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13804



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30/10



पूजासिंहार रूपये  
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 11-98-44  
 (7228-44)

THIS INDENTURE OF SALE is made on the 27th day of October 2004 Two Thousand Four A.D.

BETWEEN

(1) Sri Jai Prakash Gupta (2) Sri Ram Prakash Gupta and (3) Chandra Prakash Gupta all sons of Sri Yadu Lall Gupta, all by faith-Hindu, Vendor No.1 by pccupation Advocate and Vendor No.2 and 3, by Occupation-Bussiness, all resident of Kali Babu Street, Upper Bazar, Ranchi, Police Station Kotwali, District-Ranchi through their Constituted Power of Attorney holders Sri Purnendu Shankar Alias Raja son of Late Jagdamba Shankar by faith-Hindu by Occupation Business, resident of Village-Arsandey, Police Station Kanke, District-Ranchi and Sri Rajan Kumar son of Sri Ashok Kumar, by faith-Hindu, by Occupation-Business resident of Bina Pani West of West end Park Village Hehal, Police Station-Sukhdeonagar, District-Ranchi (Power No. IV 1313 dated 13.11.2003 entered in Book No. IV, Volume

Contd. P. 2

29/10/04 1420

Purnendu Shankar alias Raja 29/10/04

श्री राजकुमार  
 श्री राम प्रकाश गुप्ता  
 श्री चंद्र प्रकाश गुप्ता  
 5252  
 30/10

Rajan Kumar 29/10/04  
 both constituted power of attorney holders of Sri Jai Prakash Gupta, Sri Ram Prakash Gupta and Sri Chandra Prakash Gupta.

2

No. 2920 27/8/04  
 Non Judicial Stamp. worth Rs 72040/-  
 Sold to Shri. Kumar Raju  
 along with the stamps of Rs 25000/- 10000/- 7000/- 2000/-

Ranchi Tenancy, Ranchi

✓  
 Punamdi Shanker alias Raja  
29/10/2004  
30/10/2004

70 10 00  
 Punamdi Shanker  
 60 jagdamb  
 Punamdi  
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20 10 00  
 F. 861/32107  
 Punamdi Shanker  
 Alias Raja  
 30.10.04



861/32107  
 Rajan Kumar  
 30.10.04



30/10  
 30/10/2004

Panna Sanni  
 30/10/04



(2)

No.19 Pages 333 to 340 Deed No. 1313 for the year 2003 registered before the District Sub Registrar) Ranchi hereinafter called the VENDORS of One Part.

**AND**

Sri Kumar Rajiv son of Sri Ram Naresh Sharma, by faith-Hindu, by Occupation-Selfemployed, Resident of West of West end Park, Hehal, Ranchi, Police Station-Sukhdeonagar, District-Ranchi, Jharkhand (hereinafter called the PURCHASER of the Other Part)

"The terms and expression VENDORS and PURCHASER unless excluded or repugnant to the subject or context shall mean and include their respective heirs, successors, legal representative/s, nominee/s administrator/s and assign/s."

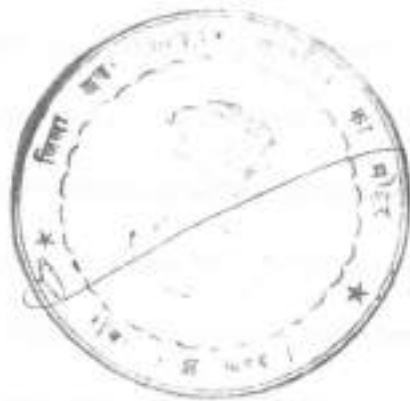
AND WHEREAS the Lands measuring 1.09 Acre of Khata No. 57, Khewat No.5 Revisional Survey Plot No. 1243 situated at Village-Hehal, Thana No. 203, Police Station District-Ranchi were recorded in Revisional Survey Khatian in the name of Sri Udu Singh as owner and occupire of the land and in remarks column the possession of Udu

Contd. P.3

~ Purnendu Shanker alias Rajiv 29/10  
~ Rajool Kumar 29/10

Sold with No. 2920 — 22/8/94

Bank of India





(3)

Singh is only mentioned. AND WHEREAS Udu Singh died leaving behind his only son Arjun Singh as his legal heir and successor and the property inherited the same.

