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7943 5000Rs.14



11-8-88  
 No. 1104 dt. 1-8-88  
 Affirmo - 3930 to 3931 - 1/8-88 - 5-88  
 Sec. 27 of urban Land Act - 1976  
 कायदा संख्या 47/88-2 म  
 कायदा संख्या 47/88-1 म

3565/-  
 2600  
 3401/-  
 5480  
 13000  
 18450

THIS DEED OF SALE is made on the 18 day of May

One thousand nine hundred and Eighty Eight B E T W E E N  
SHRINIVAS KABRA, NATWARLAL KABRA sons of late Sadasukhji  
 Kabra, residing at Arya Kumar Path Patna, P.S. Kadamkuan  
 District Patna ( hereinafter called the VENDORS ) of the  
 ONE PART;

A N D

SHRI RAJIV DAROLIA son of Dindayal Darolia, resident  
 of Bariatu Road, Ranchi, P.S. Bariatu, District Ranchi  
 ( hereinafter called the PURCHASER) of the OTHER PART;

The terms VENDORS and PURCHASER unless excluded by  
 or repugnant to the subject or context shall mean and  
 include their respective heirs, successors, assigns,  
 legal representatives, executors and administrators;

1/8-88  
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 11/8-88  
 24-6-88  
 1/8-88

Shrinivas Kabra  
 Natwarlal Kabra  
 Rajiv Darolia





- 2 -

WHEREAS the father of the VENDORS acquired all that piece and parcel of land measuring One acre 13 decimals comprised within C.S.Plot No.777, situated at Village Kathargonda alias Dargonda, P.S.& District Ranchi as Karta of the joint family by virtue of a Registered Deed of Sale dated 24.10.1927 for valuable consideration Registered at Ranchi and entered in Book No.1, Volume No.40, Pages 174 to 178 Being No. 3835 for the year 1927 and came into possession of the same.

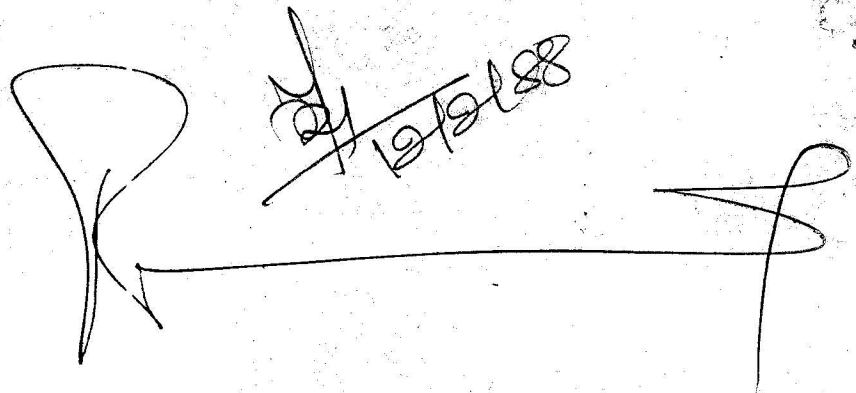
AND WHEREAS the aforesaid lands were recorded in the Revisional Survey Record of Rights as R.S.Plot No. 759 in the name of Sadasukhji Kabra father of the VENDORS;

AND WHEREAS there was a partial partition between Sadasukhji Kabra, Smt. Surji Devi Kabra and the VENDORS according to which the back portion of the land measuring 1054 square meter and the First Floor of the building standing on a portion of C.S.Plot No.777, Sub Plot No.777/A corresponding to R.S.Plot No. 759, Sub Plot No. 759/A, being part of Municipal Holding No.193 within Ward No.I-B of the Ranchi Municipality now Ward No.1 of Ranchi Municipal Corporation, situated at Kathargonda alias

Smt. Surji Devi Kabra

Sold seth No 1744 dt 12/2/88

~~12/2/88~~

A large, stylized handwritten signature or scribble, possibly representing the name 'R. J.', is written across the page. It consists of a large, looped 'R' on the left, a horizontal line extending to the right, and a vertical stroke on the right that loops back to the horizontal line.



