



03AA 38844



Handwritten notes and signatures:
 1. A vertical line with a circle at the top, possibly a signature or mark.
 2. A signature that appears to be 'Munipati' written in a stylized script.
 3. A date '07/07/12' written below the signature.
 4. Some illegible handwritten text in Hindi above the signature.

Handwritten notes on the left margin:
 1. 'Pashupati Singh' written vertically.
 2. '07/07/12' written vertically.
 3. Other illegible handwritten notes.

THIS INDENTURE OF ABSOLUTE SALE is made on this the 07/07/12 Day of July 2012.

BETWEEN

DOON EDUCATIONAL TRUST, having its office at Morhabadi, P.S.-Bariata, District- Ranchi, through its Trustee SMT. JANAK DULARI SINGH wife of Late Pashupati Singh, by faith-Hinda, [Redacted] by occupation-Housewife, permanent resident of Village-Kathrain, P.O. Kochas, P.S. Kudra, Dist. Rohtas (Bihar), at present Baliburi Road, Morhabadi, P.S.-Bariata, District-Ranchi, State-Jharkhand, Indian Citizen, thereafter called the VENIDOR) of the

FIRST PART.
 PAN- A36PF9453E



Handwritten text: Janak Dulari Singh

Handwritten notes and signatures:
 1. A signature.
 2. Other illegible handwritten notes.

Vertical handwritten note on the right margin: 03AA 38844

Non Prof. for Stamp - within Rs. (4600/-)

Sold Sri J.D. National B. Ed College through Jitendra Kumar Singh & Arvind Kumar

A set stamps of Rs 10000+1000x4+500+100

Ranchi Treasury, Ranchi



Sarab Lal Singh
7-7-12



Lal
Singh
Kumar
Vishu

07/07/12 _____ 107



Sarab Lal Singh
Date Kashupati Singh
Kashupati Singh
Sudhakar Singh
Sudhakar Singh (Kashu)
H. K. Singh

07/07/12

भारतीय नैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



भारतखण्ड JHARKHAND

399050

J.D. NATIONAL B.ED. COLLEGE, having its office at Bahihari Road, Morhabadi, Ranchi through its Trustee (1) SRI JITENDRA KUMAR SINGH and (2) SRI ARBIND KUMAR both sons of Late Pashupati Singh by faith-Hindu, by Caste-Awadhiya Kurmi, by occupation-Business, R/o Bahihari Road, Morhabadi, P.S.-Bariatu, District-Ranchi, State-Jharkhand, Indian Citizen, (hereinafter called the PURCHASER) of the OTHER PART. No.1 - DAN - AEW Bf 93092
No.2 - P&M - RTY PK 5721H

The terms and expressions "LAND OWNER/VENDOR" and "PURCHASER" wheresoever used and occurring in these presents shall always mean and include their respective heirs, legal representative, successor-in-interest, executors and assigns unless specifically excluded by or repugnant to the subject or context hereinbelow whether expressly or be necessary implications.

Sonal Prasad Singh

2-1-11

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

झारखण्ड JHARKHAND

399051

WHEREAS the Revisional Survey Record of Right of Khata no-7, Plot no.-148, Area -1 Acre 10 Decimal, situated at Village- Jamun, P.S.- Angara, Thana no- 24, District- Ranchi is recorded in the name of Sk. Kandan a Katiyami,

AND WHEREAS the PASHUPATI SINGH had purchased the said land Area-55 Decimal of Khata no.-7, Plot no.-148, situated at Village-Jamun, P.S.-Angara, Thana No.- 24, District-Ranchi from the legal heirs of the recorded tenant Abdul Iqbal Ansari, Makbul Ansari and Hasim Ansari all sons of Late Abdul Aziz Ansari by virtue of registered sale deed no.-10901, dated 26.06.2007, which was registered at Sub-Registrar Office, Ranchi and entered in Book no.-1, Volume no.-426, Page no.-153 to 172 for the year 2007 and the said Pashupati Singh had also purchased the land Area- 55 Decimal of Khata no.- 7, Plot no.-148,

Jamun Pashupati Singh

7-7-10

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



झारखण्ड JHARKHAND

399052

4

situated at Village-Jamun, P.S.-Angara, Thana no.-24, District-Ranchi from the legal heirs of the recorded tenant Abdul Iqbal Ansari, Makbul Ansari and Hasim Ansari all sons of Late Abdul Aziz Ansari by virtue of registered sale deed no.-10902, dated 26.06.2007, which was registered at Dist. Sub-Registrar Office, Ranchi and entered in Book no.-1, Volume no.-425, Page no.-173 to 192 for the year 2007. This land under registered deed no.-10902, Area- 55 Decimal was purchased by the said Abdul Iqbal Ansari, Makbul Ansari and Hasim Ansari all sons of Late Abdul Aziz Ansari from the other share holder of the said Khata namely Alluddin Ansari & Others by virtue of registered sale deed no.- 2678 dated 11.11.1997, which was registered at Sub-Registrar Office, Ranchi and entered in Book no.-1, Volume no.-25, Page no.-336 to 338 for the year 1977.

