



झारखण्ड JHARKHAND

209638

महोदय श्री ... को प्राण ...  
 कर्तव्य ...  
 ...  
 ...  
 ...



Abhishek Kumar  
 8/1/16

केन्द्र ...  
 ...

8/1/16

2079500  
 ... का मूल्य

83250 रुपये

THIS INDENTURE OF ABSOLUTE DEED OF SALE is made on

this the 8<sup>th</sup> day of January' in the year 2016 of the Christian Era  
 at Ranchi;

BETWEEN

Mr. ABHISHEK KUMAR son of Sri Ajit Mahto, by faith & religion  
 Hindi, by caste Koyeri, by occupation Cultivation & Business,  
 resident of Pithoriya, Police Station Pithoriya, District Ranchi in  
 the State of Jharkhand, an Indian Citizen; hereinafter called the  
 "VENDOR" of the FIRST PART.



रजिस्ट्रार ...  
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 ...  
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 ...

PAN No. BMHPK1576M [Abhishek Kumar]  
 AADHAR No. 9299 2228 1152 [Abhishek Kumar]

...

Abhishek Kumar

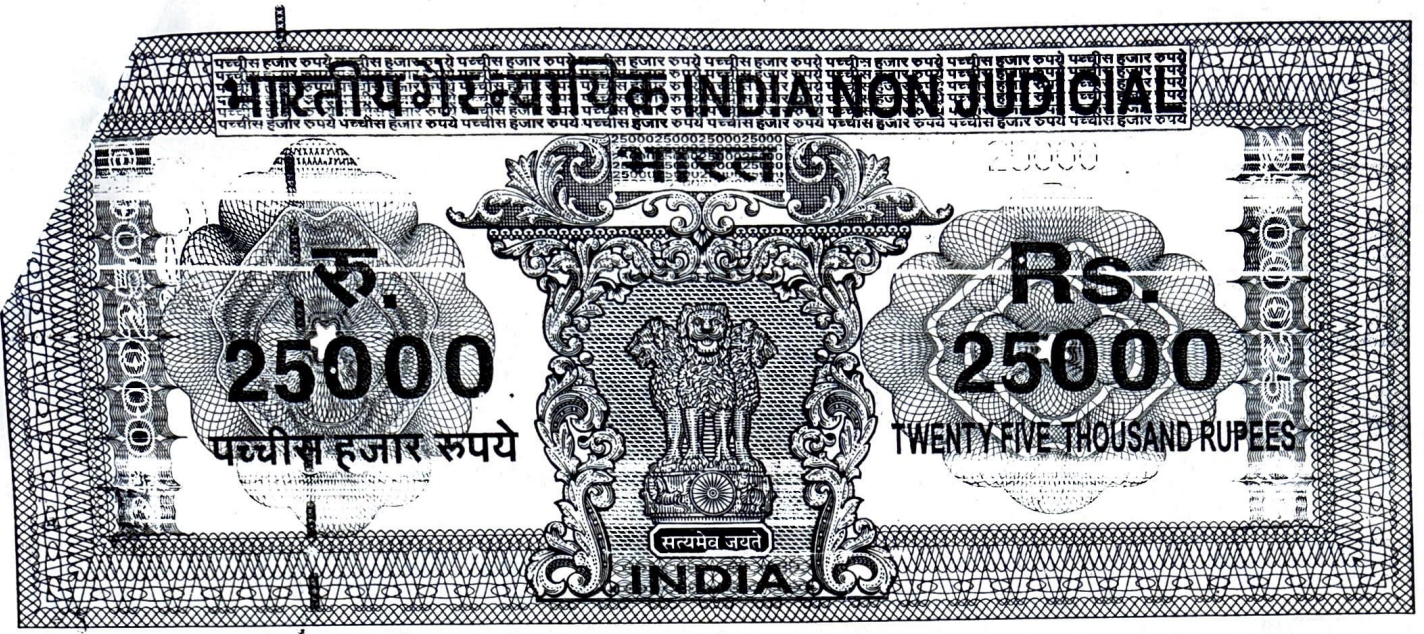
8/1/2016

राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivek Sharma

अध्यक्ष सचिव कोषाध्यक्ष





झारखण्ड JHARKHAND

209639

-: 2 :-

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 Ranglal 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]

