

10



03DD 567514

Sale

₹ 6,77,500/-

ड्राफ्ट :- 27100/-

0.125

112 नकद

मौज दंडिका पजे रु

मेलान फिमा विक्रेता का

14-12

निबन्धन नियम 21 के अधीन तथा छांटान पुर  
टेनेंसी एक्ट 1908 क. ध 46 (1) के अधीन  
भारतीय स्टाम्प अधिनियम 1899 के अनुसूक्त  
1 या 1 का सं 23 के अधीन यथेष्ट स्टाम्प  
(स्टाम्प शुल्क से विमुख या स्टाम्प शुल्क  
आपेक्षित नहीं)

निबन्धन पत्राधिकारी  
बहुपे बत-3, काफ़ी रोड  
14-12-11  
15-12-11



2

Praveen Shankar Dayal

**THIS INDENTURE OF SALE IS MADE ON THIS THE ...14... day of December, Two Thousand and Eleven of the Christian Era.**

**BETWEEN**

1. SMT. RANI DAYAL wife of Late Daya Shankar Dayal, 2. ABHAY SHANKAR DAYAL, 3. UDAY SHANKAR DAYAL both sons of Late Harshankar Dayal and 4. SMT. SUMITRA DEVI wife of Late Har Shankar Dayal, 5. SMT. KARUNA DAYAL wife of Late Prem Shankar Dayal and 6. PRAMOD SHANKAR DAYAL son of Late Ram Shankar Dayal 7. SRI PRAVEEN SHANKAR DAYAL son of Late Prem Shankar Dayal **SELF AND POWER HOLDER** of Vendor No. 1 to 4, being Power No. 778, Serial No. 9749, Book No. IV and Vendor No. 5 to 6 being Power No. 777, Serial No. 9748, Book No. IV both power duly executed



Little



Ring



Middle



Index



Thumb

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु. 1000

ONE THOUSAND RUPEES  
Rs. 1000



झारखण्ड JHARKHAND

832299

:: 2 ::

and registered on 06.06.2005 before the District Sub Registrar, Ranchi, all by faith Hindu, by occupation Housewife and Business, resident of Dayal Niwas, Tharpakhna, P.S. Kotwali, Dist. Ranchi, Jharkhand, Indian Citizen (hereinafter called the VENDORS/SELLERS) of the ONE PART. No. 1496/2005/3K

AND

SMT. MIRDULA DEVI wife of Late Dinesh Choudhary, by faith Hindu, by occupation Housewife, resident of Quarter No. 2964, H.E.C. Colony, P.S. Dhurwa, District Ranchi, Jharkhand, Indian citizen (herein-after called the PURCHASER) of the OTHER PART.

The terms VENDORS/SELLERS including the Principal and the VENDEE/PURCHASER wherever used and occurring in these presents, shall always either expressly or by necessary implication, unless excluded or repugnant to the context, shall mean and include their respective legal heirs, successors, representatives, executors, administrators and assignees.

WHEREAS Sri Har Shankar Dayal and Sri Ram Shankar Dayal both sons of Late Parmeshwar Dayal had acquired 13 kathas 04 chhataks of land out of R.S. Plot No. 1496, being marked as Sub Plot

Praveen Shankar Dayal

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु. 1000

ONE THOUSAND RUPEES

Rs. 1000

सत्यमेव जयते

झारखण्ड JHARKHAND

832300

:: 3 ::

No. 1496/E, under Khata No. 140, Khewat No. 4, situated at Village Misirgonda alias Pahar Gonda, Thana No. 191, District Ranchi by virtue of a registered deed of sale being Deed No. 1619 of the year 1962 for valuable consideration and came in exclusive possession of the same.

AND WHEREAS Sri Har Shankar Dayal and Sri Ram Shankar Dayal also acquired 24 decimals of land out of R.S. Plot No. 1495, being marked as Sub Plot No. 1495/A, under Khata No. 371, Khewat No. 17, situated at Village Misirgonda alias Pahar Gonda, Thana Ranchi, Thana No. 191, P.S. Gonda, District Ranchi by virtue of a registered deed of sale being Deed No. 4296, dated 17.06.1964 and came in exclusive possession of the same from 1. Kadmi Loharin, widow of Late Churaman Lohar, 2. Somra Lohar, 3. Hathia Lohar and 4. Budhu Lohar all sons of Late Churaman Lohar, resident of Village Misir Gonda @ Pahar Gonda, of District Ranchi these are the legal heirs of recorded tenant.

