

झारखण्ड JHARKHAND

209641

Handwritten notes in Hindi, including '1000 की राशि' and '23'.



Indar Agrawal

Handwritten signature and date '8.1.16'.

Handwritten notes: '6159000' and '2.1.16'.

Handwritten note: '246500 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

1. Mr. INDER AGRAWAL son of Sri Mahabir Agrawal, by faith & religion Hindu, by caste Marwari Agrawal, by occupation Business, resident of Agrasen Path, Ramgarh Cant., Ramgarh, District Ramgarh in the State of Jharkhand, an Indian Citizen;

Handwritten notes in Hindi: '34123', '386311', '41914', 'Nandini Kumari', '81/2016', '12/10/15'.

Handwritten signature: 'Indar Agrawal' and date '81/2016'.

Handwritten signature: 'Abhishek Kumar' and date '81/2016'.

Handwritten notes: 'व्यक्त पक्ष' and 'द्वितीय पक्ष'.

राष्ट्र संवर्द्धन समिति, झारखण्ड

Handwritten signature: 'Vivek Sharma'.

अध्यक्ष सचिव कोषाध्यक्ष



6436 Date 05/10/2016

Non Judicial Stamp - worth Rs. 246500/-

Sold to Rashtra Samvardhan Samithi Jharkhand  
2500x3 + 1000x2 + 1000x1 + 500x1

Ranchi Treasury, Ranchi



Indu Agwal  
8/11/2016



Thumb



First finger



Middle finger



Ring finger



Little finger



8.11.16 Date  
Indu Agwal  
mehar Agwal  
D. G. Rameshwar Prasad Singh  
8.11.16

राष्ट्र संवर्द्धन समिति, झारखण्ड  
Virendra Singh  
अध्यक्ष सचिव कोषाध्यक्ष

राष्ट्र संवर्द्धन समिति  
विवेकशर्मा



Namita Kumari

Namita Kumari

31/12/16



Thumb



First finger



Middle finger



Ring finger



Little finger



Sunita Kumari

Sunita Kumari

31/12/16



Thumb



First finger



Middle finger



Ring finger



Little finger



Ashish Kumar

Ashish Kumar

31/12/16



Thumb



First finger



Middle finger



Ring finger



Little finger

राष्ट्र संवर्द्धन समिति, झारखण्ड

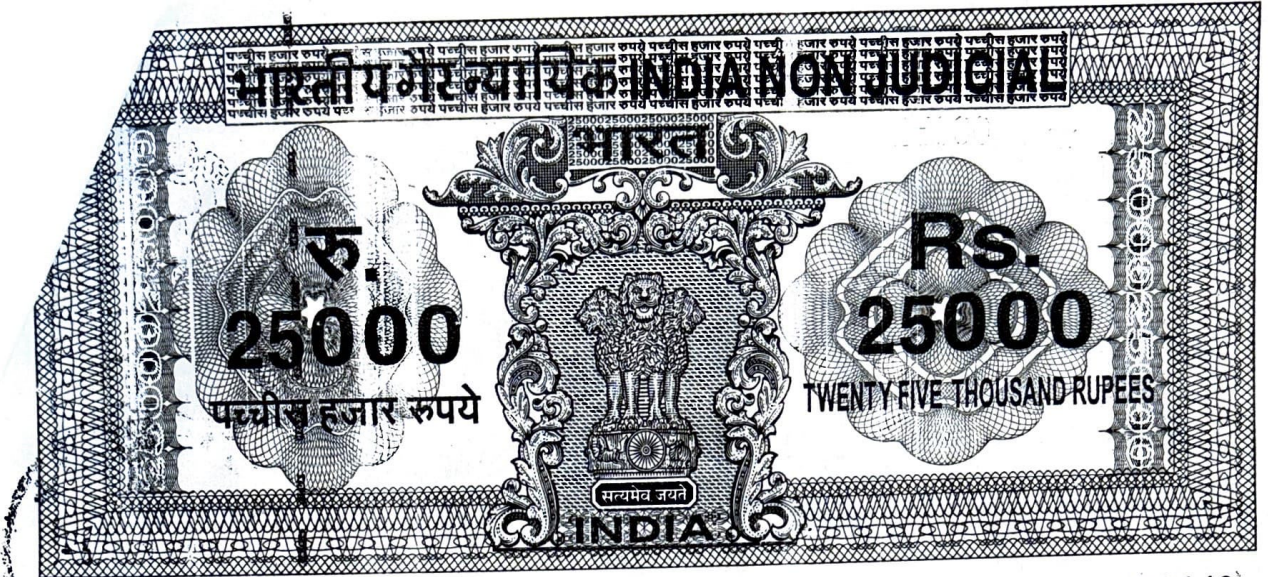
Vivek Sharma

अध्यक्ष

सचिव

कोषाध्यक्ष





झारखण्ड JHARKHAND

209642

-: 3 :-

2. **Mrs. NAMITA KUMARI** wife of Sri Akhil Mohan, by faith & religion Hindu, by caste Ahir (Yadav), by occupation Housewife, resident of House No. 231, Birsa Nagar South, Road No. 4/A, Hatia, Police Station Jagarnathpur, District Ranchi in the State of Jharkhand, an Indian Citizen;
3. **Mrs. SUNITA KUMARI** wife of Sri Satish Kumar, by faith & religion Hindu, by caste Ahir (Yadav), by occupation Housewife, resident of Village Khijri Naya Toli, Police Station Namkum, District Ranchi in the State of Jharkhand, an Indian Citizen;
4. **Mr. ABHISHEK KUMAR** son of Sri Ajit Mahto, by faith & religion Hindu, 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 "VENDORS" of the **FIRST PART**.

