

6661

5876

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

5000

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

झारखण्ड JHARKHAND

46 M/K



333623



Handwritten text in Hindi, partially obscured by a signature and stamp.

Handwritten signature and date: 26/08/2016

26/08/2016

Handwritten numbers: 19, 2464053

THIS INDENTURE OF ABSOLUTE DEED OF SALE is made on

this the 26th day of August' in the year 2016 of the Christian Era

R. Raj at Ranchi

BETWEEN

Mr. RAJ KUMAR son of Late Laljee Choudhary, by faith & religion

Hindu, by caste Baniya, by occupation Service (Professor),

permanent resident of Village Bastipur, Post Manikpur, Police

Station Indrapuri, District Rohtas, State Bihar, now presently

at Quarter No. A-27/OHC, Sector II, Dhurwa, Police

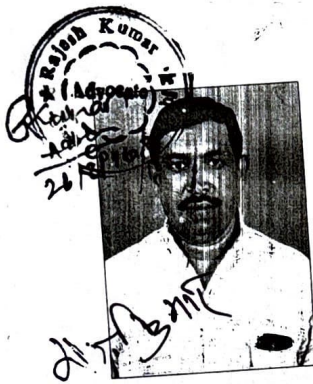
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No. 3717 Date 16/8/16

Non Judicial Stamp - worth Rs. 1,23,500/-

Sold to Rajendra Samvardhan Samiti, Thakland.
its president Mr. Gyan Prakash Talwar
in the stamps of Rs. 5,000 x 24 + 500 x 7

Ranchi Treasury, Ranchi



26/8/2016



26/8/16

Rajendra Kumar
Date: 26/8/2016
Ranchi
Profession: [unclear]

राष्ट्र संवर्द्धन समिति, झारखण्ड

24/08/2016 [Signature]

अध्यक्ष

सचिव

कोषाध्यक्ष

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पाँच हजार रुपये

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Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते
INDIA

झारखण्ड JHARKHAND

333625

:- 2 :-

Station Jagarnathpur, District Ranchi in the State of Jharkhand,
an Indian Citizen; hereinafter called the "VENDOR" of the **FIRST**
PART.

PAN No. AFHPK7494Q [Raj Kumar]

AADHAAR No. 5614 1895 0174 [Raj Kumar]

AND

RASTRA SAMVARDHAN SAMITI, JHARKHAND, a trust situated
at 47, Niwaranpur, Ranchi, represented through its President **Mr.**
GYAN PRAKASH JALAN son of Late Shankar Lal Jalan, by faith &
religion Hindu, by caste Vaishya, by occupation Business, resident
of Rangla Jalan Road, Baralal Street, Near Seva Sadan Hospital,
Upper Bazaar, Police Station Kotwali, District Ranchi in the State
of Jharkhand, Indian Citizens; hereinafter called the
"PURCHASER" of the **SECOND PART.**

PAN No. AABTR8271R [Rastra Samvardhan Samiti, Jharkhand]

AADHAAR No. 9392 5596 0954 [Gyan Prakash Jalan]

राष्ट्र संवर्द्धन समिति, झारखण्ड

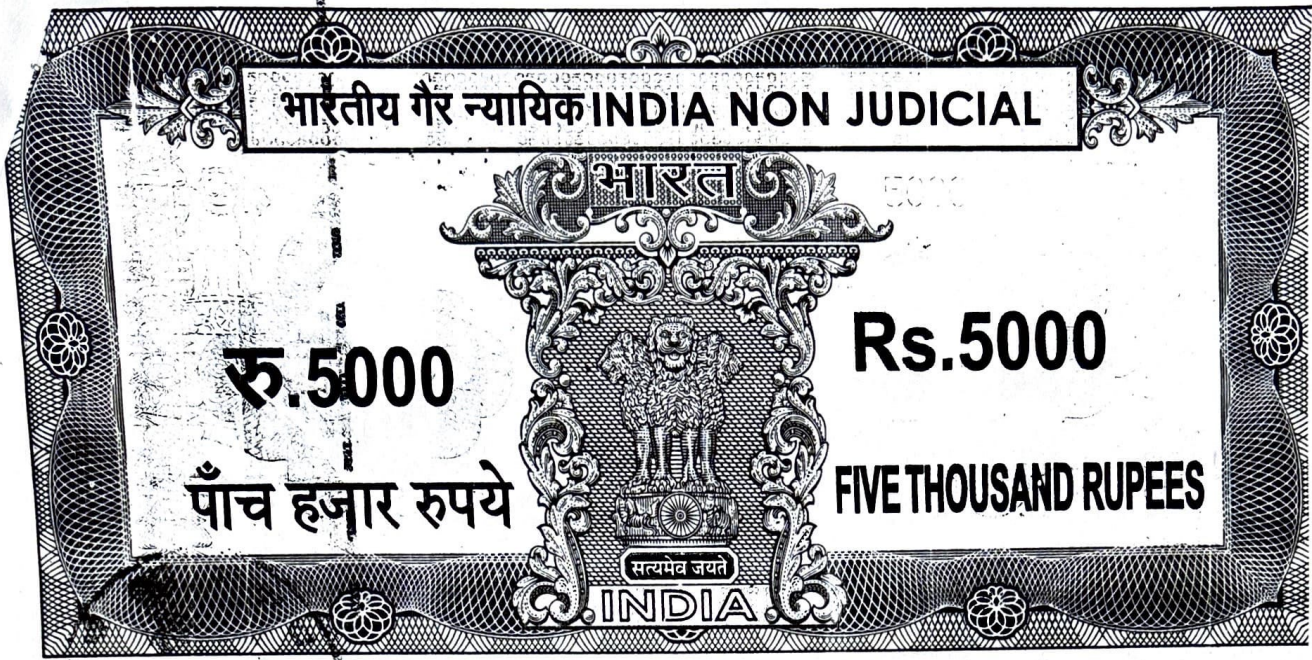
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सचिव

कोषाध्यक्ष

21/11/2011
26/11/2011



झारखण्ड JHARKHAND

333627

-: 3 :-

The expression "VENDOR" and "PURCHASER" shall unless repugnant to or expressly excluded by the subject or context below mean and include their respective heirs, executors, administrators, successor-in-interest, legal representatives and assigns.

