

8310

7757



62

02DD 404907



DEED OF ABSOLUTE SALE

THIS DEED OF SALE made on this the... 11...th day of... 5...th...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 their Power of Attorney holder Shree Rajesh Sahu S/o Jagdish
Sahu, by caste - Baniya, by occupation - Business, Resident of Mahabir
Chowk, Upper Bazar, P.S. - Kotwali, District - Ranchi, State - Jharkhand

Rajesh Sahu
11.5.07

Cont...2

26
ch no 928/06
DA. 29-4-06



Switgubty

4714 Date 21/10/7
Stamp worth 60000/-
Sumit Gupta
Ranchi

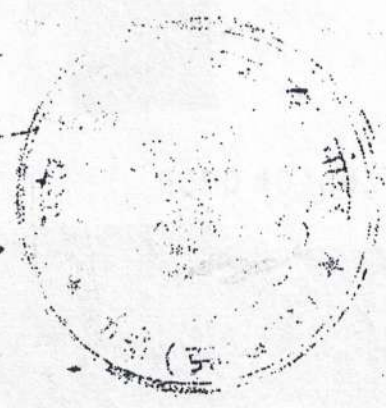
Ranchi Treasury, Ranchi



11.5.07



11.5.07
21/10/7
Sumit Gupta
Ranchi
11.5.07





02DD 404908

being Power No. IV, 3654, Volume No. 63, Page No. 314 to 321 dated 07.10.2002, which registered at Registrar of Assurance, Kolkata, (hereinafter called the VENDORS) of the ONE PART.

AND

Mrs. Sunita Gupta W/o Shree Dilip Kumar Gupta, by caste - Baniya, by occupation - Housewife, 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

Cont...3



Rajesh Saha

Switgupta



03AA 371822

"3"

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 Kabuliat 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 Operation 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

Rajesh Sahy



Cont..4

Sunita Gupta

nmae 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 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 squre 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

Rajesh sahu



Cont...5

Swati gupta

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, P.S. - Bariatu, P.S. No. 192, District - Ranchi in favour of the Purchaser which registered Vide U.L.C. case No. 928/2006 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 Lacs Seventy Five Thousand) only which is fair and reasonable price according to the prevailing marked rate in the locality.

Rajesh Sahay

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. 15,00,000/- As such the Stamp duty and registration fee is being paid on Rs. 15,00,000/- After receiving

Cont...6

Sunita Gupta



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 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 morefully 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 morefully 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.

Rajesh Sahy

Swita Gupta

Cont..7



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 morefully 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 intrust of them. The Purchaser shall have all the right and liberty according to Law to construct boundary wall etc. and shall be 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

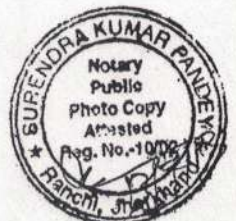
(Rs. Two Lacs Seventy Five Thousand)

<u>Cheque/DD No.</u>	<u>Bank</u>	<u>Date</u>	<u>Amount</u>
416258	PNB, Mahabir Chowk	4.08.03	2,00,000/-
416260	PNB Mahabir Chowk	29.8.03	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 ot 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.

Rajesh Sahu



Swista Gupta

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

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 Sahy

2.



Draft by :

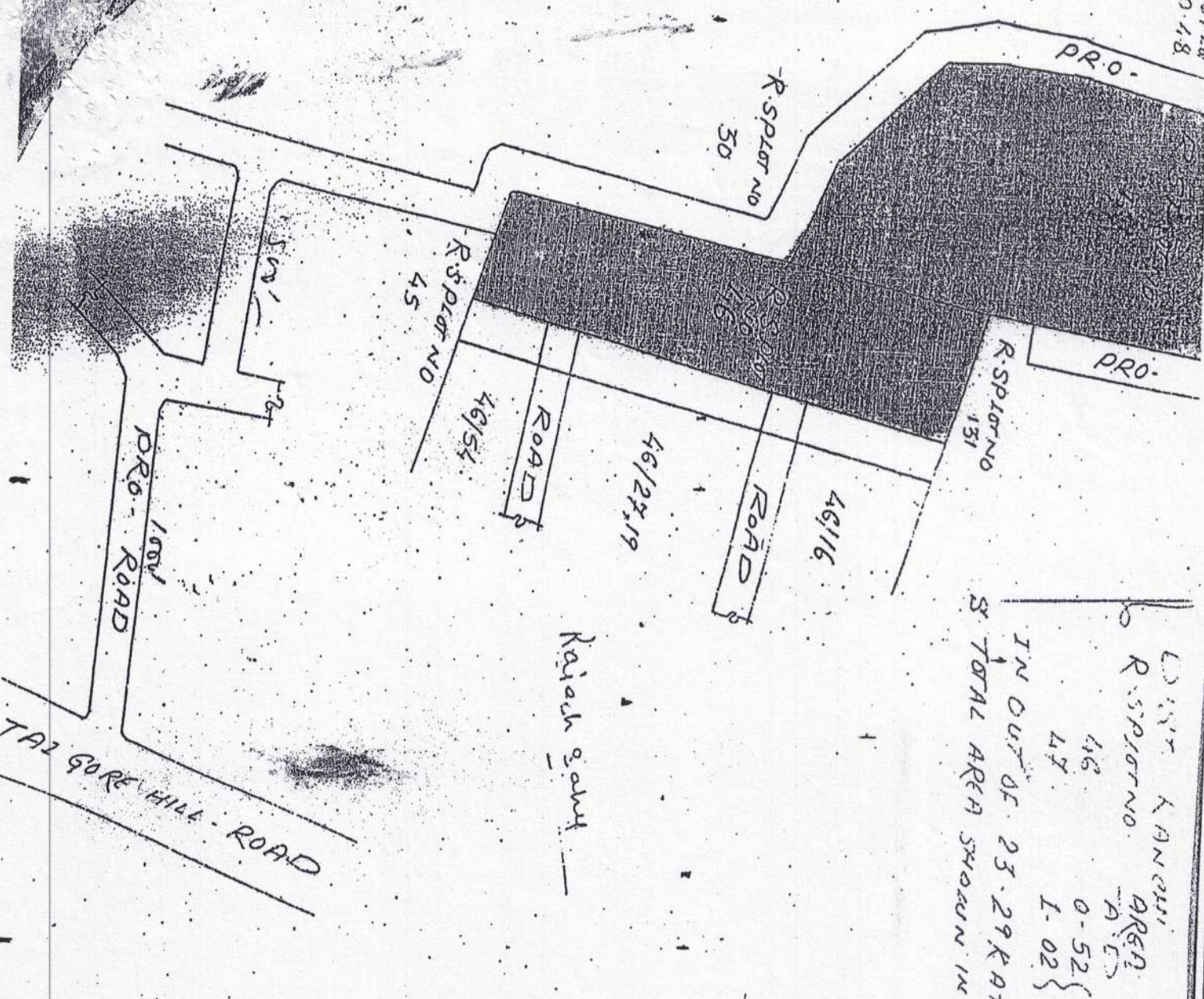
[Handwritten signature]

