



779 Sale of
 Chapd.
 19500/-
 P. and L.
 17/3/64

ACU	121.00
NCA	8.00
	<u>129.00</u>

17/3/64

Stamp under I.S. Act — 471.00
 Stamp under B.I. Act 390.00
 861.00

[Faint, illegible handwritten text in Hindi]

Shankar Lal Modi for self and holder
 of Power of Attorney of Chand Prasad
 Modi and Jagmohan Modi.
 Ramswaroop Modi
 17-3-64
 Shankar Lal Modi

THIS DEED OF SALE made on the 16th day of March 1964
 BETWEEN Sri Chand Prasad Modi and Jagmohan Modi through
 Shankar Lal Modi holder of General Power of Attorney No.
 4329 Power 305 dated the 10th May 1958 registered in the
 Office of Sub Registrar of Assurance Calcutta and Shankar
 Lal Modi and Ramswaroop Modi sons of Late Sri Nagar Mall
 Modi by caste Agarwal resident of Upper Bazar, Ranchi, P.S.
 and P.E. and District Ranchi by occupation business of the
 One Part (hereinafter called the VENDORS) AND Sri Satyanara-
 in Garodia and Hariram Garodia sons of late Sri Phulchand

17/3/64

No 1155 & 17-1-64

N. J. Stamp worth Rs 500/- Sold to

Sri. Han Ram Gadhia - Re. with

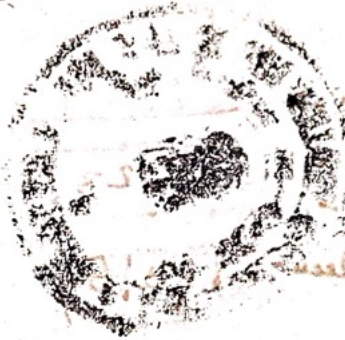
N. J. Stamps of Rs 100/- 100/- 100/- 60/- 0.30 - 0.30

16-3-64
1/2

Shankar all mod 17-3-64

17/3/64
Re. 5.

शंकरा लल मोद
११/३/६४
१७/३/६४



17/3/64
19500

म. १७/३/६४
१७/३/६४
१७/३/६४
१७/३/६४

Execution is an done after done Shankar
dal Modi and Ramsheropt Modi
mager Koll Modi, well identified by
set non a in Pooder 30 Maduman
Balkh Pooder after Ram place
luse near

79-94 v. 12/64



The sum of rupees nineteen
thousand and five hundred (Rs 19500/-)
only to paid in my presence

Shankar all mod Reed Rs 19500/-
(Nineteen thousand Five
hundred) only before the
D.S.R. Shankar all mod
17-3-64

१७/३/६४
१७/३/६४
१७/३/६४



2.

Phulchand Garodia by caste Agarwal by occupation business resident of Ranchi P.S and P.O. and District Ranchi of the Oher Part (hereinafter called the PURCHASERS) (the terms VENDORS and PURCHASERS shall mean and include their respective heirs, legal representatives, executors, administrators and assigns.

WHEREAS the father of the VENDORS Late Sri Nagar Mall Modi took permanent chhaparbandi lease of the land bearing M.S. Plot No. 1761 along with other plots in 1920 and had been in exclusive possession of the same since

*Shankar Mall Modi for self and holder of Power of Attorney of Chandrabrodd Modi and Jagmohan Modi
Rameshchandra Modi.
17.3.64 Shankar Mall Modi
17.3.64*

Sold with no 1185 & 17-1-64

79 no 95 v. 12/64

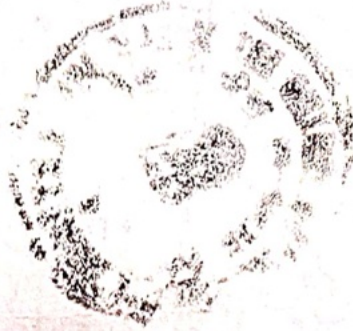
2-1
12/1



Rammappa M.D.

17/3/1964

71 no 96 v. 12/64
Salyanasai Redda
17-3-64



17.3



3.

since then, and

WHEREAS on the death of Sri Nagarmall Modi, the VENDORS being his heirs, came into and have been in possession of the land hereby sold along with other properties owned and possessed by him.

AND WHEREAS the VENDORS have agreed with the PURCHASERS for absolute sale of the land fully described in the Schedule hereunder for a sum of Rs 19500/- (Nineteen thousand five hundred) only.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of Rs 19,500/- (Rupees Nineteen thousand five hundred) only

*Shankar Lal Modi for self and holder of Power
of Attorney of Chandiprasad Modi and
Sagmohan Modi
Ram Jivraj Modi
17.3.64
Shankar Lal Modi
17.3.64*

Sold with no. 1183-2 17-1-64

2-1
17/1



17-3



4.

paid by the PURCHASER to the VENDORS (the receipt whereof the VENDORS doth hereby admit and acknowledge and from the same and every part thereof discharge the PURCHASER and the property hereby sold for ever) the VENDORS doth hereby - grant, convey, transfer absolutely and sell to the PURCHASER

ALL that piece and parcel of land being portion of -- Municipal Plot no. 1761 Area more or less 6 (six) Kathas, 1 (one) Chhatak) 34 (Thirty four) sq.ft more fully described in the Schedule as under shown in red colour and marked "A" in the map attached together with all rights of easement attached to or enjoyed with the land.