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**,

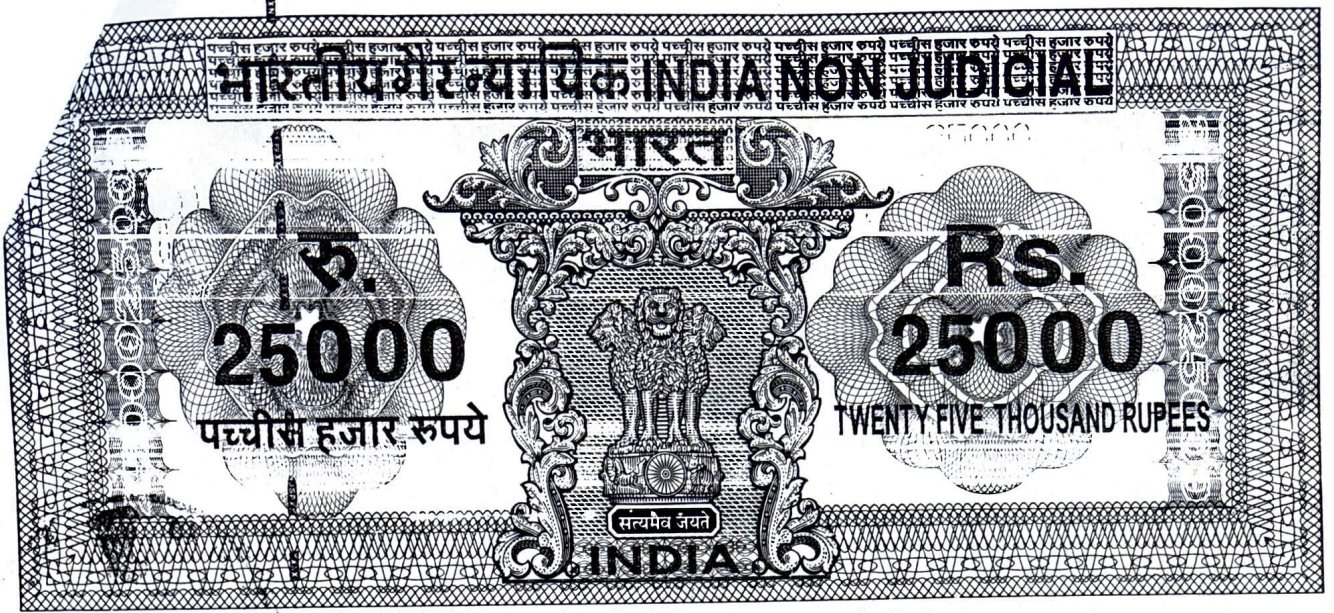
राष्ट्र संवर्द्धन समिति, झारखण्ड

*Asst. Secy. D.A.*  
8/1/16

*V. K. Jha*

कोषाध्यक्ष  
सचिव  
अध्यक्ष





झारखण्ड JHARKHAND

209640

-: 3 :-

measuring an area 03 Acres 37.5 Decimals, 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** initially the land of Revisional Survey Plot No. 351, under Khata No. 26, total area 12.50 Acres of Village Konka, Police Station Budhmu now Khalari, Revenue Thana No. 08, District Ranchi was purchased by one Smt. Jyotashana Devi wife Tarapaddo Mukharjee on 20<sup>th</sup> day of June, 1959, through registered deed of sale, bearing Deed No. 4196, entered in Book No. I, Volume No. 32, Page Nos. 30 to 34 for the year 1959;

