

9581

8 July



Handwritten scribbles and marks on the left side of the stamp area.

Handwritten notes: '97', 'RMS', and other illegible marks.

0200 4049

Handwritten notes: 'A. N. 254', '253 dt', '27/3/07'.

Handwritten notes: '26/04/06', '29/4/07', '24/5/07'.

Official text in Hindi, partially obscured by a signature and stamp.



**DEED OF ABSOLUTE SALE**

THIS DEED OF SALE made on this the...//.....th day of...2007

**BETWEEN**

- (1) SHREE NAND KUMAR PODDAR S/o of Late Hanuman Prasad and
- (2) SHREE ARVIND KUMAR PODDAR S/o Shree Nand Kumar Poddar both by Faith - Hindu, by occupation - business, resident of 34, Raja Santosh Road, P.S. - Alipur, District - Kolkata (West Bengal) represented through theirs Power of Attorney holder Shree Dilip Kumar Gupta S/o Shree Kanchan Lal Sahu, by caste - Baniya, by occupation - Business, Resident of Mahabir Chowk, Upper Bazar, P.S. - Kotwali, District - Ranchi,

Handwritten signature: *Rajesh Sahu*

Date...

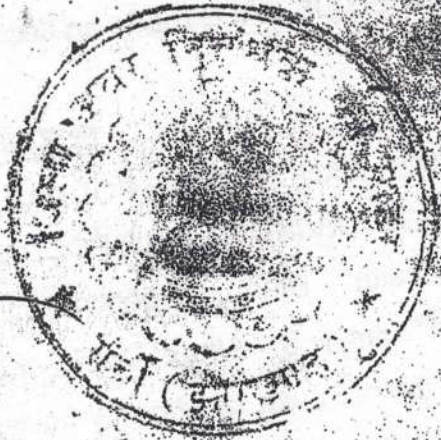
Stamp. Value  
Rajesh

The stamp is of Rs...

Ranchi Treasury, Ranchi



11.5.07



24.5.07

Handwritten notes and signatures in Hindi, including 'Rajesh' and 'Ranchi'.

Vertical text on the left margin, possibly a form header or reference number.



02DD 404914

State - Jharkhand being Power No. IV 3653 dated 07.10.2002 which registered at Registrar of Assurance, Kolkata, (hereinafter called the VENDORS) of the ONE PART.

AND

Shree Rajesh Sahu S/o Jagdish Sahu, by caste - Baniya, by occupation - Business, by resident of Mahabir Chowk, Upper Bazar, P.S. - Kotwali, District - Ranchi (Jharkhand) (hereinafter called the PURCHASER) of the OTHER PART.

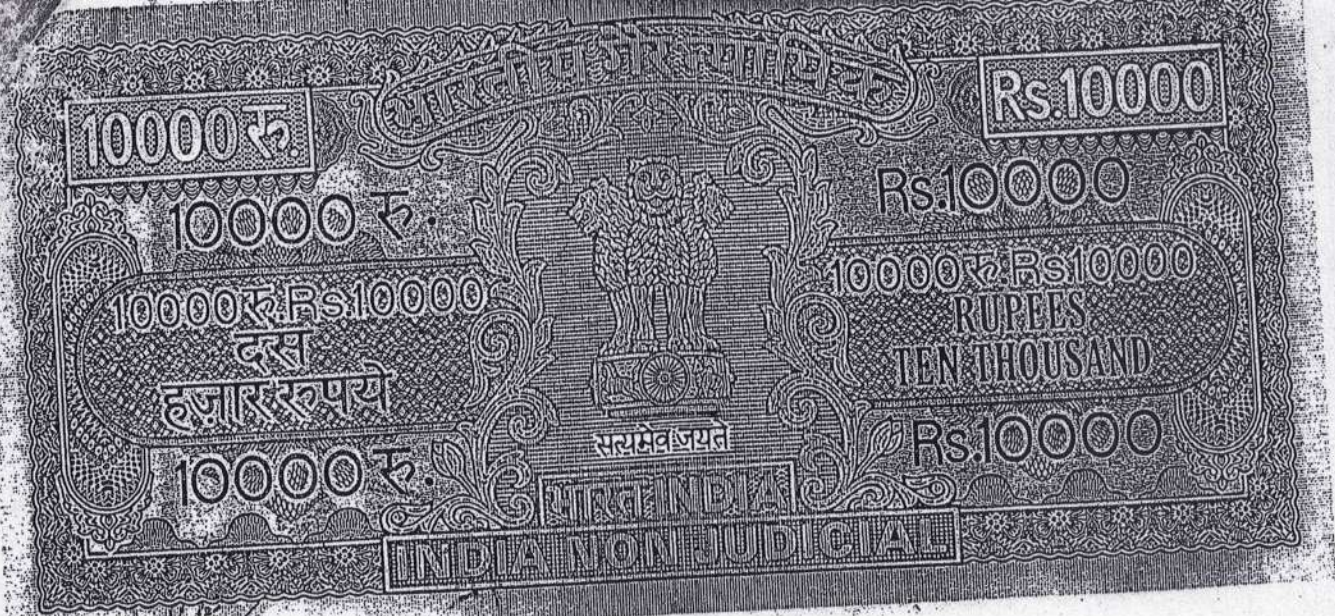
The Terms and expression "VENDORS" and "PURCHASER" wheresoever used and occurring in these presents shall always mean and include their respective heirs, legal representatives, successors-in-interest, executors and assigns unless specifically excluded by or repugant to the subject or context hereinbelow wether expressly or be necessary implications.

