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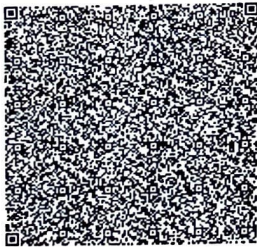


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH032284726457320
 Certificate Issued Date : 01-Sep-2016 01:15 PM
 Account Reference : NONACC (BK)/jhcanbk02/ RANCHI/ JH-RNC
 Unique Doc. Reference : SUBIN-JHJHCANBK02042748942592930
 Purchased by : RASTRA SAMVARDHAN SAMITI JHARKHAND
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 25,00,000
 (Twenty Five Lakh only)
 First Party : BRAJNESH CHANDRA VIDHARTHI
 Second Party : RASTRA SAMVARDHAN SAMITI JHARKHAND
 Stamp Duty Paid By : RASTRA SAMVARDHAN SAMITI JHARKHAND
 Stamp Duty Amount(Rs.) : 1,23,500
 (One Lakh Twenty Three Thousand Five Hundred only)



-----Please write or type below this line-----

यह प्रमाणित है कि उपरोक्त विवरण
 वर्ष 1908 की चक्र 46 के तहत
 शासक के पास है और राज्य सरकार
 द्वारा ही प्रमाणित किया गया है।
 उक्त विवरण पर राज्य सरकार का स्टाम्प है
 'विशेष कर' का प्रमाण है।

ब्रजनेश चन्द्र विद्यार्थी
 02/09/2016

राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivek Chandra
 अध्यक्ष सचिव

कोषाध्यक्ष

02/09/2016

VO 0003288308

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Handwritten signature and circled number '78'.



Handwritten text in Hindi: 'राजनेश चंद्र विधार्थी' and '21/9'.

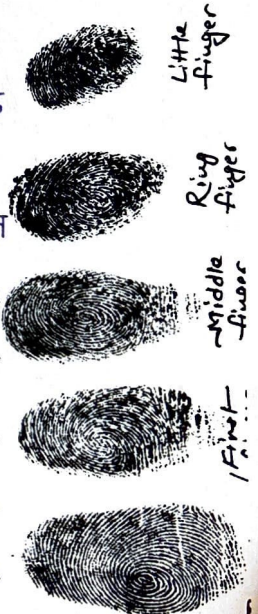
THIS INDENTURE OF ABSOLUTE DEED OF SALE is made on this the 02 day of September' in the year 2016 of the Christian Era at Ranchi;

3080000
संपत्ति का मूल्य
स्वा. 123580

राष्ट्र संबर्द्धन समिति, झारखण्ड

BETWEEN

अध्यक्ष सचिव कोषाध्यक्ष



Mr. BRAJNESH CHANDRA VIDHARTHI son of Sri Chotan Prasad, by faith & religion Hindu, by caste Kurmi (Bihar), by occupation Business, permanent resident of Village Lodipur, Post Khaddi Lodipur, Police Station Telhara, District Nalanda, State Bihar, now presently residing at Flat No. 205, Shivalaya

Apartment, Kanke Road, Police Station Gonda, District Ranchi

R. A. 78
61579/

Handwritten signature and date '21/9/16'.

राजनेश चंद्र विधार्थी
21/9/16

राजेश चण्डा विरुद्ध
02/09/2016



First finger

Middle finger

Ring finger

Little finger



02/09/16

101

~~Rajesh Chandra Visharati~~
~~Chafsa Bux~~
~~Konke Bux~~

~~Rea~~
~~[Signature]~~

राष्ट्र संवर्द्धन समिति, झारखण्ड

अध्यक्ष

सचिव

कोषाध्यक्ष

02/09/2016

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

PAN No. ACRPV8341G [Brajnesh Chandra Vidharthi]

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.

राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivek Sharma

अध्यक्ष

सचिव

कोषाध्यक्ष

राजनेश चन्द्र विधार्थी
2/9/16

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, Revenue Thana No. 08, 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 schedule 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

राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivek Chandra

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कमलेश चन्द्र विद्या
21/6/16

namely Santosh Kumar son of Sri Suresh Sharma, to one Brajnesh Chandra Vidharthi son of Sri Chotan Prasad, through registered deed of sale on 27th day of November' 2009, bearing Deed No. 22607/19723, which is entered in Book No. I, Volume No. 749, Page Nos. 227 to 240 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. 169R27/2010-11, which is entered in Volume No. II, Page No. 174/II 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 safety and some other social necessities, wanted to sell the schedule landed property measuring an

राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivek Sharma

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राजेश कुमार
2/9/16

area 05 Acres of Revisional Survey Plot No. 351, marked as Sub Plot No. 351/Part 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. 25,00,000/- (Rupees Twenty Five 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. 25,00,000/- (Rupees Twenty Five 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.

