



प्रतिलिपि के लिए आवेदन की तारीख	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख	अपेक्षित स्टाम्प और फोलियो देने की तारीख	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी	आवेदक को प्रतिलिपि देने की तारीख	लिपि के लिए आवेदन की तारीख	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख	अपेक्षित स्टाम्प और फोलियो देने की तारीख	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी	आवेदक को प्रतिलिपि देने की तारीख
Date of application for the copy	Date fixed for notified the requisite number of stamp and folio	Date of delivery of the requisite stamps and folio	Date on which the copy was ready for delivery	Date of making over the copy to the applicant	ate of applicatio for the copy	Date fixed for notified the requisite number of stamp and folio	Date of delivery of the requisite stamps and folio	Date on which the copy was ready for delivery	Date of making over the copy to the applicant

Schedule VI - (N.S.) Form No. 2. रांची - उपर बाजार, रांची, जिला राँची, राज्य झारखण्ड

1	2	3	4	5	6	7	8
9863	श्री सुभाष	कलीपदी वीरा बल्लभ	कलीपदी वीरा बल्लभ	श्री सुभाष	श्री सुभाष		✓
	श्री सुभाष	कलीपदी वीरा बल्लभ	कलीपदी वीरा बल्लभ	श्री सुभाष	श्री सुभाष		
		उपर बाजार	उपर बाजार				

12885
11/15

वर्षा विधि का
4.8.06
दस्तावेज

वर्षा विधि का	दस्तावेज
वर्षा विधि का	30
वर्षा विधि का	50
वर्षा विधि का	10
वर्षा विधि का	6.90

RECORDED TO BE TRUE
Record
Commissioner Office, Ranchi
Enacted under Section 46 Act 1

रांची महाद्वारा, रांची
11/15

25 Sept 1929
C.L.

B. 20/10/02

6627

5900



10 MAY 2002
 (भारत)

Sale of
150000
17/5
17/5/02

02DD 425586
 15000
 72
 15072

- ① Nirendra Nath Mukherjee 17.5.02
- ② Indrani Chakrabarti
- ③ Chandrani Sanyal

THIS DEED OF SALE made on this 17th day of May, 2002.
 BETWEEN
 (1) SRI NIRENDRA NATH MUKHERJEE s/o Late Jotindra Mohan Mukherjee, by faith-Hindu, by Caste-Brahmin, by occupation Retired Government Officer (Govt. of Bihar) resident at Flat No. C-12/13 E.C.T.P. Phase-IV, P.O. East Kolkata Township, Kolkata- 700 007 (West Bengal);
 (2) Srimati Indrani Chakrabarty w/o Sri Soumik Chakrabarty resident of House no. 3005, Grasm Vihar, Grasm Cement, P.O. Grasm Vihar-Rawan, Pin 493196, Dist. Raipur (Chhatisgarh)
 (3) Srimati Chandrani Sanyal w/o Sri Jayanta Sanyal, resident of House no. A 13, Sector-16, Rourkela Steel Colony, Rourkela (Orissa) - 769 003 (here in after called the VENDORS)
 the ONE PART;
 at Percent, Lalpur P.S. Lalpur Dist. Ranchi
 AND
 Smt. Sabita Singh w/o Sri Sita Ram Prasad Singh (S.P. Singh) by faith Hindu, by occupation- Housewife, residing at

17/5/02
 15000
 72
 15072
 dt 14-5-98

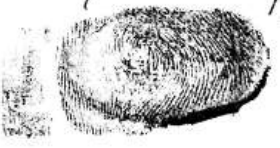
3300
 37500
 15000
 115000

786 Date 10/5/2002
 No. Non Judicial ... worth Rs 115500/-
 Sold to ... Sabits Singh
 25000/- 4-15000/- 3+500/-

Narendra Nath Mukherjee
 17-05-2002



M/1179 V/17/02
 Narendra Nath Mukherjee
 17-05-02



M/1180 V/17/02
 Indrani Chakrabarti
 17.05.02



Chandrani Senyal.

M/1181 V/18/02



Handwritten text in Hindi, including a signature and the date 17/5/02.

5000/2-2-5000



10 MAY 2002
(कारखाना)

02DD 425587

- 2 -

Hehal, Ratu Road, P.S. Sukhdeonagar, District-Ranchi (Jharkhand) hereinafter called the PURCHASER of the OTHER PART.

The expressions VENDORS and PURCHASER unless repugnant to the subject or context shall always mean and include their respective heirs, successors, administrators, executors, representative and assigns.