PAN No. AFYPA1067J [Inder Agrawal]

AADHAAR No. 9652 1984 7983 [Inder Agrawal]

PAN No. BTVPK4718E [Namita Kumari]

AADHAAR No. 2401 6999 9220 [Namita Kumari]

PAN No. ATEPD2093D [Sunita Kumari]

AADHAAR No. 5025 7097 7059 [Sunita Kumari]

PAN No. BMHPK1576M [Abhishek Kumar]

AADHAAR No. 9299 2228 1152 [Abhishek Kumar]

Namita Kumari

8/11/2016

सुनीता कुमारी

8/11/2016

Abhishek Kumar

8/11/2016

राष्ट्र संबर्द्धन समिति, झारखण्ड

Vivchakar

अध्यक्ष

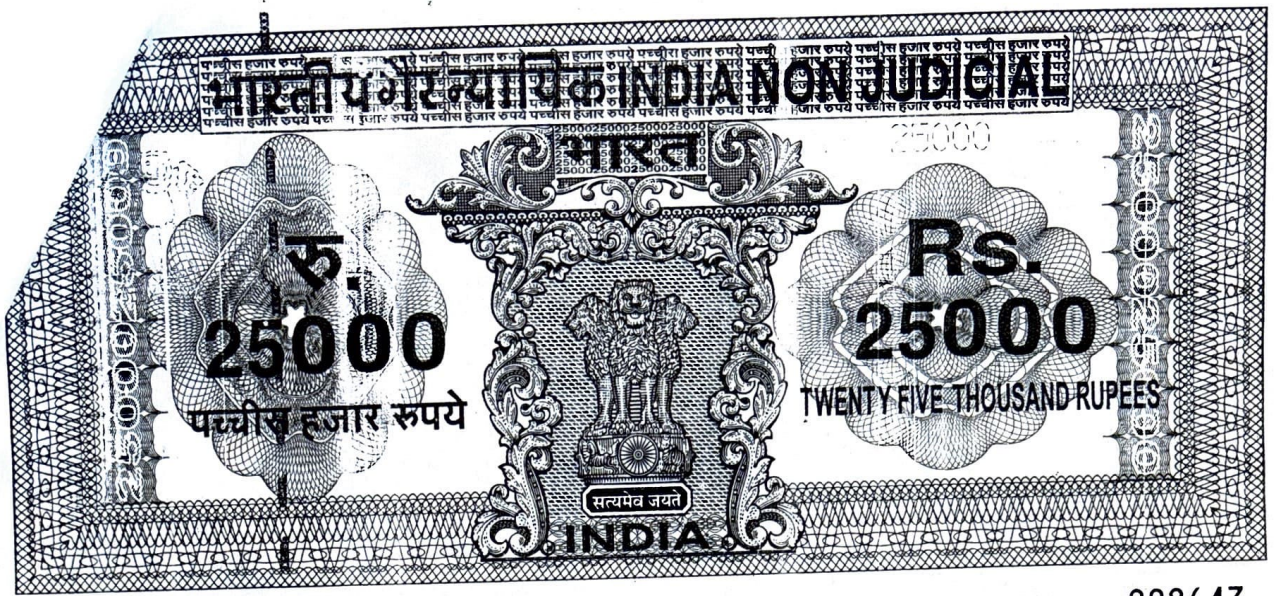
सचिव

कोषाध्यक्ष

Inder Agrawal

8/11/2016





झारखण्ड JHARKHAND

209643

-: 4 :-

AND

**RASTRA SAMVARDHAN SAMITI, JHARKHAND**, a trust situated at 47, Niwaranpur, Ranchi, represented through its President **Mr. QYAN 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 "**VENDORS**" 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 **VENDORS** are the absolute and rightful owners 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

*Vivek Chandra*

अध्यक्ष

सचिव

कोषाध्यक्ष

*Indra Aggarwal*

8/11/2016

*Nomita Kumari*

8/11/2016

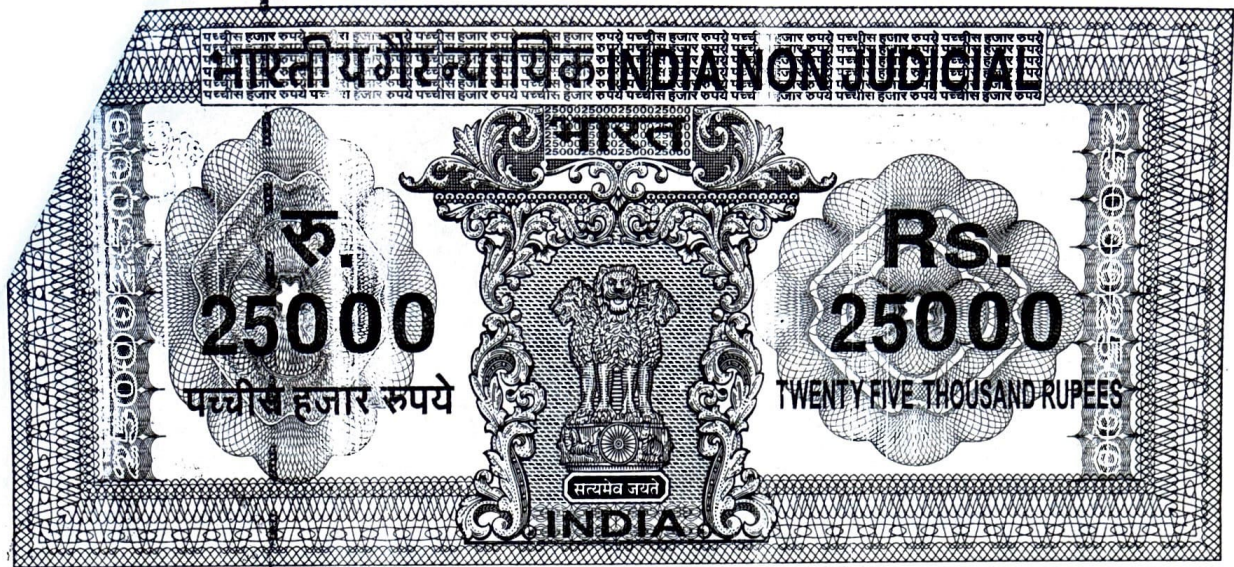
*सुनीता कुमार*

8/11/2016

*Ashwini Kaur*

8/11/2016





झारखण्ड JHARKHAND

209644

-: 5 :-

measuring an area 10 Acore, 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 Society Plot No. 40 contained in Government Revisional Survey Plot No. 351, under Khata No. 26 of Village Konka, Police Station Burmu, Revenue Thana No. 08, District Ranchi was acquired by (1) Mr. Gopal Darnel also known as Gopal Chhetri son of Jasbir Darnel, and (2) Mr. Suraj Chhetri son of Sri Gopal Chhetri, from Brigadier Frank Hugh Stevens on 27<sup>th</sup> day of August' 1969, through registered deed of gift, bearing Deed No. 7860, entered in Book No. I, Volume No. 67, Page Nos. 44 to 47 for the year 1969;

