

9253

8711

2000Rs.



41
4/12

Sch of honor
1,20,000
Ranchi

23
2546.05

Aug 25-25-25
Nov. 20-80

① Income tax form
no 37 G. filed on
4/12/80

② 356 1980

4680/-
51,000/-
9780/-

23 2/80

③ Search and file of registration
245/80

4/12/80

④ G.T. clearance certificate
produced.
Granted by G.T.O Ranchi ward. 'B'
Ranchi circle Ranchi vide
memo no 32/80-81 dated
14/11/80 upto 1978-79

R.O
4/12/80

Jesthal Hirji Chauhan
4/12/80

THIS DEED OF SALE is made on the Fourth
day of December One thousand Nine hundred and
eighty BETWEEN Sri Jesthal Hirji Chauhan son of
Late Hirji Karamshi Chauhan, by faith Hindu, by
occupation business resident of Old Commissioner's
Compound Ranchi, P.S. Kotwali, District Ranchi -



2.

(hereinafter called the VENDOR) of the One Part
 AND (1) Sri Gurubachan Singh and (2) Sri Surjit
 Singh both sons of Late Sardar Prem Singh both by
 faith Sikh, by occupation business, residents of
 Pepee Compound Ranchi, P.S. Hindpiri, District
 Ranchi, (hereinafter called the PURCHASERS) of
 the Other Part.

The terms VENDOR and PURCHASERS, unless
 repugnant to the context or excluded by, shall
 mean and include their respective heirs, successors
 legal representatives and assigns, administrators
 and executors.

WHEREAS in a partition in the family by

Jasjit Lal Singh Chandra
 4/12/80



3.

20th June 1973, entered in Book No. 1 Volume No. 24
 pages 332 to 334, Being No. 9811 for the year 1973
 part of Holding No. 465 of Ward No. III of Ranchi
 Municipality standing on a portion of M.S. Plot No.
 1786 having an area of 16 Kathas along with other
 properties were allotted to the Vendor and the
 VENDOR came into exclusive possession of the same
 and is in exclusive possession of the same.

AND WHEREAS the VENDOR being in urgent need
 of money requested the PURCHASERS to purchase -
 half of Holding No. 465 of Ward No. III of the
 Ranchi Municipality standing on portion of M.S.

Jathal Singh Chandra
 4/12/80



4.

square feet more fully and particularly described in the Schedule given hereinunder and shown in RED WASH in the map attached with this DEED for a total consideration of Rs. 1,20,000/- (Rupees One Lac Twenty Thousand) and the PURCHASERS -
 agreed to purchase the same at the said price -
 which is reasonable according to the price prevalent in the market :

AND WHEREAS the VENDOR applied on 23.9.80 before the Competent authority under the Urban Land Ceiling Regulation 1976 for permission under section 27 of the Act; and though sixty days have expired, but no intimation has been received, and

Jyothal Singh Chaudhary
 4/12/80



5.

the Permission is deemed to have been granted.

NOW THIS DEED OF SALE WITNESSETH that in pursuance

of the said agreement and in consideration of the

payment of a sum of Rs. 1,20,000/- (One Lac Twenty

Thousand) by the PURCHASERS TO THE VENDOR as per

MEMO OF CONSIDERATION (the receipt of which entire

sum the VENDOR doth hereby admit and acknowledge)

and from the same and every part thereof acquit,

absolve and discharge the PURCHASERS and the property

and every part thereof for ever), the VENDOR doth

hereby grant, assign, convey, sell and transfer -

unto the PURCHASERS ALL that building and land

measuring 13 Kathas 8Ch: 11sq. feet out of the

Jesthatal Singh Chaudhan
4/12/80



6.

M.S. Plot No. 1786 being Ranchi Municipal Holding No. 465 more fully and particularly described in the schedule below and shown in RBD WASH in the map attached herewith forming part of this DEED situate in Tepee Compound Ranchi, P.S. Hindpuri, District Ranchi, as absolute owners TOGETHER with all rights of easement, path, pathways rights, lights, liberties, privileges appendices and appertenances whatsoever and all the right, title, interest property claim and demand of the VENDOR TO IMFO AND UPON the properties hereby granted conveyed assigned sold and transferred absolutely and for ever TO HAVE AND

Jesthald Singh Chandra
4/12/80.