AND ALL the right, title and interest, property claim or

*Shankar Lal Mohar for self and holder of power of Attorney Chandrabera Moh and Jagmohan Moh
Ramm Suvarup Moh.
17.3.64
Shankar Lal Moh
17.3.64*



5.

or demand whatever of the VENDORS into and upon the land hereby granted, conveyed, transferred, absolutely and sold to the PURCHASER their heirs, administrators and assigns absolutely.

AND the PURCHASER shall enter into and remain in possession of the lands hereby granted, conveyed, and transferred and sold to the PURCHASER quietly and peacefully -- without any let or hindrance from the VENDORS or any person claiming through or under the VENDORS either in equity or in law and exercise all acts of ownership and possession over the same.

AND the PURCHASER shall now be at liberty to get his name mutated in the landlord's sherista and in the Municipal office and wherever necessary to give full effects to these presents and pay the chhapparbandi rent and Municipal taxes that are payable or shall become payable hereafter.

AND the VENDORS hereby covenant with the PURCHASER

Shankar Lal Moh for self and holders of power of Attorney of exonda prasad Moh and Sagar Mohan Moh
Ramkrishna Moh
 17.3.64
Shankar Lal Moh
 17.3.64



6.

that the land hereby granted, conveyed, transferred absolutely and sold to the PURCHASERS is free from all encumbrances and that the same has not been alienated by sale, gift, or otherwise by the VENDORS or their father and that the VENDORS are fully seized and possessed of the land hereby granted, conveyed, transferred absolutely and sold to the PURCHASERS and that the VENDORS have full right and perfect title over the land and are fully competent to transfer the land hereby granted, -- conveyed and sold to the PURCHASERS.

AND the VENDORS further covenant with the PURCHASERS that the VENDORS shall and will at all times at the request and cost of the PURCHASERS do or execute or cause to be done or executed all such acts, deeds, or things as may be necessary to give full effect to these presents.

Schedule.

p.t.o.

*Shankar Lal Moh for self and holder of Power of Attorney of Chandrabhadra Moh and Jagmohan Moh
Rameshwar Moh
17.3.64
Shankar Lal Moh
17.3.64*



7.

Schedule.

Schedule above referred to Ranchi Lake Ranchi :-

ALL that piece and parcel of lands being portion of M.S Plot no. 1761 Ward no. II of the R.M. measuring portion of M.S. Plot no 1761 ward. no. II of the R.M. measuring 74'ft East to West towards North and 60'6" towards South and 69' ft towards North to South, towards east and North to South 61'-10" inches towards West Area more or less 6 (six) x Kathas 1 Chhataks 34 Sq.ft shown in red and marked 1761 in the map attached P.S and District Ranchi P.S.No. 205 lying within the Sub-Registration office and District Sub-Registration office Ranchi and Collectorate - Ranchi having chhaparbandi right and bounded and butted as follows: Annual chhaparbandi rent payable Rs 3/- (Rupee -s three) only.

Boundary :-

North : Portion of Plot no 1761 Srimati Sawati Devi Garodia.

South: Lake Road

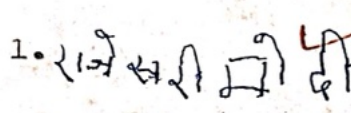
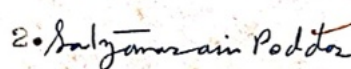
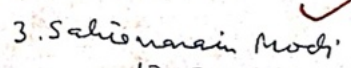
East: 16ft⁶ broad proposed Road

West: Municipal drain

Shankar cell no 8 for self and holder of Power of Attorney of Chandiprasad Moh and Jagmohan Moh
Rammohan Moh
 17.3.64
Shankar cell no 8
 17.3.64

IN WITNESS WHEREOF the VENDORS put their hands on the day and year first above written.

Witnesses:

- 1.  ✓ Shankar Lal Modi for self and holder of Power of Attorney of Chandiprasad Modi and
- 2.  ✓ Sagnohan Modi Shankar Lal Modi 17.3.64
- 3.  ✓ Ramwamp Modi 17.3.64

SIGNATURE OF VENDORS.

Typed by
A.R.K. Prasad Sinha
Ranchi.

[Faint red handwritten notes or stamps at the bottom left of the page]

DUPLICATE

R. M. WARD No. II. - SHEET No. II.
LAND SOLD SHOWN IN RED.
AREA OF PLOT $\frac{1761}{A} = 6 - 6 - 1 - 345$
Scale - $8\frac{1}{2} = 1$.