**AND WHEREAS** the aforesaid Jyotashana Devi in her lifetime sold and transferred the land measuring an area 3.25 Acres of Revisional Survey Plot No. 351 under Khata No. 26, to one Smt. Chandrani Sanyal wife of Sri Sudip Kumar Sanyal, through registered deed of sale on 29<sup>th</sup> day of February, 1996, bearing Deed No. 853, which is entered in Book No. I, Volume No. 532, Page Nos. 142 to 147 for the year 1996 at the office of District Sub Registrar, Ranchi;

*Asst. Dir.*  
8/1/15

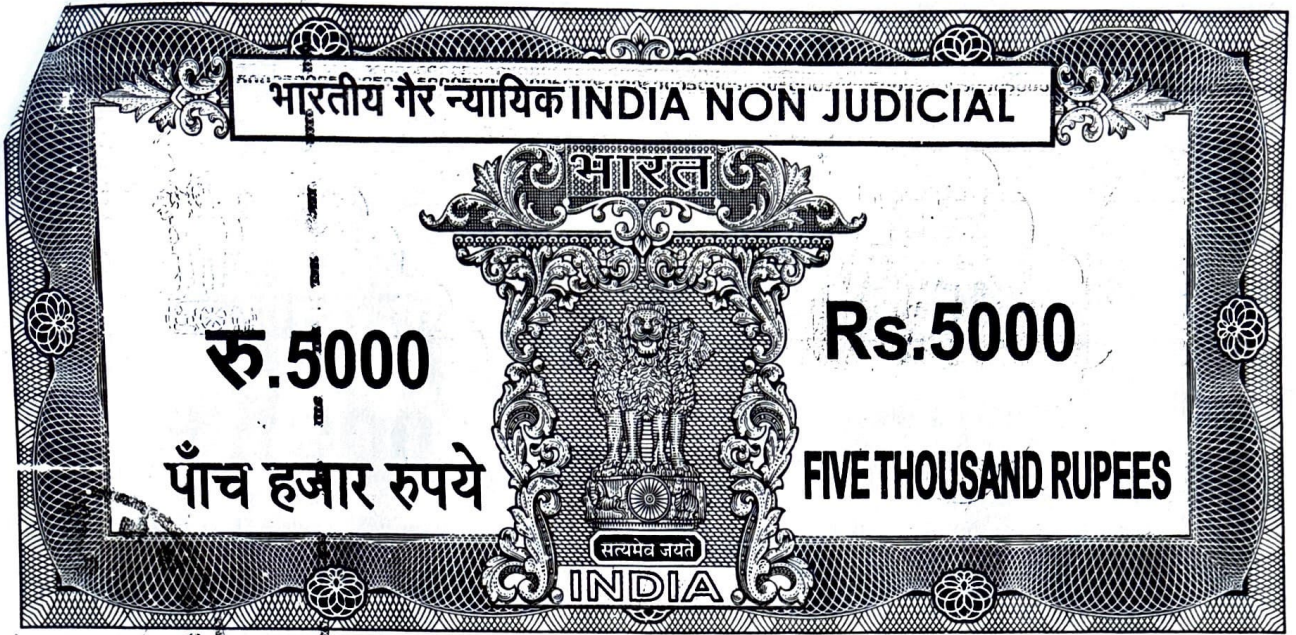
राष्ट्र संवर्द्धन समिति, झारखण्ड

*Vivek Sharma*  
अध्यक्ष

कोषाध्यक्ष

सचिव





झारखण्ड JHARKHAND

-: 4 :-

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**AND WHEREAS** again the aforesaid Jyotashana Devi in her lifetime sold and transferred the land measuring an area 3.50 Acres of Revisional Survey Plot No. 351 under Khata No. 26, to one Sri Sudip Kumar Sanyal son of Late Sukumar Sanyal, through registered deed of sale on 29<sup>th</sup> day of February' 1996, bearing Deed No. 1857, which is entered in Book No. I, Volume No. 532, Page Nos. 167 to 172 for the year 1996 at the office of District Sub Registrar, Ranchi;

