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8075 3000Rs.



16 ✓
 4.8.88 Sulekh K. H. ✓
 40000 ✓
 23 ✓
 845.25 ✓
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 1893 ✓
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 2893 ✓
 No - 1006. dt. 4. 8. 88 ✓
 Field Officer - 384-384, 4/18-88 ✓
 Regarding Agr. Land. 4/28 ✓
 In Mahan Revidar, Daktal War. ✓
 2893 ✓
 D. S. R. ✓
 14.8.88 ✓
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 Mahendra Singh ✓
 901 Lakhna ✓
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THIS INDENTURE OF SALE is made on this the 4th day of August 1988;

B E T W E E N

Shri MAHENDRA SINGH son of Sri Jangbahadur Singh by Caste Rajput, by Occupation Business, resident of Village Morakadi, Ranchi Police Station Bariatu, District Ranchi (hereinafter called the 'VENDOR') of the ONE PART:

A N D

SYED MOHAMMAD ASIF son of Late Syed Mohammad Umar by, Cast Muslim, by Occupation Service, resident of Ashiyana House No.42 Road No.7, Azad Nagar, Jamshedpur

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-: 2 :-

Police Station Mango, District Singhbhum at present
at Village Bariatu, P.S. Bariatu, District Ranchi
(hereinafter called the 'PURCHASER') of the OTHER PART;

The expression 'VENDOR' and 'PURCHASER' shall
unless excluded by repugnant to the context mean and
includes their respective successors, heirs, assigns,
legal representatives, administrators and executors;

WHEREAS R.S. Plot No. 854 of Khata No. 34 situated
at Village Bariatu, Thana No. 193, Ranchi District Ranchi
was recorded in the Revisional Survey in the name of
Rani Harshmukhi Dasi as the executrix to the Estate
of Raja Manindra Chandra Sinha.

AND WHEREAS Rani Harshmukhi Dasi handed over the
charge of the entire estate including the properties
of Bariatu, Ranchi to Kumar Bimal Chandra Sinha, Kumar
Amaresh Chandra Sinha and Kumar Brindaban Chandra Sinha
the sons of Raja Manindra Sinha when they become major
and put them in possession of the same.

AND WHEREAS Kumar Bimal Chandra Sinha died on 17th
April, 1961 leaving behind his only son and legatee

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Sri Atish Chandra Sinha, and Sri Atish Chandra Sinha took probate of the Will of his father from the Calcutta High Court being probate Case No. 207 of 1961;

AND WHEREAS Kumar Amaresh Chandra Sinha died on 16th Nov. 1953 leaving behind his only son and legatee Kumar Atish Chandra Sinha who was minor then.

AND WHEREAS Rani Amiya Bala Sinha the mother of Kumar Amaresh Chandra Sinha and Shrimati Akha Sinha, the widow of Late Kumar Amaresh Chandra Sinha obtained probat as executrices of the Will left by the late Kumar Amaresh Chandra Sinha from the Calcutta High Court being Probate Case No. 145 of 1954.

AND WHEREAS by a Deed of Declaration and Release, the said Executrices have on the 26th day of May, 1964 relinquished their executrixship and handed over the charge of the estate in their administration to Sri Adhish Chandra Sinha, the son and legatee in the Will of late Kumar Amaresh Chandra Sinha.

AND WHEREAS Kumar Brindaban Chandra died on the 6th February, 1966 leaving behind his only son and legatee Sri Bikash Chandra Sinha.

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AND WHEREAS Sri Bikash Chandra Sinha, who was appointed executor of the estate in the Will, obtained probate of the will of his father as Executor from the Calcutta High Court being Probate Case No.134 of 1966;

AND WHEREAS Sri Atish Chandra Sinha, Adhish Chandra Sinha and Bikash Chandra Sinha were the exclusive owner and inclusive possession of R.S. Plot No.854, Khata No.34 situated at Village Bariatu, P.S. Ranchi, District Ranchi alongwith other plots.

AND WHEREAS the said Atish Chandra Sinha, Adhish Chandra Sinha and Bikash Chandra Sinha sold a portion of 8 (Eight) Kathas 5 (Five) Chattaks 15 (Fifteen) Sq. feet of land out of R.S. Plot No.854, Khata No.34 to the Vendor and Registered at Ranchi on 27.7.82 by virtue of Deed No.6973 dated 27.7.82 to Sri Ram Narain Singh and came into peaceful possession of the same.