AND WHEREAS Arjun Singh aforesaid only heir/successor died leaving behind his widow Sabitri Devi and minor son Gobind Singh as his legal heir and successor and the property jointly inherited the same.

AND WHEREAS on account of legal necessity and other expenses and for better education of her minor son Sabitri Devi herself and being legal guardian and the only next friend of her minor son the aforementioned land to Bibi Nurul Nisha wife of Sk. Ramjan Ali through a registered deed of sale dated 19.4.1947 registered before the District Sub Registrar Ranchi entered in Book No. 1, Volume No. 21, Pages 429 to 433, Deed No.2854 for the year 1947.

AND WHEREAS on account of legal necessity and other expences Bibi Nurul Nisha sold the aforementioned land to Most. Jayanti Kuar wife of Moti Sahu through a registered

Contd. P. 4

Purnendu Shanker 29/10  
 Rajon Kumar 29/10

Sold with No 2920 Date 27/8/54

Ranchi Trading Agency



30/10



(4)

deed of sale dated 30.9.1953 registered before the District Sub Registrar Ranchi entered in Book No. 1, Volume No.46 Pages 373 to 376 Deed No. 6753 for the year 1953 and thereafter she came in peaceful possession thereon.

AND WHEREAS on account of natural love and affection Jayanti Kuar gifted the aforementioned property to her grandsons Sri Om Prakash Gupta, Sri Jai Prakash Gupta Ram Prakash Gupta Chandra Prakash Gupta and Ved Prakash Gupta all sons Sri Yadu Lal Gupta through a registered deed of gift dated 20.8.1964 registered before the District Sub Registrar Ranchi entered in book No.1, Volume 46, Pages 356 to 360 deed No. 5540 for the year 1964 and thereafter Om Prakash Gupta, Jai Prakash Gupta, Ram Prakash Gupta, Chandra Prakash Gupta and Ved Prakash Gupta came in peaceful possession thereon and got their names mutated in the Office of state of Bihar and regularly paying rent and taxes in their names.

Contd. P. 5

Purnendu Shanker 27/10  
Office Raja

Rajendra Kumar 27/10

with No. 2920 27/8/64

Receipt T. Gery, Band





(5)

AND WHEREAS the title of the aforesaid land alongwith the other land of Sri Om Prakash Gupta, Jai Prakash Gupta, Ram Prakash Gupta, Chandra Prakash Gupta and Ved Prakash Gupta were further confirmed with respect to aforementioned land alongwith other lands by Addl. Sub Judge, Ranchi vide Judgement and decree passed in Partittion Suit No. 96/12 of 1964/66 and thereafter they made an oral family arrangement between them in August, 2003 according to which the lands of measuring 57.4 decmill land khata No. 57, khewat No.5 Portion of R.S. Plot No. 1243 alongwith other lands situated at Village-Hehal, Thana No. 203, P.S. Kotwali (Now Sukhdeonagar) District-Ranchi allotted to Sri Jai Prakash Gupta (Vendor No.1) land measuring 51.6 decimal Portion of R.S. Plot No. 1243 alongwith other land were allotted to Sri Ram Prakash Gupta (Vendor No.2) and land measuring 5.8 Decmil out of 8 Decmil of Khata No. 57, Khewat No. 5, Portion of R.S. Plot No. 1244 situated at Village Hehal, Police Station Sukhdeonagar, District Ranchi were

Contd. P. 6

~ Kusumodi Shanker 27/10  
~ H.C. Pujari

~ Rajan Kumar 27/10

2920 27/10/04  
संख्या: No. 2920 दिनांक: 27/10/04

राज्य: महाराष्ट्र  
राज्य: महाराष्ट्र





(6)

alloted to Sri Ram Prakash Gupta (VENDOR No. 2) and 2.2 decmil out of 8 decmil land of said Khata were alloted to Sri Chandra Prakash Gupta (VENDOR No.3).