**AND WHEREAS** the aforesaid Smt. Chandrani Sanyal wife of Sri Sudip Kumar Sanyal, AND Sri Sudip Kumar Sanyal son of Late Sukumar Sanyal, jointly sold and transferred the land measuring an area 03 Acres 37.5 Decimal of Revisional Survey Plot No. 351 under Khata No. 26, to one Sri Abhishek Kumar son of Sri Ajit Mahto, through registered deed of sale on 06<sup>th</sup> day of November' 2010, bearing Deed No. 28432/24277, which is entered in Book No. I, Volume No. 1085, Page Nos. 169 to 228 for the year 2010 at the office of District Sub Registrar, Ranchi. After purchaser the said land 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. 42R27/2011-12, which is entered in Volume

Asst. Secy. (M.A.)  
8/11/16

राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivek Sharma

कोषाध्यक्ष  
सचिव  
अध्यक्ष



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



झारखण्ड JHARKHAND

-: 5 :-

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No. II, Page No. 185 of Register II in the Circle Office, Khalari, Ranchi and regularly paying rent thereof;

**AND WHEREAS** the VENDOR came in peaceful possession and exercising their right over the said land and also described in the 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 some other legal necessities, wanted to sell the said landed property 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. 12,00,000/- (Rupees Twelve Lakhs) only, for the landed property by a mutual consent. The said amount is paid to the VENDOR and the VENDOR acknowledged and accepted the said amount as being paid;

**AND WHEREAS** the VENDOR on receipt of all the consideration amount amounting of Rs. 12,00,000/- (Rupees Twelve Lakhs) only

*Asst. Secy. Circle*  
6/11/16

राष्ट्र संवर्द्धन समिति, झारखण्ड

*Vivish Chawla*

कोषाध्यक्ष

सचिव

अध्यक्ष



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

झारखण्ड JHARKHAND

-: 6 :-

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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 have 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. 12,00,000/- (Rupees Twelve Lakhs) only had 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.

*Aswalee Chandra*  
8/11/16

राष्ट्र संवर्द्धन समिति, झारखण्ड

*Vishwanath*

अध्यक्ष  
सचिव  
कोषाध्यक्ष



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

झारखण्ड JHARKHAND

-: 7 :-

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- (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.
- (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

As witness On 8/1/16

राष्ट्र संवर्द्धन समिति, झारखण्ड

Virendra Chandra

कोषाध्यक्ष

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अध्यक्ष





-: 8 :-

C 072450

to any person/persons or any financial institutions and can construct a house, dig a well, etc. over the landed property conveyed hereunder as described in the schedule below for their own use or for rent purpose.

