

9562

8933- 100Rs



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19.10.82

Salep...

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Ratu

4600 price

23

19.11.82

As 36-75
19.11.10
ONE 1560

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Anup Kumar
ANUP KUMAR
RRDA Reg.No.-47...34/2013RRDA
Mob - 9334847494

506...
In Duplicate...
159244/19/10/82

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Attorney for Mrs. Malvi Devi
Purnima Mishra

Lal Shyam Lal Shahdeo

18/11/82

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

1. Executant : Smt. Malti Devi W/o Shri Kumar Saurendra Nath Singh, and Kumari Madhuri, both of them D/o Shri Lal Bholanath Shahdeo, resident of village Gutuwa, P.S. Ratu, District Ranchi, by caste Hindu, by profession House-hold affairs, by nationality Indian citizen, through their Attorney Lal Bholanath Shahdeo S/o Lal Kishto Kali Nath Shahdeo, resident of village Gutuwa, P.S. Ratu, District Ranchi, by

Behnudeo Choudhary

Handwritten signature



2.

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 Bishnudeo Choudhary~~ son of Shri Arjun Choudhary, resident of village & P.O. Bahadur Nagar, P.O. Monghyr Mofussil, District Monghyr, presently residing at Tupudane, P.S. Hatia, District Ranchi, by caste Hindu, by profession Business, hereinafter called the Purchaser of the Other part.

3. The terms Vendors and 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 14.1 decimals pertaining to R.S. Plot No. 1149, Sub-Plot No. 1149/13 in Khata No. 4 situated in village Gutuwa, P.S. Ratu, Thana No. 138, District Ranchi, specifically described in the schedule given below and delimited in R3D wash in the sketch map annexed hereto.

The proportionate land revenue is Rs. 0=30 (Thirty paise)

Bishnudeo Choudhary

3.

Anup Kumar
A. ANUP KUMAR
RRDA Reg. No. - AR0004/2013RRDA
Mob - 9334847494

Subhata wali Shukh 2011
Attorney 19/1/82



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per annum payable to the Govt. of Bihar in the Anchal office, Ratu, District Ranchi.

Whereas in the year 1972 Smt. Rajeshwari Devi w/o Lal Kishto Kali Nath Shadro (and grand-mother of the Vendors Smt. Malti Devi and Kumari Madhuri), resident of village Gutuwa, P.S. Ratu, District Ranchi, out of love & affection for the Vendors, donated all that messuages, tenements, land, hereditaments and premises measuring 5.49 acres of which the land under sale measuring 14.1 decimals forms part, more particularly described in column 5 above hereby intended 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 of Ranchi, and the Vendor's names stands mutated in the records 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 owner with hereditary and transferable rights in fee simple or an estate equivalent thereto, free from all encumbrances, liens and charges whatsoever.

Anup Kumar
A. ANUP KUMAR
 RRDA Reg.No.-AR0004/2013RRDA
 Mob - 9334847494

Lal Sharda Nath Shadro
Attorney
 18/7/82

Bishnu Choudhary

Anup Kumar



4.

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 14.1 decimals in R.S. Plot No.1149 specifically mentioned above and delineated in R&D wash in the sketch map annexed hereto for 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 the 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 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,

Bishnu Chandra

.....5.
Anup

Anup Kumar

A. ANUP KUMAR

ARDA Reg.No.-AR0004/2013ARDA

Mob - 9334847494

Attorney

Kailash Chandra

18/1/22

Shankar



5.

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 that 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 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 demands 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 passages demarcated in the sketch map for egress and ingress with or without conveyances, vehicles, carts, chattels, etc. but

Bishnu Sen Choudhary

June 6

Anup Kumar

A. ANUP KUMAR

IRDA Reg.No.-AR8004/2013RRDA

Mob - 9334847494

Attorney
14/1/82
One Rupee Bank Note



6.

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 in all manners and any encroachment, hindrance or obstruction 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 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

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Anup Kumar

A. ANUP KUMAR

IRDA Reg.No.-AR0004/2013RRDA

Mob - 9334847494

Attorney
18/1/12
Shri Shakti Vastu Shiksha Div



7.

