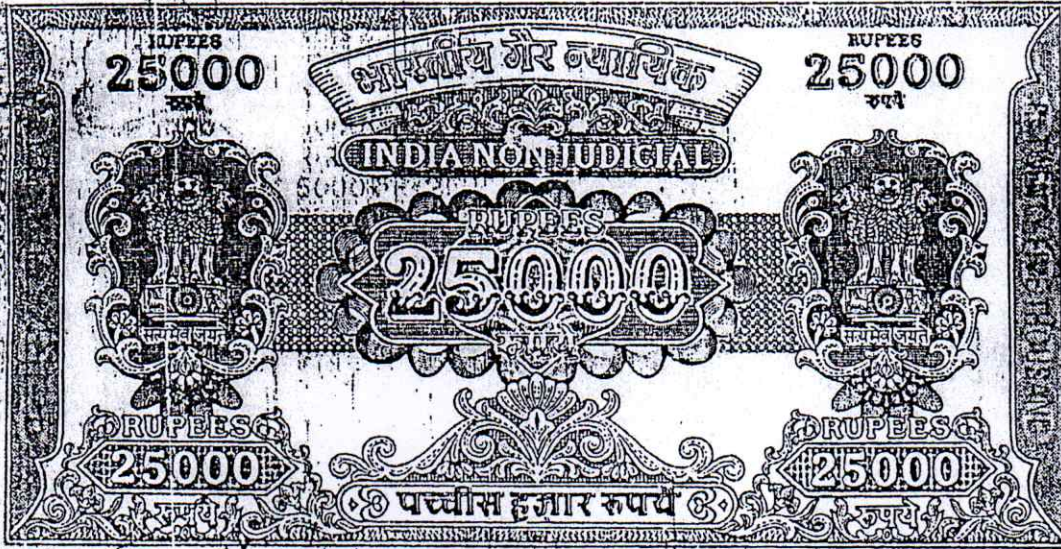


Mar 23 Sale Pg. 85,00,000/- 8820



4  
y  
L.C.  
19/8

Prakash  
Mool is correct  
Prakash  
19/8/03

प्रकाश देवी सार्दाना, जन्म का  
उपनाम प्रकाश देवी सार्दाना  
प्रायः स्वामी मणिगिरि विद्यापीठ  
संस्थान का शिक्षिका रूपसे कार्य करती हैं।

02DD 435500  
D.S. 7,14,050/-  
345-413 AS 1,70,000/-  
8,84,050

DEED OF TRANSFER BY  
OUT RIGHT SALE

Prakash  
19/8/03

THIS DEED OF TRANSFER BY OUT RIGHT SALE  
MADE THIS 19TH DAY OF AUGUST, TWO  
THOUSAND THREE AT JAMSHEDPUR;

BY

SMT. PRAKASH DEVI alias PRAKASH  
DEVI SARDANA, wife of SHRI PRITHVI RAJ  
SARDANA, by religion Hindu, by occupation  
house hold affairs, presently residing  
at 842, "Udaigiri" Vijaya Heritage, An  
Sur Path, Uliyan, Kadma, P.O. & P.S. Kad  
in town Jamshedpur, District Singhbhum  
East, within the State of Jharkhand,



ATTESTED  
22/8/03  
P. K. Bhagat

Fee Paid  
A @ 1,70,000/-  
N @ 99=00  
Late Fee 250  
P. Fee 274  
1,70,102.44

Am  
19/8/2003

P/2...

Prakash Devi Sardana  
19 08 2003



02DD 435501

- 2 -

hereinafter called the "TRANSFERER/VENDOR"  
(which expression shall unless repugnant  
to the context include her heirs, successors,  
legal representatives, administrators and  
assigns) of the ONE PART:

IN FAVOUR OF

KERALA PUBLIC SCHOOL TRUST, registered  
under the Indian Trust Act, having its  
Registered Office at 15, Jawaharnagar  
Mango, P.O. & P.S. Mango, in the town  
Jamshedpur, District Singhbhum East,  
within the State of Jharkhand, represented



P/3... ATTESTED  
22/08  
P. K. Bhagat

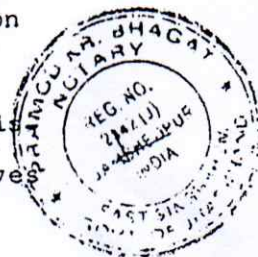
*Prakash Jaiswal, Sambaria*



02DD 435502

- :: 3 :: -

by its present Chairman SHRI A.P.R. NAIR,  
son of Late P.K.R. Nair, presently  
residing at 2/2, "Ganga" Gangotri Complex,  
Kadma, P.O. & P.S. Kadma, Jamshedpur-831005,  
District Singhbhum East, within the State  
of Jharkhand, hereinafter called the  
"TRANSFEREE/PURCHASER" (which expression  
shall unless repugnant to the context  
include its successor-in-office, admini-  
trators, executors, legal representative  
assignees etc., ) of the OTHER PART:



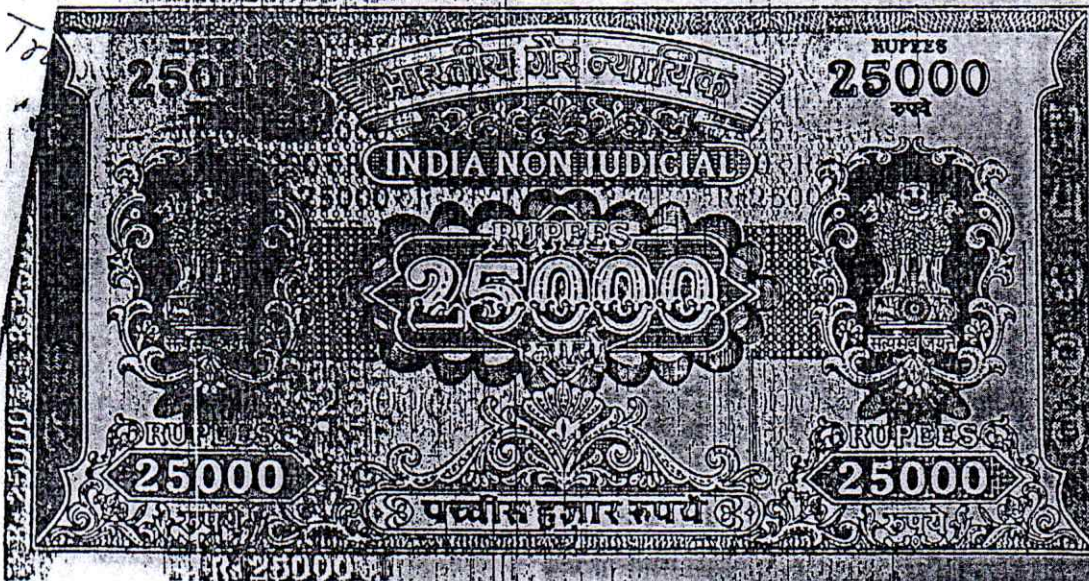
P/4...

ATTESTED

22/8/85  
P. K. Bhagat  
NOTARY  
Jamshedpur

Prabhash Devi Sardana

100/10



02DD 435503

4

NATURE OF DEED : DEED OF TRANSFER BY OUR  
RIGHT SALE OF ALL THAT  
LAND WITH HOUSE SITUATED  
AT ROAD NO. 15 (17), JAWAHAR-  
NAGAR, WITHIN MOUZA PARTH,  
JAMSHEDPUR, INCLUDING ALL  
ITS ADVANTAGES, PRIVILEGES  
& RIGHTS.

CONSIDERATION AMOUNT : Rs. 85,00,000/- (Rupee  
Eighty five lac)

WHEREAS ALL THAT piece & parcel of  
land ad-measuring 0.70.10 Hectares or  
105 Kathas together with house and



P/5...

ATTESTED  
22/8/15  
P. K. Bhagat  
NOTARY  
Jamshedpur

Pramodra Bhagat



0200 435504

- :: 5 :: -

whatsoever structures standing thereon covered by all sides boundaries situated at Jawaharnagar, Mango, Jamshedpur, appertaining to New Plot Nos. 678, 679, & 680 a,b,c,d,e & f, New Khata No. 287, recorded under Survey Ward No.9, JNAC, (hereinafter referred to as the "SAID IMMOVABLE PROPERTY") more specifically described in the schedule 'A' hereunder written, is the subject matter of this Deed of Transfer;

*Prabhakar Devi Sondana*



P/6....

ATTESTED  
22/8/02  
P. K. Bhagat  
NOTARY  
Jamshedpur



02DD 435505

- :: 6 :: -

AND WHEREAS the vendor acquired the above land from its the then owner by virtue of Deed No. 2709, dated 22.07.1947, and Deed No. 1807 dated 09.05.1950, both registered at Jamshedpur Sub-Registry Office, and after the said purchase the vendor came in peaceful physical possession over the entire land and constructed double storied pucca building on the said plot of land and

*Prakash Devi Sardana*



P/7.. ATTESTED

*22/8/83*

P. K. Bhagat  
NOTARY  
Jamshedpur



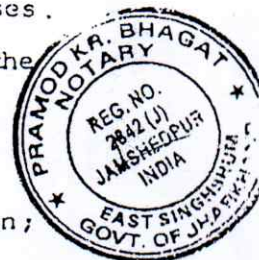
02DD 435506

--- 7 ---

also erected well and other structures thereon and confined the premises by constructing all sides boundaries walls thereon.