-3-

Dangrgonda, P.S. Bariatu, District Ranchi, fell into the share of the father of the VENDORS by virtue of a Registered Deed of Partition dated 9.7.1977 registered before the Registrar of Assurance at Calcutta and entered in Book No. I, Volume No.  $\times$  Pages  $\times$  to  $\times$  and the father of the VENDORS came into exclusive possession thereof.

AND WHEREAS Sadasūkhji Kabra died in the month of January, 1978 leaving behind the VENDORS as his heirs.

AND WHEREAS late Sri Sadasukhji Kabra has by his will dated 23rd January, 1973, directed the executors of his Will to divide his residual estate equally between the VENDORS as his heirs;

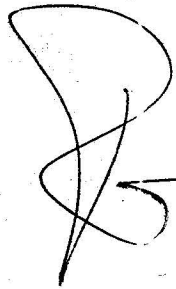
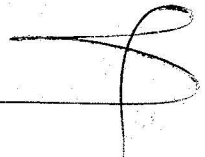
AND WHEREAS the executors have obtained the probate of the above Will in the High Court at Calcutta No. 75 of 1985) on 26th July, 1985;

AND WHEREAS the executors have distributed the estate of late Shri Sadasukhji Kabra on or about 10th April 1987 in accordance with the directions contained in the said Will.

AND WHEREAS the VENDORS have become entitled to equal share in the aforesaid property.

Sadasukhji Kabra

Soll vom No 1744 dt 12/2/88

 24/12/88 





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AND WHEREAS a dispute arose between Shri Basant Kumar Lal and the VENDORS and a Title Suit is going on from 1980 for ejection.

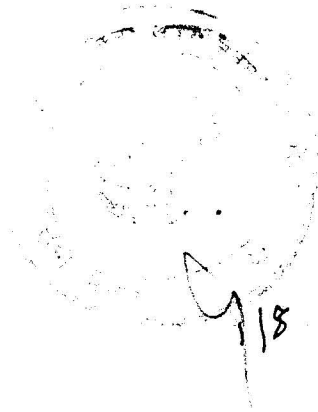
AND WHEREAS the VENDORS being in urgent need of money requested the PURCHASER to purchase all that piece and parcel of land measuring 1054 Square meter more or less alongwith the First Floor of the Building and other structures standing on portion of C.S.Plot No. 777, corresponding to R.S.Plot No. 759, Sub Plot No. 759-A, Being Part of Municipal Holding No. 193, within Ward No. IB of Ranchi Municipality ( New Ward No.1 of Ranchi Municipal Corporation) situated at Kathargonda alias Dangrgonda Kanke Road, Ranchi, P.S. Ranchi ( now Bariatu ) Thana No.201, District Ranchi, morefully described in the Schedulebelow for a consideration of Rs. 1,60,000/- (Rupees One lakh Sixty thousand only) AND the PURCHASER agreed to purchase the same at the said price which is fair reasonable according to the price prevelent in the market and the circumstances mentioned above.

