

7270

Bihar

No 7159

200 Rs.



PAK  
13600/-  
20

Wh...

Maharaja Chivlanau Saran Nath Shah Deo  
21.11.51

क्रौ मल्लो मल्लो का: रयां  
२२-११-५१

Admitted to the list of States  
under the provisions of the States  
Mergers Act, VI of 1956,  
duly stamped under the Indian  
Stamp Act, 1899, Schedule I or LA  
to 35(c)

7/11/51  
ABC 73/5  
9 16/10  
3/5  
4/8  
17  
98/3

This Indenture of lease made this the 23rd day of  
November One thousand nine hundred and fifty one between  
MAHARAJA SRI CHINTA MANI SARAN NATH SHAN DEO son of Sri Jubraj  
Kali Saran Nath Shah Deo deceased by caste Chhatra Nagbarai  
by Occupation Zamindar ( Maharaja of Chota Nagpur) resident  
of Ratugarh Pergane Khulhra Thana and District Ranchi,  
Trustee in respect of a Trust declared under a Deed of  
Trust dated the 11th of June 1951 registered in the office of  
the District Sub-Registrar at Ranchi and registered in  
Book No. 1 Volume No.30 Pages 351 to 360 Being No.4179  
for the year 1951, hereinafter called the LESSOR of the  
One Part AND SRI MATI SATTI DEVI wife of Panna Lal Sahu  
by caste Agrawal by occupation dependant resident of  
Lohardaga P.S.Lohardaga District Ranchi, hereinafter called  
the LESSEE of the Other Part.

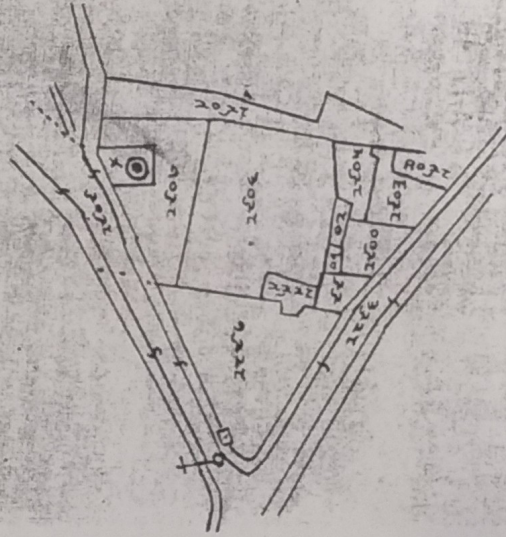
वेमाना बहिमान ३२" = १ माइल

बाईनाथर ४

मौजा लोहरदगा मुनिसिपैली

पाना लोहरदगा आना नम्बर १२४ सीर नम्बर ५

जिला राँची



ORIGINAL

नोट

पलौट नम्बर २२०७ में कुएँ के पास जो खाल खाईन से लोहरदगाई बन्दोब से धारा है जिसका एकवा २५ साई तीन डिग्रीमाल होता है।

पलौट नम्बर	एकना
२२०७	०-३४०
२२०८	०-०३३
२२०९	०-०२६
२२१०	०-०४२
२२११	०-०१०
२२१२	०-०१४
२२१३	०-०६४
२२१४	०-०४५
२२१६	०-४२७
२२१७	०-१२६
मीजात	१-२०८ कौ

Mahabadi  
Chuslavasi Suban Nathi Shik  
29.11.57

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२६-११-५७

By J. Singh



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The expressions LESSOR and LESSEE shall unless repugnant to the context or excluded thereby include their respective heirs, executors, administrators, representative successors and assigns.

WHEREAS Village Lohardaga Thana Lohardaga Thana No.194 District Ranchi was a part and parcel of the Chota Nagpur Raj bearing Touzi No.1 of the Collectorate of Ranchi and the Lessor became the proprietor thereof on the death of his great grandfather Maharaja Partap Udai Nath Shah Deo and has been in possession of the same.

AND WHEREAS by a registered Deed of Trust dated the 11th of June 1951 registered in Book No. 1 Volume No.30 Pages 351 to 360 Being No.4179 for the year 1951 registered in the Office of the District Sub-Registrar at Ranchi the Lessor created a trust in respect of the said village Lohardaga amongst with other villages for the benefit of the prospective Maharani ( wife of the Lessor and declared himself (Lessor) the sole Trustee for the time being and the said village Lohardaga together with the lands demised hereby is now being held and possessed by the Lessor as a Trustee aforesaid.