AND WHEREAS Vendors has got absolute right, title, intrest and possession over the aforementioned land.

AND WHEREAS VENDORS being urgent need of money for fulfill their legal necessity and other expenses requested the PURCHASER to purchase all that piece and parcel of land measuring 28.23 decmil the portion of R.S. Plot No.1243 & 1244 of khata No. 57 situated at Village-hehal, Thana No. 203 Police Station Sukhdeonagar in the town of Ranchi, District-Ranchi morefully described in the Schedule below and delinated in RED WASH in the map attached on a total consideration of Rs. 1,25,000/= (Rupees One Lac Twenty Five Thousand)only and the PURCHASER has agreed to purchase the same at the said price which is fair and reasonable according to price Prevalent in the market.

Contd. P. 7

✓  
 Surendu Shanker 27/10  
 Alias Roy

→  
 Rajan Kumar 27/10

Bill with No 2920 27/8/04

Ranchi  27, Dec 04





(7)

AND WHEREAS the VENDORS gave notices under Section 26 of the Urban Land (Celling & Regulation) Act, 1976 to the Competent Authority-cum-Depty Commissioner Ranchi on 29.6.2004 which was registered as Misc. case No. 4420 for the year 2004 and although more than 60 days have been elapsed from the date of giving notice under Section 26 of the Act, no intimation has been given by the Competent Authority to the VENDORS so far and as such the VENDORS are legally entitled to execute and get registered this Indenture of Sale in favour of the PURCHASER.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforementioned agreement and in consideration of payment of Rs. 1,25,000/= (Rupees One Lac Twenty Five Thousand) only by the PURCHASER to the VENDORS as per Memo of Consideration, (the receipt whereof the VENDORS as per Memo of Consideration, the receipt whereof the VENDORS do hereby admit and acknowledge and from the same and every part thereof acquit, absolve and discharge the PURCHASER and the properties for

Contd. P. 8

~ Purnendu Shanker 27/10  
 Rajat Kumar 27/10

Child with No. 2920 27/8/04

Ranchi Tr. *[Signature]* Band





(8)

ever the VENDORS do hereby grant, convey, assign, sell and transfer absolutely and for ever TO AND UNTO the PURCHASER aforementioned land morefully described in Schedule below and delinated in RED WASH in the map attached shall forming part of this Sale deed TOGETHER WITH all rights to easements, path, pathways, right, light, liberties, privileges, appendages and appertenances whatsoever and the reverision or reversions, remainder or remainders, rent issues and profits thereof and all the right, title, interest, claim and demand of the VENDORS TO INTO AND UPON the land hereby granted, convey, assigned, sold and transfered absolutely and for ever TO HAVE AND TO HOLD the as absoltte owner thereof. The VENDORS covenant with the PURCHASER that the properties hereby granted, conveyed, assigned, sold and transferred absolutely and for ever are free from all encumbrances, trust, liens, lispence, tenancy, attachment and execution whatsoever and that the VENDORS have indeafisible title and exclusive

Contd. P. 9

Rajendra Shanker 29/10  
 Alias Raja  
 Rajan Kumar 29/10

Case with NO 2920 27/8/04

George Henry, Esq



30/10



right to grant, convey, assign, sell and transfer absolutely and for ever the lands hereby granted, conveyed, assigned, sold and transferred absolutely and for ever and that the VENDORS have not dealt with the same in any manner previously nor they have entered into agreement for sale of the said properties in favour of any other person or persons or firm or anybody. Now the PURCHASER who have been put in possession shall be entitled to construct building and structures and use the land in any manner he likes without any let, hindrance, interruption, claim or demand by or from the VENDORS or any person claiming through or under them. The VENDORS further covenant with the PURCHASER that except the VENDORS no body else have any title and possession over the properties hereby sold to the PURCHASER. The VENDORS also covenant with the PURCHASER that the VENDORS have not taken loan from any Bank, Financial Institution or any other agency or person by encumbering and mortgaging the properties hereby sold to the PURCHASER.

