

आखण्ड JHARKHAND

00AA 788758

सत्यापित छायाप्रति

Ranchi
2012

App. No.
14345
07/7/12

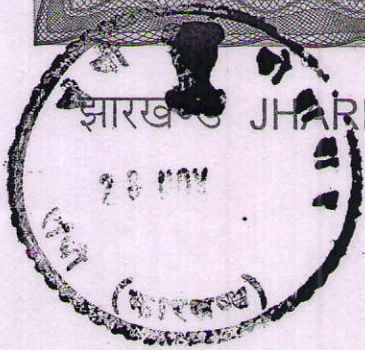
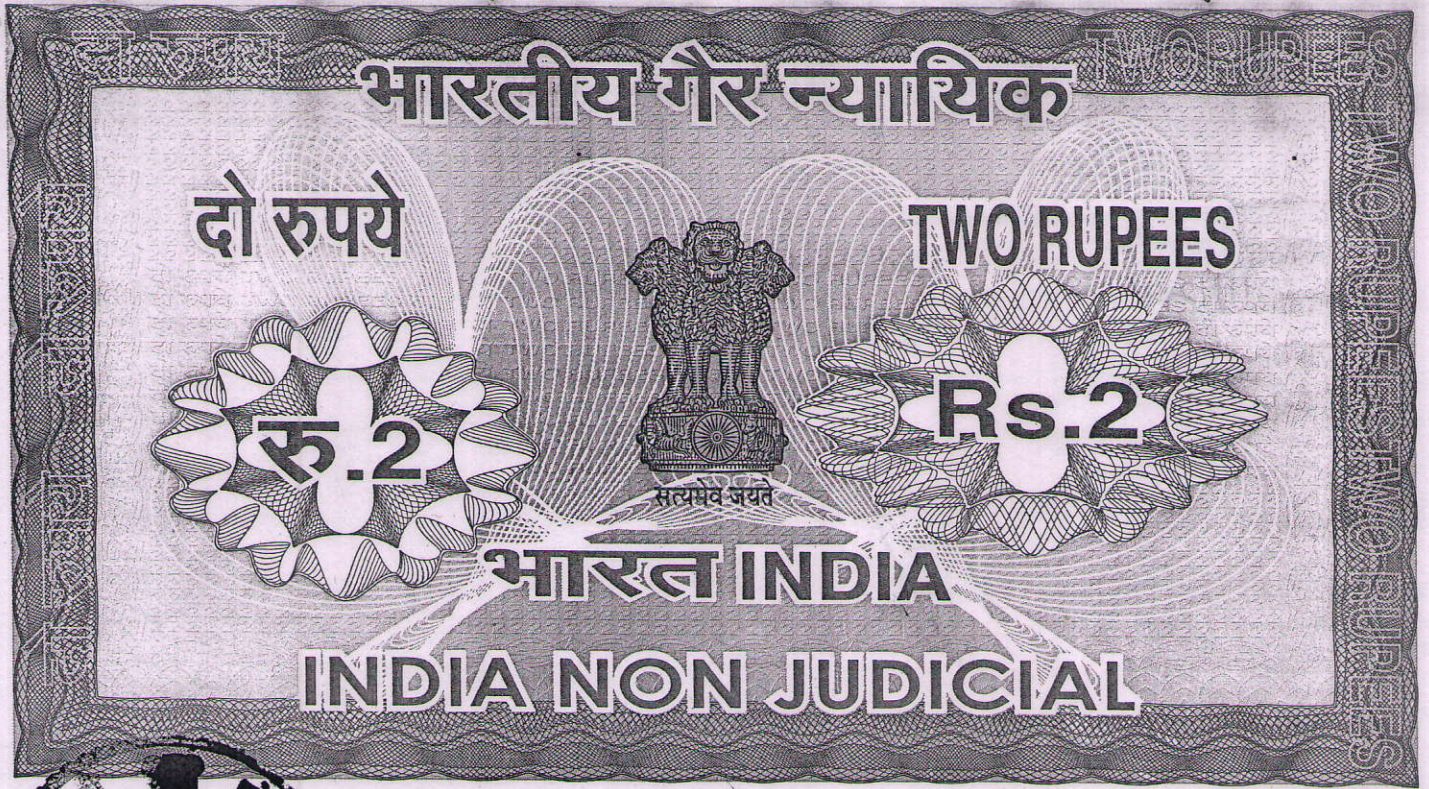
Wipar
अवर निबन्धक पदाधिकारी
रांची

