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अध्यक्ष सचिव

कोषाध्यक्ष

THIS INDENTURE OF ABSOLUTE DEED OF SALE is made on this the 8th day of January' in the year 2016 of the Christian Era at Rapchi;



Mr. Flajeev Kumar son of Sri Satyendra Narayan Lal, by faith & religion Hindu, by caste Kurmi (Mahto - Bihar), by occupation Cultivation & Business, permanent resident of Village Kundwalper, District Nalanda, State Bihar, now presently residing at Basartoli, B.I.D., Lohardaga, Police Station Lohardaga, District Lohardaga in



बास्त पराप्रभाग को वृश्विती । प्राप्ती में वर्णित ज्लाट वर्ष्ट्राम्सी विश्वित

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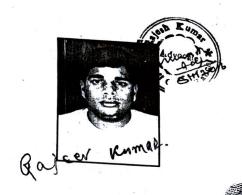
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6435 05/01/2016

Non Judict 1 : 1 > 2 - worth Rs. 83200 -

Raston Samvardham Samiti Jharokhamo Thrayath Programmer Maria 25000x3 +5000x1 + 1000x3 + 100x3 Prochan

Ranchi Freasury, Manich

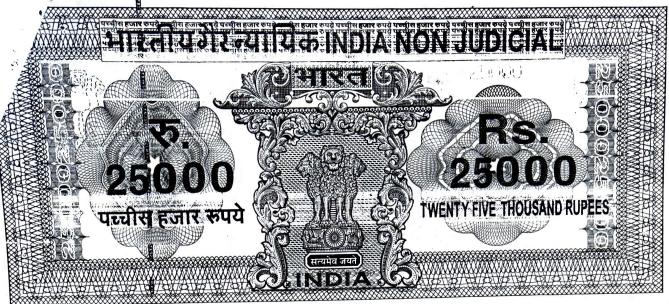




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-: 2:-

the State of Jharkhand, an Indian Citizen; hereinafter called the "VENDOR" of the FIRST PART.

PAN No. AUTPK8469N [Rajeev Kumar] **AADHAAR No. 8586 2235 5691** [Rajeev Kumar]

#### AND

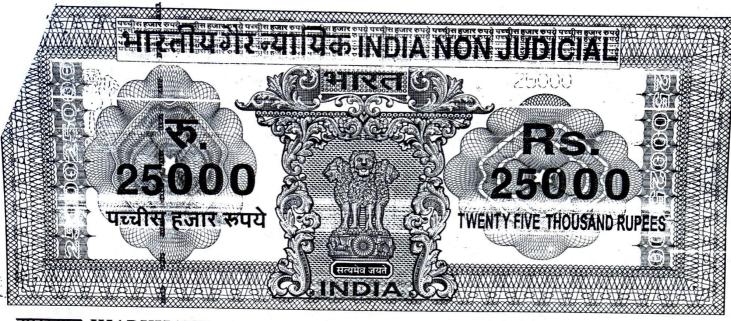
RASTRA SAMVARDHAN SAMITI, JHARKHAND, a trust situated at 47, Niwaranpur, Ranchi, represented through its President Mr. GYAN PRAKASH JALAN son of Late Shankar Lal Jalan, by faith a religion Hindu, by caste Vaishya, by occupation Business, resident of Ranglal Jalan Road, Baralal Street, Near Seva Sadan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

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PAN No. AABTR8271R [Rastra Samvardhan Samiti, Jharkhandhiaर्द्धन समिति, झारखण्ड AADHAAR No. 9392 5596 0954 [Gyan Prakash Jalan]

कोषाध्यक्ष

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



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-: 3 :-

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 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 20th day of June' 1959, through registered deed of sale, bearing Deed No. 4196, entered in Book No. Ig 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 29th day of February' 1996, bearing Deed

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No. 1853, 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 Registral, Ranchi;

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 29th 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 \$\mathbb{D}\$ Acres 37.5 Decimal of Revisional Survey Plot No. 351 under Khata No. 26, to one Sri Rajeev Kumar son of Sri Satyendra Narayan Lal, through registered deed of sale on \$06th\$ day of November 2010, bearing Deed No. 28431/24276, which is entered in Book No. I, Volume No. 1085, Page Nos. 109 to 168 for the year 2010 at the office of District Sub Registrar, Ranchi. After

