



05AA 388444



भारतीय रिजर्व बैंक द्वारा जारी किया गया  
 दिनांक 1998  
 भारतीय रुपया  
 (XIV) की श्रृंखला में  
 10 हजार रुपये का  
 नोट प्रकृत या स्वतंत्र रूप से अंकित नहीं है

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

**BETWEEN**

DOON EDUCATIONAL TRUST, having its office at Morhabadi, P.S.-Bariatu, District- Ranchi, through its Trustee SMT. JANAK DULARI SINGH wife of Late Pashupati Singh, by faith-Hindu, ~~by caste~~ *patel* ~~by caste~~ *Radhika Kuma* by occupation-Housewife, permanent resident of *Janak Dulari Singh* Village-Kathrain, P.O. Kochas, P.S. Kudra, Dist. Rohtas (Bihar), at present Balihari Road, Morhabadi, P.S.-Bariatu, District-Ranchi, State-Jharkhand, Indian Citizen, (hereinafter called the VENDOR) of the

FIRST PART.  
 PAN - AJO PF9453E

*Handwritten notes and signatures in Hindi.*



*Janak Dulari Singh*

*Handwritten signature and notes.*

*Janak Dulari Singh*



Non Judicial Stamp - worth Rs. 14600/-

Sold Shri J.D. National B.Ed College through Jitendra Kumar Singh & Arbind Kumar

with the stamps of Rs 10000 + 1000 x 4 + 500 + 100

Ranchi Treasury, Ranchi



Janak Dalai Singh  
7-7-12



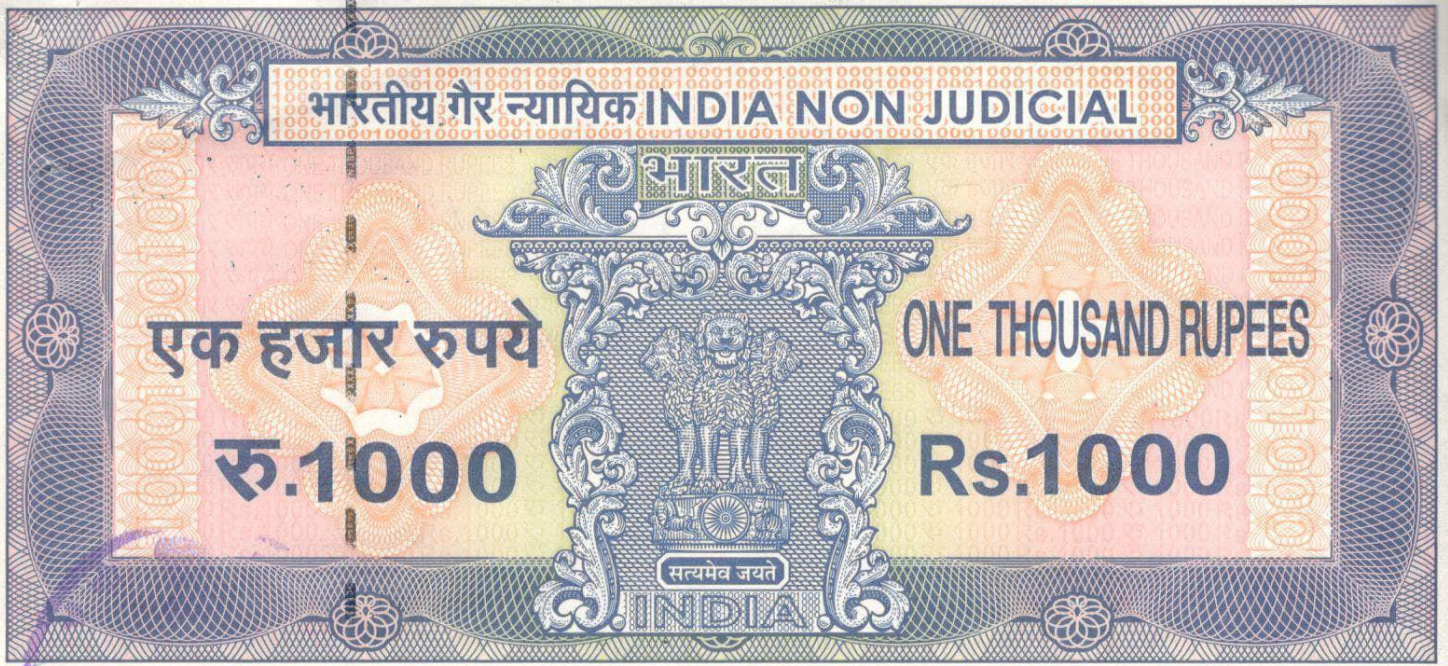
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Jy  
K. Anand  
10/7



Janak Dalai Singh,  
P.O. Kashapet Singh,  
Kathua  
Distt. Daltong (Bihar)  
H. No. 10

Munpathi  
07/07/12





झारखण्ड JHARKHAND

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AND

J.D. NATIONAL B.ED. COLLEGE, having its office at Balihari 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 Balihari Road, Morhabadi, P.S.-Bariatu, District-Ranchi, State-Jharkhand, Indian Citizen, (hereinafter called the PURCHASER) of the OTHER PART. NO-1 - PAN - AFWPS9309D  
NO-2 - PAN - ATYPK5721H

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.