WHEREAS one Nagarmal Poddar S/o Jeetmul Poddar took a permanent Chapparbandi settlement havind transferable and heritable Chapparbandi right of the land of R.S. Khata No. 132 Plot No. - 46, Area - 0.67 Acre and Plot No. 47, Area - 1.02 Acre Total Area - 1.69 Acre of Village - Morhabadi, P.S. - Ranchi, Thana No. 192, District - Ranchi by

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Rajesh Sahu

Handwritten signature and date: 24.5.02



03AA 371825



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virtue of Hukumnama dated 30.9.1926 in the name of Amol Chand Poddar Alias Amolakh Chand S/o Mohan Lal Poddar who is the nephews of Nagarmal Poddar and same has been confirmed by the Kabuliati which was registered in Book No. 1, Volume No. 38, Page No. 171 to 193 being deed No. 3230 for the year 1926.

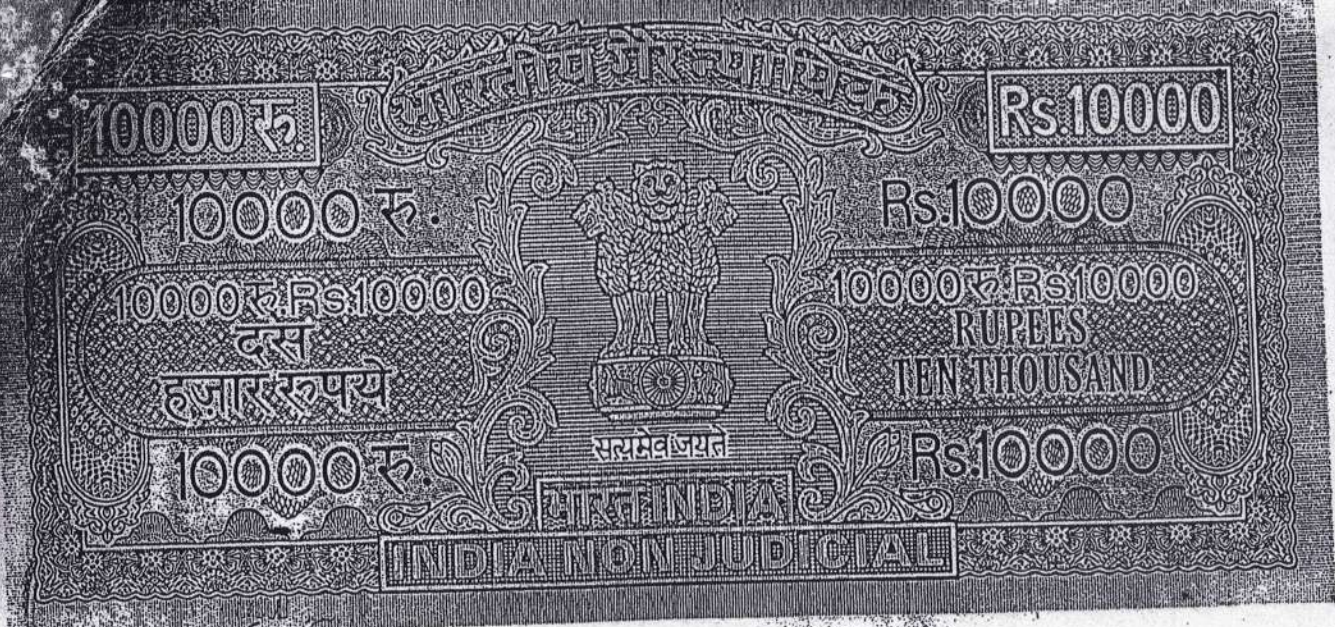
AND WHEREAS during Revisional Survey Opefation the aforesaid Khata No. 132, Plot No. 46, Area - 0.67 Acre and Plot No. 47, Area - 1.02 Acre Total Area - 1.69 Acre of Village - Morhabadi, P.S. - Ranchi, Thana - 192 District - Ranchi is recorded in the name of Amolak Chand Poddar Alias Amolakh Chand S/o Mohan Lal Poddar alias Mohan Lal Poddar as Makan Bari.