*Prakash Devi Sanilana*

AND WHEREAS the entire premises mutated in the exclusive name of the vendor in the records of Superior Landlord in respect of the entire immovable property as stated herein;



P/8...

ATTESTED

*27/8/16*

P. K. Bhagat  
NOTARY  
Jamshedpur



02DD 435507

- :: 8 :: -

AND WHEREAS the above referred land with house and whatsoever structures and things lying therein or thereupon, stands recorded in the name of the Vendor, in last survey Settlement operation finally published on 18. Aug. 1979;

AND WHEREAS the ground rent U/s. 85(2)(1) of C.N.T. Act, has been fixed vide Case No. 16/1998-99 in the court of A.S.O. Jamshedpur in favour



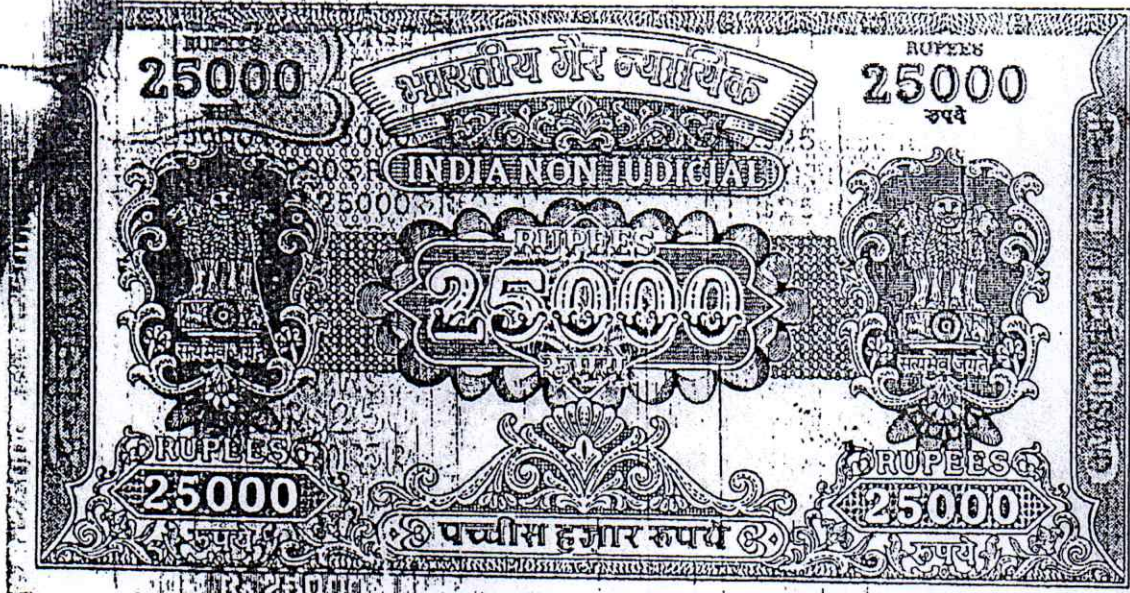
ATTESTED

P/9...

22/8/0  
P. K. Bhagat  
NOTARY  
Jamshedpur

*Prakash Devi Sarlamia*





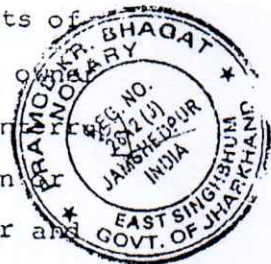
0200 435508

--: 9 :-

of the Vendor, vide Order dated  
26.02.1999.

AND WHEREAS the Vendor, said  
Prakash Devi alias Prakash Devi  
Sardana has been in uninterrupted  
possession and exercising all acts of  
ownership thereto, as its lawful owner  
in the eye of law, without any inter-  
ruption or interference or objection  
impediment by and from any corner and

*Prakash Devi Sardana*



ATTESTED-  
P/10... 27/8/99  
P. K. Bhagat  
NOTARY  
Jamshedpur



0200 435509

- :: 10 :: -

by payment of due ground rent and other taxes thereof.

It should be noted that the vendor has also been paying P.H. Taxes in respect of the said premises now numbered as MNAC Holding No. 63, and other services and amenities to J.S.E.B. ;

AND WHEREAS , the vendor owing to her old age and other family

*Prahash Devi Saralana*



P/11.

ATTESTED

*22/8/85*  
P. K. Bhagat  
NOTARY



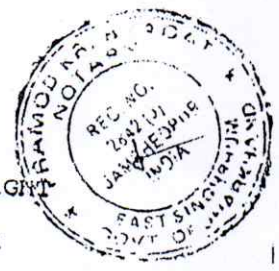
02DD 435510

- :: 11 :: -

commitments at Uliyan, Kadma, Jamshedpur is unable to look after, manage and maintain the said immovable property at all times personally and has decided to sell and dispose of the same to any party or parties.

