



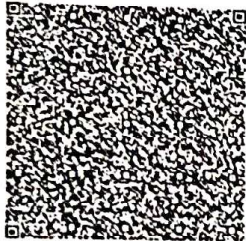
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.  
 Certificate Issued Date  
 Account Reference  
 Unique Doc. Reference  
 Purchased by  
 Description of Document  
 Property Description  
 Consideration Price (Rs.)  
 First Party  
 Second Party  
 Stamp Duty Paid By  
 Stamp Duty Amount(Rs.)

: IN-JH11337541800479Q  
 : 24-Aug-2018 09:05 AM  
 : SHCIL (FI)/ Jhshcil01/ RANCHI/ JH-RNC  
 : SUBIN-JHJHSHCIL0115415994305592Q  
 : SUMIT KUMAR  
 : Article 24 Copy or extract  
 : CERTIFIED COPY  
 : 0  
 : (Zero)  
 : NAIN JHARI DEVI  
 : DEEPAK KUMAR  
 : DEEPAK KUMAR  
 : 10  
 : (Ten only)



Kunti Simha

Please write or type below this line.....

Book No :- 5  
 Vol. No :- 17  
 Year - 1962  
 Deed No - 2022/1962  
 Page No :- 29 To 34

Ap. No 16464

9.6.15



Sub  
TQ

00057



### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

28.3.62  
Sd/-  
28.3.62

A. A. A. A.

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This deed of sale by way of absolute conveyance made this 28th day of March 1946 A.D. between the Chandanpur Dabhalle Mission Co-operative Credit Society, Ranpith, a registered Co-operative Society, under the Bihar Co-operative Societies Act, registered no. being 6/29 of 1939, having its head office at, Purulia Road, Ranchi, through its Director, present, the Revd. J. Beckwith S.J., of Ranpith and his successors-in-office in interest (hereinafter called the "Vendor") of the One Part and Srijanti Kalinghara Devi, wife of Sri Chandrashekar Prasad Shaha, Regional Deputy Director of Education, Gouta Nagar, Dhanbad, village Gouta, Tal. S. S. Ranjha, District Seraim, Bihar, by occupation house - wife, by caste Rajput at present resident of Rajpith P. S. and District Ranpith, hereinafter called the "Purchaser" of the Other Part.

The expressions "Vendor" and "Purchaser" unless repugnant to or excluded by the context or subject matter of these presents shall include their respective heirs, executors, administrators, legal representatives, liquidators, assigns and successors-in-office in interest as the case may be.

And whereas the Vendor agreed to sell and the Purchaser after full enquiry and being fully satisfied with the right, title and possession of the Vendor over the property, has agreed to purchase the lands fully described in the schedule hereto-below in part hereto for a total consideration of Rs. 4175.20 N.P. (Rupees Four thousand one hundred and seventy five and twenty N.P. only) the receipt whereof the Vendor does hereby admit and acknowledge and acquits and discharges the Purchaser and the property hereby sold hereto.

And whereas the property, the subject of these presents, belonged to one Mr. Sator who acquired the same by virtue of a registered Khasra deed executed on 28.2.1946 and registered as per Bk. I, Vol. 10, pp. 282-289, being no. 1814 for the year 1946.

Kanti Sinha

Sd/-  
D. Robinson S.J.  
28.3.62

Sd/-

is admitted by  
Mr. W. T. Beckwith  
Also in person  
see to me.

Beckwith-5-5  
28 3-62  
years old  
28 3-12

Now this deed of sale witnessed as follows:-  
In pursuance of the said agreement and in consideration of the said sum of Rs. ...  
by the purchaser to the Vendor, the receipt whereof the Vendor hereby admits and acknowledges as aforesaid,  
the Vendor does hereby grant, transfer, convey, sell and assign absolutely and forever to and unto the  
Purchaser all the Chhapband Land described fully in the schedule hereto to have and hold the  
with all rights, titles, interests, accessories, privileges, easements and appurtenances to have and hold the  
same absolutely and for ever as full and absolute owner.

The Vendor covenants with the Purchaser as follows:-  
The Vendor does give warranty to the Purchaser that he (the Vendor) has not at any time, heretofore,  
made committed, done, suffered, permitted or been party or privy to any act, deed, or thing whether of  
omission or commission by reason whereof the said property, subject matter of these presents, or any part  
thereof, has been alienated, charged, mortgaged, encumbered or in any way impeached in right, title or  
possession.

The Vendor does further covenant with the Purchaser that the Purchaser shall at all times,  
hereafter quietly and peacefully possess and enjoy the said property on payment of the annual rent to the  
State of Bihar, without any hindrance, disturbance or interruption by or from the Vendor or by any body  
claiming through or under him or by anybody whatsoever.

