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P. 21-5-09

21/5

Handwritten signature and name: *Usha Kiran Sinha*

बचत निधि 21 के बचत तथा काठमांडू  
 बैंक एवम् 1908 को पत्रा 460/1908  
 बैंक को पत्रा है। काठमांडू स्टाम्प अधिनियम  
 (1900) की अनुमति। का. म. 23....  
 काठमांडू तथा अन्य स्थानों पर प्रयुक्त  
 विहित वा स्टाम्प मुक्त अपेक्षित नहीं है

विशेष प्राधिकारी रॉबी (काठमांडू)  
 21-5-09

16000/

05AA 080580



Handwritten signature and date: *Usha Kiran Sinha*  
 21/5/09

THIS DEED OF ABSOLUTE SALE is made on this the 21 day of 2009 at Ranchi.

BETWEEN

JASPURIA TRUST FOR EDUCATION AND SOCIAL WELFARE having its office at village and Post Getalsood, P.S. Angara, Dist. Ranchi - 834103, through its Vice-President SMT. USHA KIRAN SINHA wife of Sri L.P.Sinha, by caste Hindu, by profession Social Worker, resident of House No. 232, Doranda- Namkum Road, Kusai, P.S. Doranda, Distt. Ranchi- Jharkhand- India (hereinafter called the VENDOR ) of the ONE PART ;

AND

JASPURIA B.ED. COLLEGE, BISA; Getalsood, P.S. Angara, Distt. Ranchi, through its Chairman, SRI JAILENDRA KUMAR son of Sri Baleshwar Prasad, by caste- Kumi, by occupation- business, resident of village Getalsood, P.S. Angara, Distt. Ranchi, Jharkhand, India (hereinafter called the PURCHASER) of the OTHER PART;

21/5/09  
1589/  
Per Rec

21/5/09  
Handwritten notes and initials

Usha Kiran Sinha 21/5/09  
 (with several fingerprints)

00001 29

1308... 21/5/09

Non Judicial Stamp worth Rs. 1600/-

Sold to Shri. Jasbir Singh, College Bldg Jalandhar Punjab

along with the stamps of Rs. 1500/-

Ranchi Treasury, Ranchi

Laxmi Kaur Singh,

- 21/05/09



21/5/09



21-5-09

श्री. जसबीर सिंह

मामलत प्रशासक

30/3/09

21-5-09



- 2 -

The term Vendor and the Purchaser shall always and include in the context below to their respective heirs, successors in office, legal representatives and assigns.

WHEREAS the landed property bearing R.S. Plot No.155, under Khata No.45 total an area of 6.55 acres, along with other Plots of the same Khata, situated in Village-Bisa, P.S. Angara, District Ranchi, being Rev. Thana No.50, originally recorded in R.S. record of Right i.e. Khatian in the names of Ghanu Baraik, Bodhna Baraik and Behdu Baraik all sons of Jagarnath Baraik and Kali Baraik son of Motia Baraik and Bargi Baraik son of Sukan Baraik and Gondra Baraik son of Mandru Baraik all are by caste Jaduwansi Chaitrey, all are resident of Village Tola- Nawatoli, P.S. Angara, District Ranchi as Khaitaini & Raiyati holder.

AND WHEREAS the abovenamed Khatiani recorded tenant have mutually partitioned their respective shares to their entire immovable properties alongwith the landed property of Khata No.45 in their life time and use and enjoy the same peacefully without any claim demand whatsoever.



19/5/12  
J. S. Singh  
J. S. Singh  
J. S. Singh



- 3 -

AND WHEREAS the landed property of R.S.Plot No.155, an area of 3.00 acres out of 6.55 acres, R.S.Plot No.2028, an area of 15 decimals, R.S.Plot No.2067, an area of 05 decimals, R.S.Plot No.1234 an area of 31 decimals out of 34 decimals and R.S. Plot No. 2349 an area of 1.50 acres out of 2.56 acres comes in the share of the recorded tenant namely Kali Baraik son of Motia Baraik and Mehdu Baraik son of Jagarnath Baraik, thus they got peaceful possession over the said land and pay rent to the Zamindar Bihar State till their death.

AND WHEREAS after the death of the recorded tenant namely Kali Baraik his only one son Mahadev Baraik inherited as his legal heir and successor of his father share and accordingly after the death of Mahadev Baraik his son Suraj Baraik inherited as his legal heir and successor of his landed property and accordingly after the death of the recorded tenant namely Mehdu Baraik his only one son Rameshwar Baraik inherited as his legal heir and successor of his father share referred to above and thus they got equal share in the respective landed property morefully details

Wsn / Kishan Sahu  
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as :-

<u>KHATA NO.</u>	<u>PLOT NOS.</u>	<u>TOTAL AREA</u>	<u>SHARED AREA</u>
45	- 155	- 6.55 Acres	- 3.00 acres
,,	- 2028	- 15 decimals-	15 decimals
,,	- 2067	- 05 decimals-	05 decimals
,,	- 1234	- 34 decimals-	31 decimals
,,	- 2349	- 2.56 acres	- 1.50 acres

and thus they use and enjoy the same as the absolute owners thereof and pay the rent to the concern authority till their transfer.

