred) only.

6. Extent of property : All that piece and parcel of land with Raiyati interest measuring 15 decimals pertaining to R.S. Plot No. 114 B, Sub-Plot No. 114 B/23 in Khata No. 4, situated in village Gutuwa, P.S. Ratu, Thana No. 13 B, District Ranchi, specifically described in the schedule given below and delimited in RED wash in the sketch map annexed hereto.

The proportionate Land Revenue is Rs. 0=35 (Thirty five paise) per annum payable to the Govt. of Bihar in the Ranchi office, District Ranchi.

Whereas in the year 1972 Smt. Rajeshwari Devi W/o Lal Kistokali Nath Shandoo (and grand-mother of the Vendors Smt. Malti Devi and Kumari Madhuri) resident of village Gutuwa, P.S. Ratu, Dist. Ranchi, out of love and affection for the Vendors, donated all that messuages, tenements, land, hereditaments and

Kailash Nath Singh
Attorney
15/11/82



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premises measuring 5.49 acres of which the land under sale measuring 15 decimals forms part, more particularly described in column 5 above hereby intend to be granted and conveyed and hereinafter referred to as the said property) under a deed of Gift dated 4.9.72 registered in Book I, Vol. 72, pages 36 to 40 No.4273 for the year 1972 with the District Sub-Registrar, Ranchi and the Vendor's names stand mutated in the record of the Anchal office.

And whereas since the date of transfer under the aforesaid deed of Gift the Vendors are the lawful owners and are duly seized and possessed of or otherwise well and sufficiently entitled to the land tenements, hereditaments and premises mentioned above as absolute and exclusive owners with heredit-able and transferable rights in fee simple or an estate equivalent thereto, free from all encumbrances, liens and charges whatsoever.

And whereas the Vendors for the purposes of family necessities and for other good and valid reasons needed money, the Vendors expressed their desires and intention to sell the aforesaid property.

And whereas the Vendors as such absolute owners have contracted and agreed with the Purchaser for the absolute and unconditional sale to him of the aforesaid property measuring 15 decimals in R.S. Plot No.1148 specifically mentioned above and delimited in RED wash in the sketch map annexed hereto for

Handwritten note:
 Anchal office
 17/10/72
 Anchal office
 17/10/72



4.

a sum of Rs. 1,500 /- (Rupees One thousand, five hundred) only free from all encumbrances, charges and demands whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,500 /- (Rupees One thousand, five hundred) only paid by the Purchaser to the Vendors, through their Attorney at the time of just before 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 owner do hereby freely and voluntarily and of their own accord and free will without coercion intimidation or undue influence from any one whatsoever grant, convey, transfer, assign and assure the said property unto and to the Purchaser, free from all encumbrances, all the rights, title, interest, possession, claims and demand whatsoever of the Vendors in the said property TO HAVE AND TO HOLD the same absolutely and for ever.

And the Vendors do hereby covenant and declare that they the Vendors now have good right to convey the said property hereby conveyed unto the Purchaser in the manner aforesaid.

And it is further declared that the said property hereby transferred to the Purchaser is free from all encumbrances, charges and demands and 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 any way be affected or prejudiced in title or estate.

And that the Purchaser shall hereafter peaceably hold, use

*See Note with Shukla
Attorney 15/1/82*



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and enjoy the same as his own chattel and property with all rights, liberties, privileges and easements whatsoever belonging to the property without any hindrance, interruption, claims or demand by or from the Vendors or any other person whomsoever.

That the Purchaser shall have full and unfettered right to use the road set apart by the Vendors, as passage demarcated in the sketch map for egress and ingress with or without conveyances, vehicles, carts, chattels, etc. but nevertheless the Purchaser shall not encroach upon or make structures or block the same in any manner prejudicial to the interest of other residents of the locality. The road and passages shall always remain free and clear the all manners and any encroachment, hindrance or obstructions whatsoever upon the road shall be illegal and liable to removal at all times and in all events at the instance of the local inhabitants or if necessary through the court of law.

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 or executed all such acts, deeds and things whatsoever for further and more fully assuring the said property and every part thereof unto the Purchaser and placing him in possession of the same according to the true intent and purposes of these presents as shall or may be reasonably required.

And that the Vendors do hereby agree to indemnify the Purchaser from and against all losses, damages, costs or

.....6.

*Done at the office of the Proprietor
15/10/18*



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expenses which he may incur or sustain by reason of any claim being made by anybody whomsoever to the said property and the Vendors find 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.

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 particularly mentioned in column 5 above and specifically described and delineated in BFD wash in the sketch map annexed hereto) as part of this conveyance and to more fully described in the schedule hereinafter given below hereby demised and the Purchaser may get the same mutated in his name.

The schedule of the property referred to above:-

All that piece and parcel of the land relating to part of Khata No.4, R.S.Plot No.1143 marked as Sub-Plot No.1143/23 of village Gutuwa, Thana Ranchi, Thana No.138 comprising an area of Fifteen decimals (15 decimals) more or less having permanent heritable and transferable Raiyati rights and washed in BFD colour in the sketch map enclosed herewith as part of this conveyance and the same is bounded and butted as follows:-

By North : R.S. Plot No.1129.

By South : Sub-Plot No.1143/24.

By East : Road 20 ft. wide.

By West : R.S. Plot No.1147.

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*See BFD wash sketch map
Attorney 15/10/82*

IN WITNESS WHEREOF, these presents are executed at Ranchi on the day, month and the year noted above.

Received contributions money in full. *Lal Mohla with Shukh Das*
Signature of the *15/10/82*
Attorney for the Vendors.

Witnesses:-

1. *Ramanik Prasad Sinha*
19-10-82
2. *Ram Kumar Prasad*
19/10/82

Typed by:-

J. Lall
(J. Lall)