

भारतीय नैऋत्यायिक

दस  
रुपये  
रु. 10



TEN  
RUPEES  
Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

65AB 870821

Serial No. 4018 04/07/22  
 BK No. 5 Vol No. 229 Pages to 28-41  
 Being No. 6862 Year 1982  
 Cartridge Paper Issued.....  
 Copying Fee Ordinary.....  
 Copying For Urgent.....  
 Binding Charge for Map or Plan.....  
 Printing Charges.....

9-00  
 11-00  
 49-00  
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 69-00

Value of Goods.....  
 Value of Goods Pa.....  
 Value of Goods Rec.....  
 Cost of.....  
 Cost of.....  
 Total Value of Goods.....  
 Copy Registered.....  
 Sealed and Signed.....  
 per Order No.....

4.00  
 20.00  
 69.00  
4018 of 4/7/22  
93.00

Records Officer  
 Registrar of Assurances  
 Kolkata

8/07/22

ADDITIONAL REGISTRAR  
 OF ASSURANCE, KOLKATA  
 8 JUL 2022  
 A.D.SR. Record

012480

11 MAY 2022

No. .... Rs: 10/- Date .....

Name: S. R. Das

Advocate

Address:- Alipore Police Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

ST BHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor .....

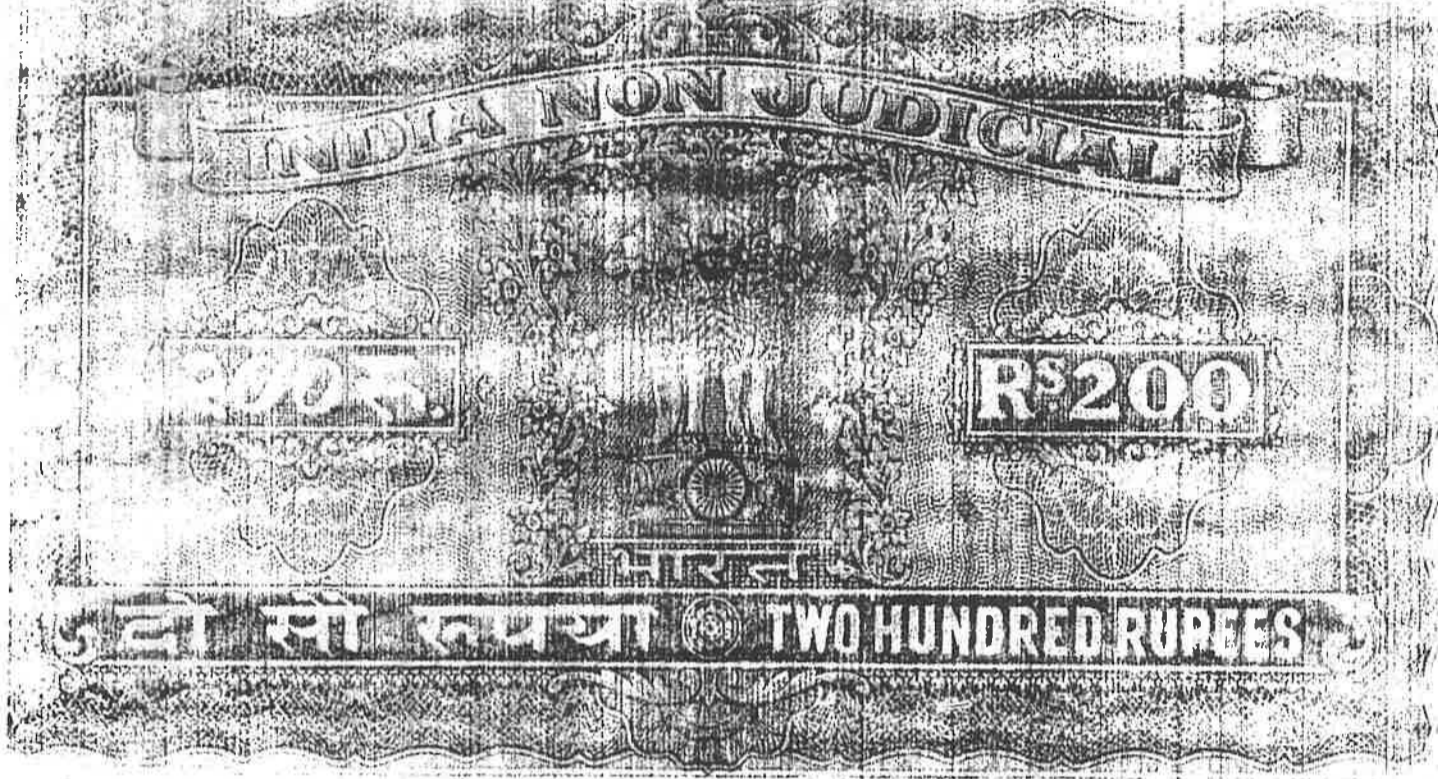


ALIPORE POLICE COURT  
ALIPORE, WEST BENGAL

ALIPORE POLICE COURT

200R

28



7 August  
1982

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1899 & its Amendment  
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A 49.00  
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 25.00  
 4.00  
 1.80  
 130.30