**AND WHEREAS** the aforesaid Gopal Darnel @ Gopal Chhetri in her lifetime sold and transferred the land measuring an area 10 Acres of Revisional Survey Plot No. 351 under Khata No. 26, to (1) Mr. Bishwanath Ganguly son of Late Dr. B.D. Ganguly, and (2) Mrs. Gouri Ganguly wife of Sri Bishwanath Ganguly, through registered deed of sale on 04<sup>th</sup> day of January' 1996, bearing Deed No. 49, which is entered in Book No. I, Volume No. 514, Page

Nandya Kumari  
8/11/2016

सुमारी  
8/11/2016

Ashok Kumar  
8/11/2016

राष्ट्र संवर्द्धन समिति, झारखण्ड

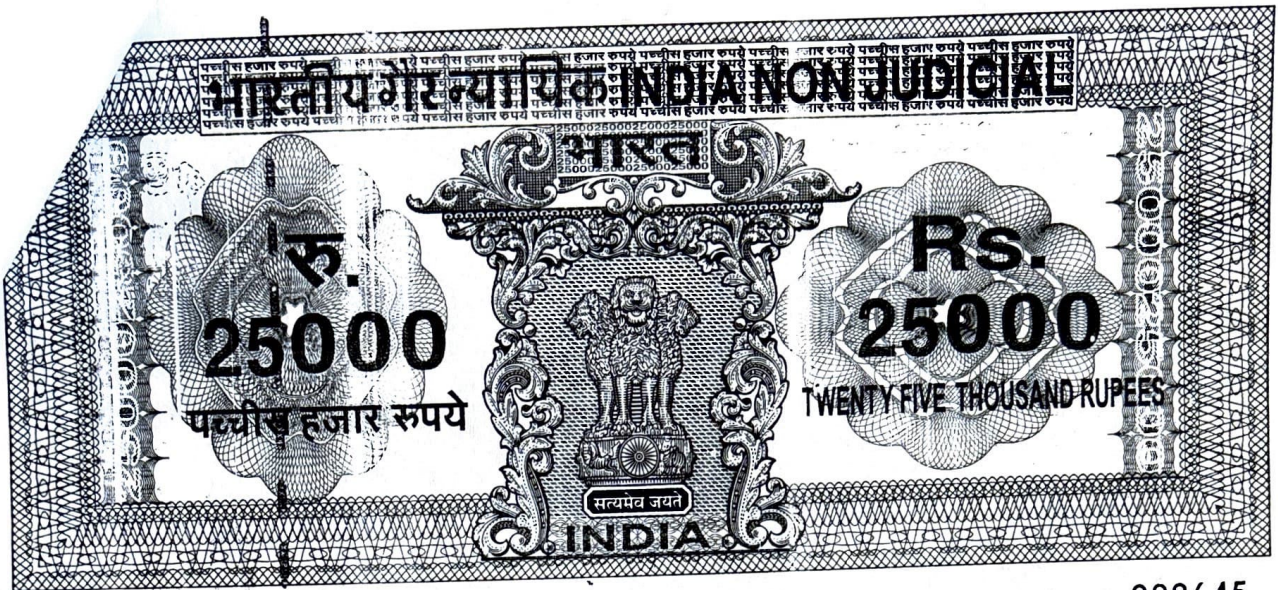
Vivek Sharma  
अध्यक्ष

सचिव

कोषाध्यक्ष

Order Approved  
8/11/2016





झारखण्ड JHARKHAND

209645

-: 6 :-

Nos. 498 to 514 for the year 1996 at the office of District Sub Registrar, Ranchi;

**AND WHEREAS** the aforesaid Mr. Bishwanath Ganguly and Mrs. Gouri Ganguly in their lifetime turn sold and transferred the land measuring an area 10 Acres of Revisional Survey Plot No. 351 under Khata No. 26, to (1) Mr. Inder Agrawal son of Sri Mahabir Agrawal, (2) Mrs. Namita Kumari wife of Sri Akhil Mohan, (3) Mrs. Sunita Kumari wife of Sri Satish Kumar, and (4) Mr. Abhishek Kumar son of Sri Ajit Mahto, through registered deed of sale on 09<sup>th</sup> day of April' 2012, bearing Deed No. 4591/3988, which is entered in Book No. I, Volume No. 159, Page Nos. 79 to 104 for the year 2012 at the office of District Sub Registrar, Ranchi. After purchaser the said land the present VENDORS jointly came in peaceful physical possession over the same land and mutated their names in the office of the concerning revenue office Khalari Anchari, Ranchi vide Mutation Case No. 12R27/2015-16, which is entered in Volume No. II, Page No. 47 of Register II in the Circle Office, Khalari, Ranchi and regularly paying rent thereof;