WHEREAS the VENDOR is the absolute and rightful owner and in possession of landed property being Revisional Survey Plot No. 351, marked as Sub Plot No. 351/Part, under Khata No. 26, measuring an area 05 Acres, situated at Village/Mauza Konka, Police Station Khalari now McCluskigunj, Revenue Thana No. 08, District Ranchi in the State of Jharkhand, morefully described in the schedule below;

AND WHEREAS the aforesaid landed property of Village Konka, Police Station Budhmu now Khalari, ~~खण्ड संवर्धन समिति~~ 08 झारखण्ड

Vivek Sharma
अध्यक्ष

सचिव

कोषाध्यक्ष

21/11/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

झारखण्ड JHARKHAND

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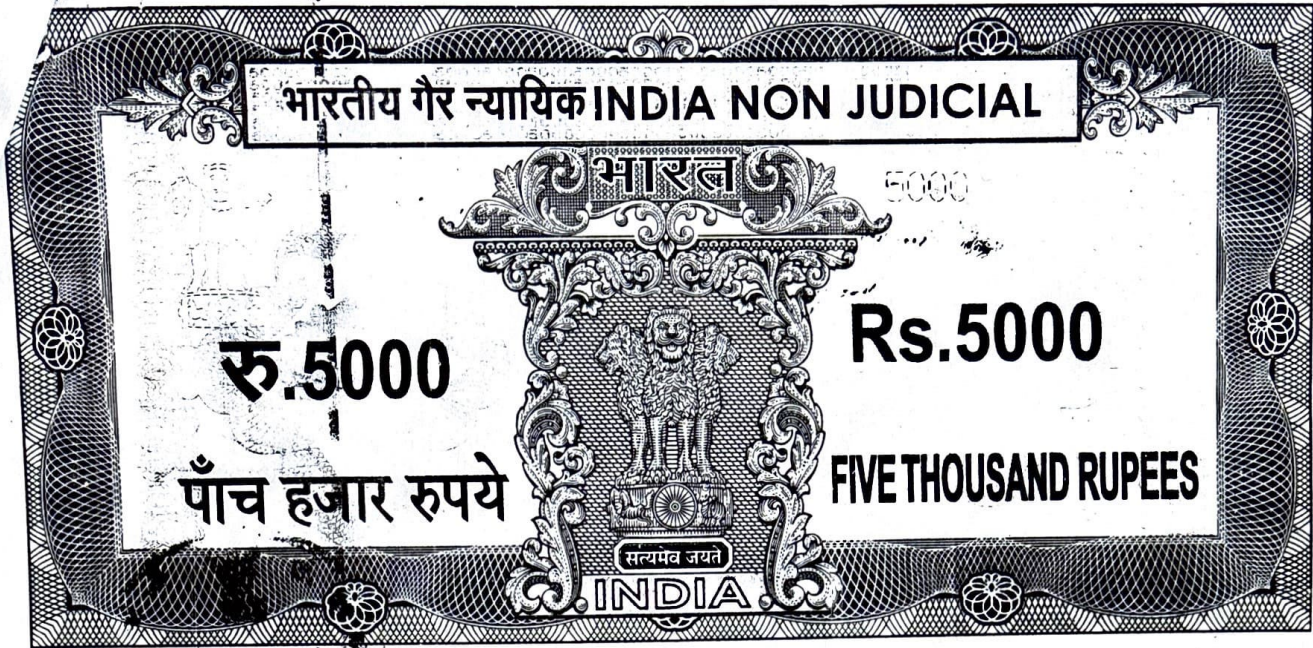
-: 4 :-

District Ranchi was initially purchased by Smt. Sandhya Banerjee and her husband Rathindra Nath Banerjee jointly on 23rd day of March' 1996 from Clement Mandonca son of Late Cilent T.I. Mandonca, through registered deed of sale, bearing Deed No. 2450, entered in Book No. I, Volume No. 538, Page Nos. 74 to 81 for the year 1996;

AND WHEREAS the said Rathindra Nath Banerjee died leaving behind his widow Sandhya Banerjee as a sole legal heir and successor, and after the death of Rathindra Nath Banerjee, Sandhya Banerjee came in khas peaceful possession of the scheduled property and in her lifetime she sold and transferred the land measuring an area 05 Acres of Revisional Survey Plot No. 351 under Khata No. 26, through her attorney holder namely Santosh Kumar son of Sri Suresh Sharma, to one

राष्ट्र संवर्द्धन समिति, झारखण्ड
Prof. Raj Kumar son of
Vivek Sharma
अध्यक्ष सचिव कोषाध्यक्ष

21/5/2016
26/8/2016



झारखण्ड JHARKHAND

333629

-: 5 :-

Sri Lalji Choudhary, through registered deed of sale on 27th day of November' 2009, bearing Deed No. 22609/19725, which is entered in Book No. I, Volume No. 749, Page Nos. 259 to 274 for the year 2009 at the office of District Sub Registrar, Ranchi;