7-8-82

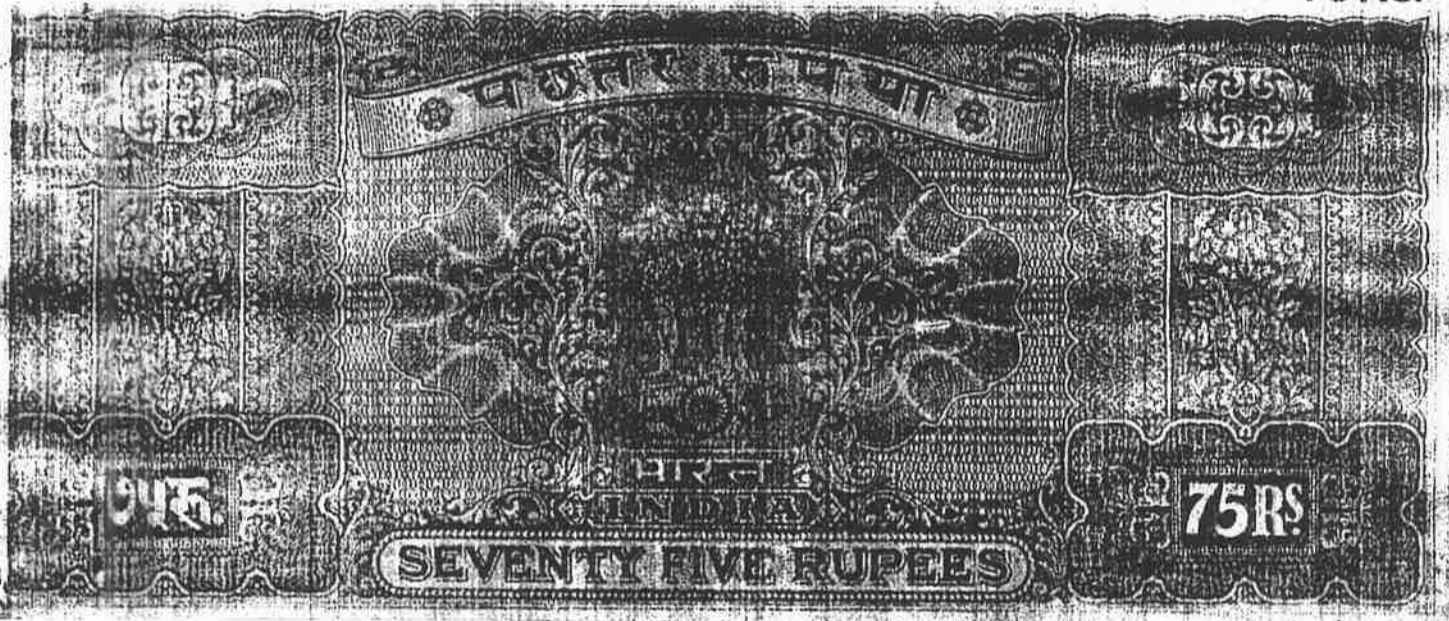
THIS INDENTURE OF SALE is made on this the 7th day of August, One thousand Nine hundred and Eighty Two ; B E T W E E N ( 1 ) ATISH CHANDRA SINHA son of Late Kumar Bimal Chandra Sinha, (2) ADHISH CHANDRA SINHA son of Late Kumar Amaresh Chandra Sinha, (3) AMARESH CHANDRA SINHA son of Late Kumar Brindaban Chandra Sinha

*we copy*

*1-4-82  
Lancet  
Calcutta*



75Rs.



*Handwritten signature*

*Handwritten signature*

:: 2 ::

and Executor to his Estate, all by Caste Hindu,  
residents of 59A Barackpur, Trunk Road, Calcutta -  
700 002 (hereinafter called the V E N D O R S) of  
the ONE PART ; A N D SRI PAWAN KUMAR JHA son of  
Late I.S.Jha, resident of Village & Post Office  
Tarauni, Dist - Darbhanga, at present at Ranchi,

Police.....