AND WHEREAS Sri Har Shankar Dayal and Sri Ram Shankar Dayal both of them had jointly purchased two parts of land i.e. Sub Plot No. 1495/A, Area 24 decimals, and Sub Plot No. 1495/D, Area

*Praveen Shankar Dayal*  
14.12.2011

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

B 817297

:: 4 ::

24 decimals comprising R.S. Khata No. 371, Khewat No. 17, situated at Village Misir Gonda, Thana No. 191, District Ranchi by virtue of two sale deed nos. 4293 and 4296, dated 17.06.1964 and since the date of registration they remained in peaceful possession over the same.

AND WHEREAS after the death of above Sri Har Shankar Dayal and Sri Ram Shankar Dayal, their respective heirs inherited the above and other property left by them more fully described in the schedule below who are in peaceful possession over the same.

AND WHEREAS the land was already mutated vide Mutation Case No. 5567R27/2010-11 and rent receipt being issued in the name of Sri Har Shankar Dayal and Sri Ram Shankar Dayal in the Town Anchal, Ranchi.

AND WHEREAS the VENDORS have got exclusive right and subsisting title over the land R.S. Plot No. 1495, Sub Plot No. 1495/A, under Khata No. 371, measuring an area of 24 decimals situated at Village Misirgonda alias Pahar Gonda, Thana Ranchi, Thana No. 191, P.S. Gonda, District Ranchi To which the VENDORS have fully seized and possessed the said land given in the schedule below and

*Praveen Shankar Dayal*  
14.12.2011

in the annexed map shown in red wash which terms a part of this Deed as full fledged owner having heritable, transferable and Raiyati Rights.

AND WHEREAS the VENDORS being in urgent need of money to fulfill their legal necessities and other expenses he plotted to entire land and requested the PURCHASER to purchase the aforementioned property morefully described in the Schedule below and delineated in RED WASH in the map attached, for a total consideration of Rs. 6,77,500/- (Rupees Six Lacs Seventy Seven Thusand Five Hundred) only and the PURCHASER accepted the offer of the VENDORS and agreed to PURCHASE the aforementioned property morefully and particularly described in the Schedule below on the said price, which is fair and reasonable according to price prevailing in the market.

NOW THEREFORE THIS DEED OF SALE WITNESSETH in pursuance of the said agreement and in consideration of Rs. 6,77,500/- (Rupees Six Lacs Seventy Seven Thusand Five Hundred) only paid by the PURCHASER to the VENDORS, the receipt whereof the VENDORS does hereby admit and acknowledge. In obligation of the said consideration money the said VENDORS do hereby convey, transfer and assign the land in the schedule below and shown in the map in RED WASH which is annexed hereto forming a part of this deed by way of sale and hereof together with all right, title and interest of the VENDORS therein and easements, profits privileges, benefits and advantages thereto appertaining and all accessories appurtenances and things attached to the earth and put the PURCHASER in possession over the said land aforementioned unto the said PURCHASER, absolutely and forever and to have, hold and possess the same hereby granted, transferred and assigned or intended to or expressed so to be unto the PURCHASER, absolutely and forever

*Praveen Shankar Dey*

and the VENDORS do hereby further covenant with the VENDEE as follows :-

1. That the VENDORS have good right and title to convey the property hereby granted, transferred conveyed and sold or expressed to be so, unto the use of the VENDEE in the manner aforesaid.
2. That the VENDEE shall and may at all times hereafter peacefully possess and enjoy the said land in any manner he likes without any lawful eviction, interruption claim or demand, whatsoever from or by the VENDORS or any person lawfully or equitably claiming through or in trust for the VENDORS.
3. That the VENDORS further covenants with the PURCHASER that the VENDORS have not at any time hereto fore made, committed, done, performed, suffered or permitted any act, deeds, letter or thing whereby the property conveyed by these presents or any part thereof in any way loan transferred, sold, mortgaged or thing, charges, exchanged, hypothecated or otherwise alienated or affected previously either in title or possession.
4. That the property hereby demised is free from all kinds of encumbrances and even the same has not been alienated or encumbered previously in any way to any one by way of any written or verbal commitment.
5. That the VENDORS shall, on the request and at the cost of the VENDEE, do or cause to be done or executed all such acts, deeds and things for more perfectly assuring the right and title of the properties hereby demised UNTO and TO THE USE of the VENDEE should any reason arises to do so.
6. That the VENDEE shall enter into and exercise all acts of ownership over the said land viz. construction of house/building single or

Praveen Shanka Deyar

double storeys or otherwise for residential and commercial purposes and also erection of boundary wall, dig well, arrangements of water pipe and electric connections, planting of trees, orchard etc. In fact the PURCHASER will do all acts and performances, physically and substantially whatever he deems necessary and convenient at his free will and consent rather the PURCHASER has got full fledged right, title, absolutely to enjoy the property and every part thereof hereby demised at his intent and choice in the true sense of ownership.