WHEREAS Late Kali Pada Ghosh, father of Late Nanda Kumar Ghosh and grand father of Shri Mukul Ghosh (From whom Vendor Late Dipty Mukherjee, purchased the present property in Oct, 1980) acquired various properties in village-Lalpur in the town of Ranchi inclusive of C.S. Plot No. 85, area 1.24 acres of land with a tank and drain 8' feet wide and C.S. plot No. 82/A, area 0.95 acres having chhaparbandi permanent and heritable right corresponding to present Khas Mahal Plot no. 15/A, area 2.138 Karies and Khas Mahal rent of Rs. 64.14 paise was payable for the said plot alongwith other properties situated in Lalpur, Burdwan Compound, P.S. Ranchi, at present P.S. Lalpur in the town and District-Ranchi and was in possession of the same.

- ① Nitender Nath Mukherjee
- ② Indrani Chakrabarti 17-05-02
- ③ Chandrai Sanyal.

Gold with No. 786 Date 10/5/02

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Ranchi Treasury, Ranchi

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- 3 -

AND WHEREAS Late Kali Pada Ghosh died in November, 1929 leaving behind his four sons Prafulla Kumar Ghosh, Sisir Kumar Ghosh, Dr. Sanat Kumar Ghosh and Late Nanda Kumar Ghosh who inherited him and came in possession of the properties left by him.

AND WHEREAS the said four sons Partitioned the properties so inherited by them by virtue of a registered Deed of partition executed by them on 9.5.1935 and registered on 1.6.1935 in the office of the Sub-Registrar, of 24 Parganas at Alipore, Calcutta and entered in Book No.1, Volume No.50, Pages 122 to 149 being No.2114 for the year 1935 and came in separate possession of the properties allotted to them.

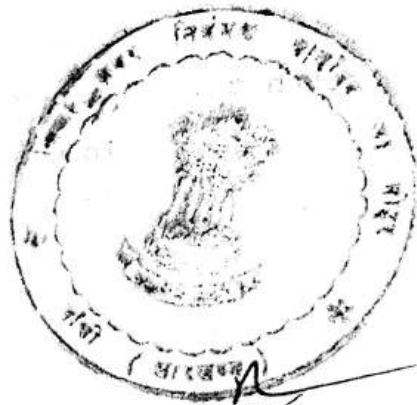
AND WHEREAS Municipal Holding No.694, Ward no. VII-B of the Ranchi Municipality which is the Southern portion of M.S. Plot no.1472 and portion of M.S. plot no.1473 appertaining to Khas Mahal, plot no.15/A, K.M. Janabandi no. 98/B, measuring 2.138 Karies and portion of K.M. plot no.16, K.M. Janabandi no.98A, measuring 0.120 Karies situated in

- ① Nivendra Nath Mukherjee
- ② Indrani Chakravarti 17.05.02
- ③ Chandrani Sanyal.

Sold with No 786 Date 10/5/02

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- 4 -

village Lalpur, Ranchi corresponding to C.S.Plot no.85 and 85/A, along with other properties were allotted to Late Nanda Kumar Ghosh in accordance to the Schedule 'E' of the aforementioned partition deed.

AND WHEREAS thereafter Late Nanda Kumar Ghosh filed case no. 329-RB of 1942-43 for mutation and correction of entry and his prayer was allowed and his name was vide order dated 30.3.43 aforesaid holdings were declared as Chhapparbandi land having permanent heritable and transferable right.

AND WHEREAS Late Nanda Kumar Ghosh died intestate on the 5th day of July, 1971 leaving behind his wife Smt.Santi Lata Ghosh, his son Shri Mukul Ghosh and his daughter Smt. Sumitra Basu as his heirs who inherited and came in possession of the properties left by him.

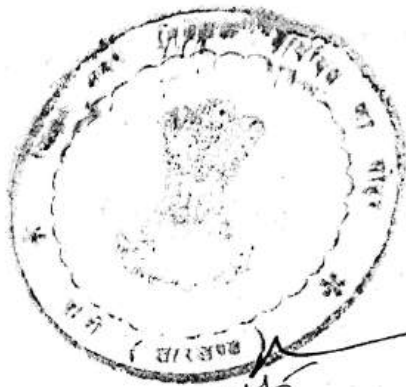
AND WHEREAS the aforesaid three heirs of late Nanda Kumar Ghosh jointly sold 61 Kathas 12 Chataks of land out of M.S.Plot no.1472 and 1473, Municipal Holding No.694, within Ward No.VII B of Ranchi Municipality, appertaining to

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- ① Nisendra Nath Mukherjee 17.5.02
- ② Indrani Chakravorty
- ③ Chandan Sanyal

Sold with No. 786 Date 10/5/02

Ranch Treasury, Reno NV



1715



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K.M.Plot nos. 15A and 16, Jamabandi No. 98/B and 98A, respectively at village Lalpur in the town of Ranchi, P.S. Ranchi (now Lalpur) to Shri Nirendra Nath Sarkar and Shri Rabindra Nath Biswas by virtue of a Registered sale deed dated 7/2/1973, registered in Book No.1, Vol, no.73, pages 365 to 375 Deed No.1564 of the year 1973.