*Prabash Devi Sarhana*

AND WHEREAS the vendor finally agreed with the purchaser for OUT RIGHT SALE AND TRANSFER of the entire land



P/12... ATTESTED  
*[Signature]*  
P. K. Bhatgal  
NOTARY  
Jamshedpur



02DD 435511

*Prakash Devi Sandana*

- :: 12 :: -

with house morefully specifically  
described in the schedule 'A' herein-  
under written to them (Purchaser) for  
a total consideration amount of Rs. 85,00,000/-  
(Rupees eighty five lacs) only.

NOW THIS DEED OF TRANSFER BY OUT R  
TRANSFER WITNESSETH :-



1. THAT, pursuant to the above agreement  
agreed consideration amount of Rs.85,00,000/-

P/13...

ATTESTED

*22/8/13*  
P. K. Bhagat  
NOTARY  
JAMSHEDPUR



0200 435512

-:: 13 ::-

(Rupees eighty five lacs) only, the purchaser paid the sum of Rs. 5,00,000/- (Rupees five lacs) only, to the Vendor by account payee cheque No. 635503, drawn on S.B.I. Mango Branch, Jamshedpur, dated 22.08.2002, as part consideration amount and the same was acknowledged by

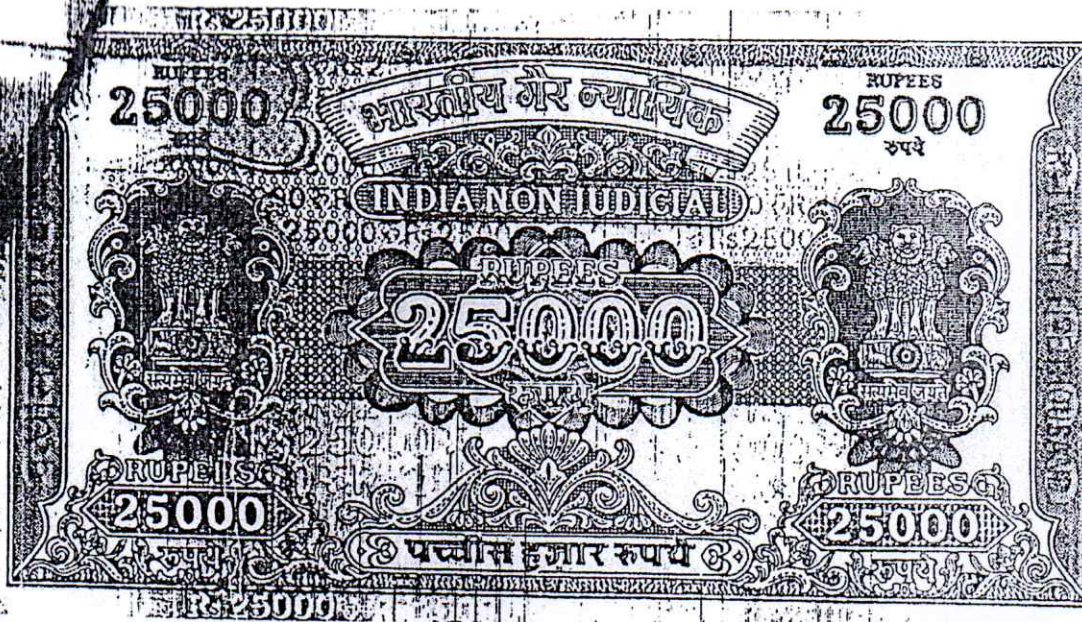
*Prakash Devi Sarilana*

P/14...



ATTESTED

*22/8/02*  
P. K. Bhagat  
NOTARY  
Jamshedpur



02DD 435513

-:: 14 ::-

by the Vendor vide Deed of Agreement  
for sale dated 22.08.2002 and the  
purchaser paid the remaining balance  
consideration amount of Rs. 80,00,000/-  
(Rupees eighty lacs) only to the vendor

*Prakash Devi Sarlana*

P/15...



ATTESTED

*22/8/05*  
P. K. Bhagat  
NOTARY  
Jamshedpur



0200 435514

*Prabash Devi Sandana*

- :: 15 :: -

by various account payee cheques/pay  
order etc., moretully described in the  
"MEMO OF CONSIDERATION" hereunder in  
this Deed of Transfer, the receipt  
whereof the said vendor does hereby

P/16...



ATTESTED  
22/8/83  
P. K. Bhagat  
NOTARY  
Jamshedpur



- :: 16 :: -

acknowledge and admit as full, final  
and highest consideration amount aga  
out-right sale and transfer of the s  
immovable property to and in favour o  
the purchaser