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

राष्ट्र संवर्द्धन समिति, झारखण्ड

V. B. Bhargava  
अध्यक्ष

सचिव

कोषाध्यक्ष

Inder Agrawal  
8/11/2016

Namita Kumari  
8/11/2016

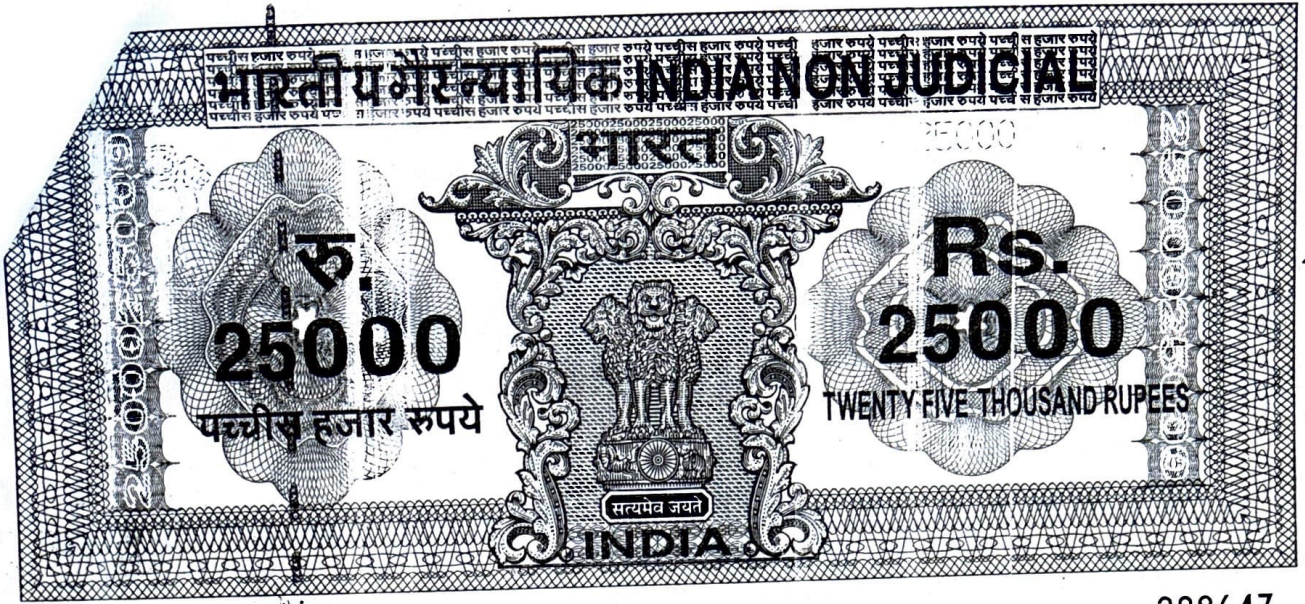
Sunita Kumari  
8/11/2016

Abhishek Kumar  
8/11/2016









झारखण्ड JHARKHAND

209647

-: 8 :-

- (A) That in pursuance receipt of the consideration amount aforesaid, the VENDORS 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 VENDORS hereby admits and acknowledges the receipt of Rs. 32,00,000/- (Rupees Thirty Two Lakhs) only had been paid to the VENDORS which is admitted and acknowledged. The amount which is paid to the VENDORS is the consideration amount of the said property as agreed between the parties.
- (C) That the VENDORS have 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 VENDORS have 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.

Namisha Kumari  
8/11/2016

सुनील कुमार  
8/11/2016

Ashok Kumar  
8/11/2016

राष्ट्र संवर्द्धन समिति, झारखण्ड  
Vivachharin

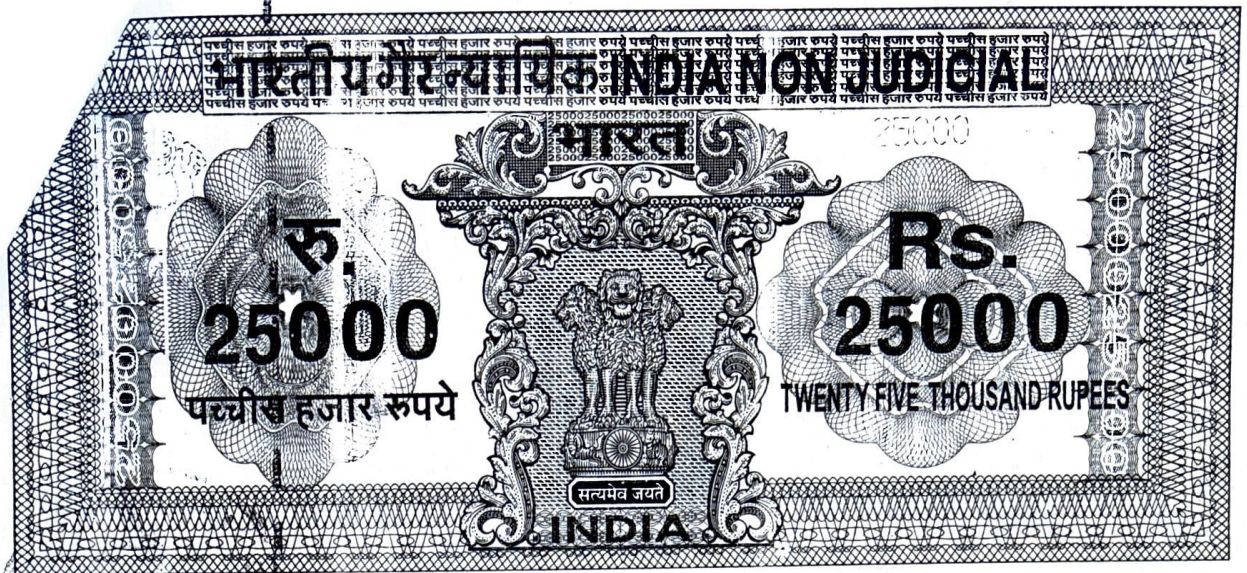
अध्यक्ष

सचिव

कोषाध्यक्ष

Dr. Ajay Kumar  
8/11/2016





झारखण्ड JHARKHAND

209648

-: 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 VENDORS nor any body through or on behalf of the VENDORS 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 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.

