

849

Sushma Nagat

777

2000Rs.



80  
5  
21/1

Salaf  
R.P.

RS-24000/-

PS Kalk

m-  
21/1

Map attached

PL 1509-25

NA, 27

sub 2.55

Plan 094

21-1-89

U346 ✓ 539-69

2336 L

37000/-  
Stamp  
21/1

Pranay Shankar Dayal  
21/1/85  
Legal attorney of Smt. Usha Rani

THIS DEED OF ABSOLUTE CONVEYANCE is made on this the 21 th day of January, 1989;

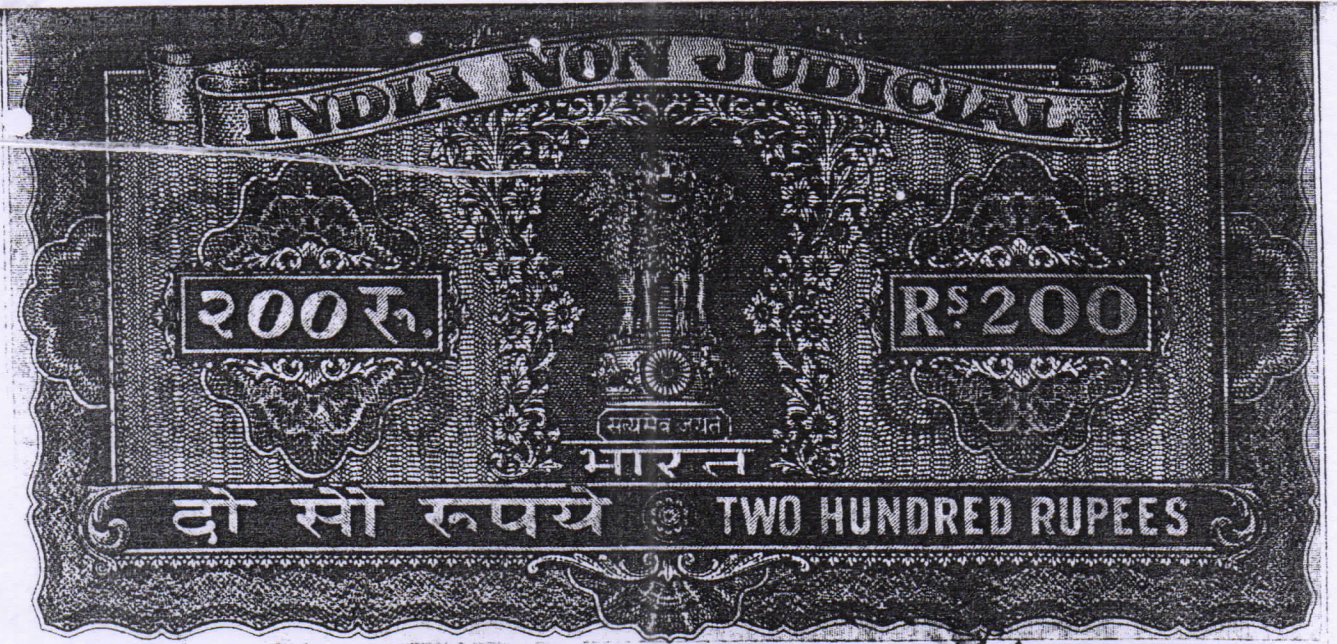
BETWEEN

Shrimati Usha Rani Rathi, wife of Shri Raghbir Singh Rathi, by occupation House-wife, resident of Burdwan Compound, P.S. Lalpur, District Ranchi, through her attorney Shri Pranay Shankar Dayal, son of Shri Prem Shankar Dayal, resident of Tharpakhna, P.S. Lower Bazar, District Ranchi, by virtue of General Power of Attorney No. 419 for 1988 nominated, constituted and appointed as her true and lawful attorney to negotiate, sale & register the rajgati land, measuring 1.00 acre -

contd. p/2

For Darling Housing Pvt. Ltd.