AND WHEREAS the said Nagarmal Poddar sold as permanents Chaparbandi Transferable and Heritable right of the said land of Khata No. 132, Plot No. 46 Area - 0.67 Acre and Plot No.47 Area - 1.02 total area - 1.69 Acre of Village - Morhabadi, P.S. - Ranchi, Thana No. 192, District - Ranchi to Hanuman Prasad Poddar S/o of Late Seth Radha Krishnaji Poddar by virtue of registered deed of Sale dated 23.12.1953 and after vesting the Jamindari the said Hanuman Prasad Poddar got his

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name mutated in the office of Town Anchal Ranchi and paid rent to the State regularly. The said Amolok Chand Poddar alias Amolakh Chand is acknowledged and token of his Benamidar of Nagar Mal Poddar has signed this document for the satisfaction of the Purchaser.

AND WHEREAS the said Hanuman Prasad Poddar executed a WILL ON 9.6.1980 which been revoked and cancelled and by the Last WILL dated 31.07.1989 Shri Hanuman Prasad Poddar has appointed his daughter in law Smt. Soha Devi Poddar W/o Shree Nand Kumar Poddar to his sole executrix of the said last WILL who shall be entitle to obtained probate. In the said WILL Hanuman Prasad Poddar (now deceased) do hereby give demise and bequeath aforesaid property including other properties to Shree Nand Kumar Poddar and grand son of Shree Arvind Kumar Poddar the Vendors and by the probate Case No. 215/1994 the same has been confirmed by the Competent Court of Law.

AND WHEREAS a proceeding under the provision of Urban Land (Ceiling and Regulation) Act. 1976 being U.L.C. Case No. 6/1976 in the Court of D.C. cum Competent Authority, Ranchi initiated against the Vendors with respect to the aforementioned R.S. Plot No. 46 and 47 and

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after considering all aspect and matter the R.S. Plot No. 46 and 47 has been exempted from the provision of Urban Land (Ceiling and Regulation) Act. 1976 vide letter No. 10/Shahri 12/88/233RA dated 23.01.1989 of the State of Bihar department of Revenue and land reform with condition that the land of the said plot area - 5482.8 square meter shall be used for agriculture purpose and prior transfer of the land (Sale and Gift) permission is required from the State.

AND WHEREAS the said Vendors have obtained permission in respect of Khewat No. -2 R.S. Khata No. 132, Plot No. 46 & 47, Area -1 Acre 54 Decimal land Village - Morhabadi, P.S. - Bariatu, P.S. No. 192, District - Ranchi for transfer by way of sale of partition from the Honble Minister, Revenue and land Reforms Department of State of Jharkhand vide case no. 4/2005 order dated 25.02.2006.