Namitu Kumari  
8/11/2016

सुनील कुमार  
8/11/2016

Abhishek Durl  
8/11/2016

राष्ट्र संबर्द्धन समिति, झारखण्ड

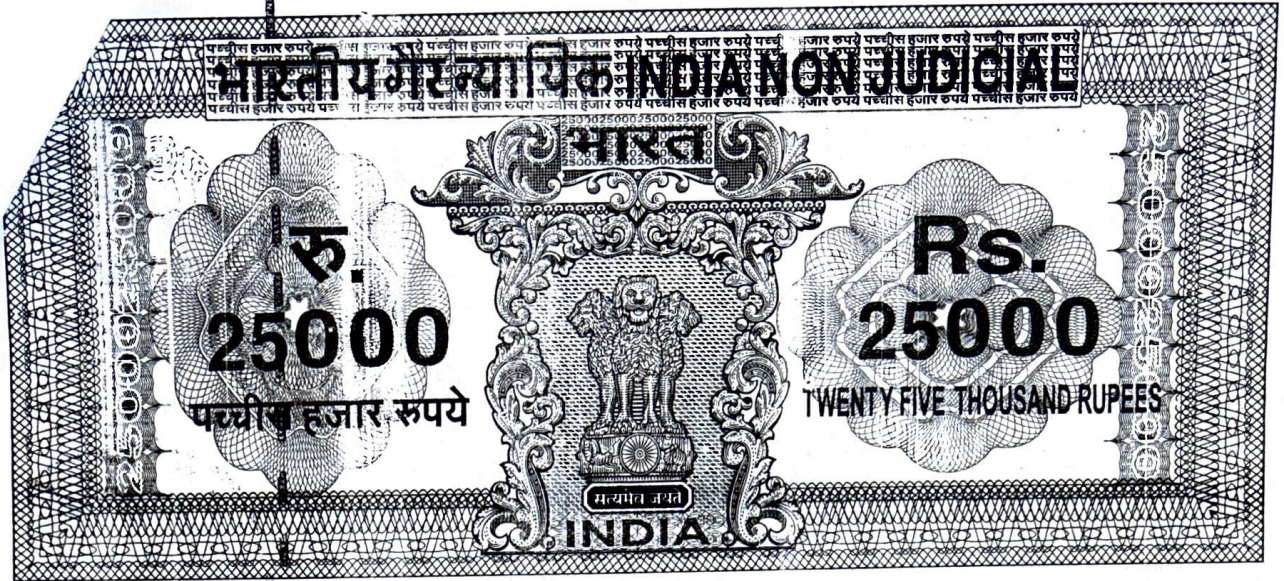
Vivek Sharma  
अध्यक्ष

सचिव

कोषाध्यक्ष

Dr. Agarwal  
8/11/2016





झारखण्ड JHARKHAND

209649

-: 10 :-

**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 10 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.

Khata No.	Plot No.	Sub Plot No.	Area
26	351	351/Part	10 Acres

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

- North : Part Plot No. 351 (Society Plot No. 39 & Other)
- South : Part Plot No. 351
- East : Part Plot No. 351
- West : Part Plot No. 351 (Society Plot No. 41 & Others)

राष्ट्र संवर्द्धन समिति, झारखण्ड

*Vishwanath*  
अध्यक्ष

सचिव

कोषाध्यक्ष

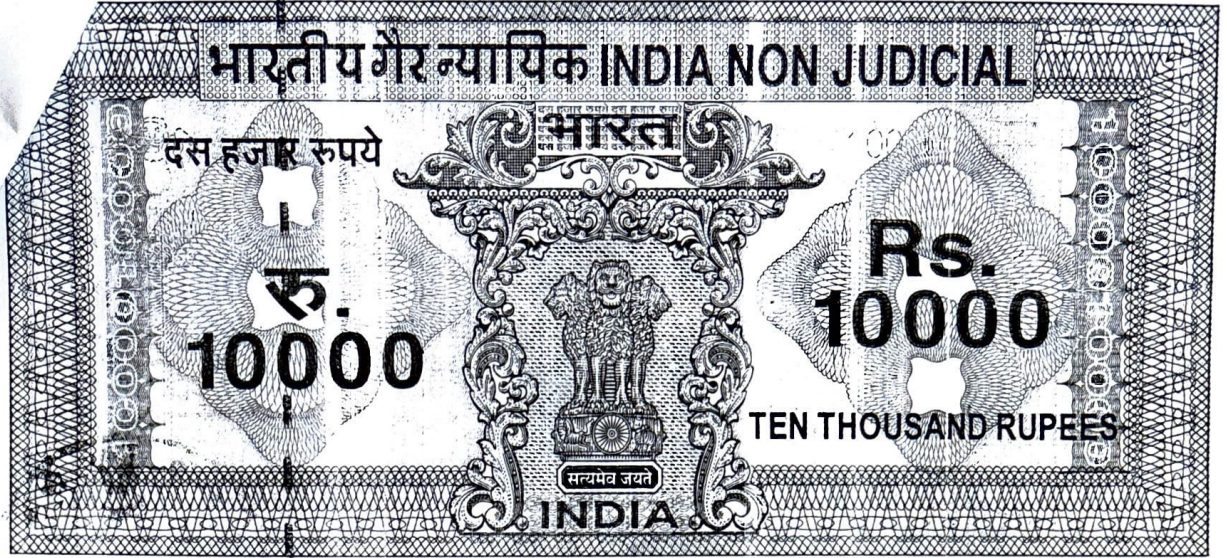
*Sub Agaswal*  
8/11/2016

*Nomita Kumari*  
8/11/2016

*सुमीरा कुमारी*  
8/11/2016

*Ashwini Kumari*  
8/11/2016





झारखण्ड JHARKHAND

192103

-: 11 :-

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

In North, from East to west	:	989' - 09"
In South, from East to West	:	1039' - 09"
In East, from North to South	:	230' - 00" + 200' - 00"
In West, from North to South	:	430' - 00"

Namita Kumari  
8/11/2016

**MEMO OF CONSIDERATION**

The PURCHASER has paid Rs. 32,00,000/- (Rupees Thirty Two Lakhs ~~XXXXXXXXXXXX~~) only the consideration amount of the scheduled property to the VENDORS through :-

Ch. No.	Bank's Name	Date	Amount
847429	UCO Bank, Ranchi	02-01-2016	1,00,000/-
In favour of Inder Agrawal			
847430	UCO Bank, Ranchi	02-01-2016	6,00,000/-
In favour of Namita Kumari			