Book — I

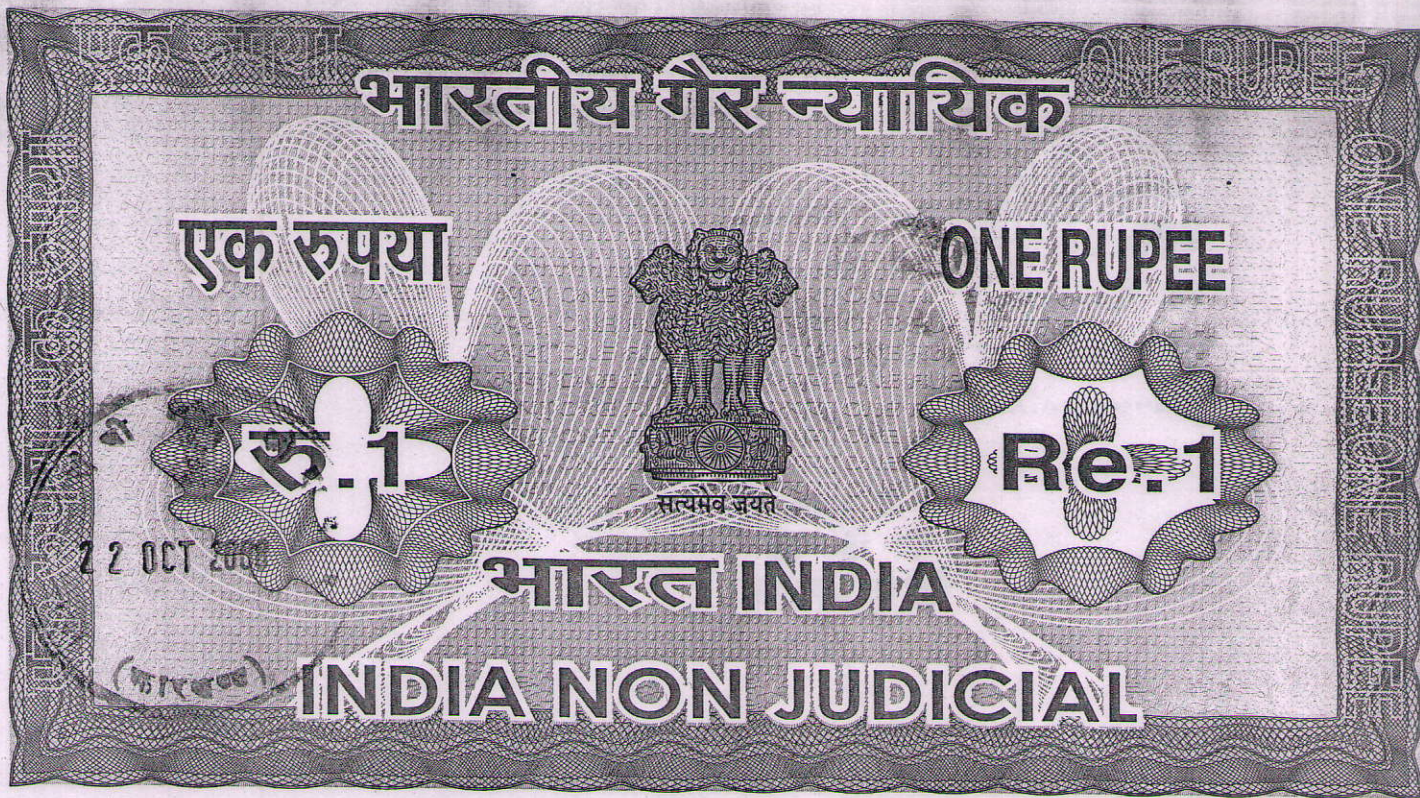
Vol — 118

Page — 428/429

Sale deed No — 24974/21445

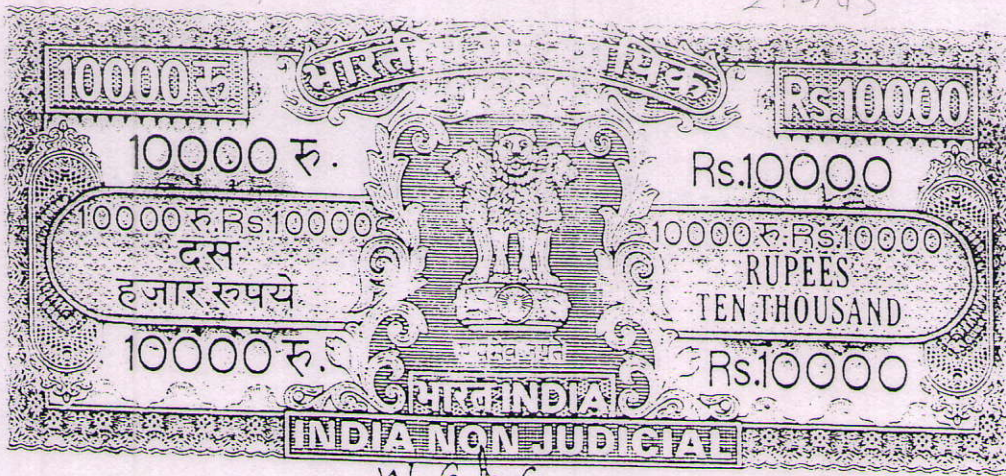


00AA 788745



झारखण्ड JHARKHAND

00AA 225363



116/6/12

This Deed of Absolute sale is being executed on this 3rd day of July 2012 AD at
Ranchi.



BETWEEN

1. Secretary, Kamla Nehru Vidya Mandir in PS + PO, Tatalwai, Ranchi herein
after for the sake of brevity called as the VENDOR of the ONE PART