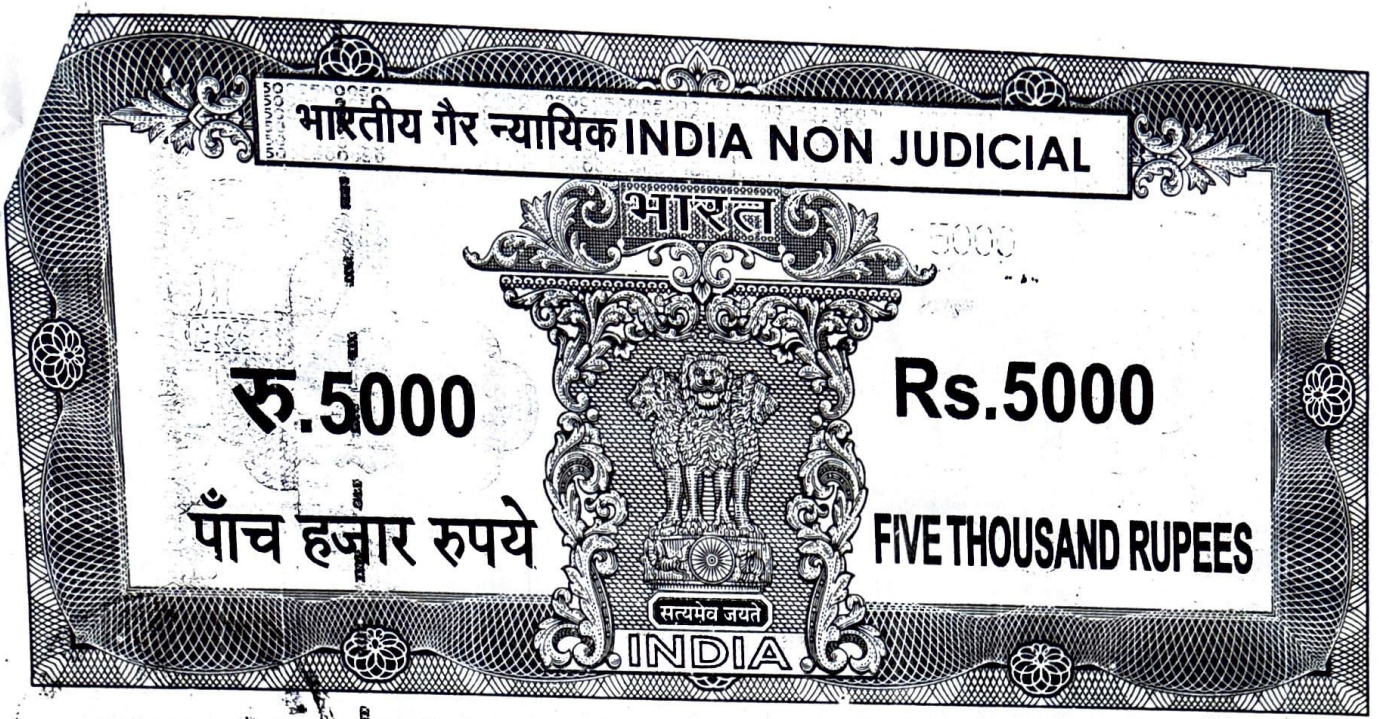
AND WHEREAS after purchaser of the said landed property the present VENDOR came in peaceful physical possession over the same land and mutated his name in the office of the concerning revenue office Khalari Anchal, Ranchi vide Mutation Case No. 168R27/2010-11, which is entered in Volume No. II, Page No. 173/II of Register II in the Circle Office, Khalari, Ranchi and regularly paying rent thereof;

श्री लज्जी चोधरी
26/8/2016

AND WHEREAS the VENDOR came in peaceful possession and exercising their right over the said land and also described in the

राष्ट्र संवर्द्धन समिति, झारखण्ड
Vivah Choudhary

अध्यक्ष सचिव कोषाध्यक्ष



झारखण्ड JHARKHAND

333631

-: 6 :-

Schedule below as absolute owner thereof free from all encumbrances and without any let or hindrance from any quarter;

AND WHEREAS now the VENDOR being in urgent need of money and also for safety and some other social necessities, wanted to sell the schedule landed property measuring an area 04 Acres out of 05 Acres of Revisional Survey Plot No. 351, marked as Sub Plot No. 351/Part/A under Khata No. 26 of Village/Mouza Konka, revenue Thana No. 08 under Khalari now Maccluskiegunj Police Station, District Ranchi, and offered the same to the PURCHASER and the PURCHASER agreed to purchase the same which is shown in the Red Wash in the map annexed hereto with this sale deed. The PURCHASER paid a total consideration amount of Rs. 16,00,000/- (Rupees Sixteen Lakhs) only, for the landed property by a mutual consent. The said amount is paid to the VENDOR and the

राष्ट्र संवर्द्धन समिति, झारखण्ड
अध्यक्ष
सचिव
कोषाध्यक्ष
26/8/2016
दिनांक

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

झारखण्ड JHARKHAND

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-: 7 :-

VENDOR acknowledged and accepted the said amount as being paid;

AND WHEREAS the VENDOR on receipt of all the consideration amount amounting of Rs. 16,00,000/- (Rupees Sixteen Lakhs) only in the manner described in details of Memo of Consideration below, which has been duly acknowledged by the VENDOR.