Type by :

[Handwritten signature]

Swati Gupta





LIST KNOWN
 R.S. Plot No. AREA
 46 0.52
 47 1.02 } 1.54
 IN OUT OF 23.29 KATHIA
 TOTAL AREA SHOWN IN RED WASH

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

1. दस्तावेज का प्रकार : Rajesh Sahu Mahabir Chowk Upper Bazar Ranchi
3. प्रस्तुतकर्ता का नाम व पता 1/05/2007 11/05/2007 24
7. सम्पत्ति की मूल्य : 1,500,000 रुपये 8. मुद्रांक की मूल्य : 80,000 रुपये 6. कुल पृष्ठ : 24
9. सम्पत्ति का विवरण : अंचल याना नं० मौजा/मोहल्ला
Ranchi 192 Morhabadi Basti

प्लॉट नं०	खाना नं०	होलिडन नं०	आर०एस० प्लॉट	एम०एस० प्लॉट	सब प्लॉट	क्षेत्रफल	स्थिति
132			46			7.87/0/0 Kt/Ch/Sft	सहायक सड़क
132			47			15.42/0/0 Kt/Ch/Sft	सहायक सड़क

10. पार्टी की विवरणी :

पार्टी का प्रकार	पार्टी का नाम	पिता/पति का नाम	जाति	याना	ग्राम	जिला
विक्रेता	Nand Kumar Poddar Thro	Late Hanuman Parsad	Other	Alipur	Kolkata	Ranchi
विक्रेता	Arvind Kumar Poddar Thro	Nand Kumar Poddar	Other	Alipur	Kolkata	Ranchi
Power Holder	Rajesh Sahu	Jagdish Sahu	Other	Kotwali	Mahabir Chowk	Ranchi
क्रेता	Sunita Gupta	Dilip Kumar Gupta	Other	Kotwali	Mahabir Chowk	Ranchi



A(1): 15,000.00 N(a): 216.00 LL: 2.50 P: .94 Total: 15,219.44

शुल्क का विवरण : अनुच्छेद -

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Rajesh Sahu

प्रस्तुतकर्ता का हस्ताक्षर
Counter 04

निबंधन पूर्व सारांश में इनपुट फॉर्म के अनुरूप डाटा इंट्री की गई है।

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त राजेश साहू ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया जिसकी पहचान दीपक कुमार सिन्हा पिता देव कुमार प्रताप निवासी कोकल पेशा प्रा० जीव ने की।

Sinha

Rajesh Sahu





निबंधन पदाधिकारी का हस्ताक्षर

निबंधन विभाग, झारखंड
रांची (झारखण्ड)

Date: 11/05/2007

Token No.: 67
Serial No./Deed No./Year : 8510/7757/2007
Document Type : SALE

Role	Name & Address	Father/Husband Name	Occupation	Photograph	Thumb
Identifier	Deepak Kr, Sinha Vill. - Kokar Dist. - Ranchi State - Jharkhand	Deo Kr, Prasad	Business		

Power Holder Rajesh Sahu
Vill. - Mahabir Chowk
Dist. - Ranchi
State - Jharkhand

Jagdish Sahu
निबंधित
Business

पुस्तक संख्या..... I
जिल्द संख्या..... 307
पृष्ठ संख्या..... 23 से 46
दस्तावेज संख्या 7757
वर्ष 2007
दिनांक 11/05/2007

जिला-अवर निबंधक, रांची (झारखण्ड)



Swista Gupta



बड़ागाई | मोरहाबादी | 192 | सुनीता गुप्ता

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

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 (लफजों 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