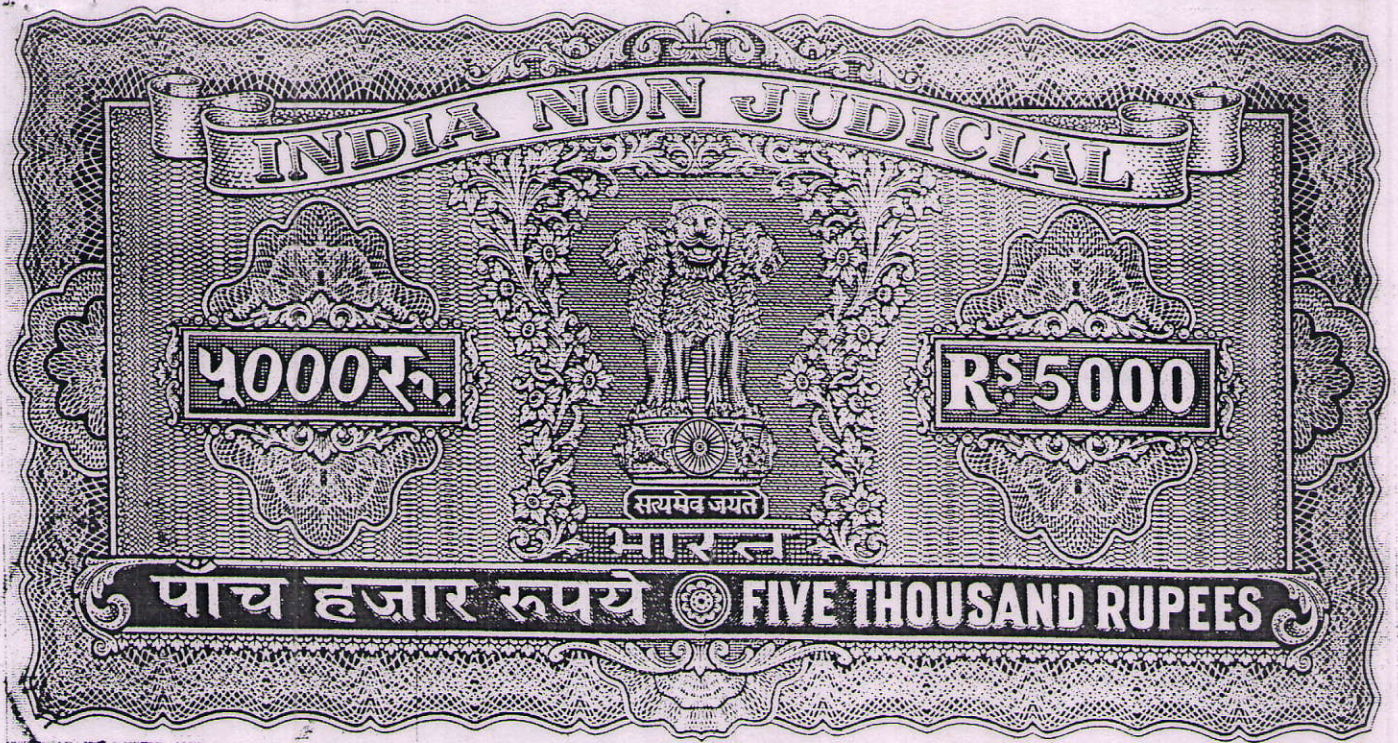
AND

2. Cambridge Institute of Teacher Education through the Secretary of
Managing Committee, P.S + P.O. - Tatalwai, Ranchi herein after for the
sake of brevity called as the "PURCHASER" of the OTHER PART

The terms and Expression of the VENDOR and the PURCHASER wherever
used in these presents unless Executed by or repugnant to the context or
subject shall always mean and include their respective heirs, successors, legal
representatives and administrators.