Janak Dalai Singh

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

AND WHEREAS the PASHUPATI SINGH had purchased the said land Area-55 Decimal of Khata no.-7, Plot no.-148, situated at Village-Janum, 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,

*Janak Dular Singh*

7-7-17





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situated at Village-Janum, 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.- I, 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 Aliuddin 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 Dulari Singh*

7-7-12





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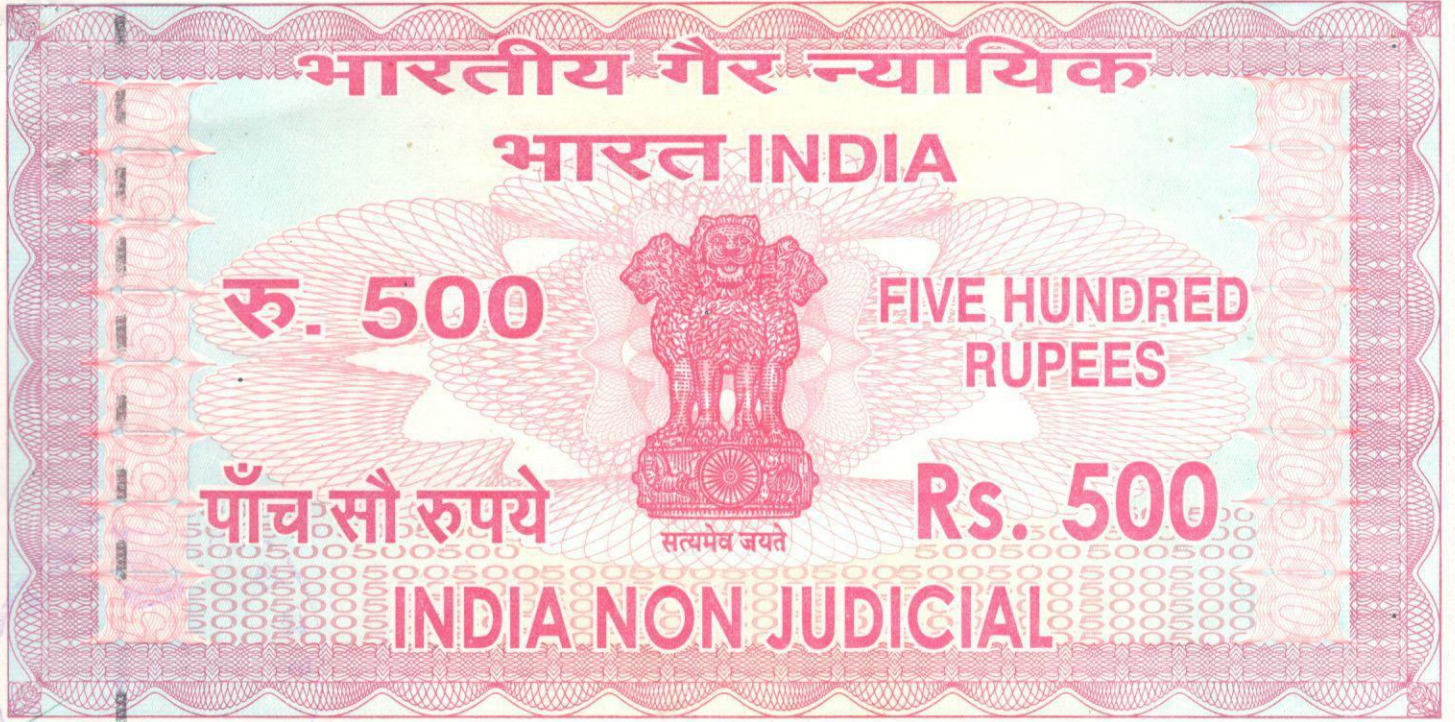
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AND WHEREAS after purchase of the aforesaid total-01 Acre 10 Decimal land, Pashupati Singh came in peaceful possession over the same and got mutated his name in respect of his purchased land in the office of State of Jharkhand through Angara Anchal, 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. I, Vol. No. 571, pages from 545 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