AND WHEREAS the Lessor deputed his General Manager Rai Bahadur Nand Lal Bhagat constituted attorney holding general power of attorney to proceed to Lohardaga and to settle the lands together with trees and timbers standing

*Maharaja Chaitanani Saray Nath Shah Dew.*

*29.11.51*

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thereon more fully and particularly described in the Schedule given below and delineated in the map annexed hereto, in village Lohardaga Thana Lohardaga Thana No. 194 District Ranchi in permanent, heritable and transferable Chhapparbandi building lease to the highest bidder of Salami.

AND WHEREAS Rai Bahadur Nand Lal Bhagat held an auction on 7th November 1951 at Lohardaga and the Lessee being the highest bidder at the auction agreed to take settlement of the said lands together with trees and timbers standing thereon in permanent heritable and transferable Chhapparbandi building lease on payment of the sum of Rs.13,600/- as Salami which the Lessor has accepted being amount of the bid which the Lessee offered at the bid and paid it to the Lessor then and there and agreed to pay an annual fixed rent of Rs.20/- which the Lessor has accepted and agreed to settle the said lands together with all appertences inclusive of trees and timbers thereon to the Lessor on the following terms, covenants and conditions.

NOW THIS IDENTURE WITNESSETH that in --  
consideration of the payment of the said sum of Rs.13,600/-

*Moharaj's Chintamani Saran N. de Shaha Dew.*

29.11.51

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as Salami, the receipt whereof the Lessor doth hereby admit and acknowledge and from the same and every part thereof for ever acquit, release and discharge the Lessee by these Lessee by these presents, the Lessor do hereby grant, transfer and convey the lands together with all appretenance inclusive of trees and timbers thereon more fully and particularly described in the Schedule below and delienated in the map annexed hereto unto the Lessee by way of permanent, heritable and transferable Chhaparbandi lease on a fixed rent of Rs.20/-

TO HAVE AND HOLD the same in his own rights by way of permanent, heritable and transferable Chhaparbandi building lease on the fixed rent on the following terms, covenants and conditions :-

That the Lessee shall and may at all times hereafter peaceably and quietly hold and possess and enjoy all these lands heredicaments and tenements together with every trees timbers and structures standing thereon without any eviction, interruption, claim or demand by the Lessor or any person or persons lawfully or equitably claiming under or in trust for him.

2. That the Lessee may build houses, godowns, outhouses and other buildings or structures thereon and also make garden,

Maharaj Chhapanani Saran Nath Shal Das  
29.11.51

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excavate well or wells and tank or tanks thereon. He may sell, lease out, mortgage or otherwise transfer the said lands hereditaments and tenements together with trees timbers and structures thereon or part or parts thereof.

3. That the Lessee shall annually pay a fixed rent of Rs.20/- to the Lessor in the month of January each year and obtain receipt thereof. In default of the payment of the said rent the Lessee shall be liable to pay interest thereon at the rate of 12 % per annum and the rent and the interest shall be the first charge on the said lands hereby demised. In case of default the Lessor shall be entitled to recover the rent and the interest with costs by the sale of the lands hereby demised.

4. That the Lessor doth hereby covenant with the Lessee that he has full right title and power to lease out permanently the said lands hereditament and tenements together with trees timbers and structures thereon to the Lessee and in the event of any defect of right, title & interest being discovered, the Lessor shall indemnify the Lessee for any loss and damages suffered or sustained by her.

*Maharaj Chintamani Salau Nath Shah Dew.*

29/11/57

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PROPERTIES SUBJECT TO THESE PRESENTS.

S C H E D U L E.

All those piece and parcel of land together with all appertenance including trees, timbers and structures thereon situate in village LOHARDAGA Thana LOHARDAGA Thana No.194 District RANCHI within the jurisdiction of the District Registrar Ranchi, the Sub-Registrar Lohardaga and the Collectorate of Ranchi in Ward No.IV of the Lohardaga Municipality measuring 1.206 acres more or less marked and delineated in the plan annexed hereto which forms a part of these presents, excluding the portion marked in red in plot No.2907 measuring 3 and half decimals, "bearing the following Municipal Survey plot numbers":-

Plot Nos.	Area
2897	0.348 acre
2898	0.032 "
2899	0.029 "
2900	0.048 "

Maharaja Chintamani Sarker Naha Shah Dew  
29.11.9

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2902	0.014	acre
2903	0.064	"
2905	0.045	"
2906	0.427	"
Portion of 2907	0.189	"

TOTAL = 1.206 acres

One acre and two hundred six kuris .

IN WITNESS WHEREOF the Lessor and the Lessees have set and subscribed their hands this the 23rd day of November 1951.

Signed and Delivered by the above named LESSOR in the presence of :-  
*Maharaja Chudaman Saran Nath Shah Des 29.11.51*

1. *Lakshman Prasad Kauri* श्री सती सती देवी बा. सा. २६-११-५१
2. *Akhari Badri Rasul Ranchi*

Signed and Delivered by the above named LESSEE in the presence of :-

1. *Hari Krishna Prasad, Ranchi* 29-11-51
2. *Ganga Prasad of Chaudhary of Prasad Ranchi* 29.11.51

The Duplicate is the true and exact copy of the original.