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

**The Schedule.**

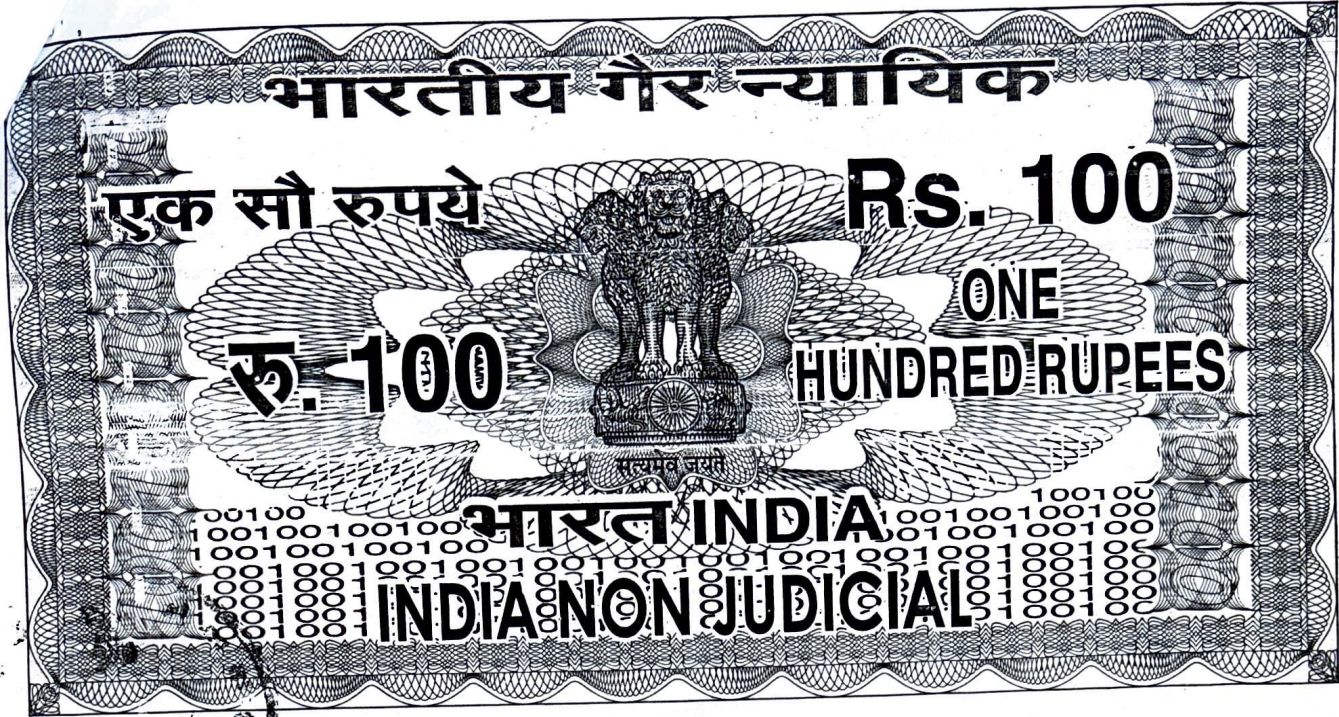
**(Schedule of the Land)**

All that piece and parcel of the land of **Revisional Survey Plot No. 351**, marked as Sub Plot No. 351/Part, under **Khata No. 26**, measuring total **Area 03 Acres 37.5 Decimals** more or less, situated at **Village/Mouza Konka**, revenue **Thana No. 08** under **Khalari** now **Mcluskiegunj 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.

*Asst. Secy. C.M.*  
8/11/16

झारखण्ड  
राष्ट्र संवर्धन समिति,  
अध्यक्ष  
कोषाध्यक्ष  
सचिव





झारखण्ड JHARKHAND

:- 9 :-

C 072601

Khata No.	Plot No.	Sub Plot No.	Area
26	351	351/Part	03 Acres 37.5 Decimals

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

North : Part Plot No. 351  
South : Part Plot No. 351  
East : Part Plot No. 351 (Inder Agrawal & Others)  
West : Part Plot No. 351 (Rajeev Kumar)

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

In North, from East to west : 342' - 00"  
In South, from East to West : 342' - 00"  
In East, from North to South : 430' - 00"  
In West, from North to South : 430' - 00"

*Asst. Secy. (D.A.)*  
8/11/16

राष्ट्र संवर्द्धन समिति, झारखण्ड

*Vivek Sharma*

कोषाध्यक्ष  
सचिव  
अध्यक्ष



**MEMO OF CONSIDERATION**

The PURCHASER has paid Rs. 12,00,000/- (Rupees Twelve Lakhs) only the consideration amount of the scheduled property to the VENDOR through :-

Ch. No.	Bank's Name	Date	Amount
847428	UCO Bank, Ranchi	02-01-2016	1,00,000/-
847434	UCO Bank, Ranchi	06-01-2016	11,00,000/-

Total Rs. - 12,00,000/-

(Rupees Twelve Lakhs) Only.

That the VENDOR resides far away from the Schedule Property and is not able to have benefit from the same. AND the PURCHASER is socially oriented and doing social works/good for the society. Hence, the VENDOR is selling the Schedule property to the PURCHASER at a marginal profit.