Contd. P. 10

Ramender Shanker 29/10  
 Alias Raja  
 Rajan Kumar 29/10

Sold with No 2920 Date 27/8/54

  
Ranchi Treasury, Ranchi



20 Rs.



The VENDORS further covenant with the PURCHASER that the VENDORS do not hold any posses vacant land beyond Ceiling limit within Urban agglomeration where the Urban Land (Ceiling and Regulation) Act, 1976 is in force and there is no impediment under any of the land for the time being in force in execution and registration of this Indenture of sale in favour of the PURCHASER. The VENDORS also covenant with the PURCHASER that the VENDORS shall indemnify the PURCHASER against all losses, damages, claims, demands, and liability whatsoever, if any sustain, pay or incur or be put to by reason of any defect in the title of the VENDORS or any person claiming through or under the VENDORS either in equity or in law or in case any encumbrances is discovered. Now the PURCHASER shall be entitled to get his name mutated in the office of the state of Jharkhand through Circle Officer, Town Anchal, Ranchi and the Ranchi Municipal Corporation or wherever necessary and shall pay rent and taxes in his

Contd. P. 11

~  
Purnendu Shanker 29/10  
Ajay Raza  
~  
Rajon Kumar 29/10

Sold with No 2920 Date 27/8/04

Ranchi Treasury, Ranchi



name PROVIDED ALWAYS that the VENDOR shall at all reasonable times or request and at the cost of the PURCHASER do not 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 PURCHASER in possession and assuring the title of the PURCHASER according to the true meaning and intent of these presents.

SCHEDULE ABOVE REFERED TO

All that piece and parcel of land measuring 28.23 decmil (Twenty Eight point Two-Three decmil) being portion of Revisional Survey Plot No. 1243 and 1244, Sub Plot No. 1243/D area 6.34 decmil 1243/D/1 area 17.89 decmil and 1244/A area 4 decmil khata No. 57 situated at Village-Hehal Basti, P.S. Sukhdeonagar, Thana No. 203, District-Ranchi lying within the District Registration and District Sub Registration Office, Ranchi in the State of Jharkhand and delimeated in Red Wash in the map attached bounded as follows :-

Boundry of Sub Plot No. 1243/D

North:- Portion of R.S. Plot No. 1243 Sub Plot No. 1243/C  
South:- Portion of R.S. Plot No. 1242  
East:- Proposed Road 15' Wide  
West:- Portion of R.S. Plot No. 1243 Sub Plot No. 1243/A

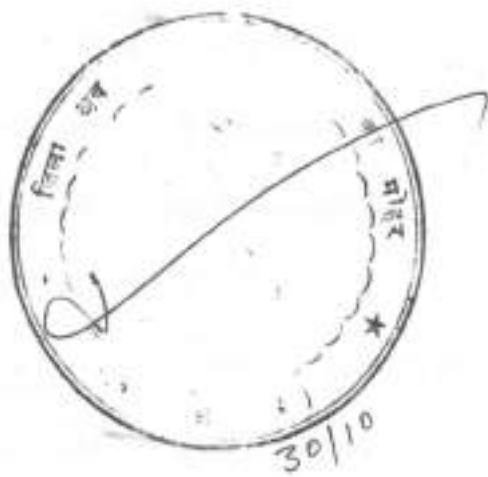
Boundry of Sub Plot No. 1243/D/1

North :- Portion of R.S. Plot No. 1245 and 1246  
South :- Portion of R.S. Plot No. 1243 Sub Plot No. 1243/C/1  
East :- Portion of R.S. Plot No. 1243 Sub Plot No. 1243/A/1 and 1243/B/1  
West :- 15' Wide Road and Portion of R.S. Plot No. 1243 and Sub Plot No. 1243/C