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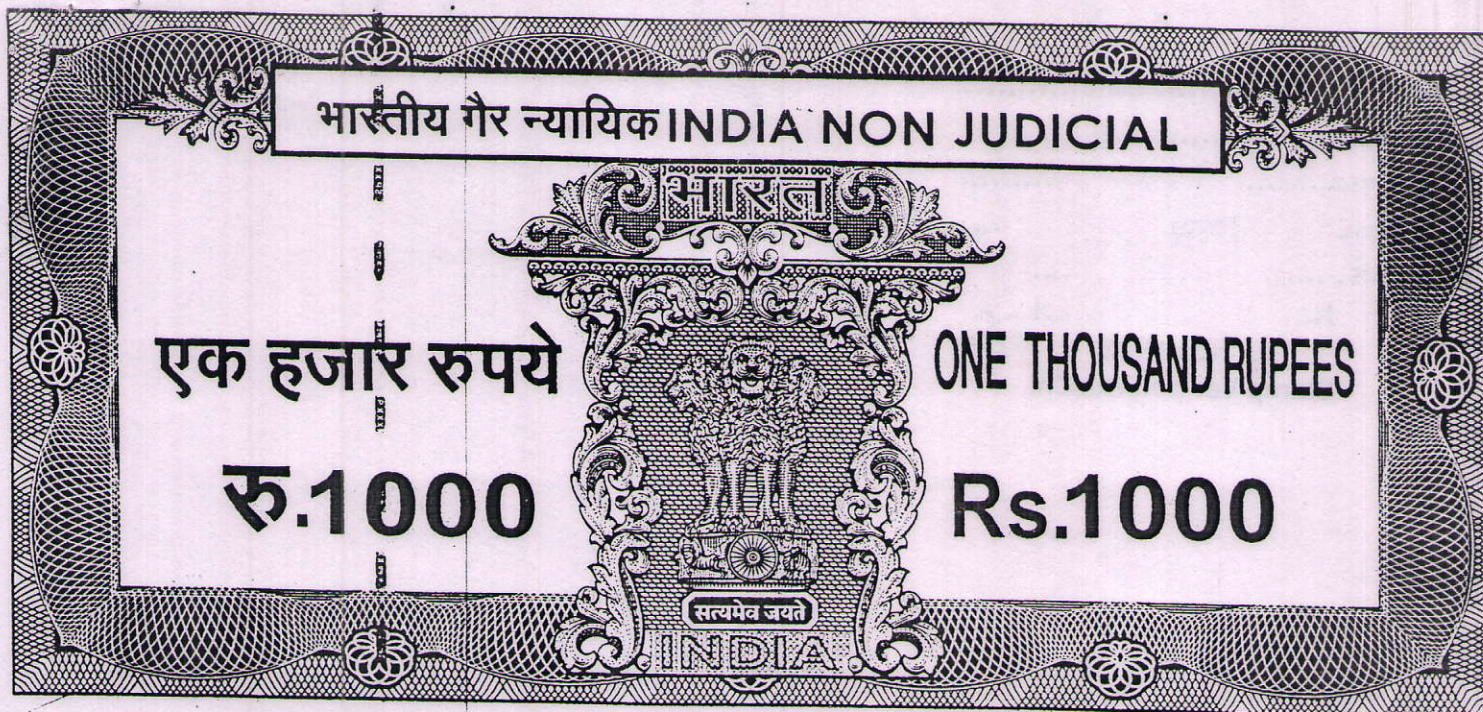
Whereas the land pertaining to R.S. Khata No- 198, Khewat No- 2 Plot No- 38 measuring an Area of 1.16 acre (one acre & sixteen decimal) along with the buildings, trees and other things standing thereon at village "Baheya", Thana No. - 29, P.S. – Angara, District, Ranchi, Registration office, Ranchi was recorded in R.S. Record of Right in the name of Secretary, Kamla Nehru Vidya Mandir herein after referred as the "SAID PROPERTY".

AND Whereas

Secretary, Kamla Nehru Vidya Mandir purchased the said property from Sri Bhuneshwar Ganjhu S/o – Late Dular Ganjhu, by caste Hindu, village Dehnawa Toli, P.S. – Angara, Ranchi by virtue of a Deed No. 3976 (S No. 4064) dated 2.04.2003.

AND whereas the vendor are willing to open a B.Ed Institute under their society's work activity and As per norms of NCTE they have to transfer the said property in the name of Institute (Purchaser) in the schedule annexed hereto