:: 3 ::

Police Station & District Ranchi, by Caste Brahmin,  
by Occupation Student, ( hereinafter called the  
P U R C H A S E R ) Of the OTHER PART .

The expressions "VENDORS" and "PURCHASER" shall  
unless excluded by or repugnant to the context mean  
and include their respective successors, heirs, assigns,

legal .....



:: 5 ::

AND WHEREAS C.S.Khata No.18 Plot No. 648 was taken in settlement in the name of Rani Harsh Mukhi Dasi as executrix and for and on behalf of said Kumar from the Land lords Mr.Mirkhan and others by virtue of a registered Hukumnama dt.3.11.33.and Registered at Ranchi, District Registry Office and entered in Book No. 1,Volume No.28 Pages 269to 272 being Deed No. 2337 of 1935.

AND WHEREAS in the Revisional survey,, Records of rights the said C.S.Plot No.648 was recorded which name of Rani Harsh Mukhi Dasi, the executrix of the Estate of said Kumar was being R.S.Plot No.854 and 864 under Khata No. 34.

AND WHEREAS Rani Harsh Mukhi Dasi handed over the charge of the entire estate including the properties of Bariatu, Ranchi to the aforementioned Kumar Bimal Chandra Sinha, Kumar Amaresh Chandra Sinha and Kumar Brindaban Chandra Sinha when they became major and put him in possession of the same ;

AND WHEREAS Kumar Bimal Chandra Sinha died on

17th .....

:: 6 ::

17th April, 1961 leaving behind his only son and legatee Sri Atish Chandra Sinha, Vendor No.1 and Sri Atish Chandra Sinha took probate of the Will of his father from the Calcutta High Court being Probate Case No. 207 of 1961.

AND WHEREAS Kumar Amaresh Chandra Sinha died on 10th November, 1953 leaving behind his only son and legatee Kumar Adhish Chandra Sinha Vendor No.2, who was minor then.

AND WHEREAS Rani Aniya Bala Sinha, the mother of Kumar Amaresh Chandra Sinha and Shrimati Agha Sinha the widow of Late Kumar Amaresh Chandra Sinha obtained Probate as executrices of the Will left by the Late Kumar Amaresh Chandra Sinha from the Calcutta High Court being Probate Case No. 145 of 1954.

AND WHEREAS by a Deed of Declaration and Release, the said Executrices have on the 26th day of May, 1964 relinquished their executrixship and handed over the charge of the estate in their administration to Sri

Adhish.....

:: 7 ::

Adhish Chandra Sinha, the son and legatee in the Will  
of Late Kumar Amaresh Chandra Sinha ;

AND WHEREAS Kumar Brindaban Chandra Sinha died  
on the 6th February, 1966 leaving behind his only son  
and legatee Sri Bikash Chandra Sinha, Vendor No.3.

AND WHEREAS Sri Bikash Chandra Sinha, who was  
appointed Executor of the estate in the Will obtained  
probate of the Will of his father as Executor from  
the Calcutta High Court being Probate Case No.134  
of 1966 ;

AND WHEREAS the Vendors are the exclusive owners  
and are in exclusive possession of R.S. Plot No. 854  
Khata No.34 situated at Village Bariatu P.S. Ranchi  
Thana No.193, District Ranchi:

AND WHEREAS the Vendors agreed to sell and the  
Purchaser agreed to purchase 10 Kathas acres of land  
for the price of Rs.6,000/- (Rupees Six thousand) only  
out of the aforesaid Plot No.854 of Khata No. 34 and

the .....

:: 8 ::

the Purchaser agreed to purchase the same at the said price.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of the payment of the said sum of Rs. 6,000/- (Rupees Six thousand) only for the trees by the Purchaser to the Vendors as per memo of consideration thereon receipt whereof the said Vendors do hereby admit and acknowledge and from the same and every part thereof, acquit, release, absolve and discharge to the Purchaser the said property for ever. The said Vendors do hereby grant, convey, assign, assure, sell and transfer absolutely and for ever unto the said Purchaser ALL that piece and parcel of land along with trees standing thereon measuring more or less 10 Kathas acres out of R. S. Plot No. 854 of Khata No. 34 situated at Village Bariatu, P. S. Ranchi, Thana No. 193, District Ranchi more fully described in the Schedule below and shown in RED wash in the map attached, free from all encumbrances, leases, liens and charges of whatever kind and nature together with all rights of user of the 20' wide proposed common passage in between the plots, hedges, drains, water courses, lights, liberties, privileges, easements, appendices and appurtenances whatsoever to the said