AND WHEREAS by virtue of another registered sale deed dated 7.2.1973 the aforesaid 3 heirs of late Nanda Kumar Ghosh jointly sold to Smt. Kamala Devi Jaiswal and Smt. Gita Jaiswal 25 Kathas 11 Chattaks of the aforesaid land.

AND WHEREAS aforesaid Nirendra Nath Sarkar and Rabindra Nath Biswas sold the entire land purchased by them to different purchasers.

AND WHEREAS the names of Shri Nirendra Nath Sarkar and Shri Rabindra Nath Biswas and Smt. Kamala Devi Jaiswal and Smt. Gita Devi Jaiswal have already been mutated in respect of the aforesaid 87 Kathas 7 Chattaks of land in the Sherista of Khas Mahal and proportionate rent has been assessed for the same.

- ① Nirendra Nath Mukherjee
- ② Indrani Chakravarti 17-5-02
- ③ Chandrani Sanyal

786 10/5/02
Gold with No. Date

Donch's Treasury, Reno NV



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AND WHEREAS after the aforesaid transactions of sale in respect of the said property of village Lalpur, the said three heirs of late Nanda Kumar Ghosh amicably partitioned the remaining properties left by Late Nanda Kumar Ghosh by virtue of a registered deed of partition dated 29.3.1976 registered in Ranchi registration office in Book no. I, Vol. no. 51, pages 537-544 being no. 1976 of the year 1976 and came in possession of the respective shares in accordance to the schedule and map attached to the said registered deed of partition.

AND WHEREAS thereafter Shri Mukul Ghosh, son of Late Nanda Kumar Ghosh came in exclusive possession of the property allotted to him and specifically described in the schedule of the said Registered Deed of Partition and shown in the map attached to the said deed.

AND WHEREAS Shri Mukul Ghosh applied to the competent Authority for permission to sell vacant portion of M.S. Plot No. 1472 and 1473 being Khas Mahal, Jamabandi no. 98/A and 98/B, and Khas Mahal Plot no. 15/A, and 16 out of the land and residential house allotted to him by

- ① Girendra Nath Mathajee
- ② Indrani Chakravarti 17-5-02
- ③ Chandrani Sanyal.

786 10/3/02

[Signature]
Bancroft Library, Bancroft



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- 7 -

virtue of the said registered deed of partition under the provisions of the Urban Land (Ceiling and Regulations) Act, 1976 and the permission was accorded to the said Mukul Ghosh under Section 26 of the said Act vide case no.511 of 1980 dated 3-6-1980 and the statutory period of 60 days expired long back and the permission to sell the land.

AND WHEREAS Mukul Ghosh agreed to sell to Late Dipty Mukherjee VENDOR a plot of land measuring $4\frac{1}{2}$ Kathas more or less out of the aforementioned land specifically described in the schedule and delineated in RED wash in the Map.

AND WHEREAS the Late Dipty Mukherjee (Vendor) purchased the said land vide Regd. sale deed no.8159 dated 31.10.1980 and same in peaceful possession of the purchased land.

AND WHEREAS, the name of Late Dipty Mukherjee, (Vendor) have already been mutated in respect of the afore-said $4\frac{1}{2}$ Kathas more or less, land vide Mutation Case No.9 R 27 of 1981-82 in the Sirista of the town Anchal,

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- ① Nitendra Nath Mukherjee
- ② Indrani Chakrabarti 17-5-02
- ③ Chanchani Sanyal.

786 10/5/02
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Leat. [unclear] [unclear]



500Rs.



- 8 -

Ranchi, and has been receiving the land rent and Tax receipts in her name issued by the Land Revenue Deptt. Govt. of Bihar and Ranchi Municipal Corporation, Ranchi.

AND WHEREAS the VENDOR Late Dipty Mukherjee died in April 1999 leaving behind the Vendors (her husband Sri Nirendra Nath Mukherjee and two daughters namely Indrani Chakraborty and Chandrani Sanyal) as her heirs and successors.

AND WHEREAS the Vendors aforesaid mentioned are the absolute owners and are in peaceful and exclusive possession of the land referred in the schedule below and have got absolute right, title and possession over the land referred in the schedule below.