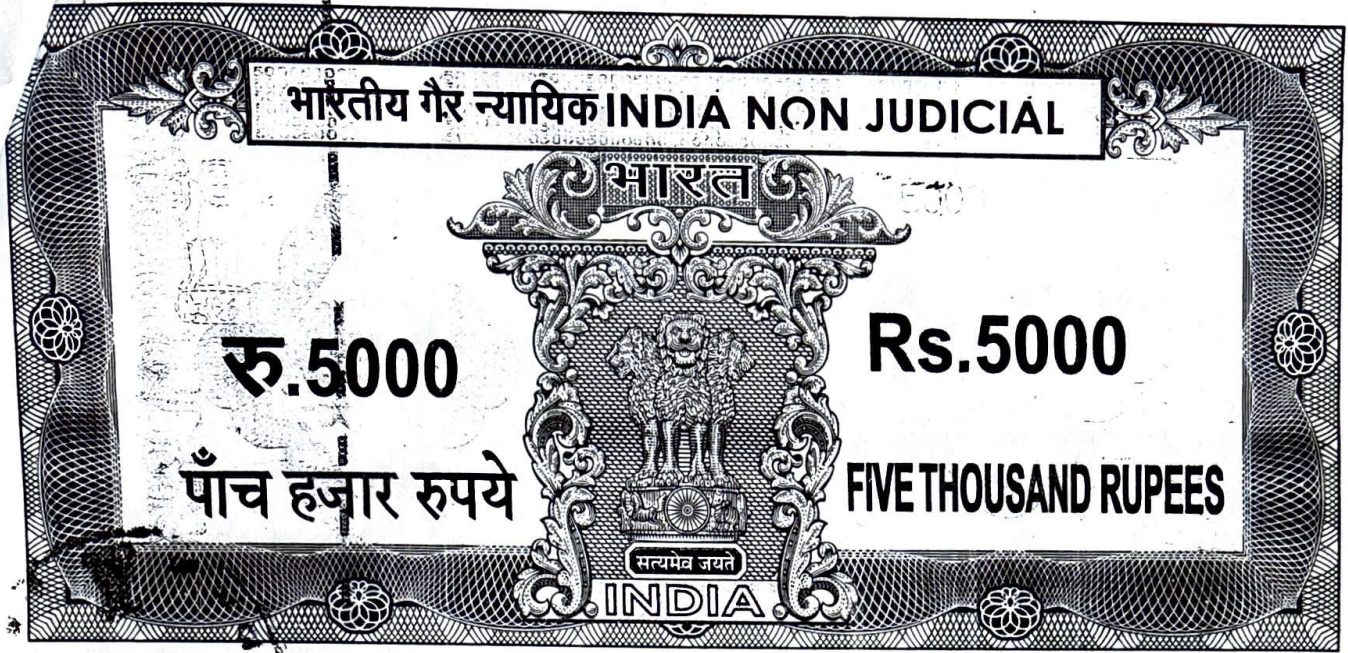
NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :-

(A) That in pursuance receipt of the consideration amount aforesaid, the VENDOR has sold and transferred the piece and parcel of land morefully described in the schedule below to the PURCHASER absolutely and forever.

(B) That the VENDOR hereby admits and acknowledges the receipt of Rs. 16,00,000/- (Rupees Sixteen Lakhs) only had

21/11/2012
26/8/2012

श्री. संवर्द्धन समिति, झारखण्ड
अध्यक्ष
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कोषाध्यक्ष



झारखण्ड JHARKHAND

333635

-: 8 :-

been paid to the VENDOR which is admitted and acknowledged. The amount which is paid to the VENDOR is the consideration amount of the said property as agreed between the parties.

- (C) That the VENDOR has sold and transferred all the right, title and interest of the land being used and enjoyed by the PURCHASER as morefully described in the schedule below.
- (D) That the VENDOR has duly put the PURCHASER in peaceful possession over the land conveyed hereunder as described in the schedule below.
- (E) That henceforth the PURCHASER has acquired a perfect indefeasible right, title and interest over the landed property as the sole, exclusive and rightful owner of the same.

श्रीमती सुशीला
०६/८/२०१६

राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivek Chandra
अध्यक्ष

सचिव

कोषाध्यक्ष

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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FIVE THOUSAND RUPEES

INDIA

झारखण्ड JHARKHAND

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-: 9 :-

(F) That henceforth the PURCHASER shall use and enjoy the landed property as morefully described in the schedule below as their own manner and choice like a bonafied and prudent owner of the same without any interruption or disturbance from any corner.

(G) That henceforth neither the VENDOR nor any body through or on behalf of the VENDOR shall be entitled to put any kind of claim over the landed property in question and if any body does so, the same shall be untenable and illegal under any provisions of law.

(H) That henceforth the PURCHASER shall now have all the right to sell, gift, mortgage or lease out the landed property to any person/persons or any financial institutions and can construct a house, dig a well, etc. over the landed property.

21/11/2016
26/8/2016

V. K. Shrivastava

अध्यक्ष

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FIVE THOUSAND RUPEES

INDIA

झारखण्ड JHARKHAND

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:- 10 :-

conveyed hereunder as described in the schedule below for their own use or for rent purpose.

- (I) That the PURCHASER is entitled to get their name mutated from the concerned Anchal Office and shall obtain receipts thereof.

The Schedule
(Schedule of the Land)

All that piece and parcel of the land of **Revisional Survey Plot No. 351**, marked as Sub Plot No. 351/Part/A, under **Khata No. 26**, measuring an **Area 04 Acres** (Four Acres) out of 05 Acres more or less, situated at **Village/Mouza Konka**, revenue **Thana No. 08** under **Khalari now Mccluskiegunj Police Station, District Ranchi**, State Jharkhand, and more clearly delineated and colored in RED WASH in the map annexed hereto forming a part of this deed.