The Vendor does further covenant with the Purchaser that the Vendor has good title and absolute  
authority, having acquired the same by registered sale deed, to convey the said property to the Purchaser,  
The Vendor shall and will, at the cost and request of the Purchaser, from time to time and at all  
and such times, as the case may arise and as he may be requested to do, execute and cause to be done or  
executed all such acts, deeds, matters and things that may be necessary for the better and fuller enjoyment  
of the property hereby sold.

In case the Purchaser is deprived of the whole property or any portion thereof hereby sold by  
reason of any defect found in the title of the Vendor or of any encumbrance, charge or demand on the same

Kunti Sinar

sd. J. Rodknot S.S.  
28 3 62

RF





# DECREE IN ORIGINAL SUIT

Order XX, Rule 6 and 7, Code of Civil Procedure

District: Ranchi

Instituted on : 21.09.2021

Admitted on : 22.03.2022

In the Court of Sri. Vikram Anand, C.J., S.D. VI at Ranchi.

Original Suit No 401 of 2021

Dr. Kamleshwar ,S/O Late Agam Prasad Singh ,R/O - Tetartoli , Morhabadi ,P.S.-  
Bariatu ,Dist - Ranchi ,Pin - 834008 , through power of attorney of Sri Sudhir Kumar  
Singh , S/O -Late Arjun Singh , R/O - Rani Bagan , Near Birla Hanuman Mandir , Bariatu ,  
P.S.- Bariatu , Ranchi , Pin - 834009 , Jharkhand .

..... plaintiff

VRS

1. Sushila Devi , W/O Late Gauri Shankar Singh , R/O - Village - Gobrahi Tola ,  
P.S. - Daudpur Manjhi , District - Saran ( Bihar )
2. Deepak Kumar , S/O - Late Gauri Shankar Singh ,R/O -C.G. Tower - I , New  
Motibag , Chanakyapuii , Delhi -110023
3. Dilip Kumar Singh , S/O - Late Gauri Shankar Singh , R/O J-36 , S-2 , Dilshad  
Colony , Jhilmil , East Delhi -110095.
4. Diwesh Kumar Singh , , S/O - Late Gauri Shankar Singh , R/O - H. No. 1013 ,  
Mohan Mikins Society , Sector -5 , Vashundhara , Ghaziabad , Utter Pradesh-  
201012
5. Kunti Devi , W/O Late Tarkeshwar Singh , R/O - Tarkeshwar Nilaya , Ranchi  
Patna Road , P.O.- Jhumri Tilaiya , P.S. - Tilaiya , District - Koderma ,895409  
Jharkhand .

.....Defendant

Note - The addresses given above are the addresses for service filed by the parties under rules 19 and 22 or Order VII, of under rules 11 and 12 of Order VIII, of the first Schedule to the Code of Civil Procedure, with the exception of who did not appear or omitted to file their addresses

Suit Value:-Rs. 3 Crore

Cause of action: - 20<sup>th</sup> June 2021

Muharrir

J.C. 8.92

Claim for: - (A) That right , title and interest of the plaintiff in respect of the property described in Schedule - I and II of the plaint be declared his possession be confirmed in the alternative it may be declared that plaintiff has acquired title by adverse possession as he is in possession of suit property since 15.08.1996 openly and adversely to the interest of justice.

( B ) That order passed in Mutation Case No. 1122/R27 of 2016-17 mutating name of the defendant no. -2 in respect of the property described in Schedule -II of the plaint be set-aside.

( C ) That decree of permanent injunction restraining the defendant to interfere with the possession of the plaintiff be passed .

( D ) That decree for such other relief or relies which the plaintiff found entitled to be passed .

Kunti Sinha



This Suit Coming on this 04.08.2022 for final disposal before Sri Vikram Anand C.J.S.D. Ranchi

day in the presence  
 Sri I. K. Jha Advocate for the plaintiff  
 Sri S. C. Lal Advocate for the defendant

It is ordered that " Suit is decreed in terms of Compromise. Compromise shall be part of decree."

and that the sum of \_\_\_\_\_ to the plaintiff  
 as paid by the defendants on account of the costs of this suit, with interest thereon at the rate of \_\_\_\_\_ per annum from this date to date of realization.

Given under my hand and the seal of this Court, this 04<sup>th</sup> day of August 2022.  
 Enter here the date of judgment.

