

2118

2113



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03AA 376313

Sale of
AS 72750/-
to parts
26/2

46/2

Map
Feb
Ac 1460 -
N 54 -
250
1517/44

paid Abdu Sattar
26/2

26.2.02

22/2/2002

श्री ०३ अमृतपुरी ३६/२/०२

THIS DEED OF SALE by way of ABSOLUTE

CONVEYANCE is made this the...twenty sixth

day of February Two thousand Two of the

Grégorian Calendar i.e. 2002

BETWEEN

Mr. Abdus Sattar, Son of Kashim Ali by faith Muslim, by occupationretired... an Indian national, permanently residing at Mani Tola, PS Doranda, District Ranchi.

here in after called the VENDOR of the FIRST PART;

Enclosure to c.f. No 376
filed on 26-2-02

6150
3650
1460
11260

Abdus Sattar
26/2/02

Eklavya Projects Pvt. Ltd.
Managing Director

750Rs.



AND



Smt Manju Sinha .W/O...Sri Sunil Kumar Sinha by religion.....Hindu...by occupation...housewife, an Indian national and a permanent resident of c/o Bindeshwari Prasad Singh, Retired Executive Engineer, Ashiyana Nagar , P.S Patna, District Patna, PIN 800025, at present residing at c/o Surendra Mohan Sinha , Arvind Nagar, Harmu Housing Colony, P.S Argora, District Ranchi, hereinafter called the "PURCHASER" of the OTHER PART.

The above expressions VENDOR and PURCHASER shall, unless expressly excluded by or repugnant to the contexy shall mean and include their respective heirs ,assigns ,successors ,legal representatives ,administrators and executers.

*Abhis Satta
26/2/22*

Eklavya Projects Pvt. Ltd.

Kaushik
Managing Director

WHEREAS the land herein R.S. Plot No. 352 under khata No 277 situated at village Pundag , Thana No . 228 P.S. Jagarnathpur Dist. Ranchi stands recorded in R.S. records of right



*in the name of Khaliyani Raiyat SHEIKH RAJJU
MIAN.*

*AND WHEREAS SHEIKH NABBU
MIAN (S/O the aforesaid recorded tenet SHEIKH
RAJJU MIAN) and others sold and transferred a
portion of the above land with Raiyati Right, being
part of Revisional Survey Plot No. - 352...sub plot no.
...352/14..... under Khata No.- 277..... Khewat
No.- ...2 ... measuring more or less 10.02 decimals (6
Katha, 1 chatak) of gross land (including proportionate
areas of connecting roads + common land under Plot No
352/10), situated in village Pundag, Thana No.-
...228...P S. Jagarnathpur, Dist. Ranchi, to Abdus
Sattar, Son of Kashim Ali by a Registered Deed of Sale
dated 11/1/1965 bearing deed No. 297
duly entered into Book no. 1 Volume no. 7
Page no. 569 to 574, year 1965 of the
dist Sub Registration Office Ranchi.*

*Abdus Sattar
26/2/02*



AND THEREAFTER the VENDOR came into possession of the aforesaid land and is still in the peaceful possession of the same .

And WHEREAS the VENDOR being in urgent need of money offered to sell the aforesaid land for total price of Rs. 72,750/-
(Rupees Seventy Two Thousand Seven Fifty Only) and the PURCHASER showed her willingness and agreed to purchase the land of the schedule below at the above price . The price fixed is quite fair and reasonable and the same is in accordance with the prevailing market rate .

Ashok Sattan
26/2/02

NOW THIS DEED OF SALE WITNESSES AS

FOLLOWS

1. That in pursuance of the agreement and in consideration of the sum of Rs 72,750/-
(Rupees Seventy Two Thousand Seven Fifty only)

Eklavya Projects Pvt. Ltd.

Kaushik
Managing Director

paid by the PURCHASER to the VENDOR at the time of registration before the registration authority Ranchi, the VENDOR does hereby sell, convey, assign, and transfer to the said PURCHASER the aforesaid land which is more fully described in the schedule below and shown in "Red" wash in the map annexed hereto and forming part of this deed, to hold, possess, enjoy or otherwise dispose of the same without any let, hindrance, or obstruction by the VENDOR or any other person or persons claiming through or under the VENDOR.

*Abhishek Saha
26/2/02*

2. The VENDOR shall on the request of the PURCHASER and at the cost of the PURCHASER do all such other acts, deed or things as may be reasonably required for further or more perfectly assuring to the PURCHASER's perfect title and peaceful possession of the land hereby sold.

Eklavya Projects Pvt. Ltd.

