







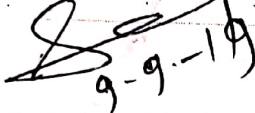






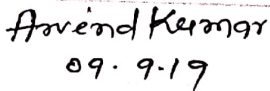






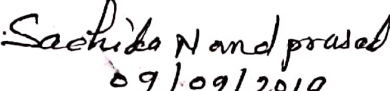


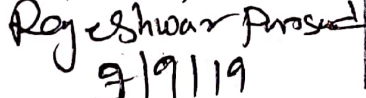
District Registry Office, Hajipur

Token Number 6674

Reg. Year 2019

Serial Number 6496

Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Sanskriti Education Trust (Through Sanjeev Kumar)						
Sig.	 9-9-19						
Executant	Arvind Kumar						
Sig.	 09-9-19						
Presented By	Sachidanand Prasad						
Sig.	 09/09/2019						
Executant	Sachidanand Prasad	<input checked="" type="checkbox"/> Photo	<input checked="" type="checkbox"/> Thumb	<input checked="" type="checkbox"/> Index	<input checked="" type="checkbox"/> Middle	<input checked="" type="checkbox"/> Ring	<input checked="" type="checkbox"/> Little
Sig.							
Identified By	Vikash Kumar						
Sig.	 9/9/19						

Handwritten text in Hindi, likely a declaration or statement regarding the document's validity and the biometric capture process.

S.No - 188

SCORE Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 1800sop008



Handwritten signature: Sachidanand Prasad.
07/09/2019

Handwritten text: (सतीश कुमार) निम्नवर्गीय लिपिक

Handwritten text: 9/9/19

Circle:-Hajipur

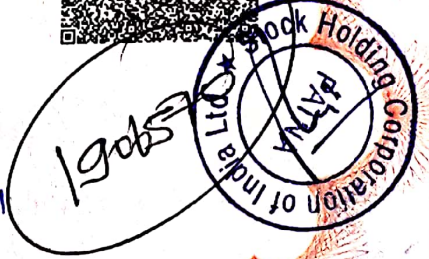


**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Deed No. 6462

Certificate No. : IN-BR05542240053742R
Certificate Issued Date : 07-Sep-2019 03:23 PM 180020190307025
Account Reference : SHCIL (FI)/ brshcil01/ HAJIPUR SADAR/ BR-VAI/ VSL
Unique Doc. Reference : SUBIN-BRBRSHCIL0106220928440177R
Purchased by : SANSKRITI EDUCATION TRUST BY SANJEEV KUMAR
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : SANSKRITI EDUCATION TRUST BY SANJEEV KUMAR
Stamp Duty Paid By : SANSKRITI EDUCATION TRUST BY SANJEEV KUMAR
Stamp Duty Paid (Rs.) : 9,91,280(Nine Lakh Ninety One Thousand Two Hundred And Eighty only)
Reg. fee (Rs.) : 4,96,140 (Four Lakh Ninety Six Thousand One Hundred And Forty only)
LLR & P Fee (Rs.) : 550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.) : 0 (Zero)
Serial No. 6462 (Rs.) : 500 (Five Hundred only)
Total Amount (Rs.) : 14,88,470 (Fourteen Lakh Eighty Eight Thousand Four Hundred And Seventy only)



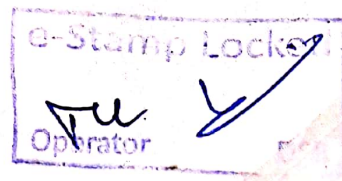
Deed No. 6462

बिहार सरकार
जिला निबंधन कार्यालय, हाजीपुर

पृष्ठांकन का सारांश

दिनांक 09/09/2019 को Sachidanand Prasad द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 992280 मुद्रांक शुल्क एवं रु० 497190 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 6462 के रूप में पुस्तक सं० 1 की जिल्द सं० 116 के पृष्ठ सं० 200 से 213 तक CD 18 में आज निबंधित एवं कुल 14 पृष्ठों में संधारित किया गया।

निलेश कुमार



Do not write or type below this line

TQ 0008247394

1. Name of the Executant (Vendor):-

- i) Sri/Smt. Sachidanand Prasad, aged about 59 years Son of Gangavisun Rai (ii) Arvind Kumar, aged about 46 years Son of Late Satyanarayan Singh Resident of Karnpura, P.O Jadhua, P.S. Ganga Bridge, District-Vaishali, in the State of Bihar, Nationality Indian (which include his/her/their heirs, successors, successor-in-office and legal representatives, executors, administrators and assigns etc,) hereinafter called the Vendor/ FIRST PARTY.