इंदर अग्रवाल  
8/11/2016

Ashok Kumar  
8/11/2016

राष्ट्र संवर्द्धन समिति, झारखण्ड

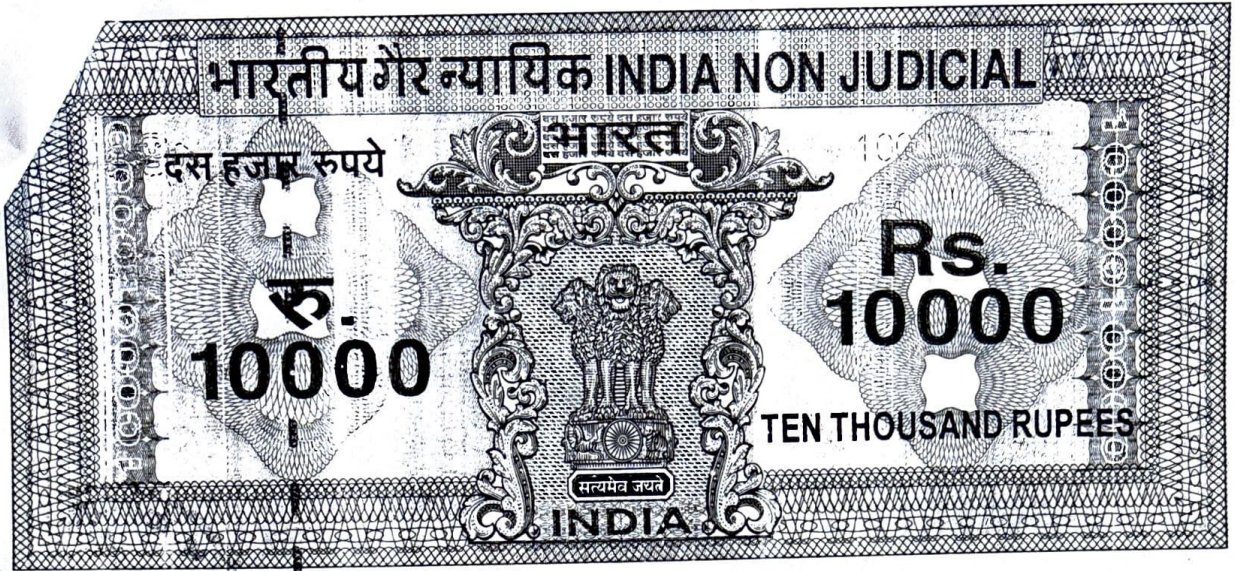
Vivek Zhai's  
अध्यक्ष

सचिव

कोषाध्यक्ष

Inder Agrawal  
8/11/2016





झारखण्ड JHARKHAND

192104

-: 12 :-

847431	UCO Bank, Ranchi	02-01-2016	5,00,000/-
In favour of Sunita Kumari			
847432	UCO Bank, Ranchi	02-01-2016	1,00,000/-
In favour of Abhishek Kumar			
847435	UCO Bank, Ranchi	06-01-2016	7,00,000/-
In favour of Inder Agrawal			
847436	UCO Bank, Ranchi	06-01-2016	2,00,000/-
In favour of Namita Kumari			
847437	UCO Bank, Ranchi	06-01-2016	3,00,000/-
In favour of Sunita Kumar			
847438	UCO Bank, Ranchi	06-01-2016	7,00,000/-
In favour of Abhishek Kumar			

Total Rs. - 32,00,000/-

(Rupees Thirty Two Lakhs) Only

Namita Kumari  
8/1/2016

सुनीता कुमारी  
8/1/2016

Abhishek Kumar  
8/1/2016

राष्ट्र संवर्द्धन समिति, झारखण्ड

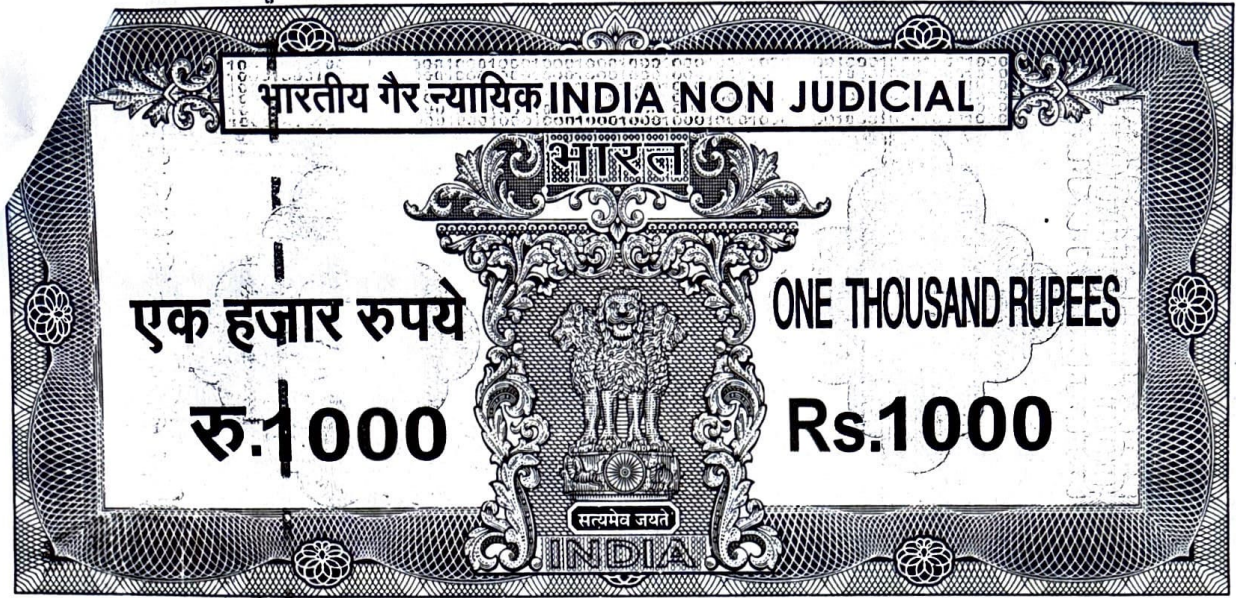
Vishal Shrivastava  
अध्यक्ष

सचिव

कोषाध्यक्ष

Inder Agrawal  
8/1/2016





झारखण्ड JHARKHAND

-: 13 :-

A 003546

That the VENDORS 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 VENDORS are selling the Schedule property to the PURCHASER at a marginal profit.

Nomita Kumari  
8/11/2016

That the actual consideration amount is Rupees Rs. 32,00,000/- (Rupees Thirty Two 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. 61,59,000/- (Rupees Sixty One Lakhs Fifty Nine Thousand) only.