*ANA*  
 Muharrir  
 16-08-22

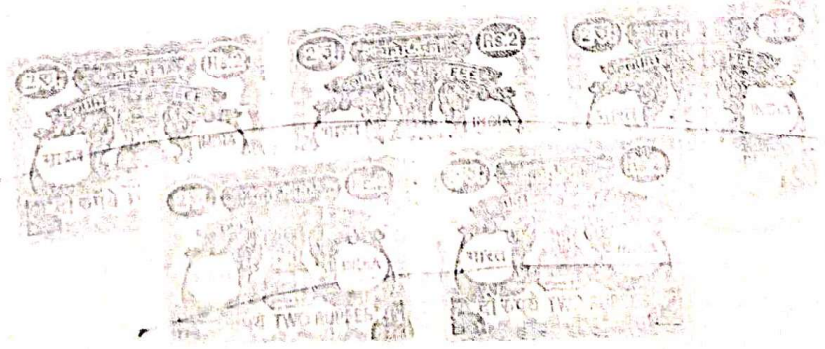
*Shrivedar*  
 16-08-22



**COSTS OF SUITS**

Plaintiff	Amount		Defendant	Amount	
	Rs.	P		Rs.	P
1. Stamp for complaint.....	50000	-	Stamp for power....	10	-
2. Do for power.....	05	-	Do for the petition or affidavit.....	10	-
3. Do for petition or affidavit....	10	-	Cost for exhibit.....	-	-
4. Cost for exhibit.....	-	-	Pleader's fee on Rs.....	-	-
5. Pleader's fee on Rs.....	-	-	Clerk fee.....	-	-
6. Advocate's clerk fee.....	-	-	Subsistence:-	-	-
7. Subsistence:-	-	-	(a) for plaintiff or his agent...	-	-
(a) for plaintiff or his agent...	-	-	(b) for witness.....	-	-
(b) for witness.....	-	-	Commissioner's fee.....	-	-
8. Commissioner's fee.....	20	-	Service of process.....	30	-
9. Service of process.....	-	-	Copying or typing charge.....	100	-
10. Copying or typing charge.....	100	-		150	-
<b>Total</b>	50135		<b>Total</b>		

*Kunti Saha*



In the Court of Sri Vikram Anand C. J. S. D. VI at Ranchi.  
Original Suit No. 401 of 2021

SEPARATE SHEET (PART OF DECREE)

Schedule -I of the plaint

All that piece and parcel of land measuring an area 27 decimal along with house standing thereon standing on R. S. Plot No. 1126 , Sub Plot No. - 1126/3-B under khata No. 11 , Khewat No. - 2 , corresponding to Municipal Holding No. 342 - C , New Holding No. 0040005774000AI , New Ward No. 4 of the Ranchi Municipal Corporation situated at Tetar Toli , Morhabadi , Thana No. 192 , District - Ranchi and bounded and butted as follows :-

North - Road  
South - Mrs . Sarojnai Devi  
East - Mrs Archana Prasad wife of Dr. Baidyanath Prasad  
West - Catholic Co-operative Society

Schedule -II

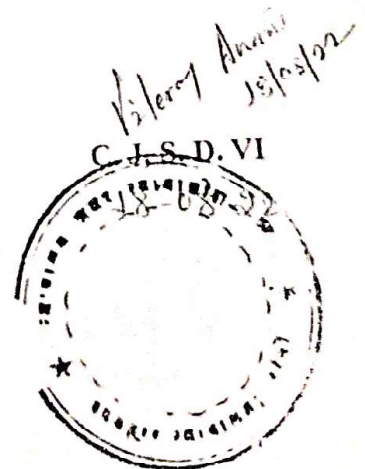
All that piece and parcel of land R.S. Plot No. 40/A , Sub Plot No. 40/A-I area -0.36 acres out of total area - 0.63 acres R.S. Plot No. 41/A , Sub Plot No. - 41/A-II area - 0.22 acres out of its total area - 1.65 acres situated at Village - Tetar Toli Morhabadi , P.S. Bariatu , Thana No. 192 , District - Ranchi and bounded and butted as follows :-

North - Road passing through Plot NO. - 4/A  
South - Rajni Kant Choudhary  
East - Road  
West - Smt . Verma of Plot No. 39IA and Smt Kishori Devi of Plot No. 59/C

~~Adm~~  
Muharrir  
16.12.22

~~Shrimati~~  
Shrivedar  
16.12.22

Kunti Simha





IV-160

Untitled Page

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

September 1, 2023

पंजी II प्रति

भूमा इतिमान	33	पृष्ठ संख्या	40																
खिला का नाम	रौंवी	अनुमंडल नाम	सदर	अवंत का नाम	बड़गाई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND										
मोजा का नाम	मोरहाबादी	होलिंग संख्या	3	तोजी संख्या		धाना नम्बर	192	खाता का प्रकार	---										
Sushila Devi, पति- Late Gauri Shankar Singh, जति- — एवं Dilip Kumar, Diwesh Kumar, पिता- Late Gauri Shankar Singh, जति- — एवं Kunti devi @ Kunti Sinha, पति- Late Tarkeshwar Singh, जति- ---																			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										लगान	सेंस					
1	41	0 रे 15.2 डि 0 हे	नामानरण मुकदमा संख्या 954/2023 - 2024										50	0					
2	40	0 रे 28 डि 0 हे																	
	कुल परिमाण	0 रे 43.2 डि 0 हे																	
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेंस बकाया	रोड सेंस चालू साल	शिक्षा सेंस बकाया	शिक्षा सेंस चालू साल	स्वास्थ्य सेंस बकाया	स्वास्थ्य सेंस चालू साल	कृषि सेंस बकाया	कृषि सेंस चालू साल						
07-21-2023	0330559716	2023-2024	2023-2024	0	50	0	12.5	0	25	0	25	0	10						

