

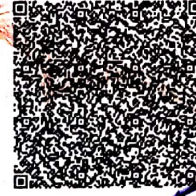
Serial No. 6497

Circle:-Hajipur

Book No. :- 1 Deed No. 6458



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



Certificate No. : IN-BR05542253747429R
Certificate Issued Date : 07-Sep-2019 03:24 PM 180020190907026
Account Reference : SHCIL (FI)/ brshcil01/ HAJIPUR SADAR/ BR-VAI/ VSL
Unique Doc. Reference : SUBIN-BRBRSHCIL0106220877163851R
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.) : 15,11,000(FifteenLakh Eleven Thousand only)
Reg. fee (Rs.) : 7,56,000 (Seven Lakh Fifty Six Thousand only)
LLR & P Fee (Rs.) : 550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 500 (Five Hundred only)
Total Amount (Rs.) : 22,68,050 (Twenty Two Lakh Sixty Eight Thousand And Fifty only)

GS10

1906571



Serial No. 6497



Deed No. 6458

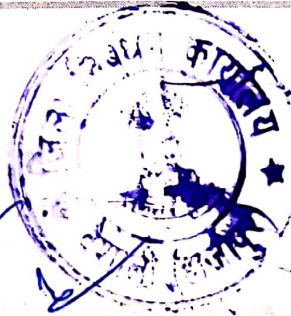
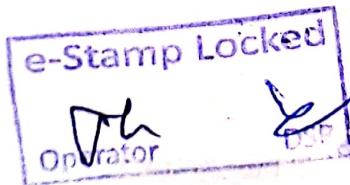
बिहार सरकार
जिला निबंधन कार्यालय, हाजीपुर
पृष्ठांकन का सारांश

दिनांक 09/09/2019 को Sanskriti Education Trust (Through Sanjeev Kumar) द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रू0 1512000 मुद्रांक शुल्क एवं रू0 757050 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 सं0 6458 के रूप में पुस्तक सं0 1 की जिल्द सं0 116 के पृष्ठ सं0 156 से 170 तक CD 18 में आज निबंधित एवं कुल 15 पृष्ठों में संधारित किया गया ।

दिनांक- 11/09/2019

टोकन नं. 6673/2019

निलेश कुमार
निबंधन पदाधिकारी



e-Stamp Verified
Mantu Rajak
(Data Entry Operator)

Do not write or type below this line

TQ 0008247395

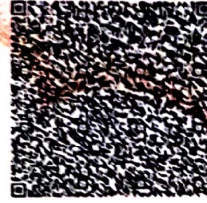
Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



INDIA NON JUDICIAL
Government of Bihar
e-Stamp

6673



Certificate No. : IN-BR05574795735770R
 Certificate Issued Date : 11-Sep-2019 11:41 AM
 Account Reference : SHCIL (FI)/ brshcil01/ HAJIPUR SADAR/ BR-VAI/ VSL
 Unique Doc. Reference : SUBIN-BRBRSHCIL0106256747555061R
 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.) : 0 (Zero)
 Reg. fee (Rs.) : 1,000 (One Thousand only)
 LLR & P Fee (Rs.) : 0 (Zero)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 0 (Zero)
 Total Amount (Rs.) : 1,000 (One Thousand only)