AND WHEREAS the Vendors are in urgent need of money for the purpose of expending other properties in Kolkata and elsewhere and approached the Purchaser for the absolute sale of the land fully and particularly described in the schedule below and shown in RED Wash in the map attached

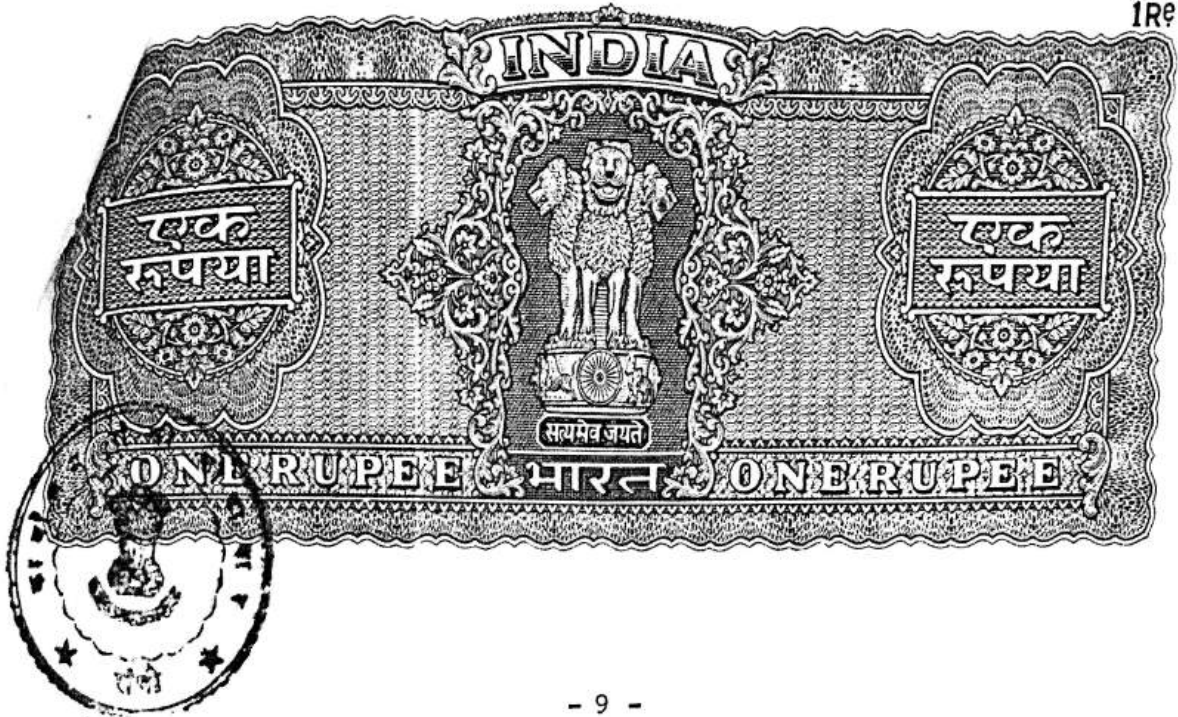
- ① Nirendra Nath Mukherjee 17.5.02
② Indrani Chakraborti
③ Chandrani Sanyal.

Sold with No. 786 Date 10/17/02

Ranch County. Recd



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herewith which form a part of this sale deed.

AND WHEREAS the Purchaser having been fully satisfied with the Title of the Vendors to the said property agreed to purchase the same for a total consideration of Rs.7,50,000/- (Rupees Seven Lacs fifty thousand) only which is fair, reasonable and in accordance with the price prevalent in the market.

NOW THEREFORE THIS DEED OF SALE By way of ABSOLUTE CONVEYANCE WITNESSETH AS FOLLOWS: -

That in pursuance of the said Agreement and in consideration of a total sum of Rs.7,50,000/- (Rupees Seven lacs fifty thousand) only paid by the purchaser to the Vendors as per memo of consideration the receipt whereof the Vendors do acknowledge. The Vendors do hereby sell, transfer, grant, convey, and assign to the Purchaser all that piece and parcel of land fully and particularly described in the schedule below. The Purchaser together with all rights, profits, benefits and advantages thereto appertaining and things attached to the earth thereto appertaining to HAVE AND TO HOLD the same to the use of the Purchaser absolutely and forever. The Vendors

- ① Shivram Hall Mullige
- ② Indrani Chakrabarti
- ③ Chandran Sanyal



- 10 -

convenient with the Purchaser that they have good title, possession and absolute authority, to made the sale deed in terms of these presents, and in particular the Vendors assure the purchaser that the subject to these presents has been held by them as sole and exclusive owner. The purchaser hereby covenant with the Vendor that he has examined the title of the Vendors to the said property and is satisfied with the Vendors title to the said property duly certified as marketable.

The Vendors further covenant with the purchaser that they have not performed, permitted or suffered any act, deed, matter or things whereon by omission, commission thereon, by reason whereof the property conveyed by these presents any act thereof have in any way been impeached, charged, mortgage, sold exchanged, gifted or otherwise alienated and that the entire property is free from encumbrances. The Vendors do yet further covenant with the Purchaser that the Purchaser shall at all times peacefully without any let or hindrance interruption obstruction claim or demand by any person whatsoever possess the property hereby sold. The Purchaser may get her name mutated with

① Vendors Natl Mukherjee
17-5-02

② Indrani Chakravarti

③ Chandrani Sanyal.