AND WHEREAS the aforesaid Rameshwar Baraik and Suraj Baraik sold and transferred the above referred property fully detail in the Schedule of the property through their Constituent Attorney Sri Mritunjay Kumar son of Late Ram Prakash Prasad of Village Getalsood, Angara, Distt. Ranchi vide Power No. IV 1120 & 1121 dt. 17.05.2008 entered in Book No. IV Vol No. 30 Page No. 125 to 136 and Book No. IV Vol. No. 30 Page No. 137 to 148 registered in the office of the Sub Registrar at Ranchi, to the VENDOR by way of registered Deed of Sale, vide Deed No. 14309 Book No. I, Vol. No. 534, Pages from 63 to 88 dt. 5.8.2008 registered in the office of the Sub Registrar at Ranchi.

Usha Kiran Sahu.  
2/05/12

AND WHEREAS after purchased the said above property the Vendor got absolute right, title and possession over the property and accordingly She got her name mutated in the office of the Circle Officer Angara, Ranchi vide

Mutation Case No.248 R 27 / 2008-09 and paying rent regularly till 2008-09 vide rent receipt No. JA/40 178606 to the concern authority.

AND WHEREAS the Vendor for the purposes of necessities and for other good and reasonable needed money, expressed her desire and intention to sell the above referred property fully detail in the Schedule of the property an area of 2.50 acres and offered to the Purchaser to Purchase the said property and the Purchaser after being scrutinize the right, title and possession of the Vendor agreed to purchase the said property in a total consideration amount of Rs.4,00,000/- (Rs.Four Lakhs) only free from all encumbrances and defects of title.

NOW THIS INDENTURE WITNESSETH AS :-

THAT in pursuance of the said sum of Rs.4,00,000/- (Rupees Four lakhs) only paid by the Purchaser to the Vendor, the receipt thereof the Vendor do hereby admit, acknowledge and confirm and off and from the same, admit, release and discharge the Purchaser and the said property, the Vendor as the absolute owner do hereby sell, transfer, convey, assure and assign to the Purchaser the said property morefully described in the schedule of the property and depicted in RED WASH in the sketch map annexed hereto together with all

Ushar Kishan  
21/06/09  
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right, title, interest, possession, easement, privileges, benefits and also path, passage, light, water etc. of her own accord and free will with<sup>-out</sup> coercion, intimidation or undue influence from anyone whatsoever free from all encumbrances and defects of title whatsoever, TO HAVE AND TO HOLD the same absolutely and for ever.

THAT the Vendor do hereby covenant that the Vendor now have in absolute title to convey the said property hereby conveyed " unto and to Purchaser" in the manner aforesaid.

AND, THAT the Purchaser shall hereafter peacefully hold use and enjoy the said property without any let or hindrance, interruption, claim or demand whatsoever by the Vendor or any other person claiming through or under or intrust of them.

AND, THAT THE said property is free from all defects of title and all encumbrances and the Vendor have not done or performed nor suffered anything to the contrary whereby the said property and any part thereof may in anyway be affected or prejudiced in title or estate.

AND the Vendor do hereby agree to indemnify the Purchaser from and against all losses, dispossession, damages, costs and expenses which he may incur or sustain by reason of any defects the right, title or interest or possession of the said property whatsoever.

Usha Kiran Singh,  
21/05/07

AND , that the Vendor all other person claiming under them shall and will from time to time, upon the request and at the cost of the Purchaser to do and execute or cause to be done and executed all assuring acts, deeds and things whatsoever for further and morefully assuring the said property and placing him or persons claiming under him in possession of the same according to the true intent, purposes and meaning of these presents.

AND, THAT the Vendor shall have the liberty to get his name mutated in the office of Circle Officer at Angara, Ranchi and pay rent in his own name.

SCHEDULE OF THE PROPERTY

(REFERRED TO ABOVE )

All that piece and parcel of land being detail as below:-

Khata No.	R.S.Plot No.	Total Area	Purchased Area	Out of Area
45	- 155	- 6.55 Acres-	2.50	- Out of 3.00 acres

( 2.50 acres)

(Two Acres and fifty decimals is being sold to the Purchaser by the Vendor, shown in RED WASH MAP) annexed herewith situated in village Bisa, P.S:Angara Distt.Ranchi, being Rev.Thana No.50 comes within the Jurisdiction of Registrar or Sub Registrar and Collectariate Ranchi

Bounded and Butted as follows:-

North :- R.S.Plot No:136

South :- Best Plot of R.S. Plot No.155 an area of 0.50 acres.