piece and parcel of land belonging to or in any way appertaining to or appurtenant to hereto and the reversion or reversions remainder or remainders, rents, issues and profits thereof and all the rights, title, interest, property, claim or demand of whatsoever kind or nature both in equity and law of the said Vendors into, out of upon the said piece and parcel of land. It being however provided and agreed between the Vendors and the Purchaser that the proposed passage to be constructed. The Purchaser which will be connected with Housing Colony Road, will be used by the Vendors and Purchaser for all times. Further the Purchaser has agreed to use the Colony Road for their entrance and exit. The Vendors will never be responsible for providing any road for the exit and entrance of the Purchaser through their land and garden, The Purchaser will henceforth pay the proportionate rent of his share which is approximately Rs.5/- (Rupees five) only yearly. Further the Vendors will also have the right for using the proposed 20' common passage. And the Vendors do hereby covenant with the said Purchaser that the properties hereby granted, conveyed, assigned, assured, sold and transferred absolutely and for ever are free from all encumbrances and the said Vendors have permanent heritable and transferable chhaparbandi rights and the Vendors are in exclusive right to grant, convey assign sell and transfer absolutely and for ever the properties hereby granted, conveyed, assigned.....

assigned, assured sold and transferred absolutely and for ever and that the Purchaser who has been put in vacant possession shall hereafter peaceably hold, use and enjoy the same as his own property, without any let or hindrance, interruption, claim or demand by or from the said Vendors or any person whatsoever claiming from or under the Vendors either in equity or law or whatsoever. And the Vendors further covenant with the Purchaser that the Purchaser shall get his name mutated into the Office of the landlord and whenever necessary and pay rent and taxes in his name. And the Vendors further declare that if the land hereby conveyed comes under the purview of or becomes subject to any law effecting the competence of the Vendors to retain or dispose it and the Purchaser due to its effect is dispossessed the Vendors shall indemnify the Purchaser against all losses, damages, claims, demands and liability whatsoever, if any, which the Purchaser may sustain, pay or incur or be put to by aforesaid reason and by reason of any defect in title of the said Vendors to the Properties hereby granted, conveyed assigned, assured, sold and transferred absolutely and for ever or any portion thereof. PROVIDED ALWAYS the Vendors shall at all times hereafter upon and on reasonable.....

reasonable request and at the cost of the Purchaser do and execute or cause to be done and executed all such acts and deeds and assurances that may be necessary for further or more perfectly assuring the title of the Purchaser to the properties hereby granted, conveyed, assigned, assured, sold, and transferred absolutely and for ever according to the true intents of these presents.

SCHEDULE OF THE PROPERTIES ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 10' kathas situated at Village Bariatu, P. S. Ranchi, Thana No. 193 at District Ranchi out of R. S. Plot No. 854 of Khata No. 34, and shown in RED in the map attached and marked as sub-plot No. 31 having permanent heritable and transferrable Raity right together with the trees standing thereon and the right to use the 20' wide common road shown in the map attached lying within the jurisdiction of the District Registrar and the District Sub-Registrar, Ranchi and bounded and butted as follows:-

- ON THE NORTH : Land of the Vendors.  
ON THE SOUTH : 20' wide common Road.  
ON THE EAST : Road of the Vendor.  
ON THE WEST : Land of Sri Kumud Ramani Jha.

IN.....

:: 12 ::

IN WITNESS WHEREOF the VENDORS have put their hands on the date and year above written ;

1. Rajendra Prasad  
Nov. 15
2. Brajesh Kumar Agrawal  
7/8/52  
Ranchi

Signature of the Vendors.

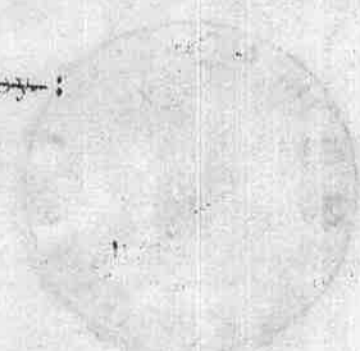
1. Anshuman Pratihara  
7/8/52

2. Abha Sinha,  
Const. Atty. in  
Ch. of the  
State

3. Umashankar

Constituted Attorney in  
Ch. of the State  
Chandra Sinha.