Janak Datta Singh

7-7-12

भारतीय नै न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

झारखण्ड JHARKHAND

399053

5

AND WHEREAS after purchase of the aforesaid total-01 Acre 10 Decimal land, Pashupati Singh came in peaceful possession over the same and got mutated his name in respect of his purchased land in the office of State of Jharkhand through Angara Anchal, Ranchi and paid rent to the State and further sold the said land to DOON EDUCATIONAL TRUST through its Trustee SMT. JANAK DULARI SINGH (the VENDOR) by virtue of a registered Deed of Sale registered before the Dist. Sub Registrar, Ranchi and entered in Book No. 1, Vol. No. 571, pages from 445 to 570 being Deed No. 17406/15232 dated 14.09.2009. After purchase the VENDOR mutated the said land in his name vide mutation Case No. 123 R-27/09-10 from the Circle Officer, Angara, Ranchi and paid rent to the state and now the VENDOR have become full and absolute owner of the land described in the schedule hereunder and delineated in RED colour in the map attached hereto and are fully seized

Pashupati Singh

7-7-12

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

6

A 711215

and possessed thereof and is well and sufficiently entitled and competent to convey the same and every part thereof.

AND WHEREAS Vendor offered and expressed his desire to sale the property which has been morefully described in the schedule herein below and after due negotiation price of the land hereby sold to the Purchaser for a total consideration of Rs. 2,08,530/- (Rupees two laes eight thousand five hundred thirty) only which is fair and reasonable price according to the prevailing market rate in the locality.

NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH:-

1. That in pursuance of the aforesaid agreement and in Total consideration of Rs. 2,08,530/- (Rupees two laes eight thousand five hundred thirty) only received in full as per memo of consideration given herein below by the Vendor from the

Sanjay Datta Singh



राँची, झारखण्ड, JHARKHAND

8742996

7

Purchaser, the receipt of which sum the Vendor do hereby admit and acknowledge and hereby convey, transfer, sell and assign voluntarily and with free will all that piece and parcel of land morefully described in the Schedule hereinbelow and shown in RED WASH in the sketch map attached herewith this deed of sale as part of it, free from all encumbrances, charges and liens whatsoever together with his all right, title, interest, liberties, privileges, advantages, right of easement to the Purchaser to have and hold the same for ever and absolutely.

2. That the Vendor hereby assure and covenant to the Purchaser that the piece and parcel of land hereby sold, transferred and demised by the Vendor to the Purchaser is free from all encumbrances, charges and lien whatsoever and the Vendor has done nothing

Sandip Datta Singh

7-2-22

whereby and whereunder the said piece of land and the right, title and interest therein may in any manner, be charged with the payment of any money or monies and the Vendor has good, valid and subsisting right to make this transfer in the manner hereby done.

3. That the Vendor hereby further covenant and agree that he will at the request and cost of the Purchaser do, perform or cause to be done, performed and executed any further lawful acts, deeds, or things as may be necessary in future for further or more fully and perfectly assuring the title of the Purchaser to and in respect of the land hereby sold and transferred to them.
4. That the Vendor hereby agree to keep the Purchaser harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchaser arising out of any defect in title of, the Vendor over property more fully described in the Schedule hereinbelow.
5. That the Vendor has this day put the Purchaser in actual physical possession over all that piece and parcel of land which has been hereby sold to and demised unto the Purchaser under this deed of sale forever and absolutely.

Jaswant Duggan Singh

7-7-12

6. That the Purchaser shall and may from time to time and at all times hereinafter peacefully and quietly enter upon, have hold occupy, possess and enjoy the property morefully and particularly described in the Schedule hereinbelow. The Purchaser shall have all the right and liberty according to Law to construct building etc, and shall be at liberty to enjoy, use, deal, transfer and mortgage the same in the manner they likes.
7. That the Purchaser shall be entitled to secure mutation of his name in all revenue records of the State of Jharkhand particularly in the records kept and maintained at the Angara Anchal Office, Ranchi or wherever it will be necessary with respect of the property which has been morefully described in the Schedule hereinbelow and the Purchaser shall be liable to pay rent etc. to the concerned department.

SCHEDULE

All that piece and parcel of land (Tare) of R.S. Khata no.- 7, Plot no.-148, Area-63 Decimal ~~out of 1Acre 10 Decimals~~, situated at Village-Janam, P.S.-Angara, Thana no.- 24, District- Ranchi, State- Jharkhand, which has been shown in RED WASH in the sketch Map

Sanjay Prasad Singh

7-7-12

attach here with this Deed of Sale as part of it and is bounded and buttled as follows:-

North :- R.S. Plot no.-148/Part.
 South :- R.S. Plot no.-144.
 East :- R.S. Plot no.-147.
 West :- R.S. Plot no.-149.