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह पत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अपुष्टियों के लिए सम्बन्धित अधिकारी से संपर्क करें  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

Power  
01-09-2023  
सौमनाथ जी

Kunti Sinha

इस रसीद को  
कर अथवा  
मुद्रांक अति

## झारखंड सरकार

### राजस्व एवं भूमि सुधार विभाग



नामांतरण शुद्धि पत्र

Duplicate-copy CRSLP142324867



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़गाँई	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग	33	पृष्ठ संख्या वर्तमान	40	धाना न.	192
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व धाना न	थाला का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिप्राय जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना
24867	954	मोरहावाटी/ 192	राँची	20/07/2023	By Partition पत्नी-1 के रेयत का मृत्यु प्रमाण पत्र अथवा सचोचणा पत्र जो राजस्व प्रधान / मुखिया से सत्यापित हो	खाता भाग न. वर्तमान	दाता न. प्लॉट न. क्षेत्रफल
	R27				Dated	3 22 37	2 41 15.2 टिनमील
	2023 - 2024					3 22 37	3 40 28 टिनमील
क्रैता का नाम :	<p>( Sushila Devi)पति- Late Gauri Shankar Singh , जाति-----, पता- Gobrahi Tola PS Daudpur Manjhi District Saran Bihar ) एवं ( Dilip Kumar पति- Late Gauri Shankar Singh , जाति-----, पता-J XXXVII S II Dilshad Colony Jhilmil East Delhi ) एवं ( Diwesh Kumar पति- Late Gauri Shankar Singh , जाति-----, पता-M No MXIII Mohan Mikins Society Sector V Vasundhara Ghaziabad Utter Pradesh ) एवं (Kunti devi @ Kunti Sinha)पति-Late Tarkeshwar Singh, जाति-----, पता-Tarkeshwar Nilaya Ranchi Patna Road PO Jhumri Tilaiya PS Tilaiya District Koderma Jharkhand)</p>						
क्रैता का नाम :	<p>जमाबंदी रेयत का नाम : Desraj Kumar -पिता-Late Gauri Shankar Singh</p>						
क्रैता का नाम :	<p>Dr Kamleshwar , पिता- Late Agam Prasad Singh , जाति-----, पता- Tetartoli Morhabadi PS Bariaatu Dist Ranchi</p>						
राजस्व कर्मचारी हल्का-04	को आवश्यक कार्यवाही एवं सूचनाएँ हस्तान्तरित।						
यदि एक कंप्यूटर जनित प्रति है	यह पत्र केवल सूचना के लिए है।						
यदि पत्र केवल सूचना के लिए है	इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।						
Signature valid							
Digitally signed by	Manoj Kumar						
अचलाधिकारी	बड़गाँई						

V

फारम मलकी / फारम रेखती Page No 40  
 नाम रेयत मय वलिदघत जभायन्दी Vol No 33  
 वो सकुनत नाम्बर Receipt No 0330559716

माल गोजारी मरा  
 नंबर  
 गोरहाबादी | 192 | Sushila Devi, Dilip Kumar, Diwesh Kumar, Kunti devi @ Kunti Sinha

खाता संख्या  
 3

खेसरा संख्या  
 40,41

रकम (एक ट में)  
 0 एकड़ 43 2 डिनमील 0 हेक्टर

नकदी

अराजी भावली

तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	50.00					50.00
गुजारी (भावली)	12.50					12.50
संस	25.00					25.00
सूद	25.00					25.00
मुतफरकात	10.00					10.00
मीजान	122.50					122.50

तफसील अदायकारी

अदायकारी बावत	वकाया	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	मोतालबा हाल (2023-2024)	फाजिल
माल (नकदी)						50.00	
गुजारी (भावली)						12.50	
संस						25.00	
सूद						25.00	
मुतफरकात						10.00	
मीजान अदायकारी						122.50	

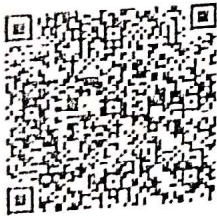
(1) मीजान कुल (लफजो में) : One Hundred Twenty Two Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 122.50

तारीख अमला तहसील कुनिन्दा : 21-07-2023

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



Kunti Sinha

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।