



03DD 536999

अधिनियम 21 के अन्तर्गत तथा अधिनियम
नम्बर 1908 के अन्तर्गत
अधिनियम को लागू है। अधिनियम स्टाम्प अधिनियम
1899 की अनुसूची 1 की क म
अधिनियम अधिनियम अधिनियम या स्टाम्प शुल्क
विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं है।



ARNVAL
Advocate
Court, Ranchi
No.-50405

THIS INDENTURE OF GIFT is executed on this the 11th day of May,
2011 of the Christian Era.

BETWEEN

SMT. SEEMA KUMARI D/o Late Ramjee Pandey, by faith Hindu, By
Caste Bhumihar Brahmin, by Occupation Business, resident of Doranda,
P.S. Doranda, Dist. Ranchi, Jharkhand, Indian Citizen (hereinafter called
the DONOR) of the ONE PART. PAN- AC RPK 0065A

Contd.P/2

55077/1/11
महक 225550/-
सु. रा. मजिस्ट्रेट कोर्ट
को मिलाका

B
11.5.11

Rat

M. G. S.

T. J. S.

Seema Kumari
11/5/11



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(2)

AND

OF
SHASWAT INSTITUTE, TEACHER'S EDUCATION A UNIT OF
"SHASWAT FOUNDATION" a registered trust having its office at
103, Birendra Sudha Apartment, Near S.B.I. Colony, Burdwan
Compound, P.S. Lalpur, Dist. Ranchi vide Deed No. 179, dated
21.01.2011 which is registered at District Sub Registrar Office, Ranchi
and entered in Book No. IV, Volume No. 5, Page 63 to 82 for the year
2011 represented through Author ANIL KUMAR SHARMA S/o Late
Nageshwar Sharma, by faith Hindu, by occupation Service, resident of
Gauri Shankar Nagar, P.S. Doranda, Dist. Ranchi, Jharkhand (hereinafter
called the DONEE) of the OTHER PART. P.A.N- A1T858981M

(The terms and expressions DONOR and DONEE shall mean and
include unless excluded by or repugnant to the context or subject, their
respective legal heirs, successors, assigns, executors, administrators and
representatives).

(WHEREAS, the said Donor is, the absolute owner, in possession of the
lands hereinafter fully mentioned and described in the schedule hereto,
situated at Village Hutup, P.S. Ormanjhi, Thana No. 29, Dist. Ranchi

Geeta Karmari
11/5/11



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(3)

under R.S. Khata No. 101, Plot No. 648, Area 19 Decimals and Plot No. 650, Area 47 Decimals, Plot No. 651, Area 34 Decimal and same has been purchased from Most. Ratan Devi wife of Late Modi Mahto, Smt. Chaman Devi daughter of Late Modi Mahto and wife of Sri Rajendra Mahto, Most. Bandhan Devi wife of Late Ledi Ram Mahto, Sri Maneshwar Mahto son of Late Ledi Ram Mahto, Most. Sohri Devi wife of Late Aneshwar Mahto, Ram Mahto (Minor) and Shyam Mahto (Minor), represented through their mother Most. Sohri Devi by virtue of a Registered Sale Deed No. 2629, dated 05.03.2003, which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Volume No. 73, Page 215 to 228 for the year 2003.

AND WHEREAS after purchase the said land Donor came in peaceful possession thereof and mutated her name in the office of State of Jharkhand through Ormanjhi Anchal, Ranchi vide Mutation Case No. 197R27/2003-04 and accordingly paid rent to the state.

AND WHEREAS Modi Mahto, Chhedi Mahto and Ledi Ram Mahto, all sons of Docha Mahto purchased the said land by virtue of two registered Sale Deed No. 3530 and 3539 dated 21.02.1974, which was registered at District Sub Registrar Office, Ranchi.

Deena Kamari
11/11



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(4)

AND WHEREAS all legal heirs & successors of Late Modi Mahto, Chhedi Mahto and Late Ledi Ram Mahto sold the said land to Smt. Seema Kumari (Donor).