3522
दिनांक 9.2.2022
नाम
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व्यक्ति कुमार ...
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- 11 -

respect to the portion of property hereby sold in the office of the circle officer, Town Anchal, Ranchi and Municipal Corporation Ranchi and that the Vendors yet further covenant with the Purchaser at all reasonable requests to do all such acts, deeds, matters and things which the Purchaser deem necessary for being assured of full title and absolute possession to and over the property conveyed by these presents.

SCHEDULE OF THE PROPERTY :

All that piece and parcel of land with pucca compound with outhouse and wall on three side and pucca well 25 ft. deep with permanent heritable and transferable chapparbandi right being portion of municipal survey plot no. 1472 sub plot no. 1472/D in Ward no. VIIB (Old) 18 (New) Holding no. 694 (Old) and 694/J2 (New) Khas Mahal Jamabandi No. 98/B, Khas Mahal Plot no. 15/A, Area 4½ Kathas (Four and Half Kathas) more or less with pucca compound wall on three sides and a pucca well 25'-0" deep situated in Lalpur Burdwan Compound, P.S. Lalpur, District Ranchi Thana no. 197 (Sold Area shown in Red wash in the map attached with this sale deed as

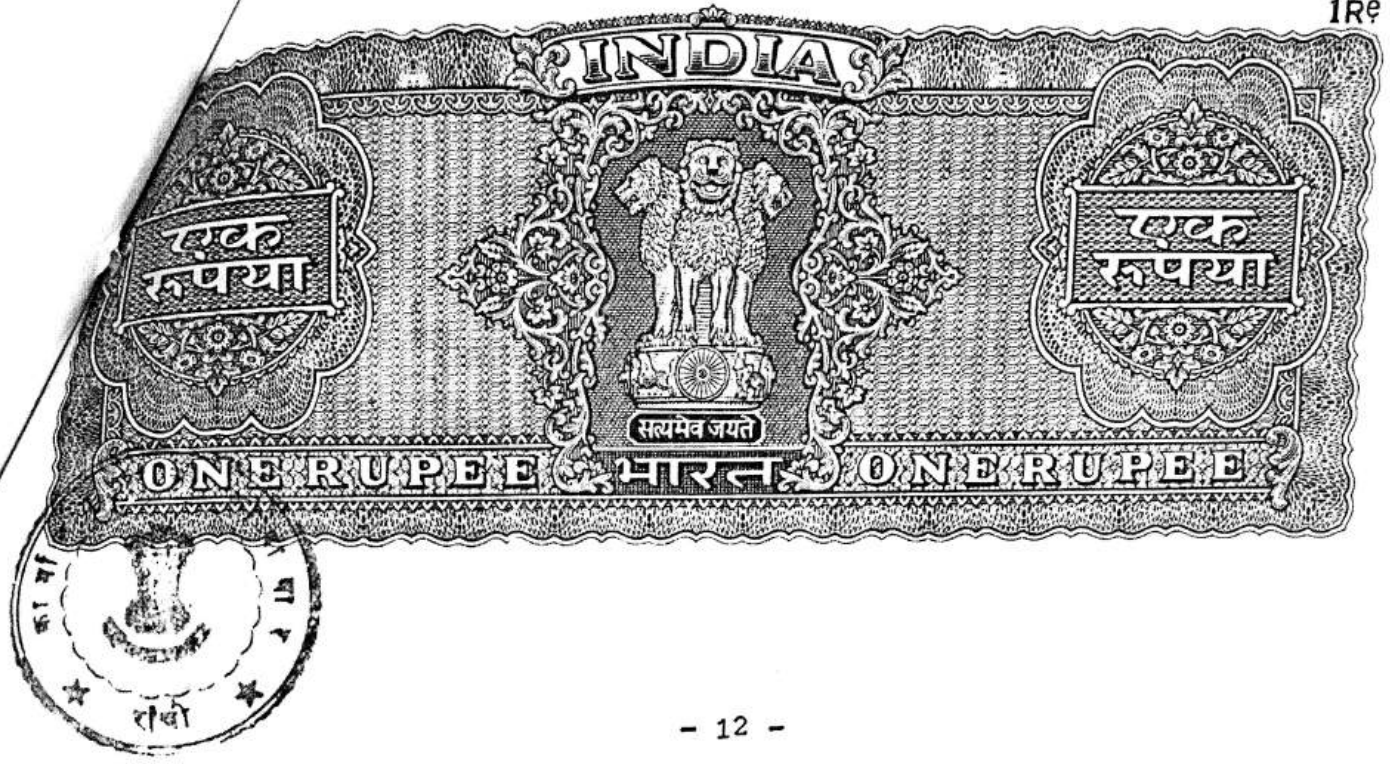
- ① Vendors: Nall Muthajee
- ② Inthraji Chakrabarti 17.50.2

③ Chandravi Sanyal.