Director



pertaining to R/S Plot No. 3765 and 3766, Khata No. 166 and 353 under Khewat No. 2 and 19/2 at village Simalia, P.S. Ratu, District Ranchi (hereinafter called the "VENDOR") of the ONE PART;

A H D

Miss Sushma Nath, D/o Shri Devendra Nath, resident of 214-G, Ashok Nagar, P.S. Kadru, P.O. Ashok Nagar, District Ranchi, at present residing at Ramla, Sharjah in United Arab Emirates, by profession accountancy (hereinafter called the "PURCHASER") of the OTHER PART.

The terms Vendor and Purchaser shall, unless repugnant to the context or expressly excluded, shall mean and include their respective legal heirs, executors, successors, administrative legal representatives and assigns.

WHEREAS the Vendor is the owner and in possession of the agricultural lands in village Simalia, P.S. Ratu, District Ranchi, under Kanke Anchal, being Plot Nos. 3765 and 3766 of Khata Nos. 166 and 353 under Khewat Nos. 2 and 19/2, area 1.00 acre having the Raiyati rights, the total rent being 0.50 paise for both plots jointly;

For Darling Housing Pvt. Ltd.

*Director*  
Director

contd... p/3



- 3:-

AND WHEREAS the aforesaid land was recorded in the Record of Rights in the name of Syed Sadulla Shah as his Bakast land, after the death of the said Sadulla Shah, the said lands were inherited by most Bibi Hamida Khatoon and Bibi Latifan and others as the legal heirs and successors of Sayed Shadulla Shah who sold the same by virtue of a registered Deed of Sale in favour of the Land Development Corporation through his Proprietor Shri Atma Ram Modi, son of late Shri Bansidhar Modi of Upper Bazar, Ranchi vide Deed No. 678 of 1960 entered in Book No. 1, Volume No. 12 from pages 161 to 168, registered at the Office of the District Sub-Registrar, Ranchi;

AND WHEREAS the said Atma Ram Modi, the Proprietor of Land Development Corporation sold this land to Bajna Trading Co. Pvt. Ltd., having its Head Office at Calcutta through the Managing Director Shri DANCHAND BAFNA, son of Fushraj Bafna, Sale Deed No. 8075/7437 of the year, 1963 entered in Book No. 1, Volume No. 66 from pages 136 to 140 of the year, 1963 registered before the District Sub-Registrar, Ranchi;

AND WHEREAS the said Proprietor of Bajna Trading Corp. Shri Danchand Bafna sold the said 1.00 acre of land out of 2.25

Director acres to the present Vendor Smt. Usha Rani Rathi, wife of -

contd ..p/4

For Darling Housing Pvt. Ltd.

*Darling*



- : 4 : -

Shri Raghbir Singh Rathi, vide Deed No.1641, Book No.1, Volume No.72, pages 128 to 137 of the year, 1982;

AND WHEREAS the Vendor being in urgent need of money, negotiated and finalised the sale of 0.50 acre of the aforesaid land to the Purchaser Miss Sushma Nath, fully described in the schedule below and shown in the 'RED' wash in the map attached which is a part of this Deed for a total consideration of Rs. 24,000/- (Rupees Twenty four thousand) only to which the Purchaser has agreed;

AND WHEREAS in pursuance of the negotiation and in consideration of Rs. 24,000/- (Rupees Twenty four thousand) only, which has been paid by the Purchaser to the Vendor this date as per memo of consideration noted below, the receipt whereof the Vendor doth hereby ~~admit and acknowledge~~ the receipt thereof and release, acquit, absolve and discharge the said Purchaser and the property from all claims in respect thereto and every part thereof, the Vendor as absolute and real owner doth hereby transfer, convey, sell and assign UNTO and TO the use of the Purchaser all those piece and parcel of land measuring 0.50 acre morefully described in the schedule ~~below~~ of land given below, and delineated and shown in 'RED' wash in the map attached

*Pranay Shankar*  
21/1/88

which is a part of this Deed in perpetuity all the right, title and interest property, demands and claims whatsoever of the Vendor INTO and UPON the land hereby transferred, absolutely to the Purchaser;

For Darling Housing Pvt. Ltd.