7.

and transferred absolutely and for ever are free from all encumbrances trusts liens, dispendence, tenancies, attachments and executions whatsoever and that the Vendor has indefeasible title and exclusive right to sell the same to the PURCHASERS NOW THE PURCHASERS, who have been put in possession shall continue to remain in possession without any let hinderance, interruption claim and demand from the VENDOR or any person claiming through or under the VENDOR. The VENDOR also covenants with the PURCHASERS that the VENDOR shall indemnify the PURCHASERS against all losses damages claims -- demands and liabilities whatsoever if any which the PURCHASERS may sustain pay or incur or be put

Jesthul Singh Chandra

4/2/80

VENDOR or any person claiming through or under the VENDOR or if any encumbrance is discovered. The VENDOR further covenants with the PURCHASERS that the PURCHASERS shall now get their names mutated in the Office of the State of Bihar and the Ranchi Nagar Nigam and wherever necessary and shall pay all rents and taxes in their own names.

PROVIDED ALWAYS THE VENDOR shall at the request and cost of the PURCHASERS do or execute or cause to be done and executed all such further acts, deeds, assurances, matters and things which may be reasonably required for putting the PURCHASERS in possession according to the true meaning and intent of these presents.

SCHEDULE

All that piece and parcels of land measuring 13 Kats 8Ch:0 square feet along with the building standing portion of Plot No. 1786 being portion of Municipal Holding No. 465 within Ward No. III of the Ranchi

Jesthal Singh Charbon

4/12/80

Municipality situated at Pepee Compound Ranchi,
P.S. Hindpiri, District Ranchi, having chhapparbandi
 right lying within the District Registration and
 District Sub-Registration Office Ranchi and shown
 in RBD WASH in the map attached and bounded and
 butted as follows :-

North :- Land of Shantilal Chauhan. /

South :- Pepee Road.

East :- Smt. Gurbir Kaur. /

West :- Mohan Lal Vadher. / Post - 1286

Chhapparbandi Rent payable to C.O. Ranchi Rs. 8/- yearly

Jeethalal Hirji Chauhan
4/12/80

MEMO OF CONSIDERATION.

Paid by Cheque No. $\frac{AS}{32}$ 782941 and $\frac{AS}{32}$ 782951,
 dated 3.12.80 of Rs. 25000/- each Rs. 50,000/-

Paid by Cheque No. $\frac{AS}{32}$ 782942 and $\frac{AS}{32}$ 782952
 dated 15.2.81 of Rs. 35000/- each Rs. 70,000/-

Total ----- Rs. 1, 20, 00

(Rupees One Lac Twenty Thousand)

Drawn on United Commercial Bank, Ranchi.

IN WITNES WHEREOF THE VENDOR HAS PUT HIS HAND ON
THE DATE, MONTH AND THE YEAR ABOVE WRITTEN.

WITNESSES :-

1. *Shamji Chakr*
4/12/80
2. *Poputt. Beye Jambh.*
4/12/80

Jesthalal Shriji Chaudhan
4/12/80.
SIGNATURE OF VENDOR.