राष्ट्र संवर्द्धन समिति, झारखण्ड

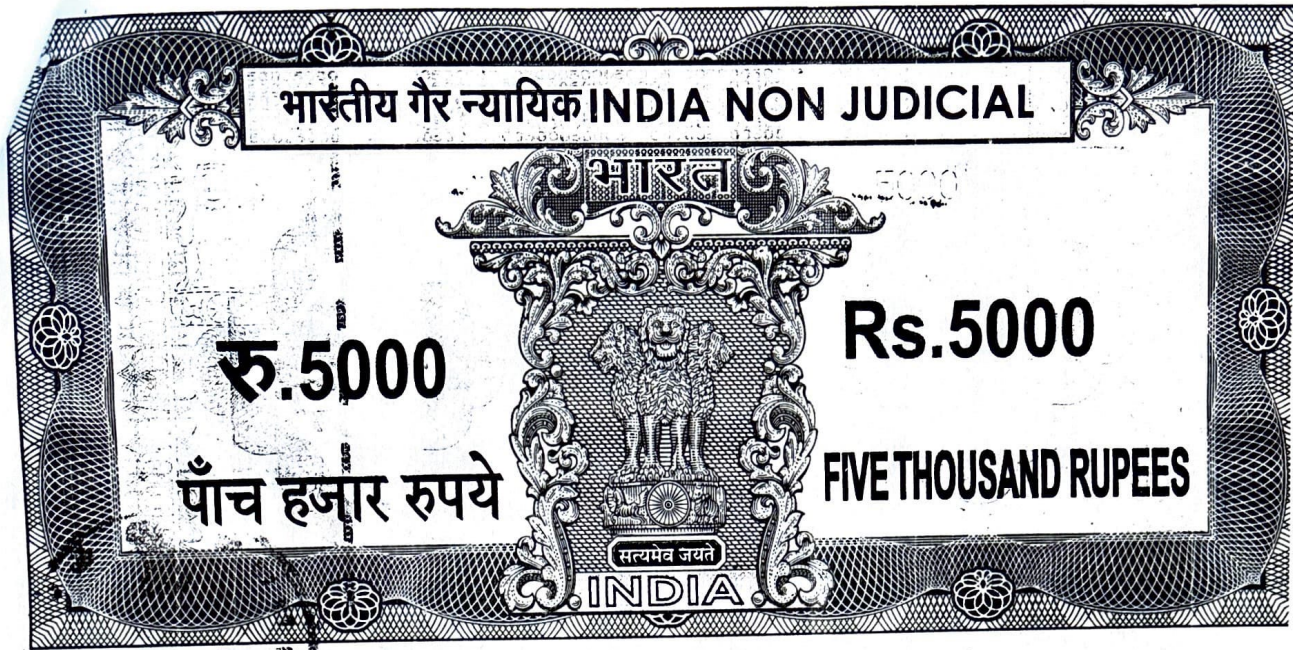
Vishwanath

अध्यक्ष

सचिव

कोषाध्यक्ष

21/11/2016
26/8/2016



झारखण्ड JHARKHAND

333642

-: 11 :-

Khata No.	Plot No.	Sub Plot No.	Area
26	351	351/Part/A	04 Acres

Butted and Bounded of the said Property is as follows :-

North : Part Plot No. 351 (Land of Brajnesh Chandra Vidharthi)
South : Plot No. 351/Part/B (Land of present Vendor)
East : Part Plot No. 351
West : Road

Measurements/Dimensions of the said Property is as follows :-

In North, from East to west : 702' - 06"
In South, from East to West : 702' - 06"
In East, from North to South : 248' - 00"
In West, from North to South : 248' - 00"

राष्ट्र संवर्द्धन समिति, झारखण्ड

21/11/2011
कोषाध्यक्ष 22/6/8/2011

सचिव

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

झारखण्ड JHARKHAND

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-: 12 :-

MEMO OF CONSIDERATION

The PURCHASER has paid Rs. 16,00,000/- (Rupees Sixteen Lakhs) only the consideration amount of the scheduled property to the VENDOR through :-

DD. No.	Bank's Name	Date	Amount
787713	UCO Bank	18-08-2016	16,00,000/-

Total Rs. - 16,00,000/-

(Rupees Sixteen Lakhs) Only.

That the VENDOR resides far away from the Schedule Property and is not able to have benefit from the same as the property is located at remote area and beyond the safe approach of the VENDOR. AND the PURCHASER is socially oriented and doing social works/good for the society. AND the Schedule Property is

21/8/2016

कोषाध्यक्ष

सचिव

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राष्ट्र संवर्द्धन समिति, झारखण्ड

V. S. Shrivastava

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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FIVE THOUSAND RUPEES

INDIA

झारखण्ड JHARKHAND

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-: 13 :-

intended to be used by the PURCHASER for the benefit of the society. Hence, the VENDOR is selling the Schedule property to the PURCHASER at a marginal profit.

That the actual consideration amount is Rs. 16,00,000/- (Rupees Sixteen Lakhs) only, but the stamp duty and registration fee is being paid on the basis of the value fixed by the competent authority i.e. at the Rs. 24,64,000/- (Rupees Twenty Four Lakhs Sixty Four Thousand) only.

CERTIFICATE

CERTIFIED that the land in schedule according to entries in records of right neither Govt. land nor has been acquired by the Govt. for Defense or Civil Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and does not