Contd. P. 12

Sumendu Shanker  
Alian Raja 29/10

Rajan Kumar  
29/10



Boundry of Sub Plot No. 1244/A

North :- Portion of R.S. Plot No. 1251

South :- Portion of R.S. Plot No. 1244 Sub plot No. 1244/B

East :- Portion of R.S. Plot No. 1253

West :- Portion of R.S. Plot No. 1243 Sub Plot No. 1243/A/1and 1243/B/1

**Memo of Consideration**

(i) Already paid by the PURCHASER to the

VENDOR in Cash Rs. 1,00,000/=

(ii) Paid by the Purchaser to the Vendors in Cash

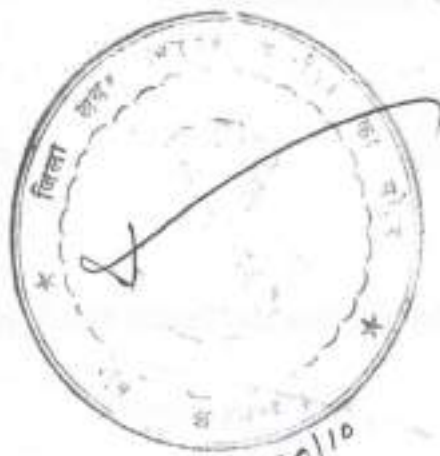
before the district Sub-Registrar Ranchi Rs. 25,000/=

Total Rs. 1,25,000/=

(Rupees One Lac Twenty Five Thousand)only

Purnendu Shanker  
Alas Raja 29/10

Rajan Kumar  
29/10



30/10

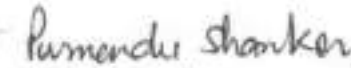
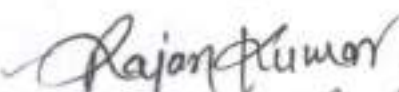
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IN WITNESS WHEREOF the VENDORS have put their respective hands on this date, month and year above written after fully understanding the contents of these presents.

**Witnesses:-**

- 1. 
- 2. 

**Signature of the VENDORS**

- 1.  29/10/2004  
Alias Raju
- 2.  29/10/2004  
both completely legal powers of attorney holder of Sri Sri Prakash Gupta, Sri Chandra Prakash Gupta and Sri Ran Prakash Gupta

Note :- (i) Certified that the lands hereby sold do not belong to any Member of

Schedule Tribe, Union of India, State of Jharkhand, Temple Mosque and

Church, as per Aff. No. 5257 dt. 28/10/04

(ii) The actual transection of the aforesaid property is Rs. 1,25,000/= by

the purchaser is paying stamp duty and Registration fee on the rate fixed by the

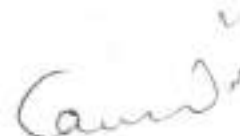
govt. i.e Rs. 7,17,400/= Only

Note :- Certified that Original and Duplicate copies are true and exact of each other.

Typed by :-

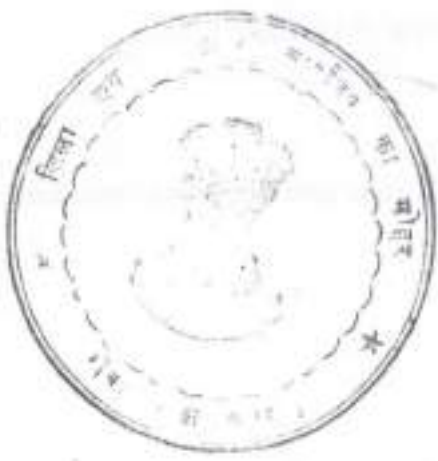


  
Drafted by 

  
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20-10-24

Department of Agriculture



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34-10-05  
22-02-11

RSD

After 10 days  
Inoculate streaker 2/10/2005

Rejoice Kumar 2/10/2005  
Inoculate from of colony into  
100% fresh agar, 2005  
2/10/2005 for further work

2/10/2005

VILLAGE NEHAL THANA NO 203 THANA 2 DIST RAMENI  
 AREA OF PORTION OF R.S. PLOT NO 1293 SUB PLOT NO 1293/B = 634 Deci  
 1293/D = 1789 Deci - PORTION OF R.S. PLOT NO 1294 SUB PLOT NO 1294/A  
 = 7 Deci TOTAL AREA 28.23 Decimal SHOWN IN RED MARK

