





minor daughter of Late Raj Kishore Kabra residing with  
 VENDOR No.1, Ravi Kabra, in the same place, and as  
 Attorney for (3) SANJAY KABRA son of Late Gopal Kabra  
 by faith Hindu, by occupation Service, residing in village  
 Neori Vikas Vidyalaya Vikas P.S. Sadar, District Ranchi  
 authorised by Registered Power of Attorney dated  
 22.6.1995. By Serial No.10156 of the District and  
 Sub-Registration Office Ranchi, and also on behalf of  
 (4) SMT. SAVITA BALDEVA daughter of Late Gopal Kabra  
 and wife of Shri Ramesh Baldeva by faith Hindu, by  
 occupation House-wife, resident of Sirpur Kagaz Nagar,  
 Nagpur (Maharashtra) authorised by Regd. Power of Attorney  
 dated 3.5.1995, abstracted in pages.31 to 32 being  
 Deed no.158 of 1995 of the District and Sub-Registration  
 Office, Ranchi and also on behalf of (5) SMT. MONIKA MOHTA  
 daughter of Late Gopal Kabra and wife of Shri Naresh Mohta

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 Manju Daga  
 10-7-95  
 Rakshma Kabra  
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 Sarla Kabra  
 10-7-95



-3-

by faith Hindu, by occupation Housewife resident of Hind Motor Colony, Calcutta and (6) SMT. SARIKA SONI daughter of Late Gopal Kabra, and wife of Shri Jugal Soni, resident of Banglore (Karnataka) and (7) SMT. ARUNA MOHTA daughter of Late Sita Raj Kabra and wife of Shri Jugal Kishore Mohta by faith Hindu, by occupation House-wife, resident of Mohalla Karuna Mayee Salt Lake Calcutta, authorised by VENDOR Nos.5 to 7 by Registered Power of Attorney dated 22.6.1995, by Sl.No.10161 of the District and Sub-Registrations office Ranchi, and(8) MANJU DAGA daughter of Sita Ram Kabra and wife of Sri.Nirmal Kishore Daga by faith Hindu by occupation House-wife, resident of Pali Road,Dehri-on-Sone and(9) SMT. ASHA GOTTANI daughter of Late Sita Ram Kabra and wife of Shri Jai Kishan Gottani by faith Hindu, by occupation House-wife, resident of Radium Road,Ranchi P.O. Kotwali, District Ranchi, and(10) VISHAL KABRA son of

*Shalika*  
10/7/95  
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*Manju Daga*  
10-7-95  
*Rashma Kabra*  
10-7-95  
*Sarla Kabra*  
10-7-95



-4-

Late Gopal Kabra, by faith Hindu, by occupation Service resident of village Neori Vikas Vidyalaya Vikas , P.S. Sadar, District Ranchi, and (11) SUSHIR RESHMA KABRA daughter of Late Gopal Kabra by faith Hindu, by occupation dependent residing along with Vendor no.1 in village Neori Vikas Vidyalaya Vikas, P.S. Sadar, District Ranchi, (12) Sarla Kabra W/O Late Gopal Kabra, resident of village Neori (Vikas), Ranchi, hereinafter called the VENDORS of the ONE PART.

AND

NASEEM AHMED son of Late Abdul Rauf, by faith Muslim, by occupation Trader, resident of Baldeo Sahay Road, Ranchi P.S. Lower Bazar, District Ranchi, hereinafter called the PURCHASER of the OTHER PART.

WHEREAS the land of R.S. K hata no.2 plot no.5 of village Hutup P.S. Ormanjhi, P.S. No.29 District Ranchi was the Bakasht land of the Ex-landlord Tilakdhari Singh recorded in Shamilat Khewat no.2.