*Ushu Kiran Bihari  
21/05/09*

Right : Raiyati

Rent : Rs.1.00/- payable at the Sirista of Jharkhand Govt. through Angara Anchal Office, Angara, Ranchi.

Certified that as per the khatian the property mentioned is not a Govt. land nor has been acquired by the Govt. (either for armed forces or otherwise). This property is not Adivasi land or Bhudan land. The property is out of forest area. This is neither C.C.L., B.C.C.L. land. The land is free from Ceiling Act. The land does not belong to any Math, Mandir, Church or Mosque, Sarna, Masna or Hargari etc.

IN WITNESSES, WHEREOF the Vendor put her respective signature in the presence of the witness after being fully understood to the contents of these presents.

WITNESSES :

- 1. Johnson Runda
- So. Mohan Runda
- R.O Title So. Mohan Runda

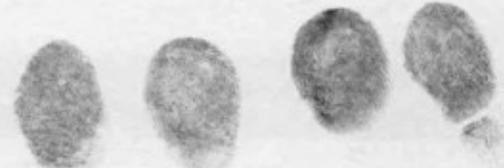
VENDOR

Usha Kiran Singh.

Usha Kiran Singh  
21/05/14



प्राप्तकर्ता  
PURCHASER



Ajay Sinha  
sp. S.K. Lal  
Hind. Prachi  
Ranchi  
21/05/14

Certified that photo/ left hand five finger prints of both the parties has been obtained by me in my presence.

Drafted by : Ajay Kumar

Typed by: P. Paul

Ajay Kumar  
21/5/14





निबंधन विभाग, झारखंड  
रांची

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 88

4/8/15

Token Date/Time: 21/05/2009 16:17:05

Document Type	Sale Deed	Presenter	Usha Kiran Sinha	
Presenter Name & Address	House No 232 Doranda	Namkum Road Kusai Ranchi		
Date of Entry	21/05/2009	DOE	Total Pages	20
Document Value	400000	Stamp Value	16000	Book
Special Type		Serial No.	CNO/PNO	Not Req

Remarks / Other Details

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
ANGARA	50		Bisa	45	155	RSP		S_ROAD	2.5 Acre

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	Jaspuria T.F.E.A.S.W Thro V Pres	Usha Kiran Sinha W/O Laljit Prasad Sinha	S Work	Other	Form 60	house no 232 doranda namkum roac kusai ranchi
2	VENDEE	Jaspuria B.Ed College Bisa Thro Chairman	Jailendra Kumar S/O Baleshwar Prasad	Business	Other	Form 60	getalsood angara ranchi
3	Identifier	Johnson Runda	Late Mohan Runda	Farmer	Munda	Not Req	tiril sadar ranchi

Fee Details:

SN	Description	Amount
1	P	0.94
2	LL	2.50
3	A1	4,000.00
4	SP	300.00
Total		4,303.44

Usha Kiran Sinha

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

पुस्तकालय का हस्ताक्षर  
डाटा इंट्री ऑपरेटर का हस्ताक्षर  
21/05/09

उपर्युक्त ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

नियामी

उषा किरण

जोमलन रंदा

तिरिल

जोमलन रंदा

Usha Kiran Sinha



पिता ..... ने की।  
निबंधन निदेशिका का हस्ताक्षर  
21-05-09



निबंधन विभाग, झारखंड  
रांची

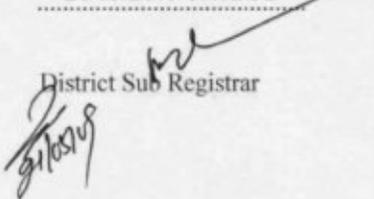
Token No.88 Token Date: 21/05/2009 16:17:09

Serial/Deed No./Year :8558/7464/2009

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Jaspuria T.F.E.A.S.W Thro V Pres</b> Father/Husband Name:Usha Kiran Sinha W/O Laljit Prasad Sinha (VENDOR) house no 232 doranda namkum road kusai ranchi		
2	<b>Jaspuria B.Ed College Bisa Thro Chairman</b> Father/Husband Name:Jailendra Kumar S/O Baleshwar Prasad (VENDEE) getalsood angara ranchi		
3	<b>Johnson Runda</b> Father/Husband Name:Late Mohan Runda (Identifier) tiril sadar ranchi		

Book No. ..... I .....  
Volume ..... 274 .....  
Page ..... 403 ..... To ..... 422 .....  
Deed No ..... 8558/7464 .....  
Year ..... 2009 .....  
Date ..... 21/05/2009 17:02:32 .....

  
District Sub Registrar

Signature of Operator