*Director*

Director



- : 5 : -

AND WHEREAS the Vendor doth hereby put the Purchase in possession of the land hereby sold to the Purchaser and the Purchaser shall remain in possession of the land peacefully and quietly without any hindrance from the Vendor or any person claiming through or under the Vendor and the Purchaser shall henceforth exercise all acts of ownership and possession of the land and shall cultivate the same, dig well on the land or construct buildings etc. or sell portion or whole of land in fact do all that the Purchaser deems necessary;

AND WHEREAS the Purchaser shall be at liberty to get her name mutated, wherever necessary and shall pay all the re-payable to the State of Bihar in respect of the land - proportionately in her own name;

AND the Vendor doth hereby covenant with the Purchaser that the land described in the schedule given below and delineated and shown in 'RED' wash in the map attached (which is a part and parcel of this Deed) and which is hereby granted, sold and transferred to the Purchaser is free from all encumbrances, charges, liens and lispendence and that the Vendor has full rights and perfect title to grant, convey and transfer absolutely to the Purchaser the land described in the schedule given below and delineated and shown in 'RED' wash in the map attached;

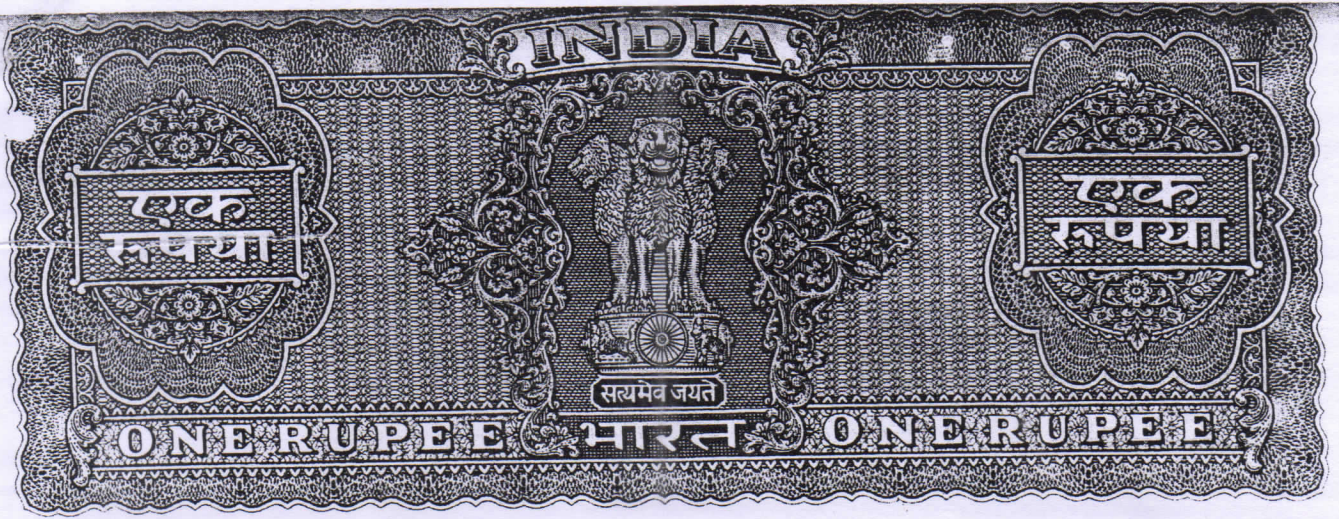
contd...p/6

*Pamraj Kumar Dasgupta*  
21/1/89

For Darling Housing Pvt. Ltd.