AND WHEREAS the said Vendors have given a notice under section 26 of Urban Land (Ceiling and Regulation) Act. 1976 of the Deputy Commissioner cum Competent Authority, Ranchi for transfer of the portion of said land of Khewats no. 2 R.S. Khata No. 132, Plot No. 46 & 47, Area - 23½ Katha out of 1 Acre 54 Decimal land of Village - Morhabadi,

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P.S. - Bariatu, P.S. No. 192, District - Ranchi in favour of the Purchaser which registered Vide U.L.C. case No. 929/2006 dated 29.04.2006 but Note permission no after expire of stipulated period as mentioned said section (60) days no any objection or notice has been served upon or received by the Vendors and Purchaser as such Vendors are free to sale the said property morefully described in Schedule below to the Purchaser.

AND WHEREAS the Vendors hav thus become full and absolute owner of the properties described in the schedule hereunder and delineated in RED Colour in the Map attached hereto and are fully seized and possessed thereof and is well and sufficiently entitled and competent to convey the same and every part thereof.

AND WHEREAS Vendors being in need of money for their various need and legal necessities offered and express their desirous to sale the property of Khewat No. 2, R.S. Khata No. 132, Plot No. 46 & 47 Area - 23½ Katha out of 1 Acre 54 Decimals land of Village - Morhabadi, P.S. - Bariatu, P.S. No. 192 District - Ranchi which has been morefully described in the Schedule herein below and has also shown in RED WASH in the Sketch Map attached herewith this Deed as Part of it after due negotiation price of the property hereby sold is fixed at (Rs. Two

Rajesh Sahu

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(Lacs Seventy Five Thousand) only which is fair and reasonable price according to the prevailing marked rate in the locality.

**NOW THIS DEED OF ABSOLUTE SALE WITNESSES AS**

**FOLLOWS :-**

1. That in pursuance of the aforesaid agreement and in Total consideration of Rs.2,75,000/- (Rs. Two Lacs Seventy Five Thousand) only received in full as per memo of consideration given herein below by the Vendors from the Purchaser. However the present cost of the land as per the Govt. Valuation comes to Rs. 17,57,500/- As such the Stamp duty and registration fee is being paid on Rs. 17,57,500/- After receiving the above consideration amount i.e. Rs. 2,75,000/- in full Vendor the receipt of which sum the Vendors do hereby admit and acknowledge and hereby convey, transfer, sell and assign voluntarily and with all that piece and parcels of land morefully described in the Schedules herein below and shown in RED WASH in the Sketch Map attached herewith this Deed of Sale as part of it, free from all encumbrances, charges and lines whatsoever together with their all right, title, interest, liberties, privileges, advantages, right of easement, use of road and all other appurtenances whatsoever both in law and Equity arising out of and in connection with

*As per form 104.*

*Rajesh Sahu*

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the said piece and parcel of land having permanent heritable and transferable right to the Purchaser to have and hold the same for ever and absolutely.

2. That the Vendors hereby assure and covenant to the Purchaser that the piece and parcel of land hereby sold, transferred and demised by the Vendors to the Purchaser is free from all encumbrances, charges and lien whatsoever and the Vendors have done nothing whereby and whereunder the said piece of land and the right, title and interest therein may in any manner, be charged with the payment of any money of monies and the Vendors have good, valid and subsisting right to make this transfer in the manner hereby done.
3. That the Vendors hereby further covenant and agree that they shall at request and cost of the Purchaser do, perform or cause to be done, performed and executed any further lawful acts, deeds or things as may be necessary in future for further or more fully and perfectly assuring the title of the Purchaser to and in respect of the piece of property hereby sold and transferred to her.
4. That the Vendors hereby agree to keep the Purchaser harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchaser arising out of any defect in title of the Vendors over property more fully described in the Schedule hereinbelow.
5. That the Vendors have this day put the Purchaser in actual physical possession over all that piece and parcel of land which has been hereby sold to and demised unto the Purchaser under this deed of Sale forever and absolutely.
6. That the Purchaser shall and may from time to time and at all times hereinafter peacefully and quietly enter upon, have hold occupy, passes and enjoy the property more fully and particularly described in the Schedule hereinbelow and shall receive and take all rents, profits and issues thereof and every part thereof without any let, hindrance or objection whatsoever from or by the Vendors or any person or persons claiming through from or in trust of them. The Purchaser shall have all the right and liberty according to Law to construct boundary wall etc. and shall be

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*Rajesh Sahay*

at liberty to enjoy, use, deal, transfer and mortgage the same in the manner she likes.