AND WHEREAS Sri Ram Narain Singh son of Sri Parwat Singh sold the said land to the Vendor by virtue of Deed No.7069 Volume No.59 Pages 24 to 32 dated 31.7.82 and Registered at Ranchi on 31.7.82 and the Vendor came into peaceful possession of the same.

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-: 5 :-

AND WHEREAS the VENDOR agreed to sell the and the purchaser agreed to purchase Eight Kathas, Five Chattaks and Fifteen Sq. feet of the land for the price of Rs. 40,000-00 (Rupees Forty thousand) only out of the aforesaid Plot No. 854 Khata No. 34 and the purchaser agreed to purchase the same at the said price.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of the payment of the said sum of Rs. 40,000-00 (Rupees Forty thousand) only, by the purchaser to the Vendor memo of consideration the receipt whereof the said Vendor do hereby admit and acknowledge and from the same and every part thereof, acquit, release absolve and discharge to the purchaser the said property for ever. The said Vendor do hereby grant, convey, assign, assure sell and transfer absolutely and for ever unto the said purchaser ALL THAT piece and parcel of land alongwith trees standing thereon measuring eight kathas five chattacks and fifteen Sq. ft. out of R.S. Plot No. 854 Khata No. 34, situated at Village Bariatu, Police Station Ranchi, Thana No. 193, District Ranchi morefully described in the Schedule below and shown in RED WASH in the map attached free from all encumbrances, leases, liens, lines and charges of whatever kind and nature together with all rights of use of the

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 Mahendra Singh



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20 ft wide proposed common passage in between the Plots hedges, drains, water courses, lights, liberties, privileges easements, appendices and appurtenances whatsoever to the said piece and parcel of land belonging to or in any way appertaining to or appurtenant thereto and the reversion or reversions remainder or remainders, rents, issues and profits thereof and all the rights, title, interest property claim or demand of whatsoever kind or nature both in equity and law of the said Vendor into lot of upon the said piece and parcel of land. Further the purchaser has agreed to use the colony Road for their entrance and exit. The vendor will never be responsible for providing any road for the exit and entrance of the purchaser through their land and garden. The Purchaser will henceforth pay the proportionate rent of his share which is approximately 4.80 (Rupees Four and paise eighty) only yearly. Further the Vendor will also have the right for using the proposed 20 ft common passage. And the Vendor do hereby covenant with the said purchaser that the properties hereby granted, conveyed assigned, assured, sold and transferred absolutely and for ever and free from all encumbrances and the said Vendor have permanent heritable and transferable raitati

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Mahendra Singh
 4/8/88



- : 7 :-

rights and the vendor is exclusive rights, to grant, convey assign, assure all sell and transfer absolutely, and for ever the properties hereby granted, assigned, assured, sold and transferred absolutely and for ever and that the purchaser who has been put in vacant possession shall hereafter peaceably hold, use and enjoy the same as his own property without any let or hinderance interruption claim or demand by or from the said Vendor or any other person whatsoever claiming from or under the Vendor either in equity or law or whatsoever and the Vendor further covenant with the Purchaser that the purchaser shall get his name mutated in the office of the landlord and wherever necessary and pay rent and taxes in his own name. AND the vendor further declare that if the land hereby conveyed comes under the purview of or becomes subject to any law effecting the competence of the Vendor to retain or dispose it and the purchaser due to its effect is dispossessed the said vendor shall indemnify the purchaser against all losses, damages, claim claims demands and liability whatsoever, if any, which the purchaser any sustain. Pay or incur or be put to by aforesaid reason and by reasons of any defect in title of the said vendor to the Properties hereby granted, conveyed assigned, assured, sold and transferred

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Mahendra Singh
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absolutely and for ever or any portion thereof.

PROVIDED ALWAYS the VENDOR shall at all times hereafter upon and on reasonably reinterest and at the cost of them purchaser do and execute or cause to be done and executed all such acts and deeds and assurances that may be necessary for further or more perfectly assuring the title of the purchaser to the properties hereby granted conveyed, assigned, assured, sold and transferred absolutely and for ever according to the true intents of these presents.

