

2944



Sub.
5000/-
Road

Admissible under rule 21 & also under section of the Chota Nagpur Tenancy Act, VI of 1908, duly stamped under the Indian Stamp Act, 1899, Schedule I & L No. 23, ... Paid

Rs. Paid
 Acy 28/5
 WCA 4/8
 WCA 17.
 33/4

Rs. 2944/51

Rs. 2/4

THIS INDENTURE OF CONVEYANCE made this the 31st day of March One thousand nine hundred and fifty One Between MRS. P. E. W. ROSS-HURST wife of Mr. W. J. Ross-Hurst resident of "Tretherne" Main Road, Ranchi, Police Station and District Ranchi and MRS. J. M. N. DERRY wife of Mr. R.L.Derry resident of Marley Haven, Marley Lane, Haslemere, Surrey, England, through her constituted Attorney the said Mrs. P.E. W.Ross-Hurst, both by caste European by occupation landholders, hereinafter called the VENDORS of the One Part and MR. JAIDEVA PRASAD, Member, Bihar Legislative Council, son of Late Mr. Garib Das by caste Dusadh by occupation public service resident of Mohalla Dariapur Post Office Bankipur Police Station

to Ross-Hurst for self & as an authorised agent for
 B Pirbahore District Patna hereinafter called the
 170 J. M. N. Derry

No. 239

N.G. South worth Rs. 100/- (Rupees one hundred)
Sold to Mr. P.E.W. Ross Hurst, main Road, Ranchi.

Original
5/1/51

R.W. Ross - Hurst
24.51.

Set 1030

9130P

2nd April 1957 at the

Office
Mrs. P. E. W. Rosshurst.

w/ Mr. W. J. Rosshurst
Ranchi

Do

Do

By Order..... European

By Profession..... Landholder

Attest
No 2-4-51



Education is admitted the above
Mrs P. E. W. Rosshurst who is personally
known to me.

R.W. Ross - Hurst
2.4.51.

Attest
No 2-4-51



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the PURCHASER of the Other Part : The terms VENDORS and PURCHASER unless repugnant to or excluded by the subject or context of these presents include their respective heirs, executors, administrators, legal representatives, successors-in-interest and assigns.

WHEREAS the lands fully and particularly described in the Schedule hereto besides other properties belonged to the father of the VENDORS abovenamed, Mr. A. T. Peppe' deceased, who was duly seized and possessed of the same by a registered Sale Deed dated the 17th March, 1926 registered in Book No.I, Volume No.19, Pages 260 to 262, Being No. 1492 of 1926 in the Office of the Sub-Registrar Ranchi executed by Major R.P.Warren in favour of the said Mr. A. T. Peppe, now deceased.

AND WHEREAS by a Deed of Declaration of Trust made on the 19th April, 1938 the said A. T. Peppe created a Trust in respect of among others Plot No. 1789, Sub-plot 8 a part of Municipal Survey Plot No. 1789 for the benefit of himself during his life and his wife Mrs.C.M.Peppe and their two daughters Mrs. P.E.W.Ross-Hurst and Mrs. J.M.N. Derry and their children and declared himself to be the

R. to Ross-Hurst. for self & as an authorised agent for Mrs J.M.N. Derry.

11.8. Stamp worth Rs. 3/- (Rustan Man)
sent to Mrs. P.E.W. Ross Hurst, Main Road, Ranchi.
win no. 239.

Jagad
5/1/57



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2/4/57



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sole Trustee during his life. AND WHEREAS the said Mr. A. T. Peppe died on the 9th August 1949 and his wife Mrs. C. M. Peppe predeceased him and consequently the Trust properties vested in and devolved upon the VENDORS who are duly seized and possessed of the said Trust properties.

AND WHEREAS by the terms interalia of the said Deed of Trust dated the 19th April, 1938 the VENDORS appointed themselves to be the joint trustees by a Deed of Trust dated the 11th October, 1950 registered in the Sub-Registration Office at Ranchi in Book No.I, Volume No. 39, Pages 350 to 359 Being No. 6008 for the year 1950.

AND WHEREAS the VENDORS consider it beneficial to dispose of the Trust properties or portions thereof by sale or otherwise and invest the proceeds for the benefit of the Trust.

AND WHEREAS the PURCHASER has offered to purchase the lands described in the Schedule below and marked and delineated and bounded in red lines in the plan annexed hereto for the total consideration of Rupees five thousand (Rs. 5,000/-) only which the VENDORS

*E. W. Ross - Hurst, for self & as an authorised agent for
Mr. J. M. N. Dey.*

H. J. Smith wants axes two only sold to Mr. P. B. W.
Rox. Forest, Main Road, Ranchi with no. 239.

Jayal
5/1/51

Adarsh
2/4/51



have considered to be fair and reasonable.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement and in -- consideration of the sum of Rupees five thousand (Rs.5000/-) only paid by the PURCHASER to the VENDORS which the VENDORS do hereby acknowledge, the VENDORS do hereby grant, convey, transfer and sell by way of an absolute Conveyance with warranty of title to and unto the PURCHASER all those lands fully described in the Schedule below together with all rights, title and interest and benefit of the VENDORS thereon. AND TO HAVE AND HOLD to and unto the PURCHASER absolutely for ever.