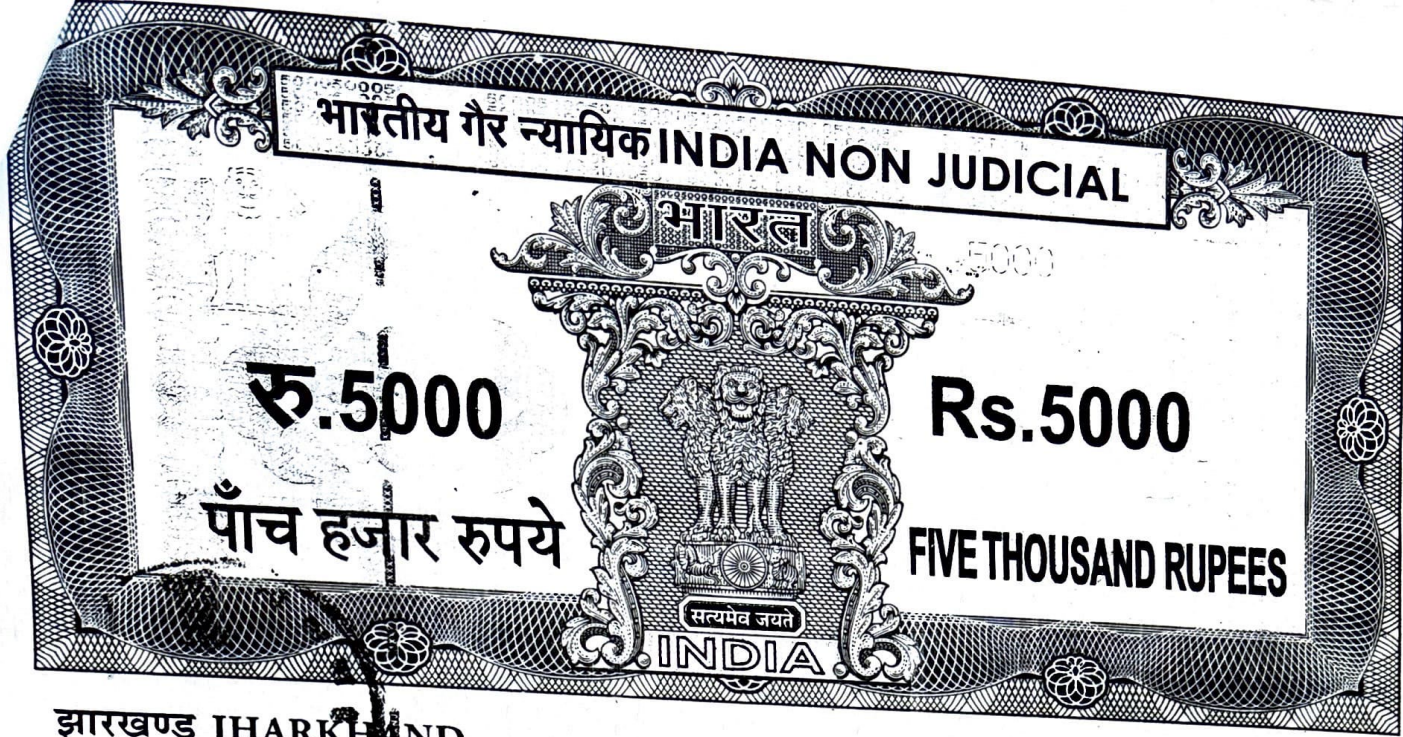
21/11/2012

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राष्ट्र संवर्द्धन समिति, झारखण्ड



झारखण्ड JHARKHAND

333645

-: 14 :-

belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

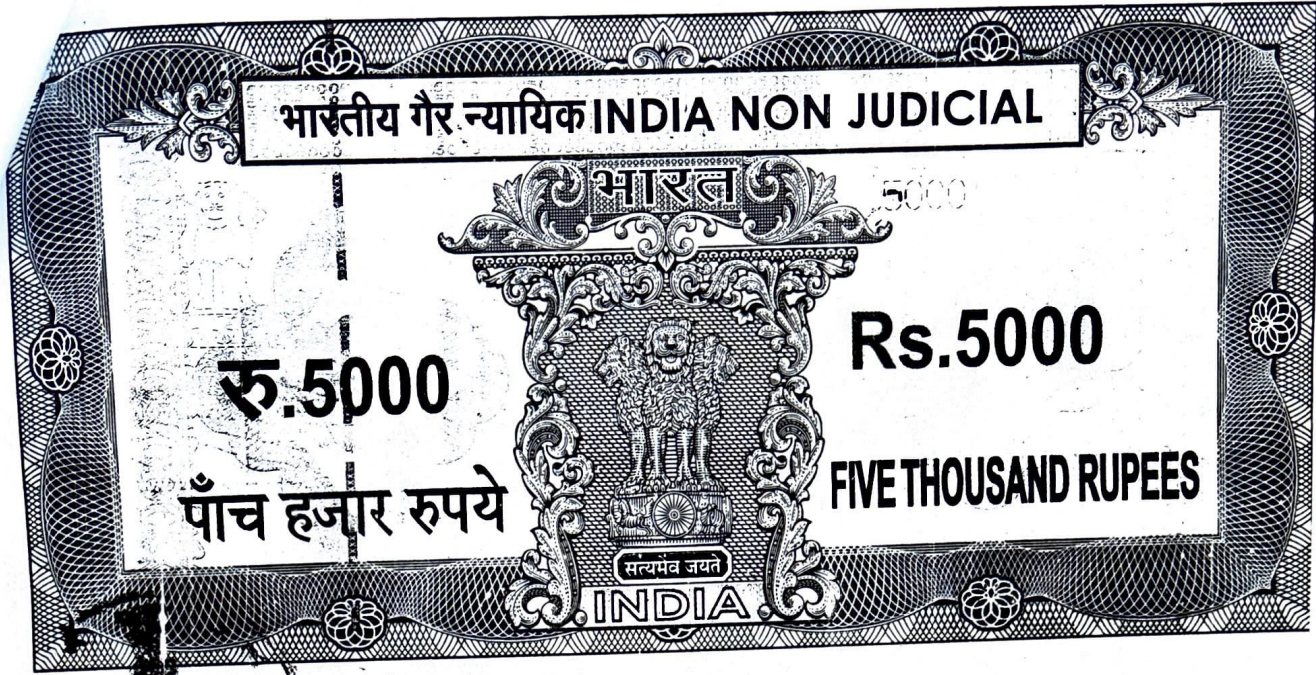
THIS IS FURTHER CERTIFIED that the land neither is tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, church, or mosque.

IT IS ALSO CERTIFIED that the VENDOR does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).

IN WITNESS WHEREOF the VENDOR and PURCHASER have put their signatures to this present at Ranchi on the date, month and year first above written.

राष्ट्र संवर्द्धन समिति, झारखण्ड
अध्यक्ष
सचिव
कोषाध्यक्ष

2/11/2014
26/8/2014



झारखण्ड JHARKHAND

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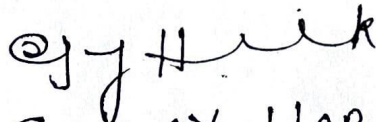
:- 15 :-

WITNESSES :-

1. 