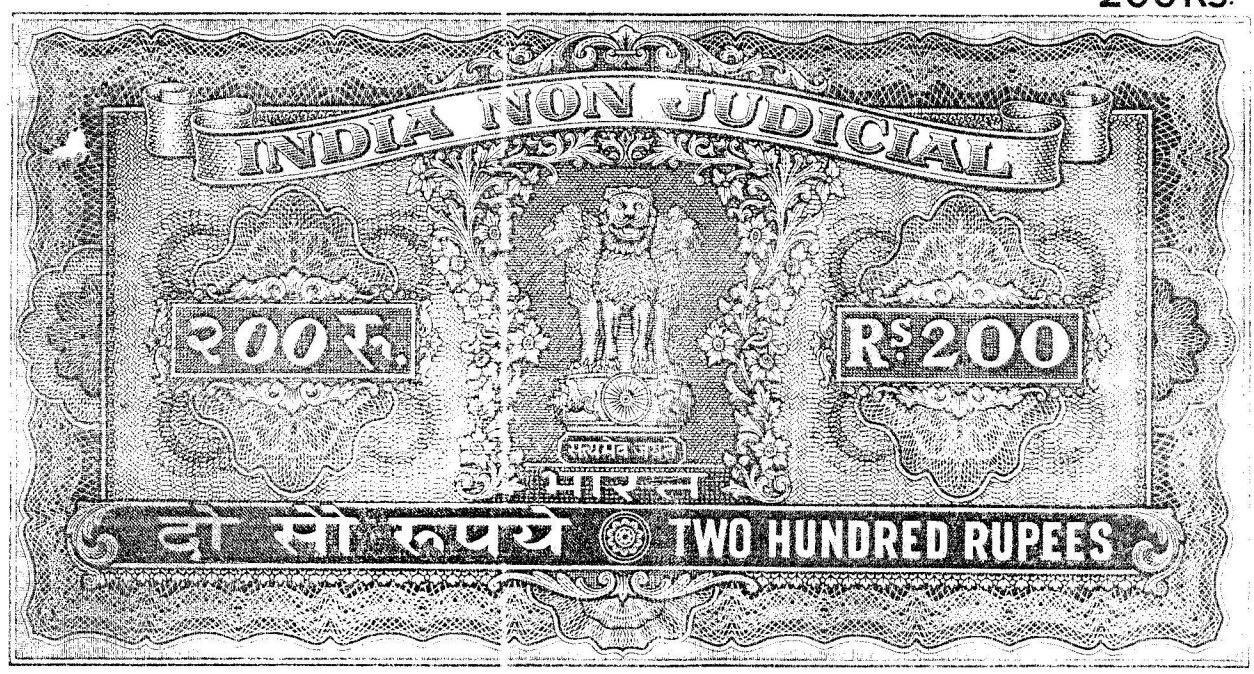
Restituted to  
 Shri Basant Kumar Lal

NOW THIS DEED OF SALE WITNESSETH that in pursuance

Sold assets No 1744 dt 12/2/88

~~12/2/88~~





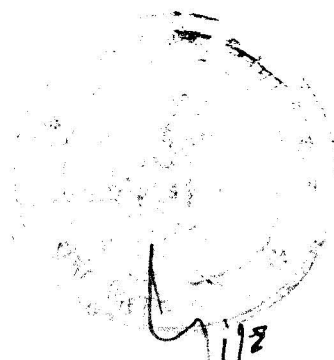
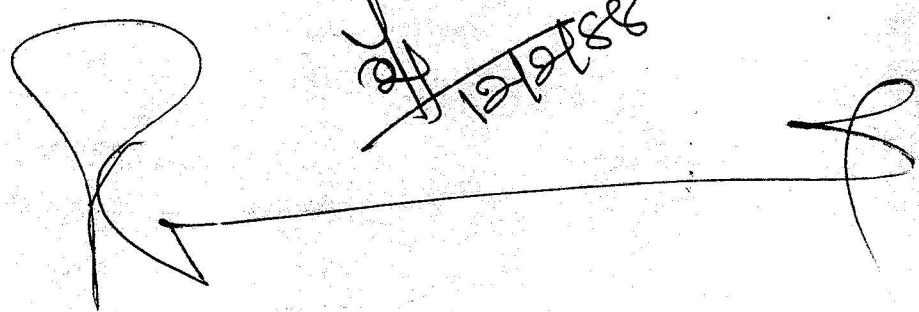
-5-

of the aforesaid agreement dated 29th April 1987 and in consideration of payment of Rs.1,60,000/- (Rupees One lakh Sixty thousand only) by the PURCHASER to the VENDORS ( the receipt whereof the VENDORS do hereby admit and acknowledge and acquit, absolve and discharge the PURCHASER and the properties for ever ), the VENDORS do hereby grant, convey, assign, sell and transfer absolutely and forever TO AND UNTO the PURCHASER all that piece and parcel of lands (bank portion) measuring about 1054 Square meter more or less along with the first Floor of the building and other structures standing on portion of C.S.Plot No. 777, corresponding to R.S.Plot No. 759 Sub Plot No. 759-A being part of Municipal Holding No.193 within Ward No.I-B, Ranchi Municipality ( now Ard No.I of Ranchi Municipal Corporation ) situated at Kathargonda alias Dangrgonda, Kanke Road, Ranchi, P.S. Ranchi ( now Bariatu ) Thana No.201, District Ranchi, having Chaparbandi Right lying within District Registration and District Sub-Registration Office, Ranchi TO-GETHER-WITH all rights, of easements, path, pathways, water, water courses, rights, compounds, lights, liberties, privileges,