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L. It is further certified that the said land is not a Schedule Tribes Land or Forest Land and does not fall under the land of Muth, Mandir, Girja, Masjid, Gurudwara, Hadgari, Sama, or Pahnai and same has been not acquired by the Government for any purpose. *Jamal Pata Singh*

7-7-12

IN WITNESS WHEREOF the VENDOR and the PURCHASER

have put their hand on the date, month and year above written after fully understanding the contents of this Deed

WITNESSES:-

1. Musma Munda
3/6 Sahra Munda
Haquepur Sagar Rd,
Morabadi, Morabadi.
2. Sarekh Khan

SIGNATURE OF THE VENDOR

Jaswant Kaur Singh
7-7-12



SIGNATURE OF PURCHASERS
WITH PHOTOGRAPH
PURCHASER NO. 1

Jitendra Kumar Singh
7-7-12



PURCHASER NO. 2

Adarsh Kumar Singh
7-7-12



Drafted By : Deepak Kumar Singh
Advocate

Typed by : Ex. Hrn. Clk R.K. Singh

Relax India Kaur Singh
Morabadi, Morabadi
V.A.N. 534617481

Certified that the fingerprints of the Left Hand of each person whose photograph is affixed in the document have been obtained by me or before me.

Signature of Registrar
7-7-12

**विशेष विभाग, आरखंड
राष्ट्र**

जय पर्व-रह विशेष शास (विभाग 114)

Token No 28 **११११** Token Date/Time 07/07/2012 12:04:00

Document Type Sale Deed Presenter **Janak Dalai Singh**

Presenter Name & Address **Balibari Road Marhabad Barista Ranchi** Date of Entry **07/07/2012**

Stampable Doc. Value **205000** DOK Total Pages **28**

Declaration Value **298000** Stamp Value **54600** Book **1**

Special Type Serial No CNO/NO

Remarks / Other Details **Sub Plot of Part**

Anchor	Th.No.	Whd/Plt/Mauza	Plt. No.	Plot No.	Plot Type	H No.	Category	Area	Min. Value	
Angara	24	7	Jeamun	7	143	RSP		GAR	70 Decimal	205000

Other Property Details

Property Type	Th. No.	Whd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details

SN	P Type	Party Name	Father/Maternal	Occup.	Code	PANF 90	Address
1	VENDOR	Doot Educational Trust Thru its Trustee	Janak Dalai Singh JVD Law Pathak Singh	H Wife	Other	Ajpr54034	Balibari Road Marhabad Barista Ranchi
2	VENDEE	J D National B Ed College Thru its Trustee	Alendra Kumar Singh S/O Late Pathak Singh	Business	Other	Ajpr53000	Balibari Road Marhabad Barista Ranchi
3	VENDEE	J D National B Ed College Thru its Trustee	Arvind Kumar S/O Late Pathak Singh	Business	Other	Ajpr57218	Balibari Road Marhabad Barista Ranchi
4	Witness	Vidya Singh	Dr. Raghunath Prasad Singh	H Wife	Other	Not Req	Datta Vihar Road Marhabad Barista Ranchi

Fee Details

SN	Description	Amount
1	ML	2.50
2	PL	0.84
3	AL	6,255.90
4	SP	400.00
Total		6,679.34

Janak Dalai Singh

इसका प्रतिलिपि आवेदन में अतिरिक्त तथ्यों के अंगुलि है।

दस्तावेज एवं इसकी नई प्रतियां के अंगुलि परा देते की गई है।

अनुमोदित का प्रमाण
Signature
हस्ताक्षर के अंगुलि पर
०७/०७/१२

उपरोक्त

जनक कुमारी सिंह

ने इस आवेदन के विवरण को भी पढ़ा

सहकारक विवरण

पिता:

विद्या सिंह

पिता

डॉ. रघुनाथ प्रसाद सिंह

पत्नी:

आशुविद्या देवी, गीरवादी

पत्नी

सुश्री

पिता:

Janak Dalai Singh

Vidya Singh



2-1480-10

VILLAGE JANUBI THANA NO-24
THANA ANGARA DIST BANCHI
AREA SHOWN IN RED WASH
R-S PLOT NO-148 AREA
SUB DIST NO-148/PART -> 63-downwale.









Signature
Date

निबंधन विभाग, झारखंड
रांची

Token No.70 Token Date: 07/07/2012 13:54:08

Serial Deed No./Year :9955/8719/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Doan Educational Trust Thro Its Trustee Father/Husband Name:Jank Dulari Singh W/O Late Pashupati Singh (VENDOR) Bailhari Road Morabadi Bariatu Ranchi		
2	J.D.National B.Ed College Thro Its Trustee Father/Husband Name:Jitendra Kumar Singh S/O Late Pashupati Singh (VENDTEE) Bailhari Road Morabadi Bariatu Ranchi		
3	J.D.National B.Ed College Thro Its Trustee Father/Husband Name:Arbind Kumar S/O Late Pashupati Singh (VENDTEE) Bailhari Road Morabadi Bariatu Ranchi		
4	Vidya Singh Father/Husband Name:Dr.Raghunath Prasad Singh (Identifier) Datta Villa Road Morabadi Bariatu Ranchi		

Book No. 1
 Volume 348
 Page 501 To 528
 Deed No. 9955/8719
 Year 2012
 Date 07/07/2012 15:52:20

District Sub Registrar


Signature of Operator