7. That the Purchaser shall be entitled to secure mutation of her name in place and stead of the Vendors in all revenue records of the State of Jharkhand particularly in the records kept and maintained at the Town Anchal Office, Ranchi or wherever it will be necessary with respect of the property which has been morefully described in the Schedule hereinbelow and the Purchaser shall be liable to pay rent to the concerned department.

**MEMO CONSIDERATION**

(Rs. Two Lacs Seventy Five Thousand)

Cheque/DD No.	Bank	Date	Amount
	Allahabad Bank	13.11.06	2,75,000/-

**SCHEDULE OF LAND**

A piece and parcel of land Khewat No. 2, R.S. Khata No. 132, Plot No. 46 Area 7.87 Kathas out of area 52 dicimals and Plot No. 47 Area 15.42 Kathas of area 1.02 Acres total area 23.29 Kathas land of Village - Morhabadi Basti, P.S. - Bariatu, P.S. No. 192, District - Ranchi having permanent heritable Transferable Chapperbandhi Right which has been shown in RED WASH in the Sketch Map attached herewith this Deed of Sale as part of it.

**Boundary of Plot No. 46**

North	-	R.S. Plot No. 131
South	-	R.S. Plot No. 45 & Proposed Road
East	-	Proposed Road
West	-	Proposed road & R.S. Plot No. 47

**Boundary of Plot No. 47**

North	-	Proposed Road
South	-	Proposed Road
East	-	Proposed Road & R.S. Plot No. 131 & 46
West	-	Proposed road

*Rajesh Sahy*

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L. it is further certified that the said land is not a Schedule Tribes Land or Forest land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarana or Pahnai.

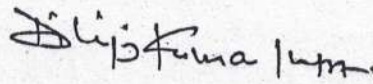
IN WITNESS WHEREOF the VENDORS have put their signature to these presents at Ranchi on the date, month and year first above written.

WITNESS

VENDORS

1. Rajesh Kumar

2. 





Draft by :








Type by :

Rajesh Sahu

# PURCHASER PHOTO



				
Little	Ring	Middle	Index	Thumb

*Certified that that fingerprints of the left hand of each person whose photograph is affixed in he document have been obtained by me or before me.*

Rajesh Sahy

  
Draft by.

DICT.....**CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TEANCIES IN ESTATES IN GOVERNMENT**  
**RANCHI** Sub-Division.....**SADAR** Circle / Anchal.....**TOWN** Halka.....**IV**  
 Name of State

Sl. No.	Mutation column bar in Register 27	Village	Thana and Thana Number	Number tanacy to which the mutation relate	Authority cancelling mutation with date of order	Whether mutation is due to sale gift, exchange succession or person	Tauzi Number	Date of cancellation of the Halka Register by the Karamchhari	Remarks
1	2	3		5	6	7	8	9	10
	493R27 09-10	शौरावाली	192	71/II	CO RANCHI	8744 24.5.07	श्री राजेश साहू S/o जयवीर साहू R/o मजबीर चौक, अपर बाजार थाना - कीन्वाली जिला - रेंगी	श्री राजेश साहू S/o जयवीर साहू R/o मजबीर चौक, अपर बाजार थाना - कीन्वाली जिला - रेंगी	जमीन का विक्रण श्री सा शौरावाली
							खाना खोरा 132	रकबा 46	खाना खोरा 132
							रकबा 47	खाना खोरा 132	रकबा 47
							रकबा 7.87	खाना खोरा 132	रकबा 7.87
							रकबा 15.42	खाना खोरा 132	रकबा 15.42
							रकबा 23.29	खाना खोरा 132	रकबा 23.29



Memo No.