AND WHEREAS the said Donor again purchased all that piece and parcel of land and came in possession thereof situated at Village Hutup, P.S. Ormanjhi, Thana No. 29, Dist. Ranchi under R.S. Khata No. 101, Plot No. 646, Area 10 Decimals and Khata No. 67, Plot No. 656, Area 03 Decimals and same has been purchased from Most. Ratan Devi wife of Late Modi Mahto, Smt. Chaman Devi daughter of Late Modi Mahto and wife of Sri Rajendra Mahto, Most. Bandhan Devi wife of Late Ledi Ram Mahto, Sri Maneshwar Mahto son of Late Ledi Ram Mahto, Most. Sohri Devi wife of Late Aneshwar Mahto, Ram Mahto (Minor) and Shyam Mahto (Minor), represented through their mother Most. Sohri Devi by virtue of a Registered Sale Deed No. 2625, dated 05.03.2003, which was registered at District Sub Registrar Office, Ranchi.

AND WHEREAS after purchase the said land Donor came in peaceful possession thereof and mutated her name in the office of State of Jharkhand through Ormanjhi Anchal, Ranchi vide Mutation Case No. 198R27/2003-04 and accordingly paid rent to the state.

Seema Kumari
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(5)

AND WHEREAS the said Donor again purchased all that piece and parcel of land and came in possession thereof situated at Village Hutup, P.S. Ormanjhi, Thana No. 29, Dist. Ranchi under R.S. Khata No. 67, Plot No. 656, Area 08 Decimals by virtue of a Registered Sale Deed No. 2626, dated 05.03.2003, which was registered at District Sub Registrar Office, Ranchi.

AND WHEREAS after purchase the said land Donor came in peaceful possession thereof and mutated her name in the office of State of Jharkhand through Ormanjhi Anchal, Ranchi vide Mutation Case No. 193R27/2003-04 and accordingly paid rent to the state.

AND WHEREAS the donor is desirous of making a gift of her land measuring an area 65 Decimal situated at Village Hutup, P.S. Ormanjhi, Thana No. 29, Dist. Ranchi under R.S. Khata No. 101, Plot No. 650, Area 24 Decimals out of Area 47 Decimals, Plot No. 651, Area 30 Decimal and R.S. Khata No. 67, Plot No. 656, Area 11 Decimal, Total Area 65 Decimal morefully described in schedule below for the purpose to established and run residential/non residential educational institution.

Geeta Kumari
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(6)

AND WHEREAS the said trust is willing to accept the said gift for the said purpose and shall reconvey the said land in the discharge of the obligation imposed by the donor in case the trust ceases to use the land for such user as aforesaid.

NOW THIS DEED OF GIFT WITNESSES :-

1. That in pursuance of the said intention the donor hereby transfer and conveys by way of gift the said land morefully described in schedule below to the said trust to established and run residential/non residential educational institution or any types of welfare and social work in the said land or expected to be admitted therein and possession whereof has been delivered to the trust forever and absolutely.
2. That the said Donee shall and may from time to time and at all times hereafter peaceably and quietly enter upon, have, hold, occupy, possess and enjoy the property hereby gifted, and receive and take the rents and profits thereof without any let or hindrance whatsoever from or by the said Donor by any person or persons claiming from under or in trust of her.

Geeta Kumari
11/5/11



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(7)

3. That the donor hereby further covenant with the donee to do, performed or cause to be done, performed and executed any further lawful acts deeds or things as may necessary in future for further or morefully perfectly assuring the title of the donee to and in respect of the schedule property hereby gifted and transferred to them.
4. That the donor has this day put the donee in actual physical possession over the said property which has been hereby gifted to and demise unto the donee under this gift deed forever and absolutely.
5. That the donee shall and may from time to time and all times hereinafter peacefully and quietly enter upon, have hold occupy, passes and enjoy the property morefully described in schedule below and shall use every part thereof without any let, hindrance or objection whatsoever from or by the donor or any person or persons claiming through, from or intrust of him. The donee shall have all the right and liberty according to law and shall be at liberty to enjoy and use, deal, mortgage and transfer the same in the manner they like.