*Janak Dulari Singh*

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

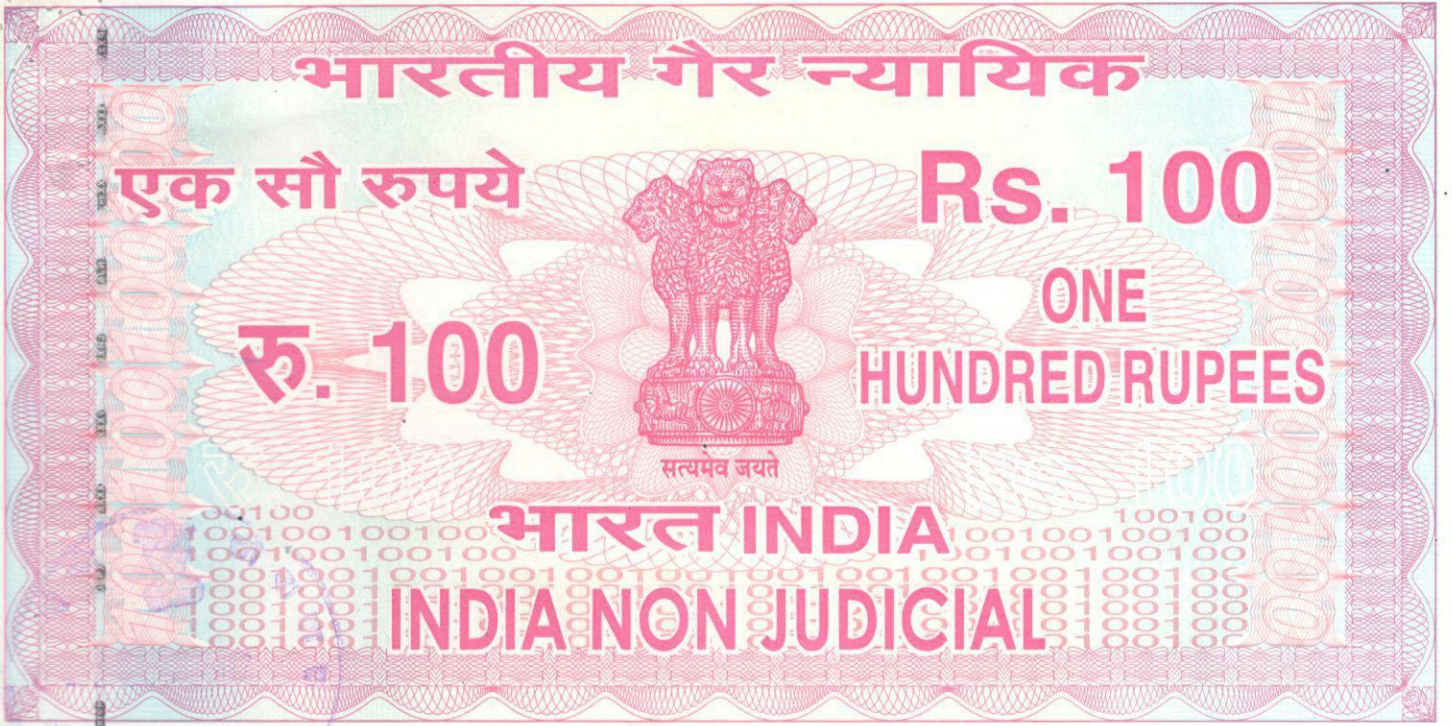
AND WHEREAS Vendor offered and expressed his desire to sale the property which has been morefully described in the schedule herein below and after due negotiation price of the land hereby sold to the Purchaser for a total consideration of Rs. 2,08,530/- (Rupees two lacs eight thousand five hundred thirty) 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 lacs eight thousand five hundred thirty) only received in full as per memo of consideration given herein below by the Vendor from the

*Janak Dulari Singh*





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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

*Danok Dulari Singh*

7-7-11



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 morefully 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 morefully 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.

*Jamade Dzeleisigh*

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, passes 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 (Tanr) of R.S. Khata no.- 7, Plot no.-148, Area-63 Decimal                      out of 1Acre 10 Decimals, situated at Village-Janum, P.S.-Angara, Thana no.- 24, District- Ranchi, State-                      Jharkhand, which has been shown in RED WASH in the sketch Map

*Janak Dulari Singh*

7-7-12



attach here with this Deed of Sale as part of it and is bounded and butted 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, Sarna, or Pahnai and same has been not acquired by the Government for any purpose. *Janak Dulain 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:-**

- Munna Munda  
s/o Sohra Munda  
Hqntar Siya Rd,  
Morabadi, Ranch.
- Sarvesh Kumar