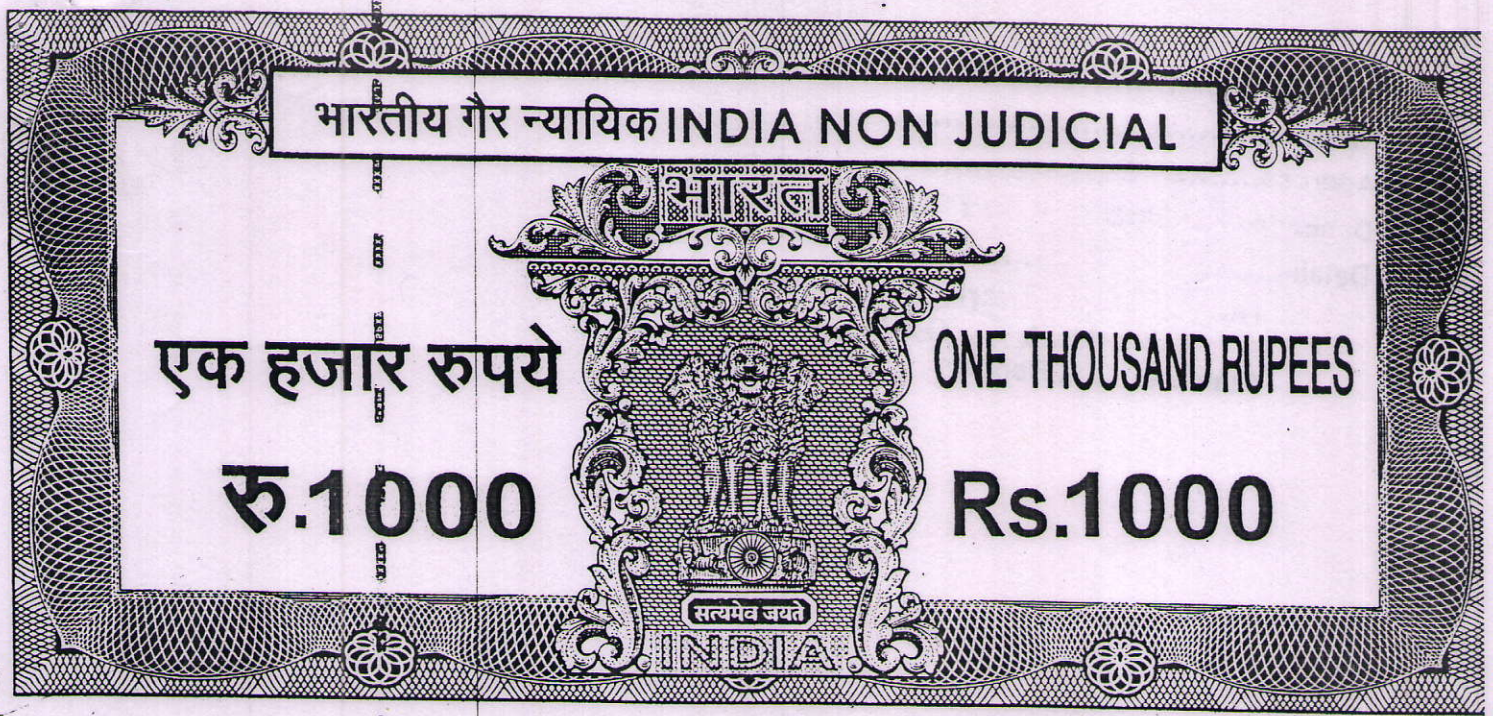
झारखण्ड JHARKHAND

free from all encumbrances and for a consideration of Rs. 51,000/- (Rupees Fifty One Thousand only).

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

1. That in consideration of Rs. Sum of Rs. 51,000/- (Rupees Fifty One Thousand Only) received in full by the VENDOR hereby acknowledges as having received.
2. That the VENDOR do hereby acquit, absolve and discharge the SAID PROPERTY to the Purchaser forever. The vendors do hereby grant, assign, Sell and transfer absolutely for ever to "ANDUN" to the Purchaser all the Pieces and Parcel of the said property and more fully described in the schedule together with all rights of easements, Paths and Pathways which was available to the vendor". The vendor covenants with Purchaser.





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3. That the VENDOR have put the Purchaser in actual and Physical possession of the Property hereby sold, transferred and handed over all the relevant documents and papers in connection with the said "Property" hereby sold and the purchaser shall be entitled to get his name mutated in the office of the Circle Officer, Angara, Ranchi and pay the rent in their name.