✓ vacant possession of the said property particularly mentioned in column 5 above and specifically described and delimited in RED wash in the sketch map annexed hereto) as part of this conveyance and 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.1149, marked as Sub-Plot No.1149/13 of village Gutuwa, Thana Ranchi, Thana No.138 comprising an area of 4.1 decimals (Fourteen point half decimals) more or less having permanent heritable and transferable Raiyati rights and washed in RED colour in the sketch map enclosed herewith as part of this conveyance and the same is bounded and butted as follows: -

By North : Sub-Plot No.1148/17.
 By South : Sub-Plot No.1149/19.
 By East : Boundary land of Pundag village.
 By West : 20 ft. wide Road.

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

Received the Consideration money
 in full.

Lal Bholu Nath Shukh Dho

Signature of the
 ATTORNEY for the VENDORS.

18/10/82

Witnesses:

1. Ramavika Prasad Singh
 19-10-82

2. श्री जयजीत सिंह
 श्री अशोक सिंह
 श्री अशोक सिंह

Typed by:

(J. Lal)

Bishnu Choudhary

Owner

Anup Kumar
 A. ANUP KUMAR
 RRDA Reg.No.-AR0004/2013RRDA
 Mob - 9334847494

रसीद मालगुजारी
नाम सर्कल। नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मालकी/ फरद रैयती
नाम रैयत मय वल्लियत जमाबन्दी
वो सकुनत नम्बर।

JN 0737524 (2)

रसिद मालगुजारी 138 विश्वन देव चौधरी 4/218 (111)
अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली
0.14 ग्रन्ट

* जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबद	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३ वर्ष	२रा वर्ष	१ला वर्ष	
माल- } (नकदी)	0.25	विलुप्त				0.25
गुजारी } (भावली)	0.25					0.25
सेस	14					14
*सूद	14					14
मुतफरकात	20					20
मीजान	0.80					0.80

तफसील अदायकारी

अदायकारी बाबद	बकाया				मौतालबा हाल	फायिल
	तीन वर्ष से ज्यादा	३ वर्ष	२रा वर्ष	१ला वर्ष		
माल- } (नकदी)				275	0.25	
गुजारी } (भावली)				27	0.25	
सेस				154	14	
*सूद				154	14	
मुतफरकात				220	20	
मीजान अदायकारी				8.80	0.80	9.60

(१) मीजान कुल (लपजों में)

(२) नाम देहिन्दा—

(३) कुल बकाया—

दस्तखत वो तारीख अमल तहसील कुम्हिन्दा

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सूद नही लिया जाता है।

SPL-2002

Anup Kumar
A. ANUP KUMAR
ARDA Reg.No.-AR0004/2013RRDA
Mob -9334847494

Brishu Dev Chaudhary

Anup

Last

28.11.11

2011 & 2012 तक करा है

18/11/49
 1149 का पट्टा

मजान कबले की पूजा के 55 दिनों के बाद
 या 31 अक्टूबर 1949 को जार भूमि।
 1018736
 338/II

रसीद मालगुजारी
 नाम सर्कल। नाम मौजा मय
 थाना वो थाना नम्बर

V

करद नॉलका/ फरद रैयत
 नाम रैयत मय वल्लियत जमाबन्दी
 वो सकुनत नम्बर।

JA
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के मास्टे पा रैयत
 अमला के रसीद
 कीट पत्र

नजद / तुलषा / बिरुफ देव चौधरी 4/2/8

अराजी नकदी 138

अराजी भावली

तफसील हिसाब लगान भावली

0.14 5000

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	
माल } (नकदी)	1.50	X	/	/	/	/
गुजारी } (भावली)	0.25					
सेस	0.50					
*सूद	0.50					
मुतफरकात	0.20					
मीजान	2.45	तफसील अदायकारी				

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मौतालबा हाल	फाजिल
		३रा वर्ष	२रा वर्ष	१ला वर्ष		
माल } (नकदी)	X	/	/	/	/	/
गुजारी } (भावली)						
सेस						
*सूद						
मुतफरकात						
मीजान अदायकारी	2.45	14.70				

- (१) मीजान कुल (लफजों में)
- (२) नाम देहिन्दा—
- (३) कुल बकाया—

पाठके रूप में पत्र पत्र
 29/11

दस्तखत वो तारीख अमला तहसील के फिले (1)

*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

NCCF-2005

Anup Kumar
 A. ANUP KUMAR
 RRDA Reg.No.-AR0004/2013RRDA
 Mob - 9334847494

Bishnu Sen Chakraborty

Anup