SCHEDULE OF THE PROPERTIES ABOVE REFERRED TO

All that piece and parcel of Raiyati land measuring 8 (Eight) Kathas 5 (Five) Chattaks and 15 (Fifteen) Sq. feet of land situated at Village Bariatu, Police station Bariatu Thana No. 193, at District Ranchi out of R.S. Plot No. 854, of Khata No. 34 shown in the RED wash in the map attached and marked as Sub-plot No. 15⁴⁷ having permanent heritable and transferable Raiyati right together with the trees standing thereon and the right to use the 20 feet wide common Road shown in the map attached lying within the jurisdiction of the District Registrar and the District Sub-Registrar, Ranchi and bounded and butted as follows:

North: Land of Lala Tarun Kumar
South: Land of R. ~~XXXXXX~~ Krishnan.
East: Land of Sri S. Shanker.
West: 20 Feet Wide Road.

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IN WITNESS WHEREOF the VENDOR has put their hands on the day, month and year above written in presence of witnesses at Ranchi. Agricultural Raydy Lands

WITNESSES:

1. Pradeep Kumar Agrawal
4/8/88
Resident of 185 Kadam
Colony Ranchi

Mahendra Singh
4/8/88
Signature of the VENDOR

2. Kailash Tiwari
6-8-88

Typed by :


Sheo Pd.

AGE:- BARIATU THANA RANCHI NO. 193

ST:- RANCHI SCALE:- 100' = 1 INCH.

R/S. PLOT NO. 854 FREE C

KHATA NO. 34 K-CH-SFT.

8-5-15

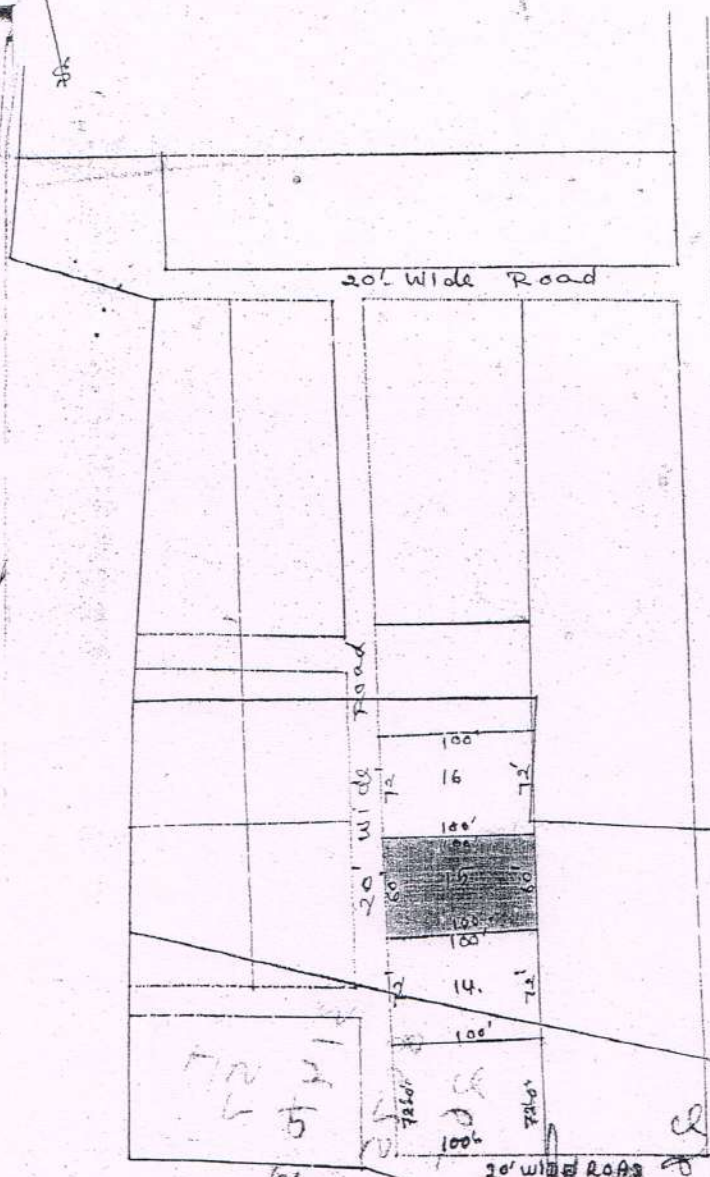
PURCHASED PLOT SHOWN IN RED WITH

Original

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Certified that the duplicate is the true and exact copy of the original.

Mahendra Singh
4/8/88



Traced by
Ramesh

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