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भारत सरकार
2/9/16

- (B) That the VENDOR hereby admits and acknowledges the receipt of Rs. 25,00,000/- (Rupees Twenty Five 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.
- (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.

राष्ट्र संवर्द्धन समिति, झारखण्ड

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(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 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 an **Area 05 Acres** (Five Acres) more or less, situated at **Village/Mouza Konka**, revenue **Thana No. 08**

राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivek Chandra

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राष्ट्र संवर्द्धन समिति
2/9/18

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	05 Acres

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

North : Proposed Road
 South : Plot No. 351/Part/A (Land of present Purchaser)
 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 : 310' - 00"
 In West, from North to South : 310' - 00"

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 2/9/16

MEMO OF CONSIDERATION

The PURCHASER has paid Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only the consideration amount of the scheduled property to the VENDOR through :-

DD. No.	Bank's Name	Date	Amount
787718	UCO Bank	31-08-2016	25,00,000/-

Total Rs. - 25,00,000/-

(Rupees Twenty Five 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 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. 25,00,000/- (Rupees Twenty Five 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. 30,80,000/- (Rupees Thirty Lakhs Eighty Thousand) only.

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Vivek Sharma

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25/08/16
25/08/16
25/08/16

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.

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

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अमरीश चन्द्र विहारी
29/9/16

WITNESSES :-

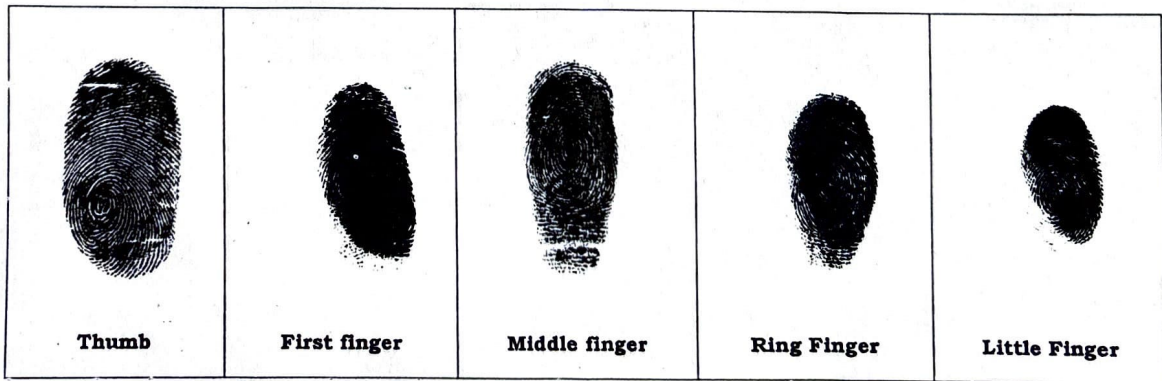
1. वसंत कुमार मिश्रा

वसंत कुमार मिश्रा
पिता- श्री शिवे राम मिश्रा
क्रीतल विहार अपार्टमेंट
क्रिशोर राज चौक, गली नं. 1
हरद्वार रोड, राँची-834001.

2. 2/9/16
Congress Party
Prachi Prasad
Pranch
2/9/16

अजयेश चन्द्र विहारी
02/09/2016

VENDOR'S SIGNATURE



राष्ट्र संवर्द्धन समिति, झारखण्ड

Vivek Shari

अध्यक्ष सचिव कोषाध्यक्ष



श्री गजेश कुमार जलवा
02/09/2016

राष्ट्र संवर्द्धन समिति, झारखण्ड.

श्री गजेश कुमार जलवा
2/9/16 अध्यक्ष

PURCHASER'S SIGNATURE AND PHOTOGRAPH



गजेश कुमार विद्यार्थी
2/9/16

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
2/9/2016

Drafted by : Rajesh Kumar, Advocate

(Lodger No. 1639/01)

Typed by : Prakash Ranjan

Rajesh Kumar
Adv
2/9/2016

Advocate Signature



राष्ट्र संवर्द्धन समिति, झारखण्ड

Vividh...