PAN NO (i) AZYPP2350F (ii) AGYPK2539C

Mobile No;- 7667354878 (ii) 9546992618

2. Details of Vendee:-

Name of the Claimant (Vendee):-

SANSKRITI EDUCATION TRUST represented through Sri Sanjeev Kumar, Aged -47 Years, S/O J.P Sharma Trustee having its office at B-43 Kailash Colony, New Delhi-110048.

In the State of New Delhi, Nationality Indian (which include his/her/their heirs, successors, successor-in-office) and legal representatives, executors, administrators and assigns etc) hereinafter called the Vendee/ SECOND PARTY. PAN NO.- AAQTS7979A

Mobile No.- 9818187161

3. Nature of DEED:-

Absolute Sale Deed.

Valuation Amount:-

Total consideration amount of Rs. 2, 48, 07,000/= (Rupees Two Crore Forty Eight Lakh Seven Thousand) only



V. K. Prasad
At - Karnpura - P.S. Ganga Bridge, Vaishali

Executed Sale deed by Arvind Kumar and
Read the deed 07/9/19

SOLD PROPERTY HOUSE/LAND

5. Description of the property hereby sale deed:-

Area (must be in Decimals also) - 131.25 Decimal+30 Kattha

Classification of Land:-

(a) Developing

Area:--- 131.25 Dec., Mauza-Karnpura, Thana- Gangabridge, Anchal Office-Hajipur, Sub-Registration Hajipur, District registration office Hajipur, District-Vaishali, State-Bihar, Jamabandi No. 161, 22 Revisional Khata No. 157, Plot no:-338. Thana No. 203

BOUNDARY:-

NORTH:- Nij Vendor

Area- 87.25 Decimal

SOUTH:-Siwan Karnpura

Yani- 20 Kattha

EAST:- Lakhandeo Ray and other

WEST:- Lakhandeo Ray and other

Vikashsheel Bhomi

Value:- 1,64,91,000/=

Khata:- 22, Kheshra- 334, Jamabandi No- 22

BOUNDARY:-

NORTH:- Nij Vendor

SOUTH:- Pramila Sharma

Area:- 44 Decimal

EAST:- Nityanand Ray

Yani- 10 Kattha

WEST:- NRamsagar Ray

Vikashsheel Bhomi

Value:- 83,16,000/=



Sachida N and prasad.
0709/09/2019

A sketch map of the property marked in red area is attached herewith and it forms integral part of this deed.

That this deed is executed by the Vendor fully described in Column No-1, in favour of the Vendee fully described in Column no. 2 for the property fully described in Column No.-5 of this Deed.

WHEREAS the property hereby alienated, fully described in Column No. 5 above in this DEED is the purchased property and ancestral property of the Vendor-

Since then Vendor came in actual, physical possession over the same and mutata his/her/their name in the State Serista and paying rent to the Circle Officer, Hajipur. As such the Vendor has become the sole and absolute owner of the property hereby alienate, fully described in Column No. 5 above:-

AND WHEREAS the Vendor was approached by the Vendee and explain the requirement of land for the **Sanskriti Education Trust** for opening of a School and for that matter the Vendee needs the land of the Vendor as well. Mr. Sanjiv Kumar facilitated the transaction and considering the pious motive of the Vendee the Vendor agreed to alienate his land mentioned in Column-5 with an understanding between the parties that the value of the land which is Rs. 2,48,07,000/= (Two Crores Forty Eight Lakh Seven Thousand) only will be treated as share of the Vendor in the said society and inturn the Vendee will give share to the Vendor as consideration and for that matter a separate deed will be executed in which the modalities of share of the Vendor will be incorporated to complete the transaction.



Sachida Nand Prasad.
07/09/2019

AND WHEREAS in pursuance of the agreement the valuation amount of Rs. 2,48,07,000/= (Two Crores Fourty Eight Lakh Seven thousand) only will be treated as capital of the Vendor. AND the Vendor does hereby convey and transfer by way of absolute sale of his/her/their rights, titles and interests in the said property out of his/her their rights, titles and interests in the said property out of his/her/their free will and accord without any pressure, threat, coercion, duress or inducement or any undue influence by any person whatsoever and after fully understanding the implication of the transaction to the vendee who is put in possession of the said property to HAVE and HOLD the same absolutely forever and now the

Sachida Nand Prasad
6/07/2019



vendee is free to utilize the property as per his choice. The Vendor assured to the Vendee that she/he is the sole and absolute owner and has not entered into any agreement to sell with any person prior to the execution of this Deed of Absolute Sale.