*Pankaj*

Director



- : 6 : -

AND the Vendor further covenant with the Purchaser that the Vendor shall and will at the request and cost of the Purchaser do or execute or cause to be done or executed all such acts, deeds or things as may be necessary for further and more perfectly assigning the said land and every part thereof unto the Purchaser and placing her in possession of the same according to the true intent and meaning of the presents or as shall or may be reasonably required;

AND that the aforesaid land is recorded in Record of Rights as Raiyati land and stands as such:

That this land has been shown out-side the area of the Master-Plan prepared by the Ranchi Ranchi Regional Development Authority, Ranchi, and is out-side the Town area;

Schedule of land:

ALL that 0.50 acre Raiyati land of Plot Nos. 3765 and 3766 of Khata Nos. 166 and 353 under Khewat Nos. 2 and 19/2 of village Simalia, P.S. Ratu, under Kanke Anchol, District Ranchi, and delineated & shown in 'RED' wash in the map attached which is a part of this Deed, rent payable for the two plots is Rs. 0.50 pite yearly; and butted & bounded as follows:-

North : Part of R/S Plot No. 3766;

South : Part of R/S Plot No. 3765;

East : Road;

West : R/S Plot No. 3760 and 3758.

*For Darling Housing Pvt. Ltd.  
27/1/85*

For Darling Housing Pvt. Ltd.

*Director*

Director

contd.. p/7

Memo of consideration:

Paid Rs. 24,000/- (Rupees Twenty four thousand) only by the Purchaser to the Vendor by Cheque No. 031481 of the State Bank of India, Doranda Branch, Ranchi.

IN WITNESS WHEREOF the Vendor has put his hand on this Deed on this the day, month and the year first above written.

WITNESSES:

1. Gyanika  
21.1.89

2. Anand Singh  
21.1.89

Pranay Shankar Singh  
Vendor. 21/1/89

Lawful Attorney of  
Smt. Usha Rani Rathor

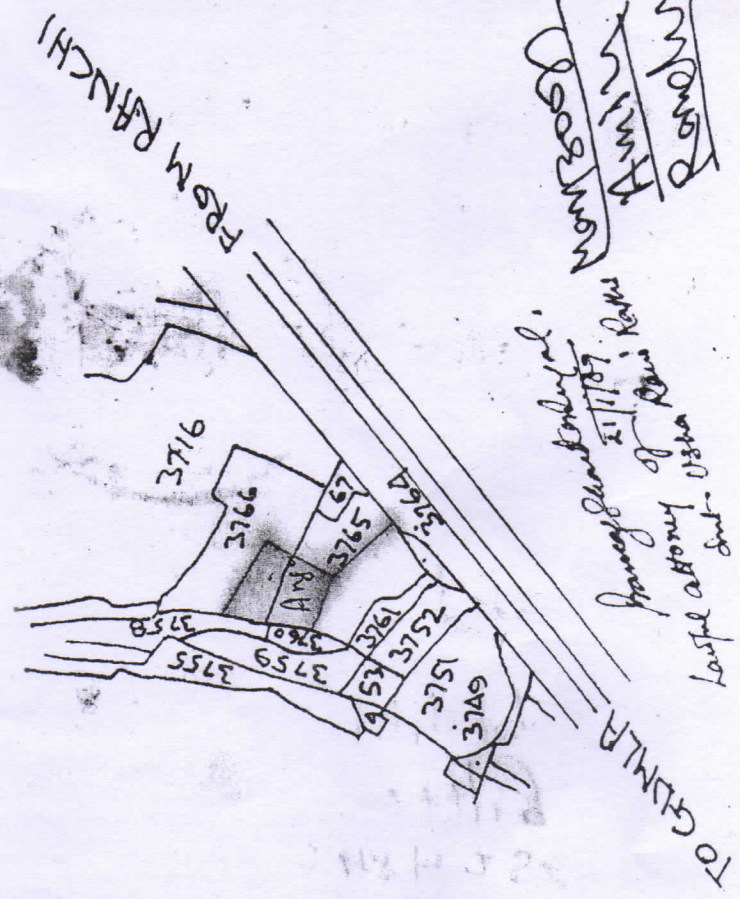
Typed by:

(J. Lall)