That the actual consideration amount is Rs. 12,00,000/- (Rupees Twelve 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. 20,79,000/- (Rupees Twenty Lakhs Seventy Nine 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 belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

*Asst. Secy. Cum. Sd/-*  
01/11/15

राष्ट्र संवर्द्धन समिति, झारखण्ड

*Vivek Chauria*

कोषाध्यक्ष  
सचिव  
अध्यक्ष



**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.

**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.

**WITNESSES :-**

1. सुरदेव साहू  
पिता स्व. कुलवी साहू  
ग्राम+पो. पिठौरिया रांची  
8/11/16
2. प्रदीप शर्मा  
पिता: स्व. राममोतार प्रसाद  
ग्राम+पो.: आरा, महिलोंग  
रांची। 8/11/16

राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivek Sharma






अध्यक्ष

सचिव

कोषाध्यक्ष

Abhishek Singh  
8/11/16

VENDOR'S SIGNATURE

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger



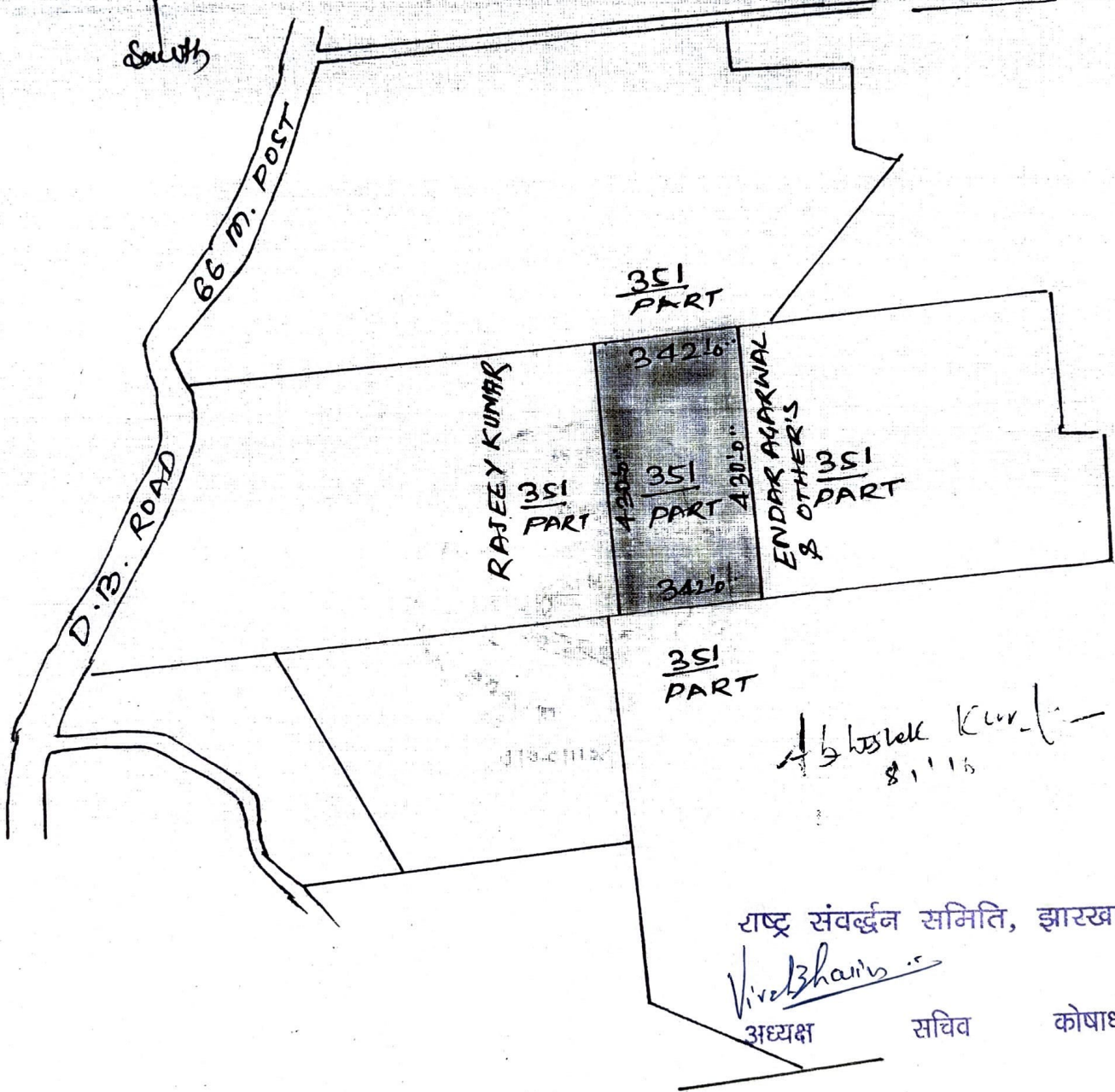






VILLAGE- KONKA, THANA- MCCLUSKIEGUNG  
THANA NO- 8, DIST- RAJCHI  
R.S. PLOT NO- 351, SUB. PLOT NO- 351/PART  
SHOWN IN RED WASH

AREA  
AC- DEC  
03- 37 1/2



राष्ट्र संवर्द्धन समिति, झारखण्ड  
 Virel Bhanu  
 अध्यक्ष      सचिव      कोषाध्यक्ष

True Copy  
 Subodh Tiwary





निबंधन विभाग, झारखंड  
रांची

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Document No: 31

Token Date/Time: 08/01/2016 13:51:04

Document No	31	Sale Deed	Presenter	Abhishek Kumar	Date of Entry	08/01/2016
Presenter Name & Address	Pithoria Ranchi	Stampable Doc. Value	DOE		Total Pages	56
Document/Transaction Value	1200000	Stamp Value	83200		Book	1