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दिनांक 2007
प्राप्त
कृष्ण सिंह खोरा

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श्रीमान् श्रीमान्
श्रीमान् श्रीमान्





- 12 -

- ① Nisender Nath Muthige 17.5.02
- ② Indrani Chakravarti
- ③ Chandrani Sanyal

a part of deed). The plot of land are in the jurisdiction of the District Registration and District Sub-Registration office, Ranchi being butted and bounded as follows:-

- North : M.S. Sub-plot no. 1472/C 15 feet wide passage common to the holders of sub-plot no. 1472/A, 1472/D and Mukul Ghosh.
- South : Portion of M.S. Plot no. 1472
- East : Sub Plot no. 1472/A
- West : Existing Municipal Road.

Certified that the above land is not recorded in the name of government and Adibasi Khata and has not been acquired for the purpose of defence or non-defence work.

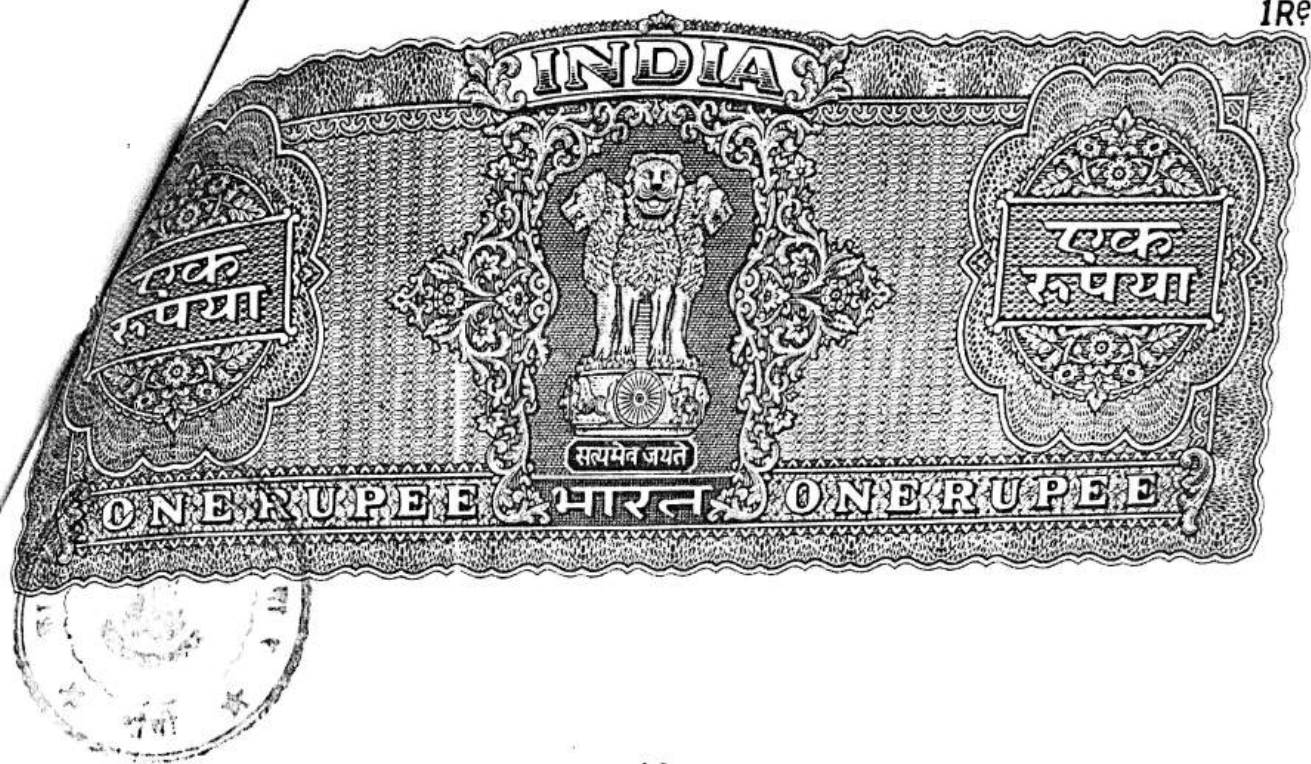
The land is not to Church, Mandir and Kabristan etc. and out of Forest and Ceiling Area.