*Gopal Kabra*  
10/3/95  
Bishal Kabra  
10/7/95  
Ashu Sathu  
10-2-95

*Mangy Daga*  
10-7-95  
Reshma Kabra  
10-7-95  
Sarla Kabra  
10-7-95



-5-

AND WHEREAS Tilak Dhari Singh was in Khas

possession of the said Khata including plot no.5 Area 1.55 acre along with other lands at the time of vesting of tenure and the rent of the land was fixed in his name under section 6 of the Bihar Land Reforms Act, 1950.

AND WHEREAS the said Tilak Dhari Singh sold

0.25 acre at the aforesaid plot to Sita Ram Kabra, son of late Joharmal Kabra by registered deed of sale dated 9.5.1992 by giving the following boundary

North : Village Road

South : Land of Thakur Tilakdhari Singh

East : Don of Thakur Tilakdhari Singh

West : Road

and entered in Book no.1, Volume no. \_\_\_\_\_ pages to

being deed no. \_\_\_\_\_ for the year 1962 of the

District and Sub-Registration Office Ranchi.

*Sita Ram Kabra*  
10/7/92  
10-7-95

*Mangya Dogra*  
10-7-95  
*Rehema Kabra*  
10-7-95  
*Sarla Kabra*  
10-7-95



-6-

AND WHEREAS the said Sita Ram Kabra enjoyed peaceful possession and he died leaving behind his widow (since dead) and three sons namely Sri. Gopal Kabra (dead) Rajkishore Kabra (dead) and the Vendor No. 1 Ravi Kabra and three daughters namely Smt. Asha Gottani wife of Sri. Jai Kishan Gottani of Radium Road, Ranchi, Vendor no. 8 Manju Daga, wife of Nirmal Daga of Pali Road, Dehri-on-sona and the Vendor No. 7 Smt. Aruna Mohta wife of Sri. Jugal Kishore Mohta of Mohalla Karuna Mayee, Salt Lake, Calcutta.

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AND WHEREAS out of the said sons of Late Sita Ram Kabra died leaving behind his widow Sarla Kabra (since dead) and two sons namely Vendor No. 3 Sanjay Kabra and the Vendor No. 10 Vishal Kabra and four daughters, namely Vendor (4) Savita Baldeva W/o Shri Ramesh Baldeva of Sirpur Kagaz Nagar Nagpur (Maharashtra) Vendor no. (6)

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-7-

Sarika Soni wife of Jugal Soni of Naresh Mohta of Hind Motor Colony, Calcutta and Vendor(11) Sushir Reshma Kabra residing with Vendor No.1 in village Neori Vikas Vidyalaya Vikas, P.S. Sadar, District Ranchi.

AND WHEREAS another son of Late Sita Ram Kabra namely Rajkishore Kabra died leaving behind one minor daughter namely Raj Shree Kabra who lives under the care and guardianship of Ravi Kabra at the same place with Vendor No.1

*Handwritten notes:*  
Rajkishore Kabra  
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Raj Shree Kabra  
10-7-95  
Ravi Kabra  
10-7-95

AND WHEREAS all the aforesaid heirs of late Sita Ram Kabra have succeeded to the aforesaid property along with his other properties and they are in joint possession of the same.

*Handwritten notes:*  
Mangya Daga  
10-7-95  
Kashma Kabra  
10-7-95  
Sarla Kabra  
10-7-95

AND WHEREAS all the heirs of late Sitaram Kabra i.e. Vendor no.1 to 12 entered into an agreement with the Purchaser to sell 0.12 1/2 acre out of area 0.25 acre in the said plot no.5 of Khata no.2 aforesaid with the purchaser

for a consideration of Rs.45,000/-and the Purchaser agreed to purchase the same for the said consideration free from all encumbrances absolutely and forever.