Typed by :
Ramkishore Sah
Typist. 4/12/80

17/4

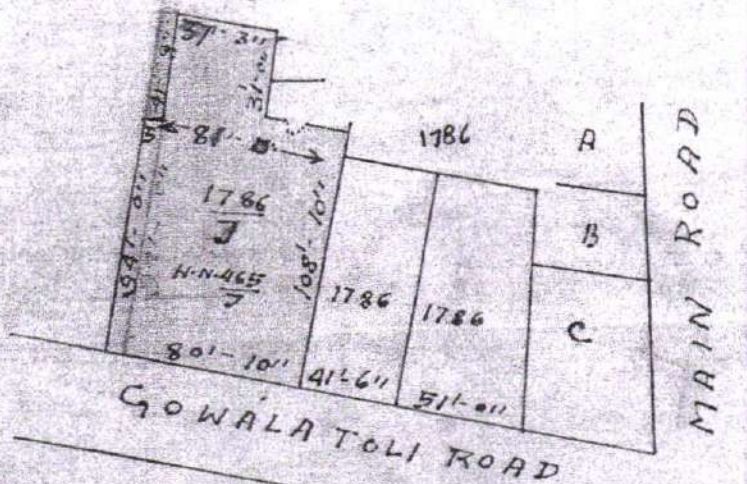
ORIGINAL

RANCHI MUNICIPALITY WARD N III SHEET N 13

DISTRICT RANCHI HOLDING N: 465 PLOT N 1786

SCALE 64" = 1 MILE AREA MARKED 1786/7 RED WASS

K. - CH
13 - 8 TOTAL



*Certified that original + duplicates
are true + exact copy of each other
Jesthalal Hiji Chibwa
4/12/80*


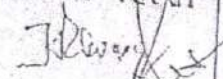
*Jesthalal Hiji Chibwa
4/12/80*

*T. B. J.
Ranchi*

9/1/81

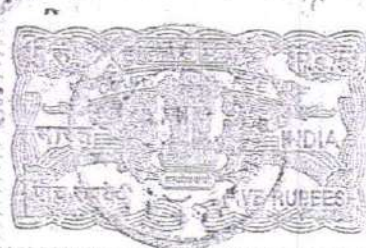
In the court the Sule Judge I, Ranchi
 Mantri Devi 2 vs P.S. 226/2001
 Plaintiff बटवारा वाद सं- 226/2001

High Court No. (J)-9a (Old (M), 164)
 Sympat Singh 2 vs - Defendants S I

Serial No.	Date of order of proceeding	Order with signature of the Court	Office action taken with date
1	2	3	
	22.02.2002	<p>लोक अदालत</p> <p>प्रस्तुत वाद लोक अदालत के समक्ष प्रस्तुत किया गया। उभय पक्षों के विद्वान अधिवक्ता अपने-अपने पक्षकारों के साथ उपस्थित हुये। उभय पक्षों के विद्वान अधिवक्ताओं का कथन है कि उभय पक्षों के मध्य हवैच्छा से सुलह हो गया है तथा अपने तर्क के समर्थन में उभय पक्षों द्वारा सीपि-पत्र दिया जा चुका है, जो अमिलेख पर है। उभय पक्षों के विद्वान अधिवक्ताओं द्वारा प्रार्थना किया गया कि सीपि-पत्र के आलोक में डिफ़ी पारित किया जाय।</p> <p>लोक अदालत द्वारा अमिलेख एवं सीपि-पत्र का अवलोकन किया गया। उभय पक्षों के बीच सीपि-पत्र के आधार पर वाद को निरतारित किया जाता है। सीपि-पत्र डिफ़ी का हिरा होया।</p> <p>  सदरय सदरय </p> <p>  सदरय सदरय </p>	<p>90/90</p> <p>(12)</p>



Confidential Checked by
 23/3/02



Handwritten signature and scribbles at the bottom right of the page.

This suit counting on this Lok Adalat for final disposal before Sri S.C. Singh
 on the ^{10th} day of February 2002 in the presence of
 Sri B.N. Roy (Adv) (P) Sri B. Prasad (Adv) for the plaintiff
 and of Sri Baidal Vishal (Adv) for the defendant

it is ordered and decreed that this suit is disposed of on terms of compromise
 The compromise petition dated 21.12.2001 shall form part of the decree

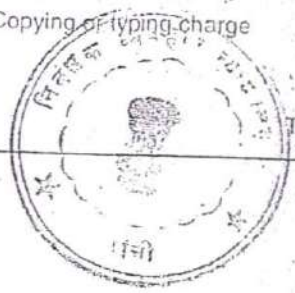
and that the sum of Rs. _____
 as paid by the _____
 to the _____
 an account of the costs of this suit, with interest thereon at the rate of _____ per
 annum from this date to date of realization.