7. That the VENDEE shall remain in peaceful possession of the said property as absolute and exclusive owner thereof and shall have right and title to sell, transfer, mortgage or otherwise encumber or alienate the said property according to his free will and choice.
8. That should any defect be discovered in the title and possession of the VENDORS hereafter by reason whereof the VENDEE might be dispossessed from the land demised or any portion thereof the VENDORS do hereby agree to compensate and indemnify the VENDEE against all losses, damages and inconveniences caused to the VENDEE.
9. That the VENDEE shall be at liberty to get his name mutated in Town Anchal, and Ranchi Municipal Corporation, Ranchi and pay off annual rents and taxes and Govt. demands as might be assessed by the authority concerned.
10. That the VENDEE is also empowered to get subsidiary documents and relevant papers if available which is to be issued from the Collectorate Office and the Authority concerned.
11. That the Land Revenue Department of Jharkhand Govt. has already passed ordinance and forthwith has repealed the land Urban Ceiling Act, 1976 duly published in Jharkhand Gazette No. 91, duly confirmed by letter no. 273, dated 24.01.2011 U.L.C. Act, 1976 under section 26 permission is not required.

*Praveen Shankar Dey*  
14.12.2011

Praveen Sankar Deyal

18-12-2011

Suresh Shams.

15.12.11

**SCHEDULE OF THE PROPERTY**

All that part and parcel of land having with permanent heritable and transferable Raiyati Rights situated at village Misirgonda alias Pahar Gonda, (Tangri Tola Hatia Gonda), Thana & District Ranchi, within the jurisdiction of the Collector & Distt. Registrar and Distt. Sub-Registrar Ranchi, Thana No. 191, Ward No. 32, lying under R.S. Khewat No. 17 :-

<u>Khata No.</u>	<u>Plot no.</u>	<u>Sub Plot No.</u>	<u>Area</u>	<u>Out of Area</u>
371	1495	1495/A-4	06 decimals	24 decimals

06 Decimals (Six Decimals) of land and for better clarification, it has been delineated on the map attached herewith in Red wash.

**BUTTED AND BOUNDED AS FOLLOWS :**

**North** - Sub Plot No. 1495/A-2  
**South** - 16 feet wide Proposed Road  
**East** - Sub Plot No. 1495/A-3  
**West** - R.S. Plot No. 1495/B

Annual Rent - Rs. 1/- only payable at Kanke Anchal, Ranchi.

Certified that the property described in this Sale Deed, does not belong to the State Government nor it has been acquired by the Government for military or civil interest. It is not Bhudan's land. It lies beyond the peripheral area of the forest. It does not belong to B.C.C.L. or E.C.L. Even the land pertains neither to Math, Mandir, Church and Masjid nor Sarna, Masna, Hargari, Pahnai. It also does not relate to Bhumi Ghotala or Pashupalan Ghotala.

**Memo of Consideration**

Sl. No.	D.D. No.	Dated	Amount	Name of Bank
1.	946488	15.11.2011	Rs. 2,50,000/-	SBI Ranchi
2.	Cash	-	Rs. 4,27,500/-	
<b>Total</b>			<b>Rs. 6,77,500/-</b>	

**(Rupees Six Lacs Seventy Seven Thousand Five Hundred) only**

*Praveen Shanker Deyar*  
14.12.2011



निबंधन विभाग, झारखंड  
रांची शहरी क्षेत्र 3  
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 15/12/2011 13:48:08

Token No: 10

Document Type	Sale Deed	Presenter	Praveen Shankar Dayal	Date of Entry	15/12/2011
Presenter Name & Address	Dayal Niwas Tharpakhna Kotwali Ranchi	DOE		Total Pages	28
Stampable Doc. Value	677500	Stamp Value	27100	Book	1
Document Value	677500	Serial No.		CNO/PNO	
Special Type					
Remarks / Other Details	Sub Plot No = 1495/A-4				

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Ranchi Shahar	191	32	Misirgonda / Tangri tola (Hathia Gonda)	371	1495	RSP		OR_RES	6 Decimal	676608