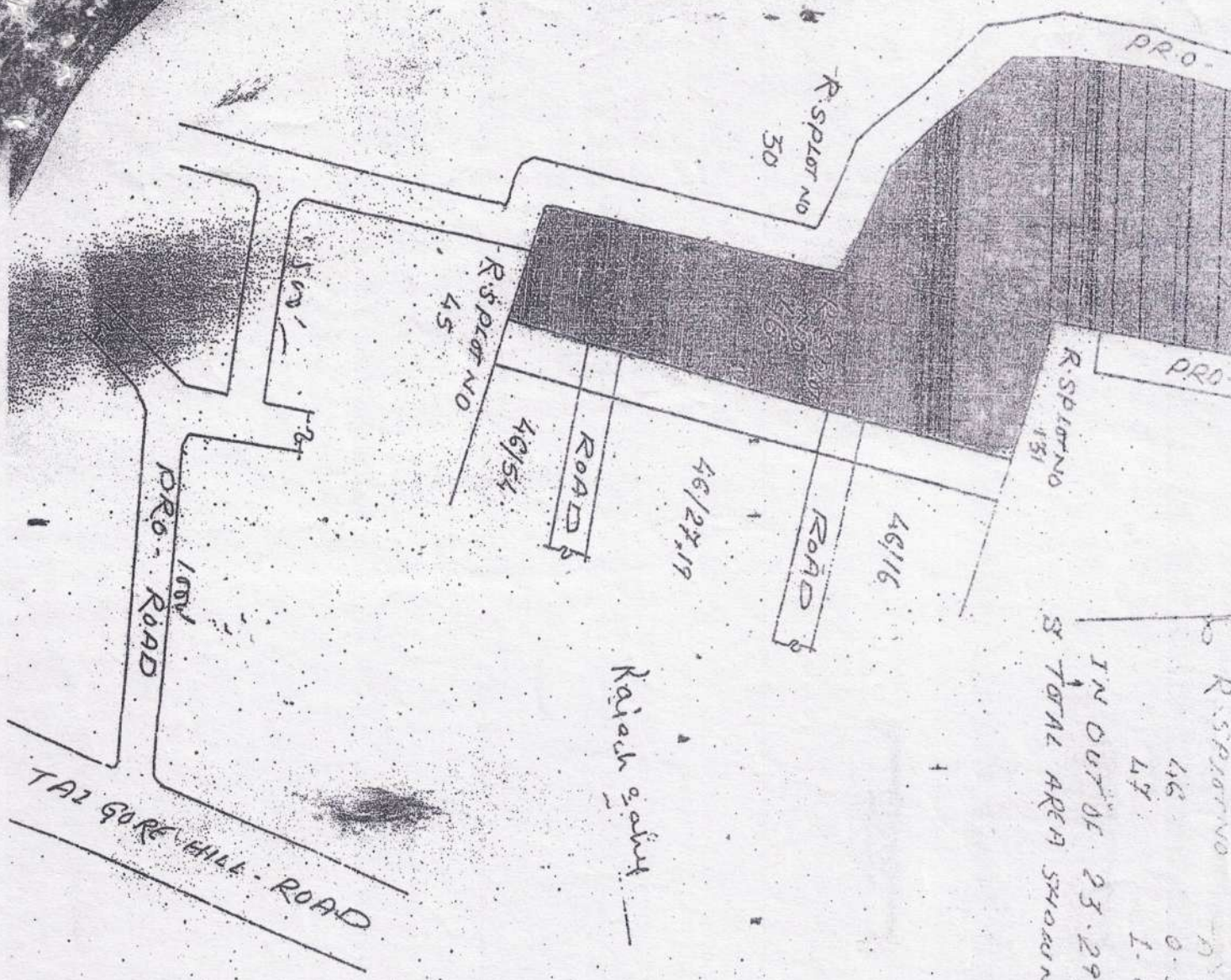
Date

Forwarded to the Karmchhari Halka No.

for information any necessary action

Circle Officer/Apchal.....  
 Circle Anchal (Addl. Karmchhari).....

श्री राजेश साहू  
 10/06/07



R.S. PLOT NO 46  
 47  
 IN OUT OF 23.29 KATHIA  
 TOTAL AREA SHOWN IN RECORDS

0.52 } 1.54  
 1.02 }

SH. CUMAR. BINHA  
 Notary Public  
 Reg. No. - 1181/02  
 PHOTO COPY  
 ATTESTED

बड़ागाँई | मोरहाबादी | 192 | राजेश साहु

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
132	46,47	23.29 कठा 0 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावली)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकात	2.00					2.00
मीजान	24.50					24.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					10.00	
गुजारी (भावली)					2.50	
सेस					5.00	
सूद					5.00	
मुतफरकात					2.00	
मीजान अदायकारी					24.50	

(१) मीजान कुल (लफ्जों में) : Twenty Four Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 24-10-2024

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



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 ।

Print