Given under my hand and the seal of this Court, this _____ day of _____ 2002.

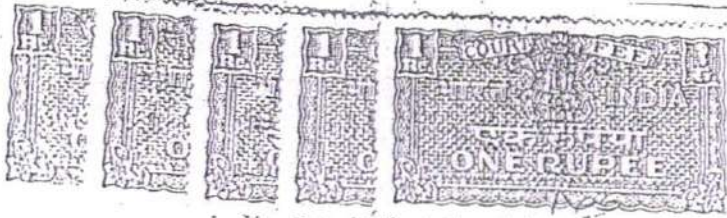
* Enter here the date of the judgment.
 [Signature] 12.3.02
 [Signature]

[Signature] Judge Sri Lok Adalat
 [Signature] Shantaram
 COSTS OF SUITS

Plaintiff	Amount		Defendant	Amount	
	Rs.	P.		Rs.	P.
1. Stamp for complaint			Stamp for power		
2. Do for power			Do for petition or affidavit		
3. Do for petition or affidavit			Cost for exhibition		
4. Cost for exhibits.			Pleader's fee		
5. Pleader's fee on Rs.			Subsistence :-		
6. Subsistence :-			(a) for defendant or his agent		
(a) for plaintiff or his agent			(b) for witnesses		
(b) for witnesses			Commissioner's fee		
7. Commissioner's fee			Service of process		
8. Service of process			Copying or typing charges		
9. Copying or typing charge					
Total			Total		



SPL



21-11-58
21-12-58

IN

THE COURT OF SUB-JUDGE-I, RANCHI

Partition suit No. 226/2001

*Allowed to be drawn up
let of decree on the basis of compromise
petition. Decree will part of
the compromise*

Smt. Shanti Devi & others -----Plaintiff

Vrs.

St. Surjit Singh & others -----Defendant

*22-2-2001
SM
22/10*

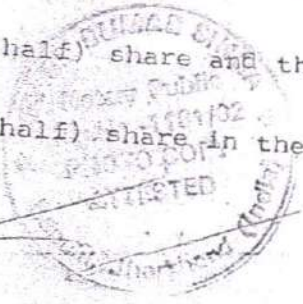
The humble petition of compromise
on behalf of the plaintiff and
the defendant both the parties
is as follows:-

*Part of the decree
of 22-2-2001*

1. That the parties have amicably settled their
dispute out of court so that the harmony among the
parties and good relationship may be maintained.

2. That all the parties have arrived at the compro-
mise on the following terms and conditions without any
coercion or misrepresentation.

a. The parties admits that the property/fully
described in schedule 'A' below is joint family property
in which the plaintiff and the proforma defendants have
1/2 (One half) share and the defendant nos. 1 to 3 have
1/2 (One half) share in the property.

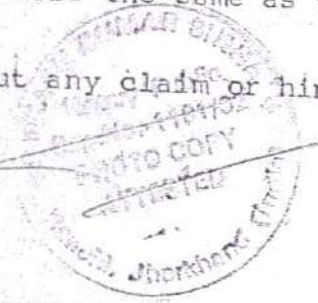


b. The plaintiff nos. 1,2 and 3 has been allotted the property described in schedule 'A' below which shall be held and possessed by them without any claim or hindrance by the defendants or persons claiming through or under them. The plaintiff shall be entitled to get their name mutated in the Municipal record as well as in the Government Revenue record.

c. The Proforma defendant nos. 4 to 8 being the daughters of Late Gurbachan Singh have given up their claim over the property in favour of the plaintiff nos. 1,2 & 3 as they received sufficient gift from their father Late Sr. Gurbachan Singh before their marriage and also at the time of their marriage.

d. The Proforma defendant nos. 4 to 8 shall have no claim over the property allotted to the plaintiff or the defendants nos. 1,2 and 3.

e. The property described in schedule 'B' below has been allotted to the defendant nos. 1,2 and 3 who shall hold the same as the exclusive owner thereof without any claim or hindrance by any of the parties



hereto. They shall also be entitle to use and enjoy the same in any manner they likes.

f. The defendant nos. 1,2 and 3 shall be entitle to get their name mutated in the Municipal record as well as in the Government Revenue Record.