Deena Kumar,
11/5/11



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(8)

6. That the donee shall be entitled to secure mutation of their name in all revenue records of the state of Jharkhand particularly in the records kept and maintain at Ormanjhi Anachal, Ranchi or wherever it will be necessary with respect of the land which has been morefully described in schedule below and the donee shall be liable to pay rent etc. to the concerned department.
7. If the said Trust could not use the said land to establish teacher training college in any circumstances, then the said Donee (trust) shall have the full proprietary right and will be at liberty to transfer, mortgage, lease, gift or otherwise respect of the land
8. That the purpose of the registration value the gifted property is Rs. 35,80,005/- (Rupees Thirty Five Lakh Eighty Thousand Five) only.

SCHEDULE OF THE PROPERTY GIFTED

All that piece and parcel of land situated at Village Hutup, P.S. Ormanjhi, Thana No. 29, Dist. Ranchi under R.S. Khata No. 101, Plot No. 650, Area 24 Decimals out of Area 47 Decimals, Plot No. 651, Area 30 Decimal and R.S. Khata No. 67, Plot No. 656, Area 11 Decimal, Total Area 65 Decimal butted and bounded as follows :-

Heena Karmari
11/5/11



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North :- Part of the Plot No. 650 and 651
South :- Plot No. 655 and 645 and 656 Part
East :- Plot No. 648 and 649
West :- Road.

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 free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnai and same has been not acquired by the Government for any purpose.

11/5/11
Kamari
Seena



झारखण्ड JHARKHAND

590632

(10)

THIS IS TO CERTIFY that the contents of this deed are read over and explained in Hindi to the Donor which she admits true and correct and all the persons put their respective signatures and fingers' prints before me.

IN WITNESSES WHEREOF the said Donor has hereto set and subscribed her signature and delivered in the presence of the witnesses on the day, month and year first above mentioned.

Witnesses :-

1. Vikash Kumar
S/o Sri Umesh Prasad.
R/o Harom Road
Ranchi.

Donor

Seema Kumar
11/5/11

2. अशोक कुमार
अशोक कुमार
मोहनपुर
मोहनपुर

Left thumb, Left index, Left middle, Right index, Right middle, Right ring, Right little



निबंधन विभाग, झारखंड
रांची

जांच पर्या-सह घोषणा प्रपत्र (नियम 114)

Token No: 159

Token Date/Time: 11/05/2011 16:04:27

Document Type	Gift Deed	Presenter	Seema Kumari	Date of Entry	11/05/2011
Presenter Name & Address	Doranda Ranchi	DOE		Total Pages	28
Stampable Doc. Value	3580005	Stamp Value	225550	Book	I
Document Value	3580005	Serial No.		CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Ormanjhi	29	4	Hutup	101	650	RSP		MR_RES	24 Decimal	1321848
Ormanjhi	29	4	Hutup	101	651	RSP		MR_RES	30 Decimal	1652310
Ormanjhi	29	4	Hutup	67	656	RSP		MR_RES	11 Decimal	605847

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	DONER	Seema Kumari	Late Ramjee Pandey	Business	Other	Form 60	Doranda Ranchi
2	DONEE	S.I.T.E. Education A Unit Of Shaswat Found. Thro Author	Anil Kumar Sharma S/O Late Nageshwar Sharma	Service	Other	Form 60	Gauri Shankar Nagar Doranda Ranchi
3	Identifier	Amarnath Bhagat	Sita Ram Bhagat	Service	Other	Not Req.	Ilki Road Ranchi

Fee Details:

SN	Description	Amount
1	LL	5.00
2	P	1.88
3	SP	420.00
4	A1	143,200.20
Total		143,627.08