Special Type		Serial No.			CNO/PNO	
Remarks / Other Details	Sp=351 Part	Old Serial No.	/		e-Stamp Cert. No.	
Property Details:		App. ID				

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	Plot No 351 Part	Plot No 351 Part	Plot No 351 Part	Plot No 351 Part		R_AGR	337.5 Decimal	2078662.5

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Abhishek Kumar	Ajit Mahto	Farmer	पुत्र	कोइरी	Male	BMHPK1576M			Pithoria Ranchi	Pithoria Ranchi
2	VENDEE	Rastra Samvardhan Samiti Jharkhand Thro President Gyan Prakash Jalan	Late Shankar Lal Jalan	Business	पुत्र	बनीया	Male	AABTR8271R	939255960954		Ranglal Jalan Road Upper Bazar Ranchi	Ranglal Jalan Road Upper Bazar Ranchi
3	Identifier	Sukhdeo Sahu	Late Tulsi Sahu	Business	पुत्र	तेली	Male		366431877317		Pithoria Ranchi	pithoria ranchi

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	840.00	0.00	840.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	A1	62,370.00	623.70	62,993.70
5	M	150.00	10.00	160.00
Total		63,363.44	633.70	63,997.14

*Abhishek Kumar*

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

*Abhishek Kumar*  
दस्तावेज लेखक का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

*Abhishek Kumar*  
डाटा इंद्रि अभिष्टर का हस्ताक्षर

उपर्युक्त *Abhishek Kumar* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान *Sukhdeo Sahu* पिता *Lt. Tulsi Sahu* निवासी *Pithoria* पेशा *Business* ने की।

*Abhishek Kumar*  
निबंधन पदाधिकरी का हस्ताक्षर  
08/01/16

*Abhishek Kumar*  
*Sukhdeo Sahu*  
राष्ट्र संवर्द्धन समिति, झारखण्ड  
*Vivek Chauriy*  
अध्यक्ष सचिव कोषाध्यक्ष