सुनील कुमार  
8/11/2016

**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.

Ashwani Kumar  
8/11/2016

राष्ट्र संवर्द्धन समिति, झारखण्ड

*Vishwanath*  
अध्यक्ष

सचिव

कोषाध्यक्ष

*Shri. Anand*  
8/11/2016



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

-: 14 :-

A 739459

**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 VENDORS and PURCHASER have put their signatures to this present at Ranchi on the date, month and year first above written.

**WITNESSES :-**

1. सुखदेव झाड़  
पिता रतु गुलमी झाड़  
ग्राम नकोठ - पिछौरिया, रांची

2. प्रदीप झाड़

पिता: स्व. राजमोहन झाड़

ग्राम - अया, पोस्ट - प्रदिलोंग  
रांची ।

राष्ट्र संवर्द्धन समिति, झारखण्ड

*Vivek Sharma*  
अध्यक्ष

सचिव

कोषाध्यक्ष

*Abhishek Kumar*

Abhishek Kumar

8/11/2016

शुभरी नमिता कुमारी

शुभरी नमिता कुमारी






8/11/2016

8/11/2016



*Sh. Aggarwal*






VENDOR'S SIGNATURE  
8/11/2016

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

Nomity Kundu  
8/11/2016

*Nomity Kundu*

8/11/2016  
VENDOR'S SIGNATURE

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

*Asst. Secy. Govt.*  
8/11/2016

*श. न. कुन्दु*  
8/11/2016

राष्ट्र संवर्द्धन समिति, झारखण्ड

*Virendra Singh*  
अध्यक्ष

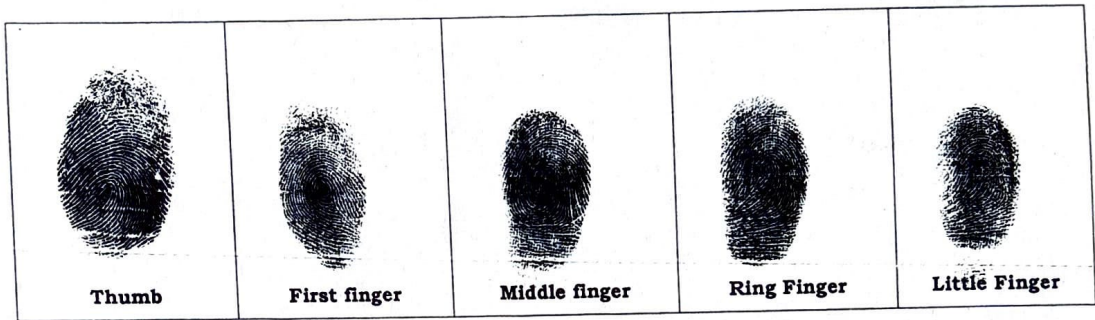
सचिव

कोषाध्यक्ष



सुनीता कुमारी  
8/11/2016

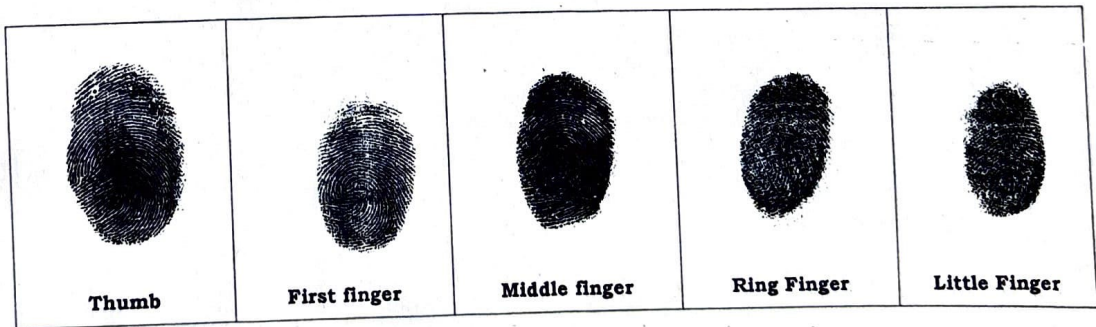
VENDOR'S SIGNATURE



Narajita Kumari  
8/11/2016  
Sudha Bhowmik  
8/11/2016

Ashwini Kumari  
8/11/2016

VENDOR'S SIGNATURE



राष्ट्र संवर्द्धन समिति, झारखण्ड

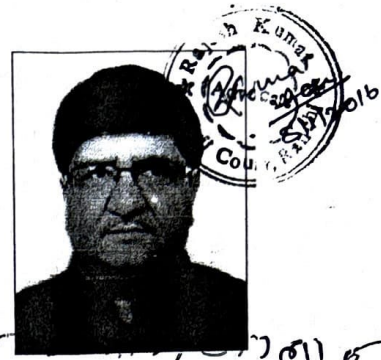
Vivashan

अध्यक्ष

सचिव

कोषाध्यक्ष










श्री राजेश कुमार

श्री राजेश कुमार  
8/11/2016

PURCHASER'S SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

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 Adv*  
8/11/2016

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

Typed by : Brajesh Ranjan

*Rajesh Kumar Adv*  
8/11/2016

Advocate Signature



राष्ट्र संवर्द्धन समिति, झारखण्ड

*Visheshwar...*

अध्यक्ष      सचिव      कोषाध्यक्ष

Nomita Kumar  
8/11/2016

श्री राजेश कुमार  
8/11/2016

श्री राजेश कुमार  
8/11/2016

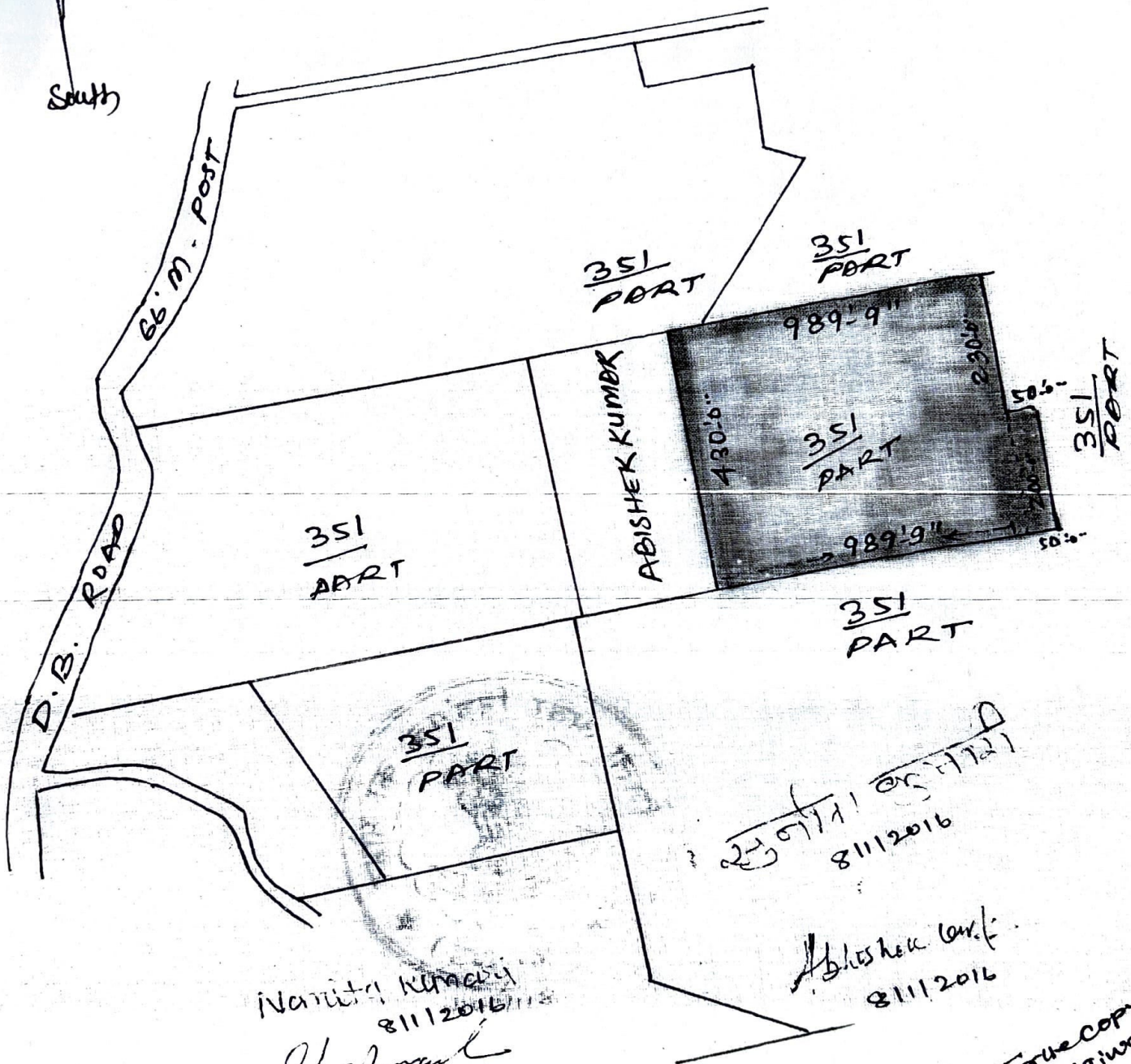
श्री राजेश कुमार  
8/11/2016



VILLAGE - KONKA, THANA - ...  
 THANAND - 8, DIST - RANCHI  
 R.S. PLOT NO - 351, SUB. PLOT NO - 351/PART 7  
 SHOWN IN RED MASH