Prepared by :



Received from the within named  
Purchaser the within mentioned  
sum of Rs. 6,000/- (Rupees Six  
Thousand) only as a full con-  
sideration amount paid as per  
memo of consideration below :-

Rs. 6,000/-

MEMO OF CONSIDERATION

Pay Cash.

Rs 6000/-

(Rs. Six thousand) of.

1. Atishchandrananda

2. Alpha Saha.

3. Umakanta

WITNESS :

1. Rajendra Prasad  
7/8  
Ranchi

2. Pradeep Kumar Agrawal  
7/8/82

Constituted Attorney  
Special Chamber Court



ul

Dated the 7th day of  
August - 1982

between

Aish chandra Saha  
2015

Registered in

Book no - 1

Volume no - 229

Pages - 28 - 41

Being no - 6862

For the year 2

Sri P. Mani Kumar  
for name

The Seal of the Assurances  
Company

all the assurance  
registrations of 7  
of Assurances  
of 1982



Certified to be a True Copy

CHECKED BY

*[Signature]*  
08/08/22

ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
- 8 JUL 2022  
A.D.S.R. Record

True copy

Prepared by

S. Saha

6-3-82

Registrations of 7  
of Assurances  
of 1982

6-3



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : dd12910cf9c82de302f0

Receipt Date : 27-May-2024 12:48:41 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Ranchi

Stamp Duty Paid By : PAWAN KUMAR JHA

Purpose of stamp duty paid : MEMORANDUM OF UNDERSTANDING

First Party Name : PAWAN KUMAR JHA

Second Party Name : C G DEVELOPERS

GRN Number : 2402272764

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-

*Pawan Kumar*



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (this "MOU") is made and entered into on this 27<sup>th</sup> day of Monday, 2024 by and between:

**PAWAN KUMAR JHA ( PAWAN KUMAR )**, resident of New Nagra Toli, Ranchi-834001 (hereinafter, called the **First Party**).

AND

**C G DEVELOPERS**, (GSTIN:- 20AAHFC6558Q2Z0) a Partnership Firm, situated at Opp. Kaveri Restaurant, 62 Circular Road, Ranchi-834001, through its Partners Pawan Kumar Jha (Pawan Kumar) and Nitu Jha (hereinafter, called the **Second Party**).

Both of whom are collectively known as "**Parties**,"

The expression First Party and Second Parties shall unless repugnant to or expressly excluded by the subject or context below and include their respective heirs, executors, administrators, successors-in-interest, legal representative and assigns.

**WHEREAS** the First Party and the Second Party are desirous to enter into a MOU, setting out the working arrangements that each of the two agree and are necessary to complete the Project.

Pawan Kumar

**AND WHEREAS** the Parties wish to develop all that piece and parcel of land measuring an area 10 Katha, Plot No. 854, Khata no 34, Thana no 193 New Holding No 0080001035800Z0, Ward No. 8, New Ward No. 9 of Ranchi Municipal Corporation, situated at Bariyatu, District Ranchi, State Jharkhand.

This Memorandum of Understanding (MOU) sets out the terms of understanding between the Parties;

1. That the purpose of this MOU is to provide a framework, scope of work, terms and conditions, responsibilities of the Parties associated with their work on the project.
2. That the Parties desire and wish to develop a residential complex in Bariyatu, Ranchi, Jharkhand-834001 hereinafter referred to as the '**said Project**'. The First Party holds 10 kathas of land in the said Project and the Second party will infuse funds in the said project.
3. That the Parties hold different sharing in the **said project** and the expenses related to the development of the **said project** will be appropriated among the parties according to their share in the **said project**.
4. That the Parties have proposed and agreed that the work related to the sanctioning of the Building Plan by Ranchi Municipal Corporation would be undertaken by the **Second Party** on behalf of both parties and the expenses related to the same will be borne by both parties and the **first party** will re-imburse it's share in the expenses to the **first party**.

Pawan Kumar

DE-2

5. That all the decisions with respect to the said project will be taken by the consent of both the Parties.
6. That this MOU will be legally binding on both the Parties.
7. That the parties have agreed to this MOU with their free consent without any coercion, undue influence from any corner.

Pawan Kumar

FIRST PARTY

CG. DEVELOPER

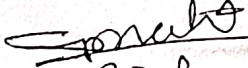
Nitu sha

SECOND PARTY

Partner  
Pawan Kumar

WITNESSES:

Hemant Diwan  
27/01/2024

1. Hemant Diwan, Diwan Heights   
Kathal More, Daladali Road-835303 27/01/2024

2.