*Maharaja Chudaman Saran Nath Shah Des 29.11.51*

श्री सती सती देवी बा. सा. २६-११-५१

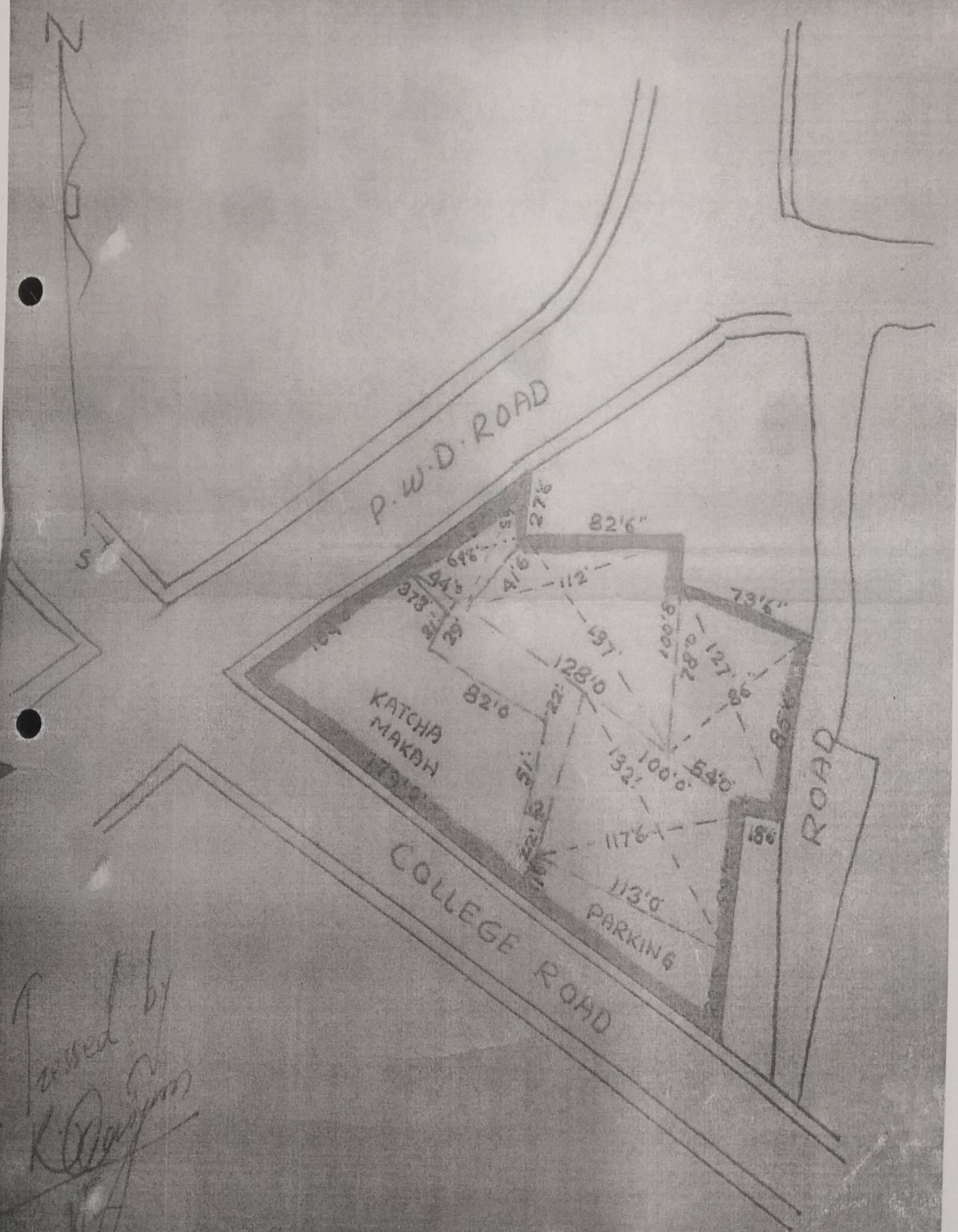
Typed by:-  
T. Sabu.

Lessor,

Lessee. २६-११-५१



LOHARDAGA MUNICIPALITY THANA NO 194 S  
 DIST LOHARDAGA SURVEY PART OF PLOT NO  
 2898, 2899, 2900, 2901, 2902, 2903, 2905, 2906 T  
 AREA. 93 DECIMAL MORE OR LESS SHOWN I  
 WASHED SCALE 64" 1 MILE



Prepared by  
 K. D. [Signature]  
 [Signature]