SCHEDULE OF THE PROPERTY HEREBY SOLD

All that Piece and Parcel of land measuring 1.16 acre (one acre & sixteen decimal) Acres out of 4.16 acre (Four Acres and Sixteen Decimal) corresponding to Khata No.- 198, Khebat No.- 2, Plot No.- 38, Type of Land Tand-III along with Building, trees and other things standing thereon in village- Bahaya, Thana No.- 29, Angara, Ranchi, Dist.- Ranchi, State- Jharkhand within the jurisdiction of the District Sub- Register, Ranchi.



भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

BOUNDED AND DUTTED AS UNDER:-

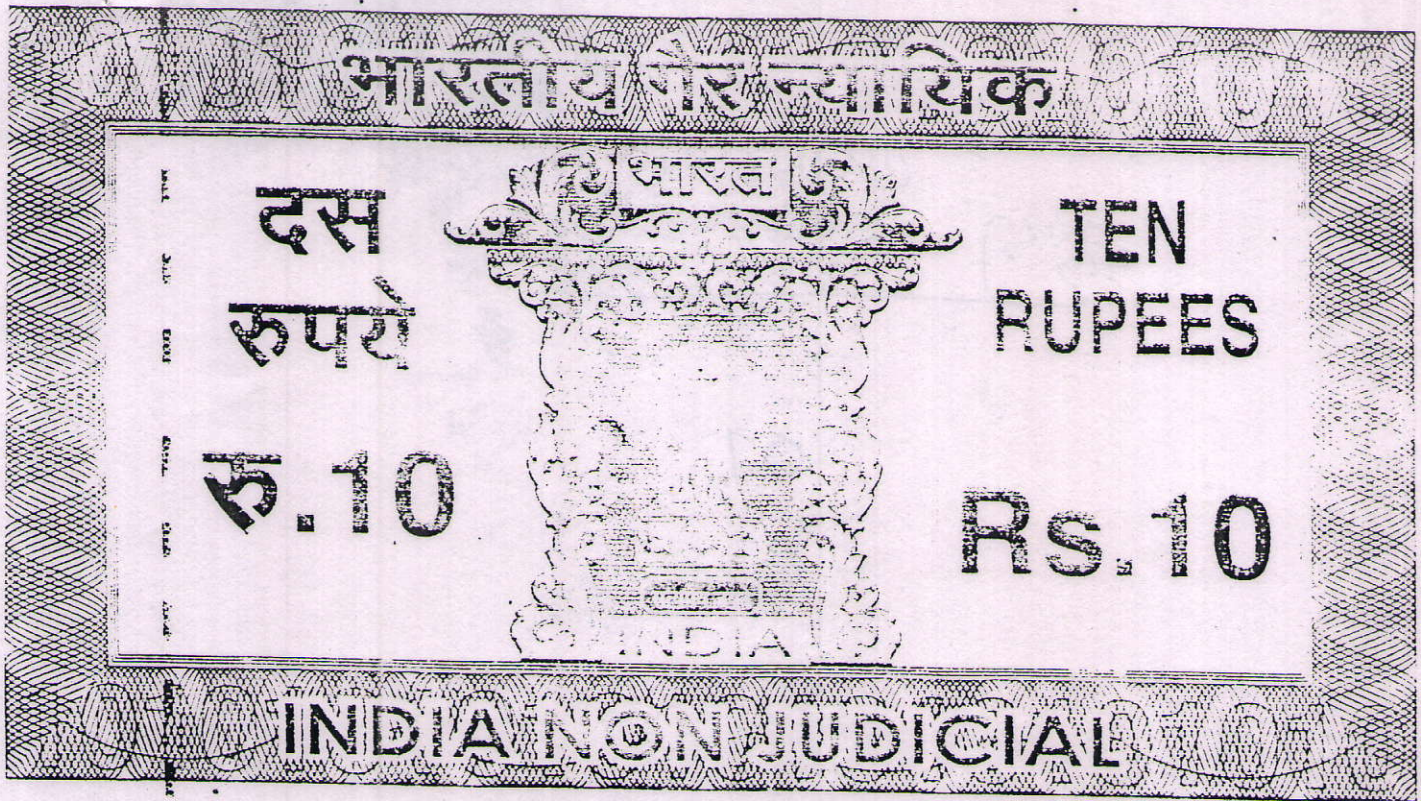
- East - Birsa Pahan, Plat No.- 23
- West - Etwa Oraon, Plat No.- 107
- North - 20' - 0 Road
- South - Own (Part of Plat No.-38)