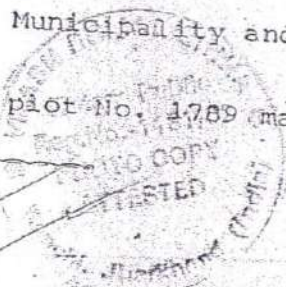
g. All the liabilities that have ^{in the} accrued till the filing of this compromise petition to the properties in suit shall be jointly cleared by the plaintiffs and defendants nos. 1,2 and 3.

h. The parties shall bear their own cost.

SCHEDULE 'A'

Description of joint property of both the parties.

1. ALL THAT piece and parcel of land with rooms and structures situated in village Hindpiri, thana No. 209 Thana and District Ranchi, within the jurisdiction of District Registrar and the Collectorate of Ranchi in Ward No. III and Holding no. 848, corresponding to Holding No. 281/C and new Holding no. 510 of the Ranchi Municipality and being the portion of Municipal survey plot No. 1289 marked as sub-plot no. 15 measuring Two

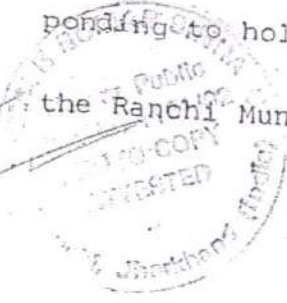


Katha, having permanent heritable, transferable Chhaparbandi right.

ii. ALL THAT piece and parcels of land measuring 13 Kathas 8 Chhataks 0 sq.ft. along with the building standing on portion of plot no. 1786 being portion of Municipal holding no. 465 within ward no. III of the Ranchi Municipality situated at Pepee compound Ranchi, P.S. Hindpiri, Dist. Ranchi having Chhaparbandi right.

iii. Building standing on portion of Municipal survey plot no. 1698 corresponding to portion of Municipal holding no. 1211 ward no. II B new ward no. 5 Hakiyat Chhaparbandi right situated at Upper Bazar town Ranchi, P.S. Kotwali, District Ranchi measuring an are 1 Katha 3 Chhataks and 28 sq.ft.

iv. ALL THAT piece and parcel of land situated in village Hindpiri, Thana No. 209 Thana and Dist. Ranchi within the jurisdiction of the District Registrar and the Collectorate of Ranchi in ward No. III and holding no. 848 corresponding to holding no. 281/C and new holding no. 510 of the Ranchi Municipality and being the portion of Municipal



survey plot no. 1789 marked as sub plot no. 15 measuring 8 Katha 5 Chhataks more or less.

v. Two and half stories Kothi being no. 842 measuring an area 160 sq.Yard, situated at Dr. Mukherjee Nagar Delhi.

vi. Flat No. 708 at Bank house 21 Bajendra Place New Delhi measuring an area 511.25 sq.ft.

vii. Kothi no. 500-R situated at Model town Jalandhar Punjab measuring an area....

SCHEDULE 'B'

Description of the property allotted to the plaintiff nos. 1,2 and 3.

i. All that piece and parcels of land measuring 13 kathas 8 Chhataks 0 sq.ft. along with the building standing on portion of plot no. 1786 being portion of Municipal Holding no. 465 within ward no.III of the Ranchi Municipality situated at Pepee compound Ranchi, P.S. Hinopiri, Dist. Ranchi having Chhaparbandi right.

ii. Kothi no. 500-R situated at Model town Jalandhar Punjab measuring an area....



Public
No. 1881/62
COPY
CREATED

SCHEDULE 'C'

Description of the property allotted to the defendant
nos. 1, 2 and 3.