Kantim
Managing Director

3. That the *VENDOR* further assure the *PURCHASER* that nothing has been done by or on behalf of the *VENDOR* to incur any liability or charge or encumbrances of any type upon the land hereby transferred and the same is free from any litigation and defect of title.

4. That in case any defect in the title of the *VENDOR* is found out or encumbrances are discovered, the *VENDOR* shall compensate the loss that she may suffer.

5. That the *VENDOR* further assure the purchaser that the *VENDOR* has not created any charge on the land hereby conveyed or hypothecated or created any type of liability on the transferred land and in the event of any such charge or encumbrances being discovered subsequently or in the event of any defect in the *VENDOR'S* right and title to sell entirely of his interest in the land hereby sold and described in the

Eklavya Projects Pvt. Ltd.
Ravi K. S.
Managing Director

Abdul Sattar
26/2/02

schedule below being discovered later on, or in the event of any let, hindrance or obstruction being put to the PURCHASER in her possession, enjoyment or disposal of the land transferred by this deed by the VENDOR or any other person claiming through or representing the VENDOR, the VENDOR shall be liable to fully compensate the PURCHASER in respect of such loss sustained or expenditure incurred by the PURCHASER on account of the happening of any of the aforesaid event if created by the VENDOR.

*Aludis Satta
26/2/02*

6. That the VENDOR has put the PURCHASER in possession of the land hereby sold.

7. That the land hereby sold is recorded as Raiyati Land and the rent shall be payable to the State Of Jharkhand. The PURCHASER shall be at liberty to get her name mutated for the aforesaid land in all public records and shall pay all the rent and the taxes in her name.

Eklavya Projects Pvt. Ltd.

Kautik
Managing Director

8. That the PURCHASER shall have full right title and interest over the land hereby sold and the PURCHASER shall be at liberty to use the land for any purpose as per her will and requirements.

9. That ,SHEIK NABBU MIAN (s/o Sheikh Rajju Mian) and others sold and transferred the land of the schedule below to the VENDOR but the boundary (four sides) of the land sold by them was not correctly written due to inadvertence in the sale deed and as such in order to avoid any future legal complications , the same has been rectified keeping in view the realigned position of the roads to show the correct position of the boundary of the plot sold.

10. That the VENDOR and the PURCHASER in consultation with fellow Vendors and Purchasers have realigned the roads and their width in the light of the letter no2792 dated 13.02.2002 issued by the vice chairman, Ranchi Regional Development Authority to District Sub Registrar for maintaining 23 ft road width for

Eklavya Projects Pvt. Ltd.

Ravi Kumar
Managing Director

Abdus Sattar
26/2/02

registration of land and also for convenience and better enjoyment of the land in question by the purchaser. The VENDOR has this date delivered the original sale deed of the land sold to the PURCHASER.

SCHEDULE OF LAND HEREBY TRANSFERRED

All that piece and parcel of land measuring more or less 10.02 decimals gross land (which includes...1.35...decimals of proportionate common area of connecting roads + common land under Plot No. 352/10) under R.S plot no. 352 Sub Plot No 352/14 Khatta no. 277 of village Pundag, P.S Jagarnathpur, P.S No. 228 District Ranchi, Jharkhand.

butted and bounded as follows:

North : Sub Plot No 352/13

South : Sub Plot No 352/15

East : Road(Sub Plot No 352/30)

West : Sub Plot No 351,352&353/25 and

Eklavya Projects Pvt. Ltd.
Kant
Managing Director

Ahmed Saha
26/4/02

And this plot of land has been shown in "Red Wash" in the map annexed herewith forming part of this deed.

WHEREAS it is declared that the said purchased land does not come within the jurisdiction of Ranchi Municipal Corporation, Ranchi and as such does not fall in the purview of the Said act. Of 1976, being an exclusive agriculture land, it is further declared that the value of the land of other in the second / third Category schedule as fixed for the said mauza i.e, Pundag.

Now it is further certified that the said portion of land is neither a Govt. land of any kind, nor acquired by the Govt. at any point of time, is out of the notified forest area, or in the land of B.C.C.L, E.C.L. It is further certified that the land is not a tribal land, Khuntkatti or Bhunhari or so is not under the purview of the Land Ceiling Act or so, be it further noted that the land never belonged to any temple, church, mosque, muth etc.

*Alchub Salt
26/2/02*

IN WITNESS WHERE OF the VENDOR

has put his signature hereto in this deed at Ranchi on the date , month and year hereinbefore mentioned after understanding full facts and contents of this deed over and explained to him in Hindi in presence of the witnesses who also put their signature accordingly.