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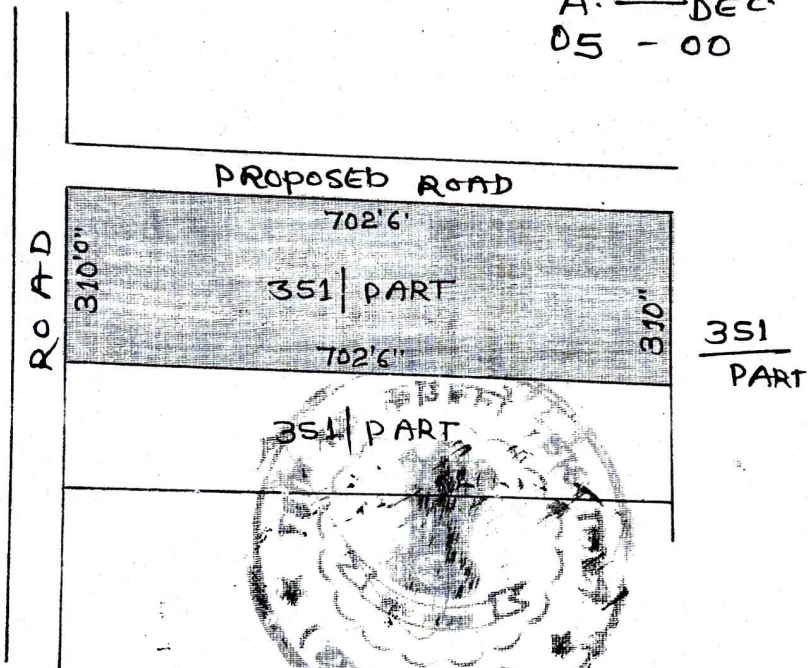
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N
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VILLAGE KONKA
THANA BURMU
THANA NO 8
DIST RANCHI, KHATA NO 26
R-S PLOT NO 351
SUB PLOT NO 351 / PART
SHOWN IN RED WASH
AREA

A. — DEC
05 - 00



प्रजगता राष्ट्र प्रेरणा

2/9/18

राष्ट्र संवर्द्धन समिति, झारखण्ड
Virendra Chandra
अध्यक्ष सचिव कोषाध्यक्ष

Opically
PK.



निबंधन विभाग, झारखंड
रांची
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Form No: 9

Token Date/Time: 02/09/2016 11:20:57

Document Type	Sale Deed	Presenter	Brajnesh Chandra Vidharthi
Presenter Name & Address	Flat No. 205, Shivalaya Apartment, Kanke Road, Police Station Gonda, Ranchi	Date of Entry	02/09/2016
Stampable Doc. Value	3080000	DOE	Total Pages 60
Document/Transaction Value	2500000	Stamp Value 123500	Book 1
Special Type		Serial /Deed No. /	CNO/PNO
Remarks / Other Details	Sub Plot 351/Part	Old Serial No. /	
Property Details:		App. ID	e-Stamp Cert. No. IN- JH032284726457320

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	Prop. Road	Plot 351/Part/A, Presen Purchaser	Plot 351/Part	Road		R_AGR	500 Decimal	3079500

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	Brajnesh Chandra Vidharthi	Chotan Prasad	Business	पिता	अवधीया कुरमी	Male	ACRPV8341G		0000000000	Flat No. 205, Shivalaya Apartment, Kanke Road, Police Station Gonda, Ranchi	LODIPUR, TELHARA, NALANDA, BIHAR
2	VENDEE	Rastra Samvardhan Samiti, Jharkhand Thro Its President Gyan Prakash Jalan	Late Shankar Lal Jalan	Business	पिता	बनीया	Male	AABTR8271R			Ranglal Jalan Road, Baralal Street, Near Seva Sadan Hospital, Upper Bazar, Kotwali, Ranchi	RANGLAL JALAN ROAD, BARALAL STREET, NEAR SEVA SADAN HOSPITAL, UPPER BAZAR, KOTWALI, RANCHI
3	Identifier	Basant Kumar Mittal	Radheshyam Mittal	Business	पिता		Male	NOT REQ.			Kishoreganj, Ranchi	KISHOREGANJ, RANCHI

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	900.00	0.00	900.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	I	5,000.00	50.00	5,050.00
5	M	150.00	10.00	160.00
6	A1	92,400.00	924.00	93,324.00
Total		98,453.44	984.00	99,437.44

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

उपर्युक्त स्वीकार किया

Brajnesh Chandra Vidharthi

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निबंधन को मिला है, झारखण्ड

http://172.16.20.229/jarsrnc/reg/prndetails.aspx?deedid=437929

Virek Sharma

अध्यक्ष

सचिव

कोषाध्यक्ष