BIMAL KUMAR JHUN-JHUN WALA
S/O LATE DEBI PRASAD JHUN-JHUN WALA
SHEO DURGA MANDIR CANE
RATU ROAD, RANCHI

2.



SANJAY HARLALKA
S/O LATE RADHE SHYAM HARLALKA
HARLALKA NIKET
KANKE ROAD, RANCHI

21/11/2012
20/11/2012

राष्ट्र संवर्द्धन समिति, झारखण्ड



अध्यक्ष

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते






INDIA

झारखण्ड JHARKHAND

333647

:- 16 :-

21st April
26/8/2016
VENDOR'S SIGNATURE

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

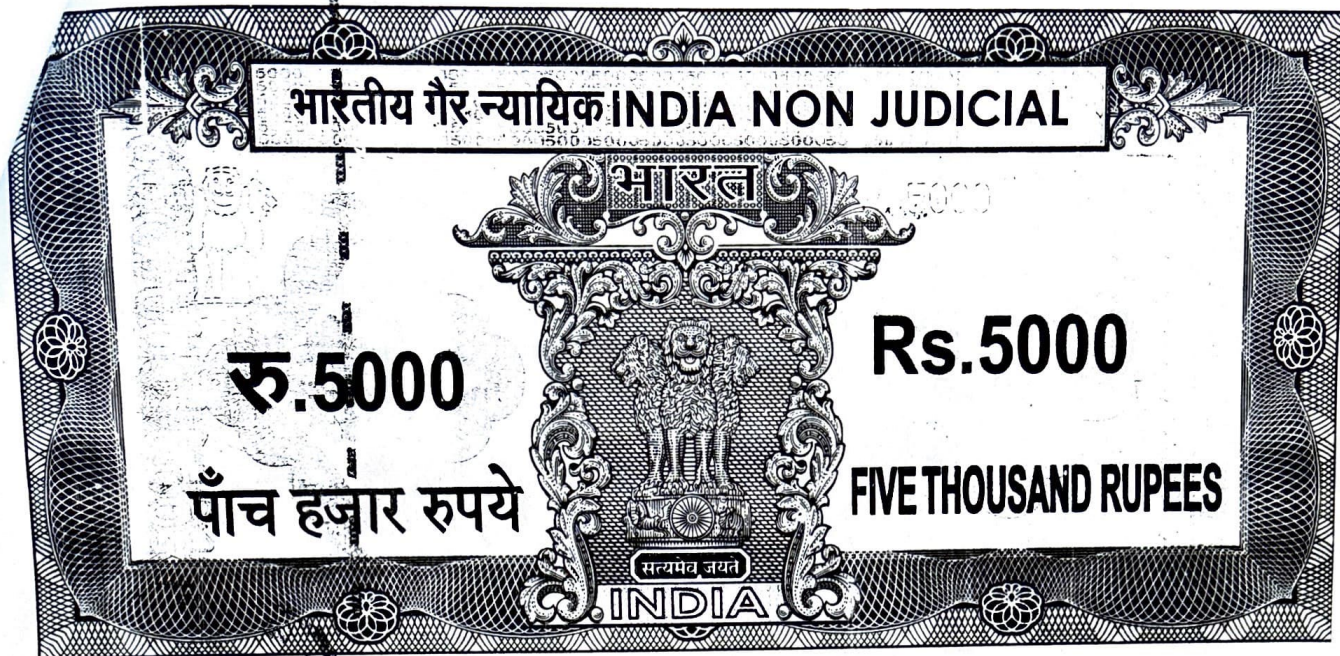
राष्ट्र संवर्द्धन समिति, झारखण्ड

Vival Shrivastava
अध्यक्ष

सचिव

कोषाध्यक्ष

जानकारी कायदा का अधिकार



झारखण्ड JHARKHAND

333649

-: 17 :-

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Handwritten signature and date

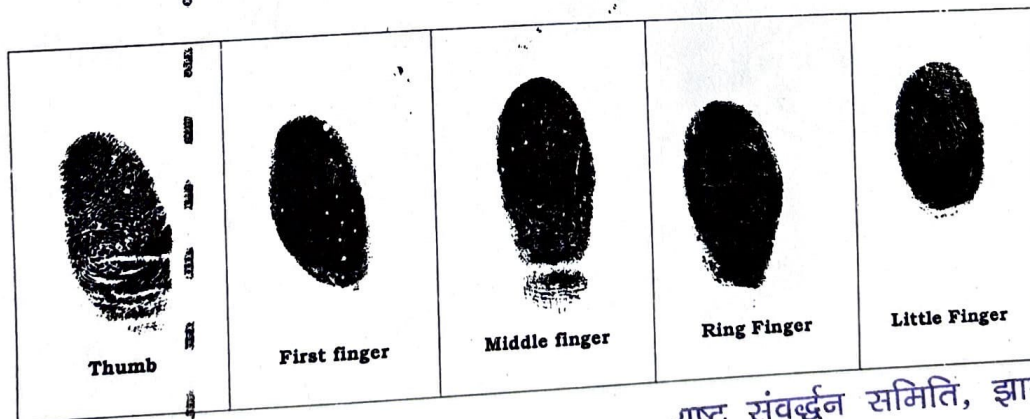
शान्त प्रकाश झा लाला
26/8/2016

राष्ट्र संवर्द्धन समिति, झारखण्ड

शान्त प्रकाश झा लाला
अध्यक्ष

PURCHASER'S SIGNATURE AND PHOTOGRAPH

Handwritten signature



राष्ट्र संवर्द्धन समिति, झारखण्ड

Handwritten signature: Vimal Chandra

अध्यक्ष

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Small handwritten text

Small handwritten text

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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Rs. 5000
FIVE THOUSAND RUPEES

INDIA

झारखण्ड JHARKHAND

333650

-: 18 :-

Certified that the finger prints of the left hand of each persons whose photograph affixed in the document have been obtained of me or before me.