VILLAGE SIMLIYA THANA RANCHI NO 139 /  
 PORTION OF R.S. PLOT NO 3766 & 3765  
 AREA 50 DECIMAL SHOWN IN RED  
 WASH SCALE 16" = 1 MILE

**SUSHMA NATH** DUPLICATE

certificates that originated and duplicate maps are exact true to each other May 2002

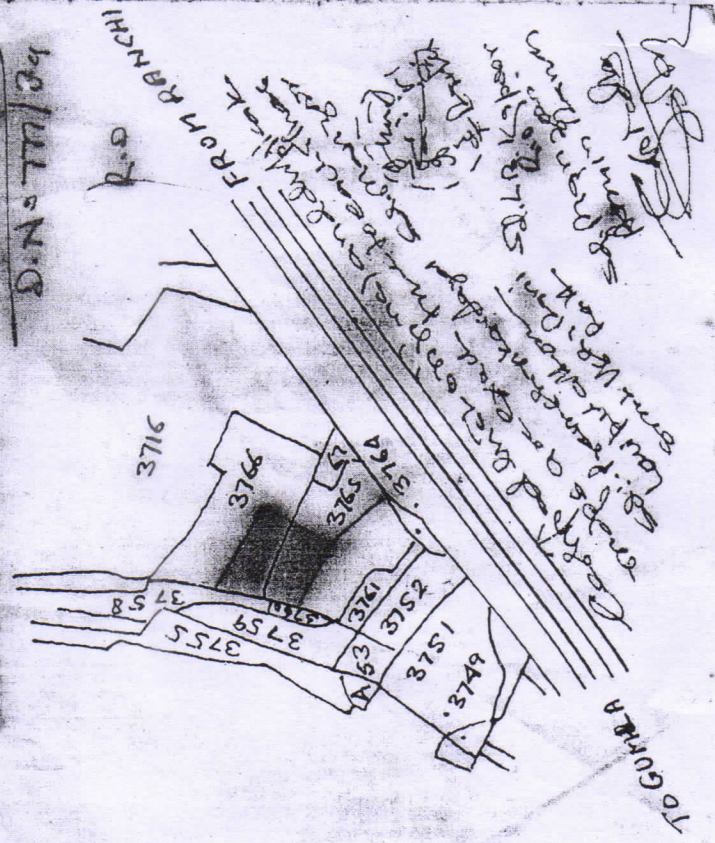


21/11/07  
 Principal Landholder  
 Formerly of Ranchi  
 Lasted attorney of the  
 sub-division  
Montessori  
Amrit  
Ranchi



VILLAGE:-SIMLIYA, THANA:-RANCHI NO-139  
 PORTION OF R.S. PLOT NO 3766 & 3765 AREA  
 50 DECIMAL SHOWN IN RED WASH SCALE:-16"=1 MILE

**SUSHMA NATH** D.No 777/04



21/11/07  
 Principal Landholder  
 Formerly of Ranchi  
 Lasted attorney of the  
 sub-division  
Montessori  
Amrit  
Ranchi



Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलियत जमाबन्दी

वो सकुनत नम्बर।

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Vol. No. : 11

Receipt No. : 0937507079

रातु   सिमलिया   139   मिस सुषमा नाथ		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
166,353	3765,3766	0 एकड़ 50 डिसमील 0 हेक्टर

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 (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)	
माल (नकदी)	0.50				0.50	0.50
गुजारी (भावली)	0.12				0.12	0.12
सेस	0.25				0.25	0.25
सूद	0.25				0.25	0.25
मुतफरकात	0.10				0.10	0.10
मीजान	1.22				1.22	1.22

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				0.50	0.50	
गुजारी (भावली)				0.12	0.12	
सेस				0.25	0.25	
सूद				0.25	0.25	
मुतफरकात				0.10	0.10	
मीजान अदायकारी				1.22	1.22	

(१) मीजान कुल (लफजों में) : Two Rupees and Fourty Four Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 2.44

तारीख अमला तहसील कुनिन्दा : 17-10-2022

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।

For Darling Housing Pvt. Ltd.

Director