1. All that piece and parcel of land with rooms and structures situated in village Hindpiti, Thana No. 209 Thana and Dist. Ranchi, within the jurisdiction of District Registrar and the Collectorate of Ranchi in Ward no. III and Holding no. 848, corresponding to holding no. 281/C and new Holding No. 510 of the Ranchi Municipality and being the portion of Municipal survey plot No. 1799 marked

as sub-plot no. 15 measuring Two Kathas, having parmanent heritable, transferable Chhaparbandi right.

ii. Building standing on portion of Municipal survey plot no. 1698 corresponding to portion of Municipal holding no. 1211 ward no. II B new Ward no. 5 Hakiyat Chhaparbandi right

situated at Upper Bazar town Ranchi, P.S. Kotwali, Dist. Ranchi measuring an area 1 katha 3 chhataks and 28 sq.ft.



iii. All that piece and parcel of land situated in village Hindpiri, Thana No. 209 Thana and District Ranchi within the jurisdiction of the district Registrar and the Collectorate of Ranchi in ward No. III and holding no. 848 corresponding to holding no. 281/C and as new holding no. 510 of the Ranchi Municipality and being the portion of Municipal survey plot no. 1789 marked as sub plot no. 15 measuring 8 katha 5 chhataks more or less.

v. Two and half stories Kothi being no. 842 measuring and area 160 Sq. Yard, situated at Dr. Mukherjee Nagar Delhi.

vi. Flat No. 708 at Bank House 21 Rajendra Place New Delhi measuring an area 511.25 sq.ft.



It is therefore prayed that your honour may be pleased to accept the terms of the compromise and pass a decree in terms thereof making the compromise petition as part of the decree.

- 1. Surjit Singh
- 2. Manjeet Kaur
- 3. Gurninder Singh

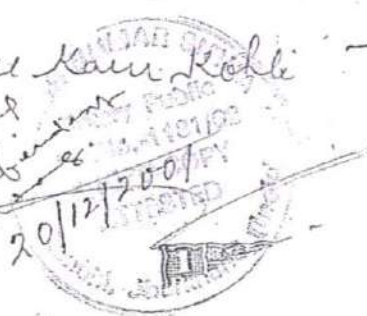
Atishah
for defendant
No 1, 2 & 3
20/12/01

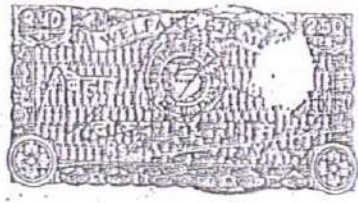
3/3 (Shanti Bheem)

2. Parvinder Singh

- 4. Prakash Kaur Kishore
- 5. Indrajit Kaur
- 6. Surinder Selti
- 7. Harvinder Kaur
- 8. Davinder Kaur Kishore
- 3. Jatininder Pal Singh

By
Anil K. P.
20/12/01
(for the plaintiff)





AFFIDAVIT

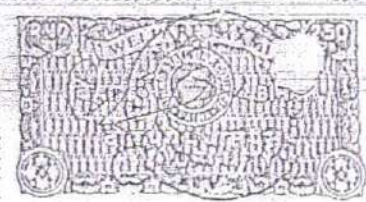
I, Paramjit Singh the plaintiff no.2 do hereby solemnly affirm and declare that the statement made in the compromise petition are true to the best of my knowledge, information and belief.

Sworn and signed at Ranchi on this the 20th day of December 2001.

20/12/2001 - 2.5 PM
Paramjit Singh
B. N. Singh Advr

Paramjit Singh
Identified by
Advr
20/12/01

20/12/2001



AFFIDAVIT.

I, Sr. Surjit Singh the defendant no.1 do hereby solemnly affirm and declare that the statement made in the compromise petition are true to the best of my knowledge, information and belief.

Sworn and signed at Ranchi on this the 20th day of December 2001.



Surjit Singh
Identified by
Advr
20/12/01

Checked by
23/13/02

9/11/02