MEMO OF CONSIDERATION:-

Rs. 51,000/- (Rupees Fifty one thousand only) vide cash payment,
dated 15th June 12.

Though the Property is being Purchased by the Purchaser worth Rs. 51,000/-
(Fifty one thousand) only as per the their Society resolution but stamp duty and
Registration fee is being Paid as per rate fixed by the authority i.e. Rs.
5,26,000/- (Rupees five lacs twenty six thousand) only.





CERTIFICATE

It is certified that above referred scheduled land is not a Tribal (Tribal) land. It is not required by Government or for Government or non Government, Army force, or any other purpose. It is not a forest land, a land of CCL, BCCL. There is no any temple, Mosque, church, Muth owner the of aforesaid land. And also the land hereby sold and transferred is situated at village- Baheya, P.S.- Angara, District- Ranchi which is beyond the limits of Ranchi Master Plan and hence does not come within the Purview of the Urban Land Ceiling and Regulation Act 1976.

Signature of witness:

- 1) Mukesh Kumar
Beti Road Ranchi
- 2) Anjan Mehta
Bansa Chowk, Ranchi

Signature of Seller



क्रेतागण का हस्ताक्षर, फोटो एवं बायें हाथ के अंगुलियों के निशान



प्रमाणित किया जाता है कि इस दस्तावेज में
लगे व्यक्ति के फोटो एवं अंगुलियों के निशान
मेरे सामने मेरे द्वारा लिए गए हैं ।

मजमूने कर्ता :-

टंकककर्ता 31.7/12

2182/12







निबंधन विभाग, झारखंड रांची

Token No. 4 Token Date: 03/07/2012 10:45:58

Serial/Deed No./Year : 24974/21445/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Secretary, KAMLA NEHRU VIDYA MANDIR By Dr. Bahadur Singh (VENDOR) Tatisilwai, Ranchi		
2	Cambridge Institute of Teacher Education Through Secretary Managing Committee (VENDEE) Tatisilwai, Ranchi		

Book No.1.....

Volume118.....

Page ...423... To ...429.....

Deed No.24974 21445.....

Year2012.....

Date03/07/2012 16:4:56...

District Sub Registrar

Signature of Operator



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

Token No: 4

Token Date/Time: 03/07/2012 10:45:58

Document Type	Sale Deed	Presenter	Raj Kishor Sahu
Presenter Name & Address	Secretary, KNVM	Date of Entry	03/07/2012
Stampable Doc. Value	526000	DOE	Total Pages 6
Document Value	51000	Stamp Value	17030
Special Type		Serial No.	Book 1
Remarks / Other Details			CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh.No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Angara	3	3	Baheya	198	38	RSP		S_ROAD	1.16 Acre	326000

Other Property Details:

Property	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Secretary, Kamla Nehru Vidya Mandir	Society Secretary	Retired	Other	PAN	Tatisilwai, Ranchi
2	VENDEE	Cambridge Institute of Teacher Education	Secretary Managing Committee	Service	Other	PAN	Tatisilwai, Ranchi
3	Identifier	Mukesh Kumar	Raj Kishor Sahu	Service	Other	Not Req	Ratu Road, Ranchi

Fee Details:

SN	Description	Amount
1	LL	4.50
2	PR	1.94
3	A1	15,780.00
4	SP	400.00
Total		16,186.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

प्रस्तुतकर्ता का हस्ताक्षर

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

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान.....

निवासी.....

पेशा.....