That the transferred land is beyond the Khasmahal lease area and it is raiytee and annual rent is being paid by the Vendee as usual the cultivated land and House hold property through Jamabandi no. 651 paid upto 2000-01.

3106
दिनांक 22/02/2002
पता: ...
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In case of building the following particulars :

- ① *Harendra Nath Mukherjee*
- ② *Indrani Chakrabarti 17-5-2002*
- ③ *Chandran Sanyal*

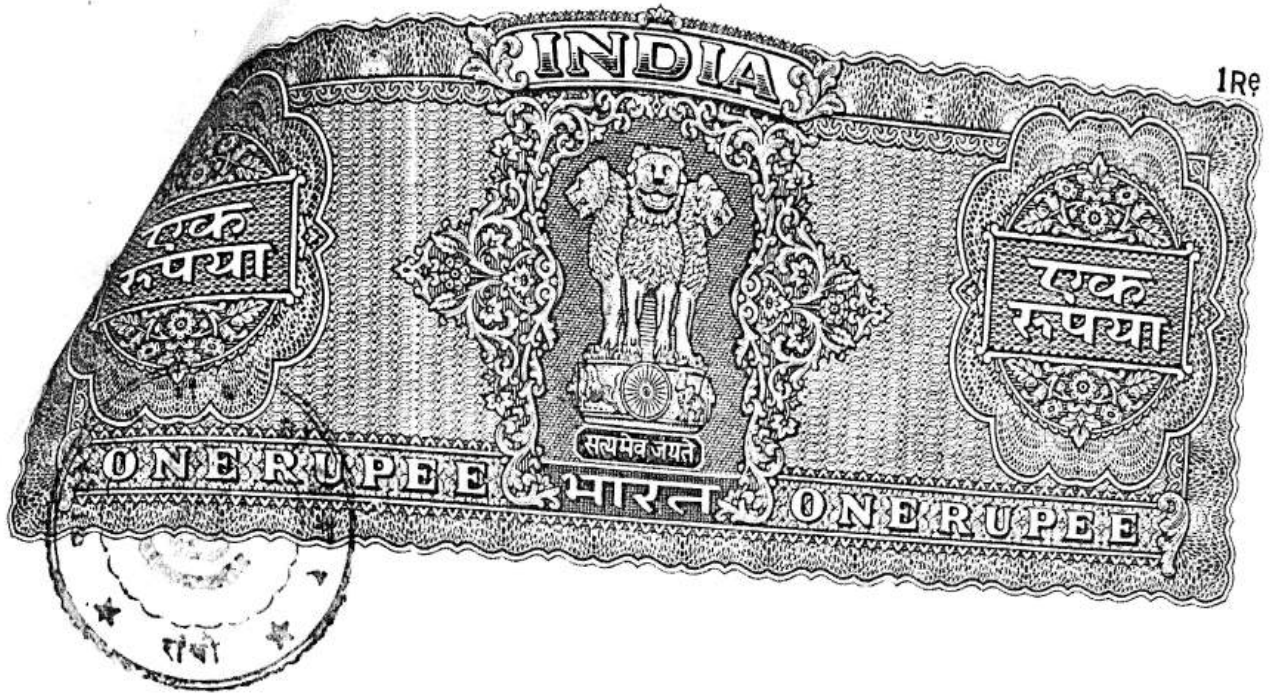
- i) Whether Kucha or Pucca : Pucca *Misra 17-5-2002*
- ii) If Pucca whether tiled or reinforced concrete : Reinforced concrete *Misra 17-5-2002*
- iii) Number of storeys : single
- iv) The Plinth area of each Floor or storey in the building with area of each storey of Floor : 650 sq feet
- v) The year of Construction : 1981 *Kiradn 17-5-2002*
- vi) A brief description of the nature of Sanitary, electrical and other followings in the building and their quality : Simple *Mukjee 17-5-2002*
- vii) Area where the building is constructed and its use residential, commercial or industrial : Residential
- viii) If on rent its annual rent : Not Rented

Value of land	Rs.	4,50,000/-	—
Value of House	Rs.	3,00,000/-	—
Total	Rs.	7,50,000/-	—

3128
१५.१२.२००२
नाम.....
पता.....
व्यक्ति.....

श्री अशोक कुमार शर्मा
स्टाफ सेन्टर
बलराजपुर





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MEMO OF CONSIDERATION

1. Demand Draft No.935905 dt.15/5/02 Issued by State Bank of India in favour of Nirenóra Nath Mukherjee Payable at Kolkata.	Rs. 2,50,000/-
2. Demand Draft No.935906 dt.15/5/02 issued by State Bank of India in favour of Smt.Indrani Chakraborty payable at Raipur.	Rs. 2,50,000/-
3. Demand Draft No.935904 dated 15/5/02 Issued by State Bank of India in favour of Smt.Chandrani Sanyal Payable at Rourkela.	Rs. 2,50,000/-
Total	Rs. 7,50,000

(Rupees Seven lac and fifty thousand) only
before the District Sub Registrar, Ranchi.