(Certified that the original and true copy are same to each other)

WITNESSES :

Abhishek Satta
VENDOR 26/2/02

1. सरवत कुमार
26.2.2002

2. इंदिरा भारती
26-2-2002
Manju Sinha
PURCHASER

Eklavya Projects Pvt. Ltd.

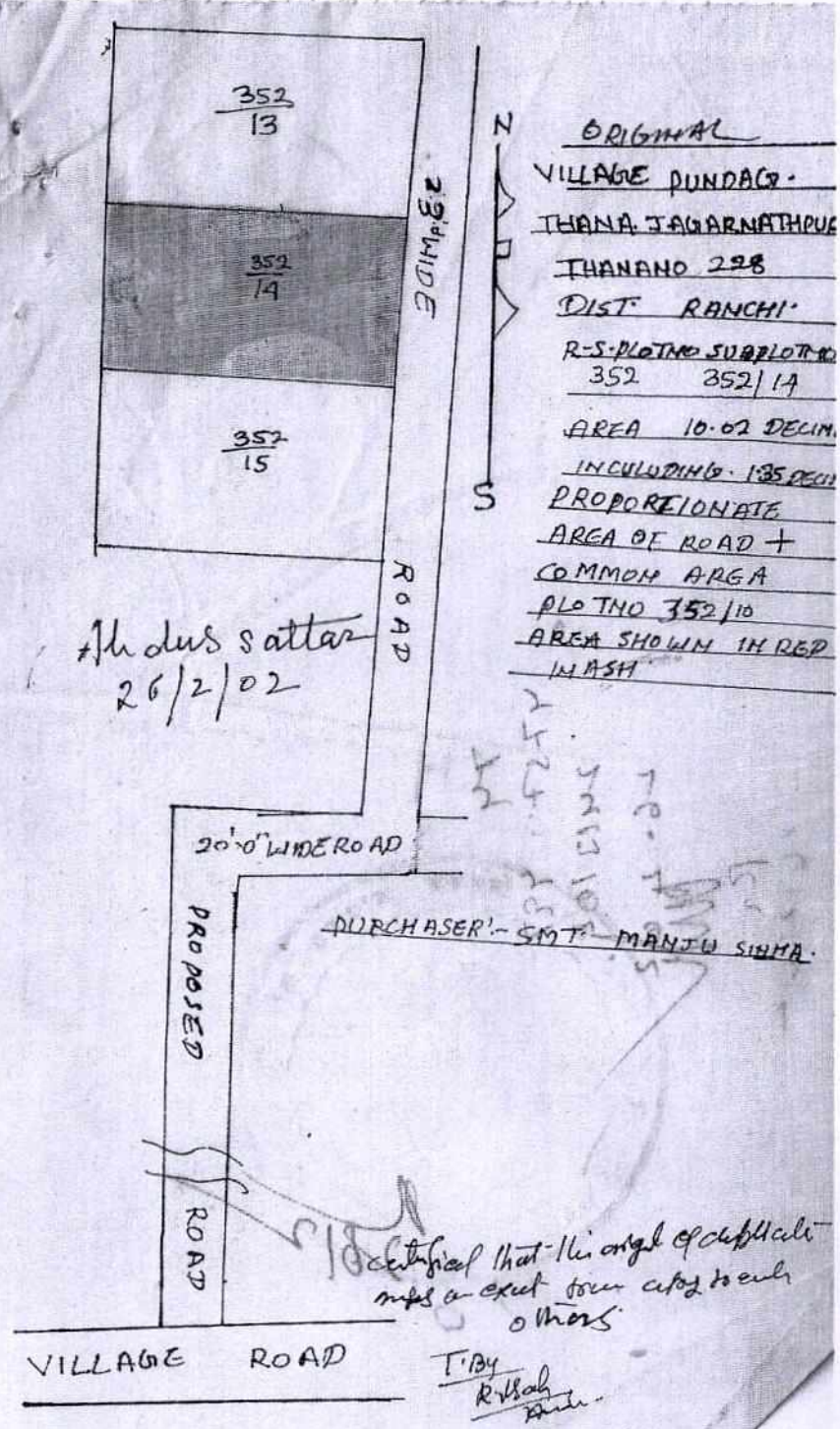
Kaushik
Managing Director

Drafted By :

Typed By :

Caushik
6/1/2002
26.02.02

अरवती गुप्ता
Rupak
26-2-2002



Eklavya Projects Pvt. Ltd.
Ravinder
 Managing Director