Rajesh Kumar
26/8/2016
Drafted by : Rajesh Kumar, Advocate
(Ledger No. 1639/01)

Rajesh Ranjan
Typed by : Brajesh Ranjan

Rajesh Kumar
26/8/2016
Advocate Signature



राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivashan

अध्यक्ष

सचिव

कोषाध्यक्ष



VILLAGE: KONKA

THANA: MCCLUSKIEGANJ

THANA NO. 8

DIST. RANCHI

KHATA NO. 26

R.S. PLOT NO.: 351

SUB PLOT NO.: 351/PART/A

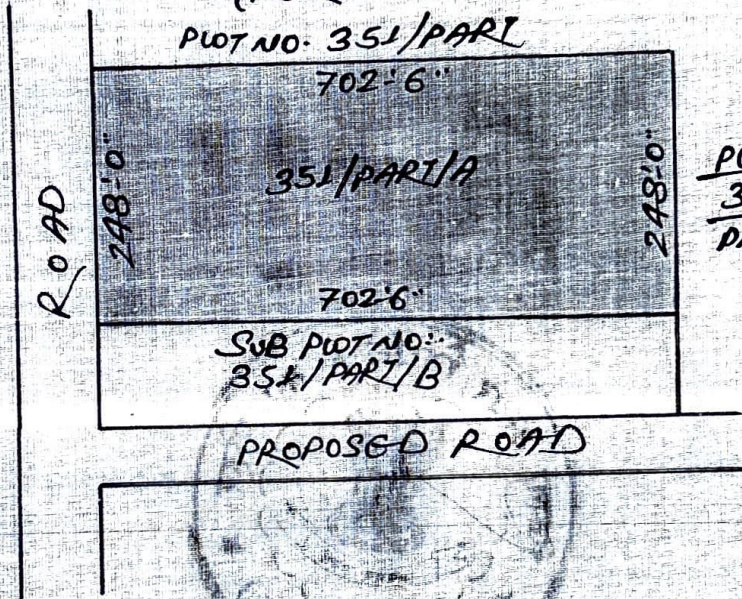
AREA SHOWN IN RED WASH
AREA

AC - DCU

04 - 00

(MORE OR LESS)

PLOT NO. 351/PART



2 दिवस
10 दिवस

राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivek Sharma

अध्यक्ष

सचिव

कोषाध्यक्ष

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अध्यक्ष

साचव

काषाध्यक्ष



निबंधन विभाग, झारखंड
रांची

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

No. 60 Token Date/Time: 26/08/2016 13:44:57

Document Type	Sale Deed	Presenter	Raj Kumar	Date of Entry	26/08/2016
Presenter Name & Address	Q No. A-27/Ohc, Sec.-1 I, Dhurwa, Jagarnathpur, Ranchi	DOE		Total Pages	98
Stampable Doc. Value	2464000	Stamp Value	123500	Book	1
Document/Transaction Value	1600000	Serial /Deed No. /		CNO/PNO	Not Req.
Special Type		App. ID		e-Stamp Cert. No.	
Remarks / Other Details	Sub Plot No-335/Part/A	Old Serial No. /			

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
Khalari	8	2	Konka	26	351	RSP	Part Plot No-351, Land Of Brajnesh Chandra Vidharthi	Plot No-351/Part/B, Land Of Present Vendor	Part Plot No-351	Road		R_AGR	400 Decimal	2463600

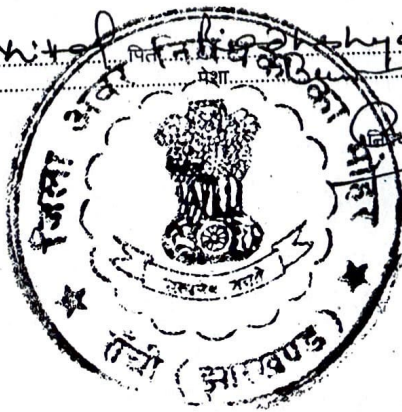
Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Raj Kumar	Late Laljee Choudhary	Professor	पिता	बनीया	Male	AFHPK7494Q		0000000000	Q No. A-27/Ohc, Sec.-1 I, Dhurwa, Jagarnathpur, Ranchi	Bastipur Manikpur, Indrapuri, Rohtas, Bihar
2	VENDEE	Rastra Samvardhan Samiti, Jharkhand Thro Its President Gyan Prakash Jalan	Late Shankar Lal Jalan	Business	पिता	बनीया	Male	AABTR8271R		0000000000	Ranglal Jalan Road, Baralal Street, Near Seva Sadan Hospital, Upper Bazar, Ps-Kotwali, Ranchi	Ranglal Jalan Road, Baralal Street, Near Seva Sadan Hospital, Upper Bazar, Ps-Kotwali, Ranchi
3	Identifier	Basant Kumar Mittal	Radheshyam Mittal	Business	पिता		Male	NOT REQ.		0000000000	Kishoreganj, Ranchi	Kishoreganj, Ranchi

SN	Description	Amount	CHC	Net Amount
1	SP	1,470.00	0.00	1,470.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	A1	73,920.00	739.20	74,659.20
5	I	5,000.00	50.00	5,050.00
6	M	150.00	10.00	160.00
Total		80,543.44	799.20	81,342.64

उपर्युक्तदिये दस्तावेज में अंकित तथ्यों के अनुरूप है।
निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपर्युक्त Raj Kumar ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया।
जिसकी पहचान Basant Kumar Mittal पिता Radheshyam Mittal ने की।
निवासी Nishampary



Handwritten signature

Handwritten signature and date 26/08/16

झारखण्ड
कोषाध्यक्ष
संवर्द्धन समिति,
अध्यक्ष
सचिव