RECEIVED
13/09/2019

2

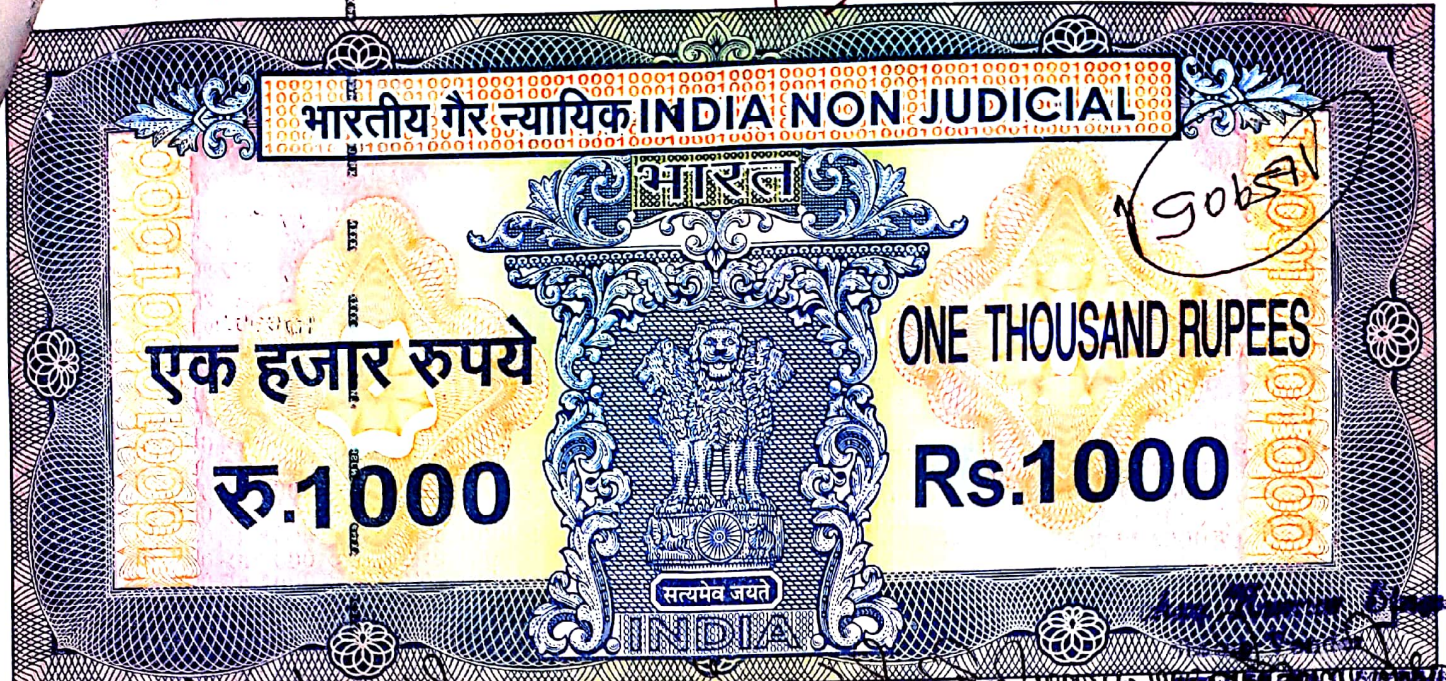
Do not write or type below this line

TQ 0008247453

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

T. 6673



90651

1861 पत्नी बिहार BIHAR

कोशगार पदाधिकारी
बैशाखी
- 6 AUG 2019

Deed of Absolute Sale (Land & Struture)

This deed of absolute sale is executed on this the day of SEP. 2019..... in the Christian Era BY :-



वस्ताविज जोधा
(अभिप्राय) 19

Executed Sale deed by Anand Kumar
Record the deed 07/9/19

District Registry Office, Hajipur

Token Number 6673

Reg. Year 2019

Serial Number 6497

Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Sanskriti Education (through Sanjeev Kumar)	X Photo	X Thumb	X Index	X Middle	X Ring	X Little
Sig.							
Presented By	Sanskriti Education Trust (Through Sanjeev Kumar)						
Sig.	 9/9-19						
Executant	Amrendra Kumar						
Sig.	 9/9/2019						
Executant	Arvind Kumar						
Sig.	 09-9-19						
Executant	Nityanand Rai	X Photo	X Thumb	X Index	X Middle	X Ring	X Little
Sig.							
Identified By	Vikash Kumar						
Sig.	 Rajeshwar Prasad 9/9/19						

स्वतंत्र निरीक्षण के बाद ही यह कथन सत्य माना जायेगा। यदि कोई भी व्यक्ति इस कथन को सत्य मानेगा तो उसे अपने स्वतंत्र निरीक्षण के बाद ही विकार प्रमाणित करने के लिए आवश्यक है।

स्थल जांच किया

S.No-487

(सत्येंद्र कुमार)
निम्नवर्गीय लिपिक

Arvind Kumar
02.9.19



1. Name of the Executant (Vendor):-

(i) Sri/Smt. Arvind Kumar, aged about 46 years & (ii) Sri Amrendra Kumar, aged about 36 years S/o- Late Satyanarayan Singh (iii) Sri Nityanand Rai, aged about 53 years, S/o- Gangavisun Rai, resident of Karnpura, P.O.- Jadhua, P.S.- Ganga Brize, 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 (i) AGYPK2539C (ii) AYWPK4594K (iii) AHCPR0002Q
(i) Mobile no. (i) 9546992618 (ii) 9939715129 (iii) 9771122100

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.

Form 60/PAN AAQTS7979A.

Mobile no. 9818187161

3. Nature of Deed:-

Absolute Sale Deed.