AC-DEL  
 10-00

South



शुभमिणी कुमारी  
 8/11/2016

Abhishek Kumar  
 8/11/2016

IVANITA KUMARI  
 8/11/2016  
 Indira Aggarwal  
 8/11/2016

True COPY  
 Subodh Tiwar

राष्ट्र संवर्द्धन समिति, झारखण्ड

*Vivek Chandra*

अध्यक्ष      सचिव      कोषाध्यक्ष





निबंधन विभाग, झारखंड  
रांची

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 08/01/2016 13:36:54

Line & Address	Sale Deed	Presenter	Inder Agrawal	Date of Entry	08/01/2016
Doc. Value	6159000	DOE		Total Pages	76
Transaction Value	3200000	Stamp Value	246500	Book	1
Type		Serial No.		CNO/PNO	
Remarks / Other Details	Sp=351 Part	Old Serial No.	/	e-Stamp Cert. No.	
Property Details:		App. ID			

inchal	Th.No.	Wrd/HIK	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
nalari	8	2	Konka	26	351	RSP	Plot No 351 Part	Plot No 351 Part	Plot No 351 Part	Plot No 351 Part		R_AGR	1000 Decimal	6159000

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	Inder Agrawal	Mahabir Agrawal	Business	पुत्र	अग्रवाल	Male	AFYPA1067J			Agrasen Path Ramgarh Cant Ramgarh	agrasen path ramgarh cant ramgarh
2	VENDOR	Namita Kumari	Akhil Mohan	H.Wife	पत्नी	अहीर	Female	BTVPK4718E			H No 231 Birsa Nagar South Road No 4/A Hatia Jagarnathpur Ranchi	h no 231 birsa nagar south road no 4/a hatia jagarnathpur ranchi
3	VENDOR	Sunita Kumari	Satish Kumar	H.Wife	पत्नी	अहीर	Female	ATEPD2093D			Khijri Naya Toli Namkum Ranchi	Khijri Naya Toli Namkum Ranchi
4	VENDOR	Abhishek Kumar	Ajit Mahto	Farmer	पुत्र	कोइरी	Male	BMHPK1576M			Pithoria Ranhci	pithoria ranhci
5	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
6	Identifier	Sukhdeo Sahu	Late Tulsii Sahu	Business	पुत्र	तेली	Male		366431877317		Pithoria Ranchi	pithoria ranchi

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL		2.50	2.50
2	A1	184,770.00	1,847.70	186,617.70
3	I	500.00	10.00	510.00
4	M	150.00	10.00	160.00
5	SP	1,140.00	0.00	1,140.00
6	PR	0.94	0.00	0.94
Total		186,563.44	1,867.70	188,431.14

*Inder Agrawal*

स्परयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

*Inder Agrawal*

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

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

*Inder Agrawal*  
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

राष्ट्र संवर्द्धन समिति, झारखण्ड

Details

*Vivishwanath*

अध्यक्ष

सचिव

कोषाध्यक्ष