



**AND WHEREAS** in the Revisional Survey Record of Rights, Khata No. 37 of village Tupudana, Thana No. 267 having a total area of 1.45 acres consisting of four Plots being No. 226 (area 0.32 acre), 227 (area 0.09 acre), 651 (area 0.68 acre) and 815 (area 0.36 acre) were recorded as Kaiyami Raiyati land of one Jaipal Sahu S/o Sukhu Sahu.

**AND WHEREAS** in the year 1940 the abovesaid Jaipal Sahu fell in debt and different liabilities and a Certificate Case was filed against him for realization of arrears rents by the Manager of Tupudana Encumbered Estate which was recorded as Certificate (Execution) Case No. 38 R 10 of 1940. In the Court of the Certificate Officer, Ranchi.

**AND WHEREAS** to meet his liabilities the abovesaid Jaipal Sahu sold a piece of his land for valuable considerations being R. S. Plot No. 815 measuring 0.36 acre to Babu Suresh Chandra Mitra S/o of Late Babu Girish Chandra Mitra by virtue of a Registered Deed of Sale dated 15.11.1941 being Deed No. 247 recorded in Book 1, Volume 5, Pages 407 to 409 of the Office of the District Sub Register Ranchi.

**AND WHEREAS** unfortunately above referred Jaipal Sahu could not meet his liabilities even after the above said sale and his entire holding Under Khata No. 37 of village Tupudana, Thana No. 267 was put for Auction Sale and it was purchased by one Swami Gananda Maharaj Chela of Swami Sardanandi, of Ram Krishna Mission Sanatorium, village Dungri.

Md. Ismail Ahmad  
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Tupudana for valuable considerations and the Sale Certificate was issued in Execution Case No. 38 of 1940 by Order No. 13 dated 8.9.1941 and the writ of delivery of possession was issued by Order No. 14 dated 8.9.1941 and the possession was delivered on 14.9.1941.

**AND WHEREAS** after such purchase above Gananda Maharaj became the sole owner and possessor of the entire Holding Under Khata No. 37 and the above purchaser Suresh Chandra Mitra lost his title and possession over R. S. Plot No. 815 Under Khata No. 37 of village Tupudana.

**AND WHEREAS** the abovesaid Babu Suresh Chandra Mitra was himself a follower of Ram Krishna Mission and to avoid the bitterness and litigations caused by the above purchase by Swami Gananda Maharaj, he offered for sale of his holding in R. S. Khata No. 37 of village Tupudana to Babu Suresh Chandra Mitra, who accepted the offer and purchased the entire holding from Swami Gananda Maharaj by virtue of a Registered Deed of Sale dated 5.6.1947 being Deed No. 3744 for 1947, registered in Book 1, Volume 29, Pages 196 to 199 of the Office of the District Sub Registrar Ranchi.

**AND WHEREAS** after his purchase Babu Suresh Chandra Mitra resumed his title and possession over R. S. Plot No. 815 and became owner and possessor of all the other three plots being Plots Nos. 226, 227 & 815

*Md. Syarif Ahmad*  
8/6/05

*Sunil Chandra Pramanik*



Under Khata No. 37 of village Tupudana and since then the rent and cess were being paid by him during his life time and by his sons after his death.

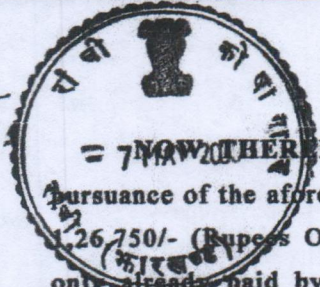
AND WHEREAS later on two plots of land being Plot No. 226 and 227 measuring in total 41 decimals was disposed off by Babu Suresh Chandra Mitra.

AND WHEREAS the abovesaid Babu Suresh Chandra Mitra expired on 21.4.1978 leaving behind his sons Sudhir Chandra Mitra, Sailendra Chandra Mitra and Sukhendu Chandra Mitra as his only successors, who succeeded the remaining plots of land i.e., Plot No. 651 and 815 and his other properties and sold R.S. Plot No. 651 to the VENDOR.

AND WHEREAS the VENDOR being the absolute owner and possessors and being in need of money decided to dispose off R. S. Plot Nos. 651 and for this purpose he laid out road and made out plottings over it and the PURCHASER was willing to acquire some land in the locality approached the VENDOR and expressed his will to purchase Sub Plot No. 651/5 measuring 3 Kathas 4 chattak under Khata No. 37 of village Tupudana, Thana No. 267, Thana Hatia, District Ranchi and hereinafter been referred to and called as the "SAID LAND" for the purpose of convenience & brevity and the price was fixed up to the tune of Rs. 1,26,750/- (Rupees One Lac Twenty Six Thousand Seven Hundred Fifty ) only.

*Md. Syarif Ahmad*  
8/6/05

*Sunil Chandra Bumanik*



**71920** **NOW** THEREFORE THIS DEED OF SALE WITNESSES that in pursuance of the aforesaid agreement and in consideration of the sum of Rs. 1,26,750/- (Rupees One Lac Twenty Six Thousand Seven Hundred Fifty ) only ~~already~~ paid by the PURCHASER to the VENDOR, the receipt of which the entire sum the VENDOR do hereby admit, acknowledge and discharge and of and from the same and each and every part thereof absolutely and forever release, acquit and discharge the PURCHASER and the SAID LAND, the VENDOR do hereby and hereunder grant, convey, transfer by way of absolute sale, assign and assure unto and to the PURCHASER all that SAID LAND, which has been fully and particularly described in the Schedule appended hereto below as part hereof and has been shown in RED WASH in the Sketch Map attached hereto as part hereof TOGETHER WITH all right, title, interest, claim and demand whatsoever at law and in equity of the VENDOR in, to and upon the same and TOGETHER WITH all easements, appurtenances, advantages and benefits thereto belonging to or known or reputed to belong TO HAVE AND TO HOLD the same UNTO AND TO the use of the PURCHASER absolutely and forever;

AND the VENDOR does hereby covenant with the PURCHASER that the latter, who has been put in possession of the SAID LAND shall enjoy and possess the same in any manner he likes without any disturbance, claim,

*Sunil Chandra Bomanik*

*Md. Saqibul Haque  
8/6/05*



interference or demand by the **VENDOR** or any person claiming through or under the **VENDOR** or any of his Predecessor-in-title;

**AND** the **VENDOR** does hereby also covenant with the **PURCHASER** that the **SAID LAND** is free from all encumbrances, claims, charges, demands etc. of whatsoever nature and there is no legal or other bar or impediment to the transfer of the **SAID LAND** to the **PURCHASER** and that the **VENDOR** have perfect right, good title and absolute authority to transfer the **SAID LAND** to the **PURCHASER**;

**AND** the **VENDOR** does hereby finally covenant with the **PURCHASER** to do and cause to be done all such further acts, deeds matters and things that may be reasonably necessary for more perfectly and fully assuring the **SAID LAND** and every part thereof unto and to the use of the **PURCHASER** according to true intent and meaning of this Deed.

The land being Agricultural in nature no notice Under Section 26 of Urban Land Ceiling Act need be given nor any permission need be taken from the Competent Authority. It is also shown as agricultural in the Master Plan of Ranchi as per Master Plan Certificate No. 1090 dated 10.9.2004.

**SCHEDULE**

Sunil Chandra Pramanik

*Md. Imtiaz Ahmad*  
8/6/15

**SCHEDULE**

All that parcel of Land having Raiyati Rights, measuring 3 Kathas 4 chattak being Sub Plot No. 5 from out of R. S. Plot No. 651 under Khata No. 37 of Village Tupudana, Thana No. 267, P. S. Hatia, District Ranchi, Jharkhand as shown with measurement and in RED WASH in the Sketch Map attached hereto as part hereof.

The distance of the SAID LAND from the Chaibasa Road is half Kilometer as shown in the Map attached hereto.

Butted and bounded as follows :-

NORTH R.S. Plot No. 634.  
SOUTH Sub Plot No. 651/4.  
EAST R. S. Plot No.652.  
WEST 15' wide Proposed Road.

Proportionate Raiyati rent payable to the State of Jharkhand Paise 15 Only.

**STATUTORY DECLARATION**

Certified that the above scheduled land is not a Government land as per R.S. Record of Rights nor it is acquired by the Government for any Military or Civil purpose, neither it is a land of Bhudan. This land is beyond forest limits and not a land of C. C. L. This land is not of tribal Khatian or Bhuinhari or Khuntkutti in nature nor it is affected by Ceiling Act. This is not a land of any Math, Temple, Church or Mosque, Sarna, Masna, Fodder

*Sunil Chandra Bumanik*

*Md. Sayeed Ahmad*  
*2/5/65*

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Scam, Land Scam etc. which is also declared vide affidavit No.1265 dated 8-6-05

IN WITNESS WHEREOF the VENDOR has put their signature to these presents at Ranchi and in presence of witnesses on the date, month and year first above written.

Certified that both the copies are true and exact copies of each other

VENDOR

Signed, Sealed & Delivered  
At Ranchi in Presence of  
WITNESSES

Md-Liyaqat Ahmad  
8/6/05

(Md.LiyaqatAhmad)

1) Jankam Kumar Ray  
8.6.05

2) लक्ष्मी महतो

Drafted by:  
Arun Panda  
8/6/05

8/6/05

Typed by:  
(Arun Panda)

विष्णु अमा (मुंशी)  
भवीस इस्लामिक संघ राँची  
8/6/05

Handwritten signature  
8/6/05

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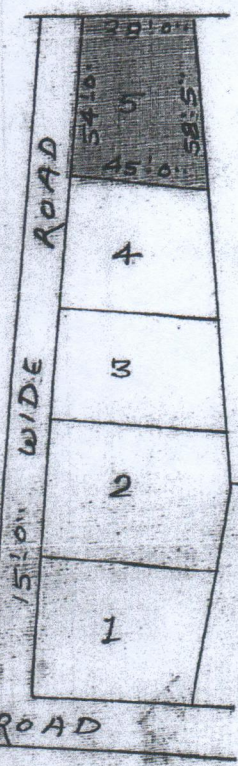
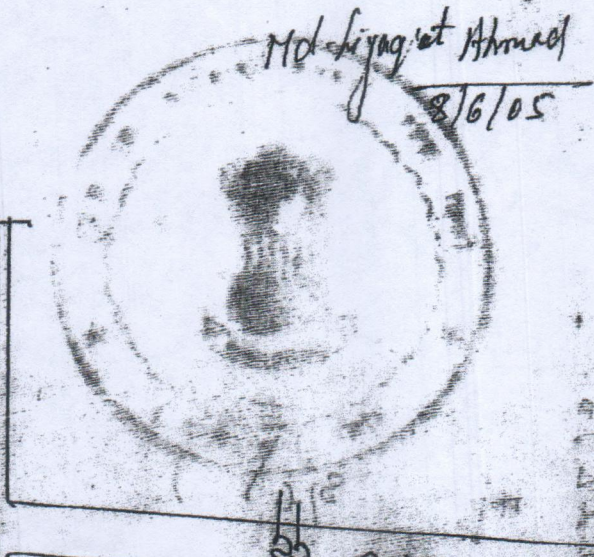
Sunil Chandra Bamanik

ORIGINAL

VILLAGE - TUPUDANA  
 THANA NO. 267  
 DIST. RANCHI  
 R.S. PLOT NO. 651  
 SUB PLOT NO. 651/5  
 AREA SHOW IN RED WASH

AREA  
 K-CH  
 3-4

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CHAIBASA ROAD

20'0" WIDE ROAD

*Signature*  
 K-CH  
 3-4

Sunil Chandra Bumanik