4. Valuation Amount

Total consideration amount of MVR Value Rs. 3,78,00,000/-

(Rupees Three crore seventy eight lakh) only,



(Handwritten signature in red ink)

Sign. of Identifier

Vikash kr S/O - Profeshwar Parasad
At- Karnpura - P.S. Ganga Brize Vaishali

Sign. of Executant

सही अभिष्टु ठामि विक्रय पत्र लिखा सो
सही ही काठाल पंकर इष्ट समझ लिया

दिनांक 08/09/2019

यह (मुख्यारनामा) दस्तावेज श्री विद्यानाथ २१५
 पिता/प्रति गंगा बिराडा २१५
 ने निष्पादित किया है। इसकी जांच
 करने के लिए इसके सूत्रीकरण अधिनियम
 16, 1908 की धारा 29 उपधारा 1 एवं धारा 33 उपधारा
 (3) के अधिन श्री अशोक कुमार
 के नाम कमिशन जारी किया है।

अशोक कुमार
 निबंधन पदाधिकारी
 वैशाली, हाजीपुर
 9/9/2019



अशोक कुमार
 9/9
 STED
 9/9/19



69 v. & c. 1/2019

आज दिनांक 9/9/2019 के पूर्वार्ध/अपराह्न
 श्री विद्यानाथ २१५ के पूर्वार्ध/अपराह्न
 पिता/प्रति गंगा बिराडा २१५ के निष्पादित
 पर पहुँचकर लेख्य के निष्पादन की जांच की। इनकी
 श्री विद्यानाथ कुमार
 पिता/प्रति राजेश्वर मलिक
 निवासी हाजीपुर जिला: वैशाली
 ने मेरे संतोष के अनुरूप की है। उक्त श्री विद्यानाथ २१५
 ने सकारा कि यह दस्तावेज उन्होंने निष्पादित किया है।

अशोक कुमार
 कमिशनर
 9/9/19



अशोक कुमार
 9/9
 STED
 9/9/19



70 v. & c 1/2019

Vikash An
Rajeshwar Pansud
At - Karampura
Sadhua
As - ganga birza
9/9/19

उपर्युक्त रिपोर्ट से मेरा समाधान हो गया कि उक्त
 श्री विद्यानाथ २१५
 ने यह दस्तावेज/मुख्यारनामा निष्पादित की है।
 तदनुसार मैं इस निबंधन के लिए स्वीकृत करता हूँ।

अशोक कुमार
 निबंधन पदाधिकारी
 वैशाली, हाजीपुर
 11/9/19

SOLD PROPERTY HOUSE/LAND**5. Description of the property hereby gifted:-**

Area (~~must be in Decimals also~~)- 200 Dismal

Classification of land:-

(a.) Developing

Area- 200 Dismal, Mohalla- Karnpura, Mauza- Karnpura, within municipal corporation, Thana no. 203, Survey Thana- Ganga Brige, Anchal Office- Hajipur, Sub registration office Hajipur, District registration office Hajipur, District- Vaishali, State- Bihar, Khata No.- 140, Kheshra No.- 336 Jamabandi No- 754, 755

Jamabandi No. 755 (Vendor No. (i) and (ii) ke name pr Darj hi)

Jamabandi No. 754 (Vendor No. (iii) ke name pr Darj hi)

BOUNDARY-

NORTH- Nij Vendor

SOUTH- Siwan Chakmohamd chisti

EAST- Lakhandeo ray and other

WEST- Nij Vendor & Pramila sharma



विक्रय-पत्र लिखता हूँ।
कागज पं० कडरू के सामक किया।
Pramila

District Registry Office, Hajipur

Misc.Token No.-534 Year -2019

Following Stamp and Fees has been realised for document having Serial No.: 45

for the year: 2019

FEE PAID

A	- 1000	G	- 0	L(i)	- 0
B	- 0	G(a)	- 0	L(ii)	- 0
C	- 0	H1(a)	- 0	L(iii)	- 0
D	- 0	H1(b)	- 0	M(b)	- 0
DD	- 0	H2	- 0	N(a)	- 0
E	- 0	I	- 0	O	- 0
F(i)	- 0	J1	- 0	P	- 0
F(ii)	- 0	K1(a)	- 0	LLR	- 0
F(iii)	- 0	K1(b)	- 0	P.Fee	- 0
F(iv)	- 0	K1(c)	- 0		

STAMP PAID

Challan/Paper: 0

Treasury Challan: 0

TOTAL: 0

Scan Fee: 0

Total Fee Paid: 1000

Date: 11/09/2019


11/9/19
Registering Officer

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 mutate 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. 3,78,00,000/= (Three Crores Seventy Eight Lakh) only will be treated as share of the Vendor in the said society and in turn 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.



Axvind Kluong
07.9.19

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 mutate 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. 3,78,00,000/= (Three Crores Seventy Eight Lakh) only will be treated as share of the Vendor in the said society and in turn 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.



Aravind Kumbhar
07.9.19

AND WHEREAS in pursuance of the agreement the valuation amount of Rs. 3,78,07,000/= (Three Crores Seventy Eight Lakh) 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



[Handwritten signature]

Anand Kumar
07.9.19

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 PRESENS 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.



(Handwritten signature in red ink)

(Handwritten text in red ink: 61.6.70 and a signature)

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



Arvind Kumar
07.9.19

(Handwritten signature)

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.