**SIGNATURE OF THE VENDOR**

*Janak Dillai Singh*  
7-7-12

Thumb	Fore	Middle	Ring	Little

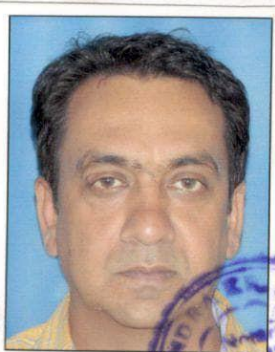


**SIGNATURE OF PURCHASERS WITH PHOTOGRAPH PURCHASER NO. 1**

*Jitendra Kumar Singh*  
7-7-12



Thumb	Fore	Middle	Ring	Little



**PURCHASER NO. 2**

*Asbind Kumar*  
7-7-12



Thumb	Fore	Middle	Ring	Little

Drafted By : *Deepak Kumar Singh*  
Advocate

Typed by : Ex Hav/Clk R.K. Singh

*RKS*

Rabindra Kumar Singh  
Ex-MCO Hav Clerk  
AN 5346174M

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]*  
7-7-12



निबंधन विभाग, झारखंड  
रांची

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 70

Token Date/Time: 07/07/2012 13:54:08

Document Type	Sale Deed	Presenter	Janak Dulari Singh	Date of Entry	07/07/2012
Presenter Name & Address	Balihari Road Morhabadi Bariatu Ranchi	DOE		Total Pages	28
Stampable Doc. Value	208530	Stamp Value	14600	Book	1
Document Value	208530	Serial No.		CNO/PNO	
Special Type					
Remarks / Other Details	Sub Plot =Part.				

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Angara	24	7	Jaanum	7	148	RSP		TANR	63 Decimal	208530

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.	Caste	PAN/F 60	Address
1	VENDOR	Doon Educational Trust Thro Its Trustee	Janak Dulari Singh W/O Late Pashupati Singh	H Wife	Other	Ajqpf9453e	Balihari Road Morhabadi Bariatu Ranchi
2	VENDEE	J.D.National B.Ed College Thro Its Trustee	Jitendra Kumar Singh S/O Late Pashupati Singh	Business	Other	Afwps9309d	Balihari Road Morhabadi Bariatu Ranchi
3	VENDEE	J.D.National B.Ed College Thro Its Trustee	Arbind Kumar S/O Late Pashupati Singh	Business	Other	Atpk5721h	Balihari Road Morhabadi Bariatu Ranchi
4	Identifier	Vidya Singh	Dr.Raghunath Prasad Singh	H Wife	Other	Not Req.	Dutta Villa Road Morabadi Bariatu Ranchi

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	6,255.90
4	SP	420.00
Total		6,679.34

Janak Dulari Singh

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंट्री की गई है।

उपर्युक्त स्वीकार किया

जिसकी

पहचान

निवासी

Janak Dulari Singh

Vidya Singh

दस्तावेज के, मोरहाबदी

Dr. Raghunath Prasad Singh

गृहणी

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑफिसर का हस्ताक्षर

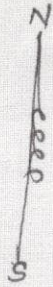
ने इस दस्तावेज के निष्पादन को मेरे समक्ष

निबंधन पदाधिकारी का हस्ताक्षर

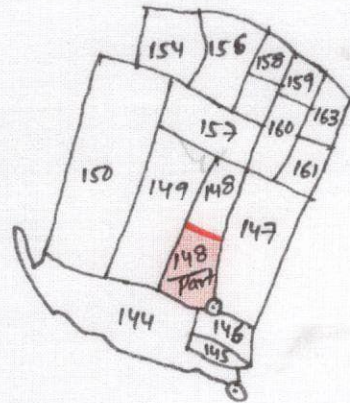
Janak Dulari Singh

Vidya Singh





VILLAGE- JANUM THANA NO-24  
THANA ANGARA DIST RANCHI  
AREA SHOWN IN RED WASH  
R-S. PLOT NO-148 AREA  
SUB PLOT NO-148/PART → 63-decimals.











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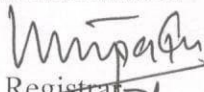


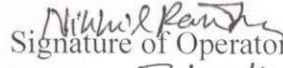
निबंधन विभाग, झारखंड  
रांची

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	<b>Doon Educational Trust Thro Its Trustee</b> Father/Husband Name:Janak Dulari Singh W/O Late Pashupati Singh (VENDOR) Balihari Road Morhabadi Bariatu Ranchi		
2	<b>J.D.National B.Ed College Thro Its Trustee</b> Father/Husband Name:Jitendra Kumar Singh S/O Late Pashupati Singh (VENDEE) Balihari Road Morhabadi Bariatu Ranchi		
3	<b>J.D.National B.Ed College Thro Its Trustee</b> Father/Husband Name:Arbind Kumar S/O Late Pashupati Singh (VENDEE) Balihari Road Morhabadi Bariatu Ranchi		
4	<b>Vidya Singh</b> Father/Husband Name:Dr.Raghunath Prasad Singh (Identifier) Dutta Villa Road Morabadi Bariatu Ranchi		

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

  
District Sub Registrar  
7/7

  
Signature of Operator  
7/7/12