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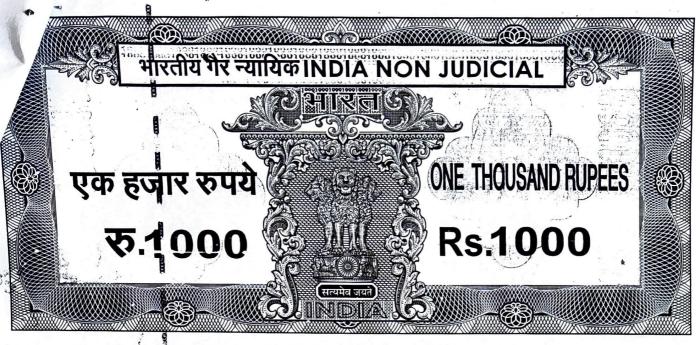
purchaser the said land the present VENDOR came in peaceful physical possession over the same land and mutated his name in the office of the concerning revenue office Khalari Anchal, Ranchi vide Mutation Case No. 41R27/2011-12, which is entered in Volume No. II, Page No. 184 of Register II in the Circle Office, Khalari, Ranchi and regularly paying rent thereof;

-: 5 :-

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;

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AND WHEREAS the VENDOR on receipt of all the consideration amounting of Rs. 12,00,000/- (Rupees Twelve 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:

- That in pursuance receipt of the consideration amount (A) 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.
- That the VENDOR hereby admits and acknowledges the (B) 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.

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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.
- That henceforth the PURCHASER shall use and enjoy the (F) 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.
- That henceforth neither the VENDOR nor any body through (G) 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.
- That henceforth the PURCHASER shall now have all the (H)right to sell, gift, mortgage or lease out the landed property to any person/persons or any financial institutions and can

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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 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, 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 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.

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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 (Abhishek Kumar)

West

Part Plot No. 351 (Sarita Prasad & Others)

# 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"

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## 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
847427	UCO Bank, Ranchi	02-01-2016	1,00,000/-
847433	UCO Bank, Ranchi	06-01-2016	11,00,000/-
		The state of the s	

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.

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**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. 2929देलसाइ पिता रु उल्ली साइ राज भेपा पिकिसा- रामी

2. प्रिम बर्गा पिताः स्व रात्रस्रोतार प्रसाट्ट ग्रामः अष्टा , पोस्ट- महिलोडी

राष्ट्र संवर्द्धन समिति, झारखण्ड

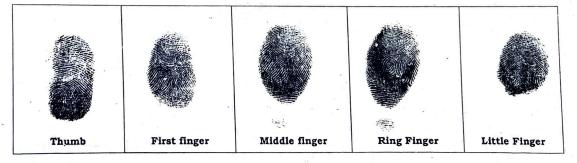
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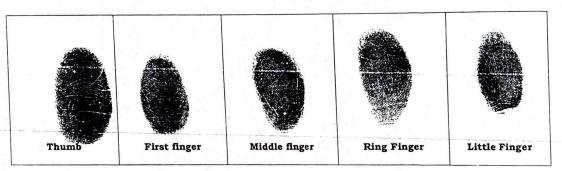
BII 12016

VENDOR'S SIGNATURE





## PURCHASER'S SIGNATURE AND PHOTOGRAPH



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.

Drafted by : Rajesh Kumar, Advocate

(Ledger No. 1639/01)