AND WHEREAS , it is agreed that the Vendor will in no way and in no case will be made liable in terms of any liability whatsoever which may accrue in the name of the Vendee and it will be the Vendee alone who will make the liability, if any clear from its own sources.

NOW THESE PRESENTS WITNESS:-

1. That after the sale deed the property fully described in Column No.-5 of this deed hereby convey, transfer and assign unto and to the use of the Purchaser/Vendee, his/her heirs. All the right, title and interest, property, claim and demand whatsoever of the Vendor into or upon the said premises hereby conveyed unto the Vendee absolutely and forever, as ordinarily pass on such sale and handed over the possession of the property fully described in Column No-5 of the property.
2. That the purchaser shall hereafter peacefully hold, use and enjoy the same as his own chattel and property without any hindrance, interruption, claim or demand by or from the Vendor or any other person whomsoever.



Sachida Hand prasad
6/02/2019

3. That if the Vendor and any other person in favour of the vendor claim over the property for his right, title and interest, then the claim shall be treated as invalid.
4. That it is agreed that the vendor will in no way and in no case will be made liable in terms of any liability whatsoever which may accrue in the name of the Vendee and it will be the Vendee alone who will make the liability, if any clear from its own sources.
5. That by virtue of this deed of absolute sale, all the rights, titles and interests in the property hereby sold, vested in the Vendor entirely and hereafter the Vendor and his/her their heirs, assignees, successors-in-interest have no right, title and interest whatsoever in the property hereby transferred nor any responsibility for the sold piece of land. The Vendor once having sold will never at any time refund the consideration money to the vendee or any one if no defect in right, title, interest and possession is found in future. If any defect in right, title, interest, possession or any encumbrances is found due to which the vendee is dispossessed from the property hereby purchased or any amount becomes payable to clear the dues, the vendee shall be entitled to realize the consideration amount, and the amount paid to clear the dues with interest as admissible in the eyes of law in full or part from the any other property movable or immovable as the case may be.
6. That the Vendor hereby transfer all the liabilities related with the property fully described in Column No-5 of this deed. Now the



Sachida Nand prasad
6/10/69/70

7. Vendee is free to have & hold the same and utilize as per his/her/their will in future.
8. That after the registration of the Sale Deed if any fee, tax, rent etc. Or any other demand by the Government or any other Authority payable by the vendor, then the same shall be paid by the Vendor or his/her/their property.
9. That this property is free from litigation and not acquired by the Government or any other Authority.
10. That now the Vendee is entitled to get his/her/their name mutated in all the Government Seristas and Local Bodies or wherever necessary. The Vendee is liable to pay all rents/cess/taxes/charges/demands to the Government of Bihar or authority concerned if any in respect of the said property, more fully mentioned in Column No-5 above in this Deed.
11. That a separate deed describing the share of the Vendor in the society will be stipulated and the Vendee is bound to same register to make this deed workable and as stated above the Vendor will have right of his share as will be mentioned in the separate deed but so far as other liability is concerned the Vendor will not be made liable.
12. The Vendor has assured to the Vendee that the property hereby sold is free from all kinds of charges, defects, encumbrances, liens and there is absolutely no defect in the title of the Vendor for conveying the same. He/she is the sole and absolute owner of the property hereby sold.

Sachin Nand prasad.
6/02/60/70



Certified that land of this deeds is free from all kinds of encumbrances, acquisition and requisition liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

In witnesses whereof the Vendor aforesaid has put his/her/their respective signature on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above written in presence of below noted attesting witnesses who have also signed on this Deed in their presence.