NOW THIS DEED WITNESSES that in pursuance of the above agreement and in consideration of Rs.45,000/-(Rupees Forty five thousand only) which sum the VENDOR jointly and severally acknowledge and admit to have received in full as per the Memo of consideration mentioned below and the VENDORS do hereby acquit, exonerate and discharge the purchaser from paying the same and every part thereof and the Vendors do hereby convey, transfer and assign to and unto the purchaser all that piece and parcel of land and all right, title, interest, possession, claim, demand, lien or charge and all right of easement attached to and enjoyed therewith or deemed to be commonly attached to or enjoyed therewith more fully described in the Schedule below free from all encumbrances absolutely and forever. And the Vendors have put the Purchaser in possession of the same and the Vendors do hereby declare that the Vendors have full right to transfer the aforesaid land hereby demised and there is no defect of title or possession and the Vendors have not done any act or executed any agreement or deed of

*Shahid Kabir*  
10/7/95  
10-7-95

*Mansu Daga*  
10-7-95  
*Rashma Kabir*  
10-7-95  
*Sadia Kabir*  
10-7-95



of transfer with respect to the land with any other person and that there is no encumbrance or defect in title over the land hereby transferred. And the Vendors do hereby covenant with the Purchaser to keep him harmless and indemnified against any loss or damage suffered by the Purchaser on account of any encumbrance or defect in title or possession discovered hereafter and the Purchaser may enjoy quiet and peaceful possession over the land hereby transferred without any let or hindrance or demand from any person whatsoever claiming through or on behalf of the Vendors or any of them over the ~~for~~ aforesaid land and every part thereof in law, equity or trust and the Vendors do hereby covenant with the Purchaser that they shall always be ready and willing to do or to execute any act or deed at the cost and request of the Purchaser to morefully convey, title or possession over the land hereby transferred and every part thereof according to the true meaning and intent of these presents and the Vendors do hereby declare that the Purchaser may use the land hereby transferred and every part thereof in any manner according to his choice and the purchaser may get his name mutated in the Office of the landlord, the State of Bihar through the Circle Officer, Ormanjhi Circle, Ormanjhi and pay rent for the

*B. D. Singh*  
 10/7/95  
 10-7-95  
 10-7-95

*Mangju Daga*  
 10-7-95  
*Radhama Kabra*  
 10-7-95  
*Sarla Kabra*  
 10-7-95

the land from the date of these presents and obtain receipt in his name AND the Vendors do hereby declare that they jointly or severally do not possess land beyond the Ceiling area under the Bihar Land Reforms (Fixation of Ceiling on Area and Acquisition of Surplus Land) Act, 1961.

MEMO OF CONSIDERATION

On 10.7.95. paid by Pay order / Bank Draft no. 848800.  
dt. 10.7.95. Rs. 45,000/-  
Bank Ranchi *Indian Bank*  
*Hau Branch.* 45,000 = 00.

SCHEDULE OF THE LAND TRANSFERRED

All that piece and parcel of land being part of R.S.Khata no.2 plot no.5 area 0.12½ acre out of 0.25 acre (towards of village Hutup, P.S. Ormanjhi, P.S. No.29, District Ranchi with all right, title, interest, possession, claim demand lien or charge and all right of easement attached to and enjoyed therewith or deemed to be commonly attached to and enjoyed there with being bounded and butted as follows:-

- North : Village Road
- South : Shamim Ahmed
- East : Balbhadar Singh son of Tilakdhari Singh
- West : Road

*Prabhu*  
*10/7/95*  
*10/7/95*  
*Aslu Salka*  
*10-7-95*

*Manglu Daga*  
*10-7-95*  
*Kalbina Kabura*  
*10-7-95*  
*Suzla Kabura*  
*10-7-95*

and shown in RED WASH in the trace map annexed herewith:

Right : Rajyati

Rent Rs.1/-

Landlord - State of Bihar through the Circle Officer  
Ormanjhi Circle, Ormanjhi, District and  
Sub-Registration office Ranchi.