Typed by: Brajesh Ranjan

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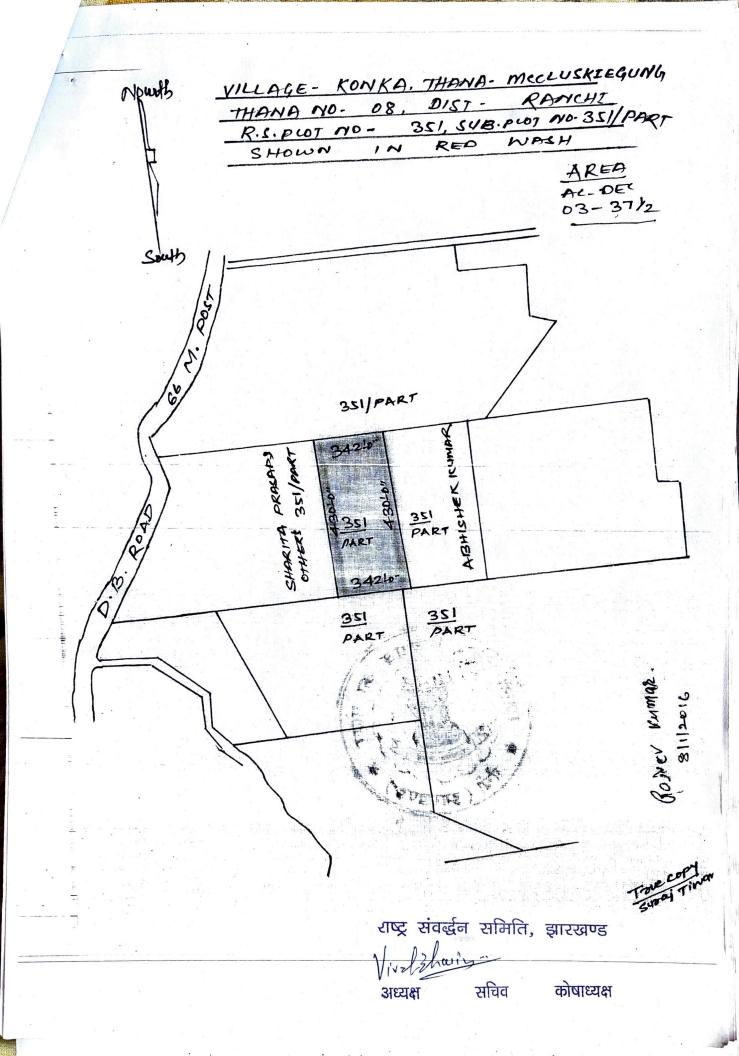
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**Advocate Signature** 

Gazeer Kumigh.





# निबंधन विभाग, झारखंड

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 08/01/2016 13:51:18

Presenter Rajeev Kumar Sale Deed 08/01/2016 Date of Entry Kundwalper Nalanda Bihar Name & Address 56 **Total Pages** DOE e Doc. Value 2079000 Stamp Value 83200 Book nt/Transaction Value 1200000 Serial No. CNO/PNO Type Old Serial No. 1 rks / Other Details Sp=351 Part e-Stamp Cert. No App. ID perty Details: Min. **Boundary** Boundary **Boundary** Boundary Plot Plot Kh. Category Area Th.No. Wrd/Hlk Mauza Value nchal West No East No North South No. Type Plot No Plot No 337.5 Plot No Plot No 2078662.5 R\_AGR RSP Konka 26 351 Decimal 351 Part alari 351 Part 351 Part 351 Part her Property Details: Rate Amount Th. No. Wrd Mauza Location Area roperty Type arty Details: Party PAN/F Pres. Perm. UID Father/Husband Occup. Mobile N P Type Relation Caste Gender Address Address Name Basar Toli basar toli Satyendra Rajeev AUTPK8469N VENDOR BID BID Business पुत्र Male Kumar Narayan Lal Lohardaga Lohardaga Rastra Samvardhan Ranglal Ranglal Samiti Jalan Jalan Jharkhand Late Shankar Lal Road Road VENDEE Business पुत्र बनीया Male Thro AABTR8271R 939255960954 Jalan Upper Upper President Bazar Bazar Gvan Ranchi Ranchi Prakash Jalan Sukhdeo Pithoria Pithoria Identifier Late Tulsi Sahu Business पुत्र तेली Male 366431877317 Sahu Ranchi Ranchi ee Details: Description Amount CHC **Net Amount** SP 840.00 0.00 840.00 Gazeer Rumal. PR 0.94 0.00 0.94 LL 2.50 0.00 2.50 A1 62,370.00 623.70 62,993.70 500.00 10.00 510.00 M 150.00 10.00 160.00 Total 63,863.44 64,507.14 643.70 उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है । दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर नेबंधन पूर्व सारांश में इंप्ट फार्म के अन्रूप डाटा इंट्रि की गई है | **रिव्हंट्य प्राप्त** ने इस दस्तावेज के निष्पादन को मेरे समक्ष म्बीकार किया जिसकी हिंदुंबर Kumal. राष्ट्र संवर्द्धन समिति, झारखण्ड राष्ट्र रावर्द्धन समिति, झारखण्ड

Details

कोषाध्यक्ष

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