AND THAT the VENDORS do hereby covenant with the PURCHASER that the VENDORS have not at any time heretofore made, committed, executed, or knowingly or willingly permitted or suffered or been party or privy to any act, deed, matter or thing whereby the property by these presents conveyed is impeached, charged or encumbered in title or otherwise be prejudicially affected howsoever.

AND THAT the VENDORS do further covenant that the PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy all these lands without any lawful eviction, interruption, claim or demand by the VENDORS or any person or persons lawfully or equitably claiming under or in trust for them and that free from encumbrances whatsoever made or suffered by the VENDORS or any person or persons aforesaid.

PROVIDED ALSO and it is further agreed that the PURCHASER shall be entitled to receive all rents, issues, profits, claims and demands accruing due from and after the date of these presents and shall also be liable to pay annas two (-/2/-) annually being the proportionate rent payable to the Superior Landlord, the Ratu High School

*Rto P. S. - Must be sent
as an authorized agent
for T. N. V. - Dew.*

*American
subst*



Trust Committee, a trust created by the Maharaja of Chota Nagpur, and all taxes, rates, impositions and other public demands accruing due from the VENDORS from and after the date aforesaid after getting his name mutated or registered in the Sherista of the Superior landlord aforesaid and the Municipality.

IN WITNESS WHEREOF the VENDORS have set and subscribed their hands to these presents the day and the year first above written.

PROPERTIES SUBJECT TO THESE PRESENTS :-

SCHEDULE 6

All that piece and parcel of land situated in Village HINDPIRI Thana No. 219 Thana and District RANCHI within the jurisdiction of the District Registrar, the Sub-Registrar and the Collectorate of Ranchi in Ward No. III of the Ranchi Municipality and being the portion of Municipal Survey Plot No. 1789 marked as Sub-plot No. 8 measuring ten Cottahs more or less marked and delineated and bounded by red lines in the plan annexed hereto which forms a part of these presents, butted and bounded as follows

North :- Hindpiri Road.

South :- Portion of Plot No. 1789 (proposed road)

East :- Portion of Plot No. 1789, sub-plot no. 7.

West :- Portion of Plot No. 1789 (proposed road).

R. W. Ross. Hust. for self & as an authorized agent for Mr. J. H. N. Dury.

Witness: *Lakshman Prasad Mehta,*
Ranchi.

Akhouri Uma
Charan dal
Ranchi

Handwritten notes in red ink:
100/100
6/22/1903
12



Allen
2/14/51



Regulating Office
4-5-51

Allen

Regatta
Book No. 1
Volume No. 21
Page No. 407 to 413
Reel No. 2502
Date Recd. 10/51

MAP OF RANCHI MUNICIPALITY WARD N.3 SHEET N.13

SCALE-1 INCH = 40' F.T. PORTION OF M.S. PLOT N. 1789/A

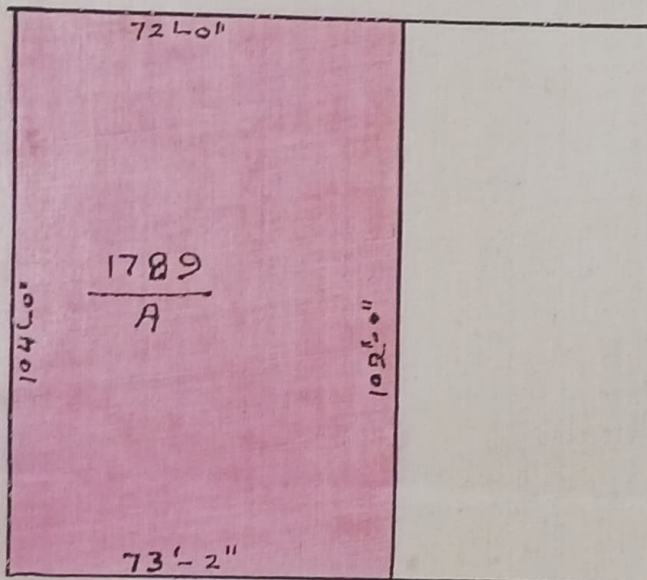
SHOWN IN RED WASH AREA-10 KATHA- MUNICIPAL H.N. 497

WARD N.3 NEW-13 SMT. SUDAMA DEVI W/O LATE JAIDEVA PRASAD

N
S

HIND PIRI ROAD

ROAD



ROAD

CHAITASA ROAD (MAIN ROAD)

[Signature]
19/6/90

Branch Manager

Bihar State Financial Corporation
Main Road Ranchi - 834001

[Signature]
मुख्य कार्यपालक

मुख्य कार्यपालक

रांची नगर विभाग

रांची

T. BY-

रामजी प्रसाद विश्वकर्मा अमीन

28-5-90

रांची नगर निगम रांची