Kanchan Kishore  
 Kanchan Kishore

Sub verso no 1744 da 12/2/88

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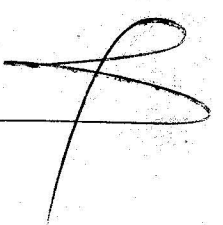


-6-

appendices and appertuances whatsoever belonging to or in  
 anywise appertaining to or appurtanant thereto and the  
 reversion or revrsions, remainder or remainders and all  
 rights, title, properties, claims and demands of whatsoever  
 kind or natures of VENDORS TO AND UNTO the properties here-  
 by granted, conveyed, assigned, sold and transferred  
 absolutely and forever TO HAVE AND TO HOLD the same as  
 absolute owner thereof. The VENDORS covenants with the  
 PURCHASER that the properties hereby granted, conveyed,  
 assigned, sold and transferred absolutely and forever are  
 free from all encumbrances, trusts, lines, lispendents,  
 attachments and executions whatsoever and that the VENDORS  
 have got indesfisible title and exclusive right to grant,  
 convey, assign, sell and transfer absolutely and forever  
 the properties hereby granted, conveyed, assigned, sold  
 and transferred absolutely and forever. Now the PURCHASER  
 who has been put in possession shall peaceably hold, use  
 and enjoy the said properties without any let, hindrance,  
 interruption, claim or demand by or from the VENDORS or any  
 other person or persons lawfully claiming through or under  
 the VENDORS either in equity or law or from whomsoever.

Smt. Indira Devi Kulkarni  
 Smt. Indira Devi Kulkarni

Sold under No 1744 dt 12/2/88

 ~~12/2/88~~ 





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The VENDORS further covenant with the PURCHASER that the VENDORS shall indemnify the PURCHASER against all losses, damages, claims demands and liability whatsoever if and which the PURCHASER may sustain, pay or incur or be put to by reason of any defect in title of the VENDORS. The VENDORS further covenant with the PURCHASER that the PURCHASER shall get his name mutated in the Office of the State of Bihar and the Ranchi Municipal Corporation and wherever necessary and shall pay all proportionate rent and taxes in his own name PROVIDED ALWAYS the VENDORS shall at the cost and request of the PURCHASER do or execute or cause to be done and executed all such further acts, deeds, assurances, matter and things which may be reasonably required for putting the PURCHASER in possession according to the true meaning and intent of these presents.

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of back portion of the land measuring about 1054 square meter more or less along with the First Floor of the Building and other structure standing on portion of C.S.Plot No.777, corresponding to R.S.Plot No.759, Sub Plot No. 759/A being Part of Municipal Holding No.193 within Ward No.1-B of Ranchi Municipality ( now Ward No.1 of Ranchi Municipal Corporation) situated at Kathargonda alias Dangrgonda

*Rest assured all Kabura  
Savitri was 16/1/19*

Sold

creed no 1744 of 12/2/88

~~12/2/88~~

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1/8

Kanke Road, Ranchi, P.S. Ranchi ( now Bariatu) Thana No.201,  
District Ranchi, having Chhapparbandi right within District  
Registration and District Sub-Registration Office, Ranchi.  
Annual Chhapparbandi Rent payable Rs.

MEMO OF CONSIDERATION

Paid on 29.4.1987 -- Rs. 1,60,000/-

(Rupees One Lakh and Sixty Thousand ).

The upto date Municipal Tax Rs. have been  
paid vide Municipal Receipt No. dated

IN WITNESS WHEREOF the VENDORS have put their hands  
on the day, month and year first above written.

WITNESSES

1. *[Signature]*

SIGNATURE OF VENDORS.

2. *[Signature]*  
*[Signature]*  
*[Signature]*  
11/8/88

1. *[Signature]*  
24-8-88

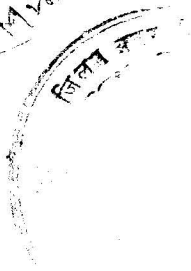
2. *[Signature]* / *[Signature]*  
11/8/88

Typed by  
*[Signature]*  
(Nezamuddin)

S



0.5357/2022  
Eabt. A' (Contracting) / 18  
C.S.D.D. (Munit)  
11/11/2022



NR 9-00  
for 15-00  
24-00  
NR 0  
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