Approved Klemor
07.9.19

(Handwritten signature)

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
Rajeshwar Pareed
Karanpura P.S - ganga bazar
Vaishali

2. [Signature]
पिता [Signature] कोट प्रसाद शर्मा

Signature of the Vendee

[Signature]
Anand Kumar
अनंद कुमार

[Signature]



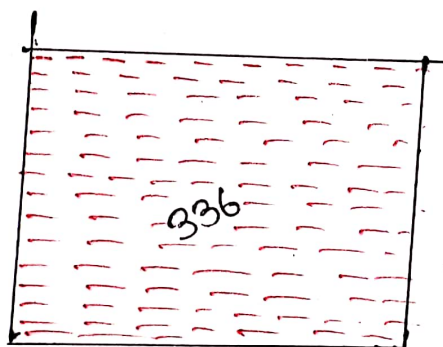
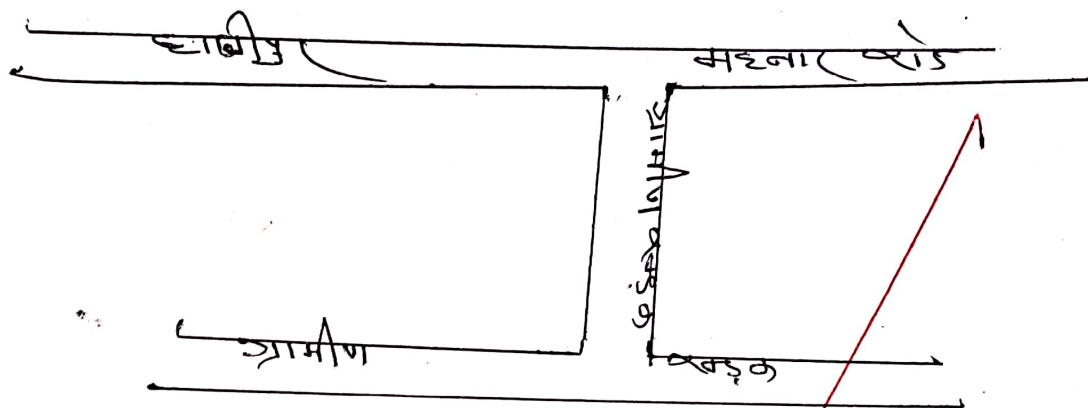
Anand Kumar
07.9.19

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SKETCH MAP

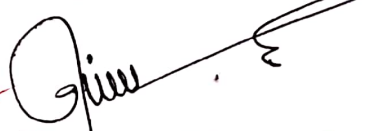
Khata No.- 140, Kheshra No.- 336, Thana No. 203

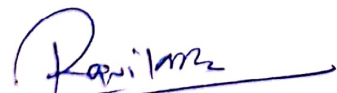


Anirudh Kumar

अनिरुद्ध कुमार


Signature of Vendee


Signature of Vendor


Signature of Typist



Anirudh
Kumar
07.9.19

0 for
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ing Office
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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.
The Document is kept pending for Commission

Stamp duty paid under Indian Stamp Act Rs. 1512000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Amt. paid through Bank Challan	Rs. 2268050/-

Registration Fee										
FEE PAID	A1	756000	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-									756000
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 757050									

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

[Signature]
Registering Officer
Hajipur

Date: 09/09/2019

Endorsement under section 52

Presented for registration at Registration Office, Hajipur on Saturday, 07th September 2019 by Sanskriti Education Trust (Through Sanjeev Kumar) J. P. Sharma by profession Others. Status - Claimant

Arvind Kumar

Signature/L.T.I. of Presentant

Date: 09/09/2019

[Signature]
Registering Officer
Hajipur

Endorsement under section 58

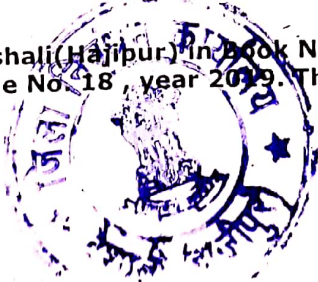
A commission is hereby issued under section 38(2) of the Registration Act, 1908 to 34 V. S. NIE REGAR for the purpose of inquiring whether this document has been executed by श्री. मिश्रा 21 of चौ. 421 अ. 2115 अ. अ. अ. अ. अ. by whom it purports to have been executed.

[Signature]
9/9
Registering Officer
Hajipur

Date : 09/09/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Vaishali (Hajipur) in Book No. 1 Volume No. 116 on page no. 156 to 170 for the year 2019 and stored in CD Volume No. 18 year 2019. The document no. is printed on the front Page of document.



[Signature]

Token No. 6673 Date: 11/09/2019 Year: 2019 S.No.: 6497 SCORE Ver.4.1 Deed No. : 6458

DEED NO: 6458

[Signature]
[Stamp]

Registering Officer
Vaishali (Hajipur)