WITNESSES:-

1. Vikash Kumar
Rakeshwar Prasad
Ramabhai P.S. - Ganga Birze
Vaishali

Signature of the Vendee

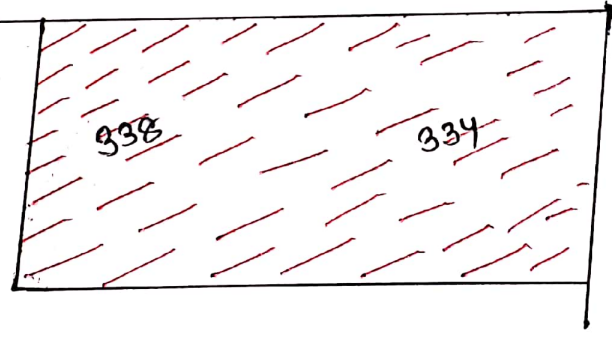
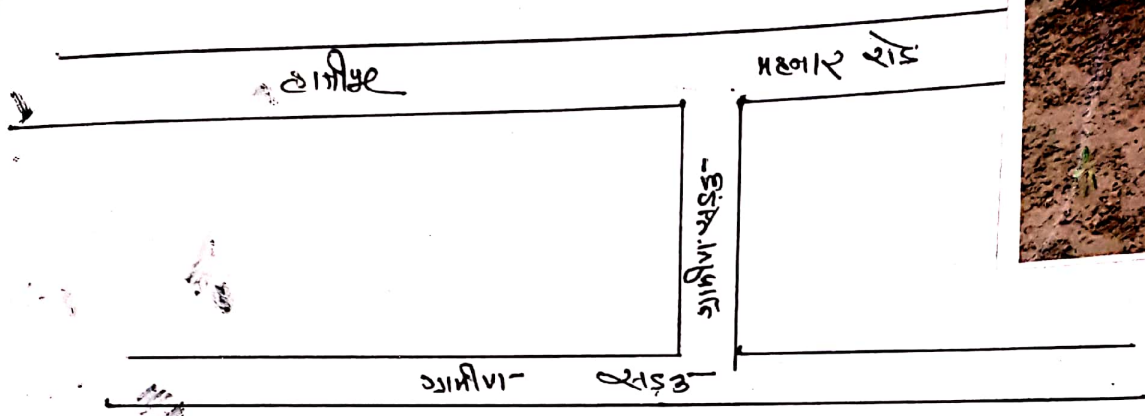
2. Prasad
पि०-रुद्र गंगा विष्णु सूर्य
गा०-करीपुरा धाना-गंगानदी लखीपुर
पि०-केशवली



Sachida Nand prasad
07/09/2019

SKETCH MAP

Khata No. 157, 22, Khesra- 338, 334 Thana No. 203



[Handwritten Signature]

Signature of Vendee

Sachidanandprasad.

Arvind Kumar

Signature of Vendor

[Handwritten Signature]

[Handwritten Signature]

Signature of Typist



Sachidanandprasad.
6107/60/EO

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 992280/-
 Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Amt. paid through Bank Challan	Rs. 1488470/-

Registration Fee										
FEE PAID	A1	496140	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	0	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									496140

LLR + Proc Fee	Service Charge
LLR 500	500
Proc.Fee 50	
Total 550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 497190

3
 Registering Officer
 Hajipur

Date: 09/09/2019

Endorsement under section 52

Presented for registration at Registration Office, Hajipur on Saturday, 07th September 2019 by Sachidanand Prasad Gangavisun Rai by profession Agriculture. Status - Executant

Sachidanand Prasad
 Signature/L.T.I. of Presentant

Date: 09/09/2019

4
 Registering Officer
 Hajipur

Endorsement under section 58

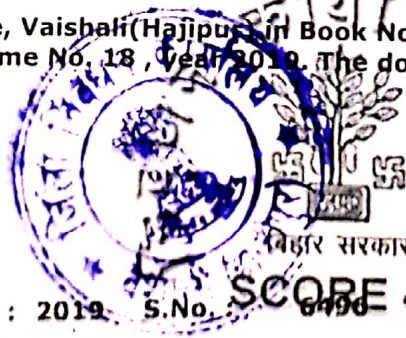
Execution is admitted by those Executants and Identified by the person (Identified by 'Vikash Kumar' age '28' Sex 'M', 'Rajeshwar Prasad', resident of 'Karnpura, Ps- Ganga Bridge, Vaishali'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 09/09/2019

5
 Registering Officer
 Hajipur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Vaishali (Hajipur) in Book No. 1 Volume No. 116 on page no. 200 to 213 for the year 2019 and stored in CD Volume No. 18, Year 2019. The document no. is printed on the front Page of the document.



11/09/19

Amish

Date: 11/09/2019 6674

Year : 2019 S.No. SCORE 4.1 SCORE Ver.4.1

Deed No. and No. :
 Registering Office
 Vaishali (Hajipur)

DEED NO: 6462

SCANNED
 Operator