Seema Kumari

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

प्रस्तुतकर्ता का हस्ताक्षर

Seema Kumari
डाटा इंट्री ऑफिसर का हस्ताक्षर
11/05/2011

उपर्युक्त
स्वीकार किया

जिसकी

पहचान

निवासी

Seema Kumari

अमरनाथ भगत

इ 22/5/11

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

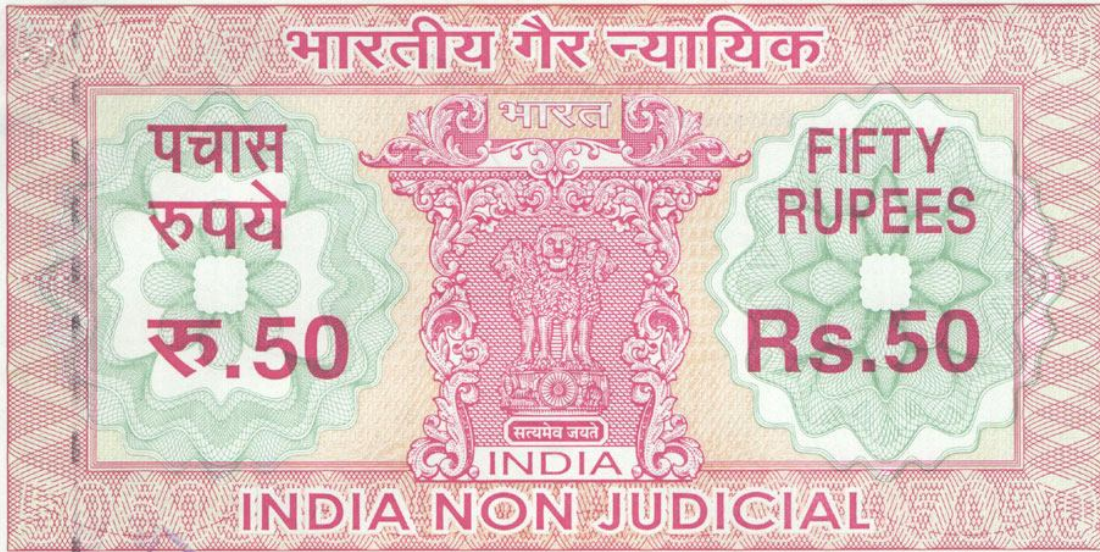


Seema Kumari

ने की

निबंधन पदाधिकारी का हस्ताक्षर

Seema Kumari



झारखण्ड JHARKHAND

A 305774

(11)

Finger Impression of left Hand, Photograph & Signature of the Donee

✓ Anil Kumar Sharma

11/5/11



Accepted by the said Donee and signed by her in token of such acceptance on the day, month and year first above mentioned

✓ Anil Kumar Sharma

				
Little Finger	Ring Finger	Middle Finger	Index	Thumb

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence

Typed and Composing by :-

August 01,
(Krishna Computers)

Drafted by

(.....)

Anil Kumar Sharma
11/5/11



निबंधन विभाग, झारखंड
रांची

Token No.159 Token Date: 11/05/2011 16:04:27
Serial/Deed No./Year :12431/10669/2011
Deed Type: Gift Deed

SN	Party Details	Photo	Thumb
1	Seema Kumari Father/Husband Name:Late Ramjee Pandey (DONER) Doranda Ranchi		
2	S.I.T.E. Education A Unit Of Shaswat Found. Thro Author Father/Husband Name:Anil Kumar Sharma S/O Late Nageshwar Sharma (DONEE) Gauri Shankar Nagar Doranda Ranchi		
3	Amarnath Bhagat Father/Husband Name:Sita Ram Bhagat (Identifier) Itki Road Ranchi		

Book No. I
Volume 478
Page 217 To 244
Deed No 12431/10669
Year 2011
Date 11/05/2011 17:09:05

District Sub Registrar

Signature of Operator

VILLAGE - HUTUP

THANA - ORMANJHI

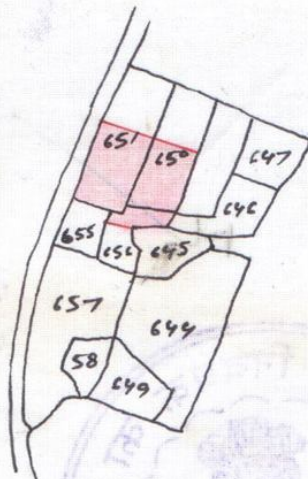
THANA NO - 29

DIST - RANCHI

PLOT NO - 650, 651, 656

SHOWN IN RED WITH

SUB PLOT NO	AREA A-D
650/PART - - -	0-24
651/PART - - -	0-30
656/PART - - -	0-11
TOTAL → 0-65	



Leena Kumar
11/11

2-21-41
0