- ① Nirenóra Nath Mukherjee
② Indrani Chakraborty 17.5.02
③ Chandrani Sanyal.

3129
दिनांक 22.2.2009
प्राप्त

संख्या 100/2009
दिनांक 22.2.2009
प्राप्त



FM



IN WITNESS WHEREOF the Vendors have hereby signed this deed of sale on 17th day of May, 2002 in presence of Witnesses.

WITNESSES:

1. Haridas Verma
17/5/02
2. Indu Bhushan Shukla²⁾
17/5/02

VENDORS

- 1) Nirendra Nath Mukherjee
NIRENDRA NATH MUKHERJEE
17.5.02
- 2) Indrani Chakraborty
Smt. INDRANI CHAKRABORTY
- 3) Chandrani Sanyal
Smt. CHANDRANI SANYAL

Certified that the original and duplicate of this deed of sale are true and exact copy of each other.

Typed by:
P. Paul

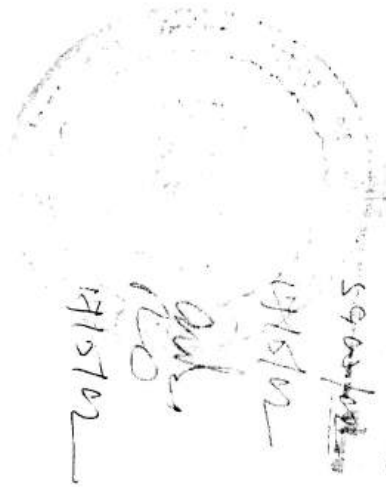
Goatley
17/5/02

Drafted by:
Kashi Nath Upadhyay
17/5/02

17/5/02

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शिवजय कुमार शर्मा
स्टाफ प्रमुख
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2017 to 2018

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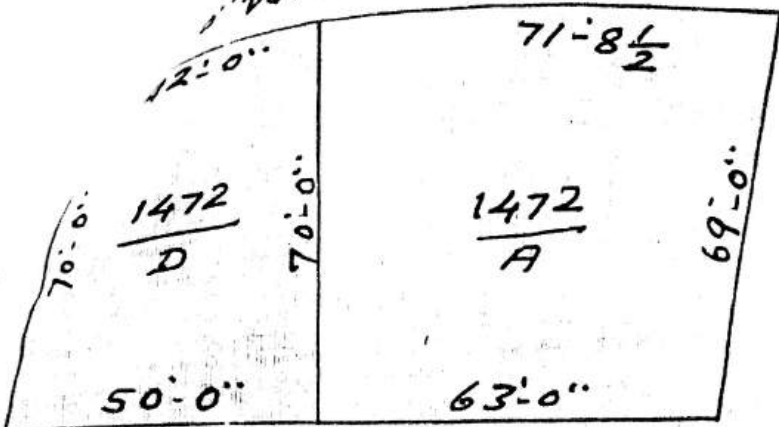
19/10/2017

1472

WIDE PRIVATE ROAD

Chandran Sanyal.

MUNICIPALITY



1472 ORIGINAL
 RANCHI MUNICIPALITY RANCHI
 WARD No. 18
 HOLDING No. 694/J-2
 PART OF M.S PLOT NO. SUB PLOT NO.
 1472 1472/D
 AREA - K. CH. SFT
 4 - 7 - 31
 LAND WITH HOUSE
 AREA SHOWN IN RED WASH

Copied by
 V.K. GUPTA
 Ranchi.

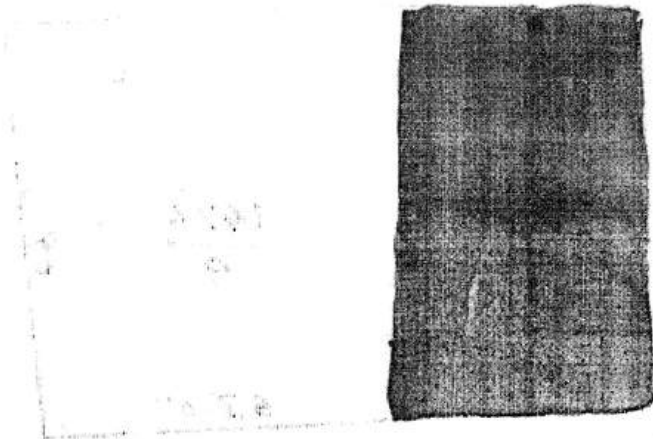
Dixensore Nath Mulhazjee
 17-5-2002

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

CIRCULAR ROAD

Indrani Chakrabarti

574



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