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Rani Dayal Thro.	Late Daya Shankar Dayal	H Wife	Other	Form 60	Dayal Niwas Tharpakhna Kotwali Ranchi
2	VENDOR	Abhay Shankar Dayal Thro.	Late Harshankar Dayal	Business	Other	Form 60	Dayal Niwas Tharpakhna Kotwali Ranchi
3	VENDOR	Uday Shankar Dayal Thro.	Late Harshankar Dayal	Business	Other	Form 60	Dayal Niwas Tharpakhna Kotwali Ranchi
4	VENDOR	Sumitra Devi Thro.	Late Harshankar Dayal	H Wife	Other	Form 60	Dayal Niwas Tharpakhna Kotwali Ranchi
5	VENDOR	Karuna Dayal Thro.	Late Prem Shankar Dayal	H Wife	Other	Form 60	Dayal Niwas Tharpakhna Kotwali Ranchi
6	VENDOR	Pramod Shankar Dayal Thro.	Late Ram Shankar Dayal	Business	Other	Form 60	Dayal Niwas Tharpakhna Kotwali Ranchi
7	Vendor/Power Holder	Praveen Shankar Dayal	Late Prem Shankar Dayal	Business	Other	Form 60	Dayal Niwas Tharpakhna Kotwali Ranchi
8	VENDEE	Mirdula Devi	Late Dinesh Choudhary	H Wife	Other	Form 60	Qtr No. 2964 H.E.C Colony Dhurwa Ranchi
9	Identifier	Suresh Sharma	B.L.Sharma	Business	Other	Not Req.	Mohrabadi Bariyatu Ranchi

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	20,325.00
4	SP	420.00
5	E	1,000.00
Total		21,748.44

Praveen Shankar Dayal  
15.12.2011

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर  
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त प्रवीण शंकर डयाल ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया  
जिसकी हारा शर्मा पिता जी. प्रवीण शर्मा  
पहचान मोराबादी रांची पेशा व्यवसाय ने की।  
निवासी मोराबादी रांची









निबंधन विभाग, झारखंड  
रांची शहरी क्षेत्र 3

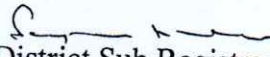
Token No.10 Token Date: 15/12/2011 13:48:08

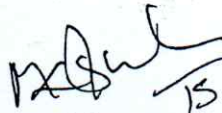
Serial/Deed No./Year :391/355/2011

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	<b>Praveen Shankar Dayal</b> Father/Husband Name:Late Prem Shankar Dayal (Vendor/Power Holder) Dayal Niwas Tharpakhna Kotwali Ranchi		
8	<b>Mirdula Devi</b> Father/Husband Name:Late Dinesh Choudhary (VENDEE) Qtr No. 2964 H.E.C Colony Dhurwa Ranchi		
9	<b>Suresh Sharma</b> Father/Husband Name:B.L.Sharma (Identifier) Mohrabadi Bariyatu Ranchi		

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Year 2011  
Date 15/12/2011 16:23:55

  
District Sub Registrar

  
Signature of Operator



निबंधन विभाग, झारखंड  
रांची शहरी क्षेत्र 3

Token No.10 Token Date: 15/12/2011 13:48:08  
Serial/Deed No./Year :391/355/2011  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Rani Dayal Thro.</b> Father/Husband Name:Late Daya Shankar Dayal (VENDOR) Dayal Niwas Tharpakhna Kotwali Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	<b>Abhay Shankar Dayal Thro.</b> Father/Husband Name:Late Harshankar Dayal (VENDOR) Dayal Niwas Tharpakhna Kotwali Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	<b>Uday Shankar Dayal Thro.</b> Father/Husband Name:Late Harshankar Dayal (VENDOR) Dayal Niwas Tharpakhna Kotwali Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	<b>Sumitra Devi Thro.</b> Father/Husband Name:Late Harshankar Dayal (VENDOR) Dayal Niwas Tharpakhna Kotwali Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	<b>Karuna Dayal Thro.</b> Father/Husband Name:Late Prem Shankar Dayal (VENDOR) Dayal Niwas Tharpakhna Kotwali Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	<b>Pramod Shankar Dayal Thro.</b> Father/Husband Name:Late Ram Shankar Dayal (VENDOR) Dayal Niwas Tharpakhna Kotwali Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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Year 2011  
Date 15/12/2011 16:23:55

District Sub Registrar

Signature of Operator

In witness whereof the Vendors have signed and subscribed on this deed of sale at Ranchi on the day month and the year first above mentioned.

**IN WITNESSES**

1. Prakash Kumar Singh  
S/o Sri Brahmdeo Singh  
New area Morabadi  
Ranchi
2. Sunil Toppo  
S/o Late Mangul Toppo  
Morabadi Ranchi

**VENDORS**

Prasen Shanku Deyal  
14.12.2011

**Signature of the Purchaser**

हेतुला देवी



Little  
Finger



Ring  
Finger



Middle  
Finger



Fore  
Finger



Thumb



Certify that the finger prints of the five fingers of the left hand of each persons, whose photograph are affixed in the sale deed have been taken before me. *Rizwan Ahmad*

Typed By : Rizwi Hassan

Drafted By :

*Rizwan Ahmad*  
Advocate  
14/12/11