IN WITNESS WHEREOF the Vendor no.1 Ravi Kabra  
has put his hand and seal to these presents for self and  
as natural guardian for minor vendor nos.2 Raj Shree Kabra and  
as Attorney for and on behalf of Vendors 3 to 7 and Vendor  
nos.8 to 12 have put their respective hand and seal to these  
presents having got the contents read over and explained to  
them in Hindi and having understood the same this the day,  
month and year first above mentioned.

WITNESSES

1. बलराज सिंह  
10-7-95
2. Bimal Kumar Jain  
10-7-95

V E N D O R S

1. Ravi Kabra  
10-7-95
2. Bishal Kabra  
10-7-95
- 3) Ashu Gatten  
10-7-95
- 4) Manju Dago  
10-7-95
- 5) Rashmi Kabra  
10-7-95

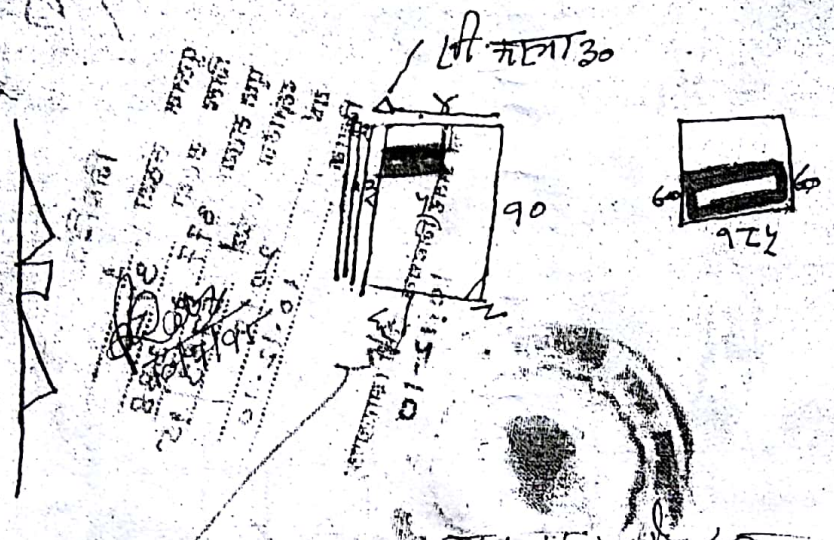
6) Sarda Kabra  
10-7-95

Typed by

Leela

ग्राहक हटप व्यापार के 2/3 व्यापार अतीत  
 डाला बरकी गिर 24 = 9 मील 12  
 1/32.33

20/8/72



प्रमाणित किया जाता है  
 कि यह चित्र मी  
 2/3 का आकार दर्शाता है  
 का चित्र मी  
 2/3 का आकार दर्शाता है

रखा जा रहा है  
 2/3 - 1927/5

प्रमाणित किया जाता है  
 कि यह चित्र मी  
 2/3 का आकार दर्शाता है

गम. कला 30





भारत सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

April 11, 2016

भाग वर्तमान 4 पृष्ठ संख्या 452  
जिला का नाम राँची अनुमंडल नाम सदर अंचल का नाम औरमांडी हलका का नाम हल्का-04 इस्टेट का नाम झारखण्ड  
मौजा का नाम हुट्टप होल्डिंग संख्या 2 तौजी संख्या 0 थाना नाम औरमांडी थाना नम्बर 05

नसीम अहमद, पिता-स्व अब्दुल रउफ, जाति-  
नसीम अहमद, पिता-स्व अब्दुल रउफ, जाति-

खाना नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार												लगान	सेस
2	5	0 ऐ 12.5 डि 0 है	दाखिल खारिज केश संख्या 93 आर 27/1995-96-अं0 पदा0 औरमांडी के अन्तर्गत स्वीकृत किया गया												1	1.45
	कुल परिमाण	0 ऐ 12.5 डि 0 है														
तारीख	प्रति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल			
11/08/2006	302000	2004-05	2006-07	0	0	0	0	0	0	0	0	0	0			

भरवा देखें

BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें