

500 Rs.



4

*Handwritten signature*



Stamp duty stamp  
The Indian Stamp Act  
1899 & also as amended  
by W. Bengal Stamp  
Amendment Act, 1914 &  
Schedule IA No. 23

*MJ*

Registrar U/S (2) of  
Assurances, Calcutta

28-284

*Handwritten calculations:*  
A 89.50  
9 50  
May 24  
July 4  
N 1.20  

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269.70

THIS INDENTURE made this 28<sup>th</sup> day of February in the year One thousand Nine hundred and Eighty four of Christian Era B E T W E E N (1) SRI KESHAB KUMAR VERMA son of Late Hari Prosad Verma, (2) SRI SANJIV VERMA son of Sri Keshab Kumar Verma both by faith Hindu, by occupation No.1, Retired and No. 2, Service, resident of Ranchi in the State of Bihar, hereinafter called the V E N D O R S ( which expression shall unless excluded by or repugnant to the context be deemed to include their heirs executors, administrators and representatives ) of the O N E P A R T The

Vendor ...

*Handwritten notes:*  
14/8/84  
A 89.50  
9 50  
May 24  
July 4  

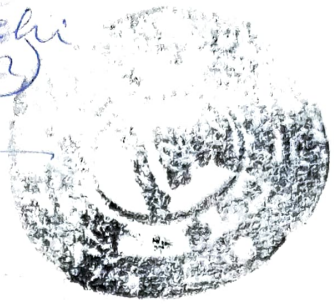
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169.70

*Handwritten signature*

11126  
Shila Singh  
Kankar Rd. Ranchi  
(Bihar)

Calcutta Calcutta  
Presented  
27.2.84 on



₹ 50/-  
₹ 10/-  
₹ 5/-  
₹ 11/-

12.300 516/

Presented for registration  
at the Calcutta Registration office  
on the 28th day of Feb. 84  
Keshab K. Verma  
the last

Musbar Kumar Verma

Registrar U.S. (2) of  
Assurances Calcutta  
28-2-84

Keshab K. Verma  
to do Hari Prasad Verma  
& Ranchi for self  
as coach attorney for  
Sanjiv Verma

Musbar Kumar Verma  
for self and as constituted attorney  
for Sanjiv Verma



1296

Jai Narayan Singh  
Supt of Lake Avenue  
Kankar Rd. Ranchi  
binda business

Registrar U.S. (2) of  
Assurances Calcutta  
28-2-84

Jai Narayan Singh



: 2 :

Vendor No. 2, represented by his constituted attorney, Vendor No. 1 Sri Keshab Kumar Verma A N D SREMATI SHILA SINGH Wife of Sri Bijoy Narayan Singh by faith Hindu by occupation Housewife resident of Kanke Road, in the District of Ranchi in the State of Bihar, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators representatives and assigns ) of the OTHER PART.

W H E R E A S revisional survey Plot No. 118, measuring 0.66 acres and 120 measuring 0.21 acres recorded as Kaimi Raiyat originally in the name of Kurchu Ahir son of

Chamru ....

heavy ...



: 3 :

Chamru Ahir under Khata No. 3, Khewat No. 2 of Village Hehal originally Thana No. 203, now Sukhdeo Nagar, Ranchi, Bihar.

W H E R E A S the said recorded Kaimi Raiyat Kurchu Ahir son of Chamru Ahir transferred permanently under a registered Deed of sale measuring 0.60 acres bearing R. S. Plot No. 118 in favour of Mrs. M. J. Palit in the year 1960. And the said Kaimi Raiyat Kurchu Ahir also under a Registered Deed of Sale transferred permanently under a registered Deed No. 5730 of the year 1960; measuring 0.21 acres bearing R.S. Plot No. 120 in favour of Mrs. Viola Malcolm wife of late Mr. Garnet Malcolm Whyte and put the said purchaser in peaceful and khas possession of the respective areas.

A N D ...

heavy ...



: 4 :

A N D WHEREAS the said Mrs. M.J.Palit wife of Lt. Col. A.N. Palit under a registered Deed of sale bearing the Deed No. 5487 of the year 1962 transferred 0.29 (twenty nine) Kathas out of R.S. Plot No. 118 in favour of the Vendor of this Deed Mr. K. K. Verma son of Late Mr. Hari Prasad Verma And Mrs. Viola Whyte wife of late Mr. Garvet Malcolm Whyte transferred under a registered deed of sale being the Deed No. 5488 in favour of the Vendor Mr. K. K. Verma measuring 0.11 (eleven) kathas out of R.S. Plot No. 120 ;

A N D WHEREAS the Vendor Mr. K. K. Verma having put in exclusive and peaceful possession over the land measuring 40 (forty) kathas viz. 11 Kathas out of R.S. Plot No. 120 and 29 (twenty nine) kathas out of R.S. Plot No. 118 constructed boundary wall all round the land and constructed

a house ...

heavy ...

*Law.*  
Prior to January 1976  
a house there which is now delapidated and got his name mutated in the Record of Circle Officer, Town Anchal of Ranchi and also got Vendor's name mutated in the record of the Municipal Corporation Ranchi and is allotted holding No. 1883 F in Ward No. IIC.

A N D W H E R E A S dispute arose between the Vendor Mr. K. K. Verma and his son Mr. Sanjiv Verma in respect of share in the said area of land, the subject matter of this ~~act~~ sale Deed.

A N D W H E R E A S partition suit was filed in the Court of Sub-judge, Ranchi by Mr. Sanjiv Verma which was recorded partition suit No. 109 of 1980 ;

A N D W H E R E A S the said partition suit No. 109 of 1980 was disposed of and Decree was sealed and signed by the Court on 11.2.81 and whereas according to the terms of the decree, the Vendor and his son Sanjiv Verma partitioned the said area of 40 (forty) kathas having R.S. Plot No. 118 and 120 of village Hehal, and are in peaceful and exclusive possession over their respective shares of 20 (twenty) kathas each comprising of R.S. Plot No. 118 and 120.

A N D W H E R E A S the Vendor now retired and settled down outside Bihar and Mr. Sanjiv Verma posted outside Bihar and their property being in low level and rain water stagnant on the land for more than six months in a year resulting in

heavy ...

heavy erosion and as such the Vendors desirous of disposing of their share of 20 (twenty) kathas each and invest the sale proceeds profitably ;

A N D W H E R E A S the Vendors agreed to sell and the Purchaser agreed to purchase All That property mentioned in the schedule below free from all encumbrances at or for the price of sum of Rs. 10,000/- (Rupees Ten thousand) in only.

N O W T H I S I N D E N T U R E W I T N E S S E T H that in pursuance of the said agreement and in consideration of the said sum of Rs. 10,000/= (Rupees Ten thousand) only of lawful money of India to the Vendors in hand well and truly paid by the Purchaser at or immediately before the execution of these presents (the receipt whereof the vendor as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and forever discharge the Purchaser her heirs executors, representatives and assigns as well as the said land and premises) THEY the Vendors doth hereby grant convey transfer assure and assign unto the Purchaser free from all encumbrances. The Vendors has assured the Purchaser that the Property hereby conveyed is free from all charges liens attachments or encroachments and there is no outstanding taxes due in respect of the land premises hereby conveyed and there is absolutely no defect in title and in case of any defect in title is discovered and the Purchaser is dispossessed from the entire or any part of the property hereby conveyed due to the defect in title or encumbrances the purchaser or her heirs assigns and representatives and

successor ...

successor in interest will be entitled to be compensated by the Vendor from the nearest Plot of land owing by the Vendors or any other property and the vendor hereby covenant with the Purchaser that in such case if the purchaser is deprived of possession from the demised premises due to defect in title or for any action due to non-disclosure of facts the vendor will compensate to the extent of land, the purchaser is deprived of possession and enjoyment from the said nearest land the price of such land admittedly having been paid and received by the vendor by these presents and in the event it is necessary to execute further or more papers or documents in favour of the purchaser to perfect her heirs title in the property the vendors undertake to do so and get the same registered from the Registering Authority at the cost of the Purchaser.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land and House measuring an area of 10 (ten) kathas in part of R.S. Plot No. 120 in Khata No. 3, and Khewat No. 2, and R.S. Plot No. 118 in Khata No. 3, Khewat No.2, Marked as Sub Plot No. 118/C & 120/B which is shown in the annexed plan in RED wash situate at Village Hehal Police Station Sukdeonagar Sub-Registration Office and District Registration Office ; Ranchi having Ranchi Municipal Holding No. 1883/F in Ward No. IIC which is butted and bounded as follows :

ON THE NORTH : 12' Wide Road.

ON THE SOUTH : Sub Plot No. 118/B & 120A.

: 8 :

ON THE EAST : Plot No. 138.

ON THE WEST : Sub Plot No. 118/A.

IN WITNESS WHEREOF the Vendors to these presents  
hath hereunto set their respective hands the day month and  
year first above written.

SIGNED SEALED AND DELIVERED

at Calcutta in the presence

of :-

Jai Narayan Singh  
Lake Avenue  
Kankar Road  
Ranchi - 8

B. Shaha

202/c. Kankar Road

Rd. Cal to

Kishor Kumar Verma  
for self and as constituted  
attorney for Sanjiv Verma

: 9 :

RECEIVED from within named Purchaser  
the withinmentioned sum of Rs. 10,000/= Rs. 10,000/=  
(Rupees Ten thousand) only as full  
consideration amount paid by her to us  
as per Memo of consideration below.

MEMO OF CONSIDERATION

WITNESSES :-

Jai Narayan Singh

B. Shaha

Keshav Kumar Verma  
for self and as constituted attorney  
for Sanjiv Verma

3 + 1  
AAM

Book No. 1

Volume No. 301

Pages 105

Binding No. 2132

For the Year 1984

DATED THE 28th DAY OF FEBRUARY 1984

W 3-68  
2

B E T W E E N

SRI KESHAB KUMAR VERMA AND ANOTHER

A N D

SREEMATI SHILA SINGH



[Signature]  
Registrar U/S (2) of  
Assurances, Calcutta

5-5-86

C O N V E Y A N C E



[Signature]  
Registrar U/S (2) of  
Assurances, Calcutta


28-2-84

ORIGINAL:-

VILLAGE: HEHALI-Nº 203.

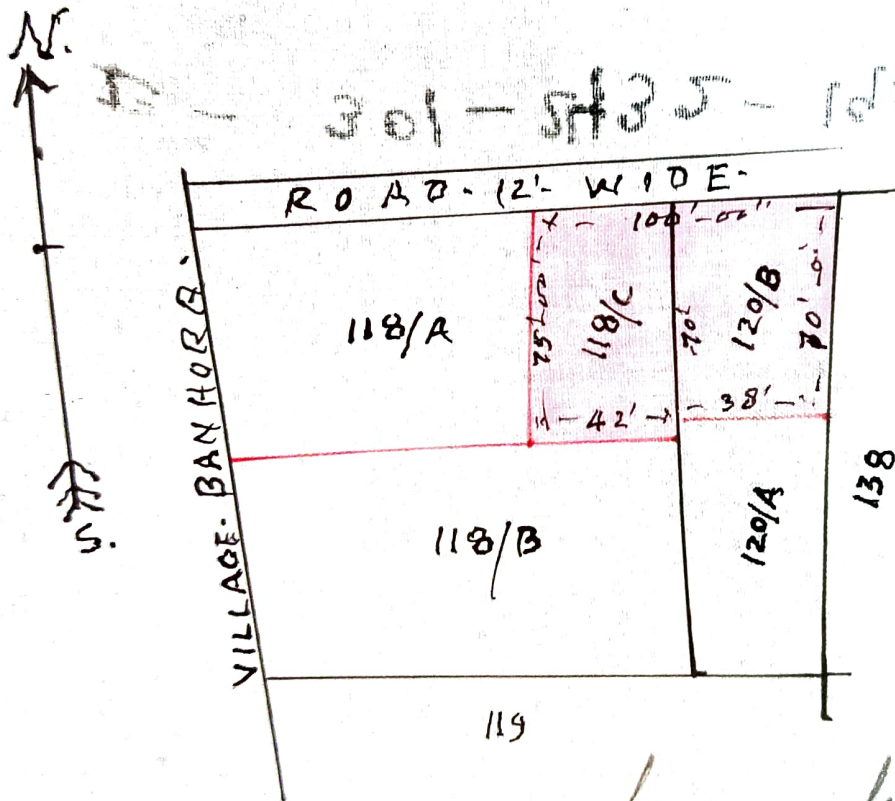
THANA and DIST.-RANCHI.

SCALE: 1" = 82 1/2' FT.

SOLD AREA SHOWN IN RED WASH:- 

PORTION OF R/S. PLOT. Nº 118 and 120-

SUB PLOT. Nº. 118/C and 120/B: AREA. 10. KATHA.



Keshav Kumar Verma  
for self and as constituted  
attorney for Sanjiv Verma

Traced by  
JMS  
24-2/84

certify that the duplicate is the exact  
and true copy of the original

JMS  
24-2-84