



बिहार BIHAR

Serial No. 16427

क्रम संख्या 13909 तिथि 9/10/23 मुल्य 5000/- सीट संख्या 8 T50618

क्रेता का नाम एवं पता

सुभाष चन्द्र कुमार, श्री/मिस्टर ए. ओ. एड. मंगल सिंह

बच्चू प्रसाद सिंह, गुद्राक विक्रेता

Govt. Office B1/82, जिला निबंधन कार्यालय, पटना

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 09/10/2023 by Ms Centrestage Construction Pvt Ltd (Through Sheezan Hasan Akhtar)

Stamp Duty of Rs. 601000/- and other Fees of Rs. 152050/- has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. 15178 in Book No. 1, Volume No. 344 on pages from 469 to 482 and has been preserved in total 14 pages in C.D. No. 53 / Year 2023

Date: 09/10/2023

Token No: 16621/2023

Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, Patna

16621/23

दस्तावेज की जाँच किया एवं
दस्तावेज में अंकित संपत्ति
विवरण के अनुरूप राखी पाया।

जाँच लिपिक
(अभिषेक कुमार)
नि०ब०लि०

(ABSOLUTE SALE DEED-LAND)

NAME AND ADDRESS OF THE VENDOR












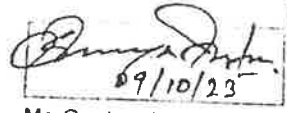

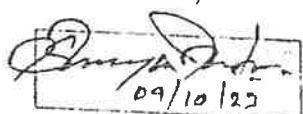


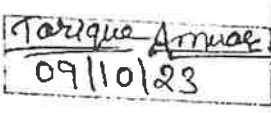
M/S CENTRESTAGE CONSTRUCTION PVT. LTD.,

Private Limited Company registered under The Companies

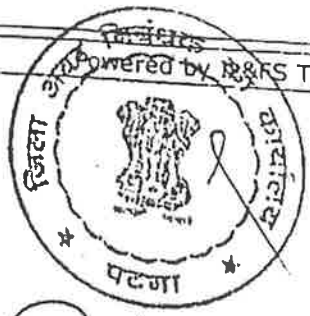


09/10/23
Dhananjay Kumar Rao

Act
the
(Incor,


Token Number	Reg. Year	Serial Number	Deed Number			
16621	2023	16427				
PresType	Name	Photo	Thumb	Index	Middle	Ring
Claimant	Shafaf Construction Pvt Ltd (Through Aiyan Anwar)					
Sig.	 09/10/23					
Presented By	Ms Centrestage Construction Pvt Ltd (Through Sheezan Hasan Akhtar)					
Sig.	 09/10/23					
Executant	Ms Centrestage Construction Pvt Ltd (Through Sheezan Hasan Akhtar)		N/A	N/A	N/A	N/A
Sig.	 09/10/23					
Identified By	Tarique Anwar					
Sig.	 09/10/23					

SCORE Ver.4.0



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Biometric Captured By 2800sop133


09/10/23

یہ فیڈ کی طرف سے
میں نے تصدیق کرتا ہوں
کہ اس کاغذ پر
میں نے 09/10/23

(2)

Act 2013 (18 of 2013), under sub section (2) of section 7 of the Companies Act, 2013 and Rule 18 of The Companies (Incorporation) Rules 2014, bearing its Corporate Identity No. U45201BR2021PTC054507, having its office at Opposite Landmark Gold Apartment, Saguna Khagaul Road, P.S. Danapur, District Patna, Pin Code-801503, represented through its Director Sheezan Hasan Akhtar aged about 27 Years (Aadhar – 3117 4207 1547) son of Shahid Akhtar, resident of 216/2, Ghoti-Masjid, Haroon Nagar Sector-II, P.O. & P.S. Phulwari Sharif, District Patna, Pin Code – 801505, Occupation-Business, Nationality-Indian.

PAN: AAJCC8213D

Mob. 9117227722

GSTIN: 10AAJCC8213D1Z9

2. NAME AND ADDRESS OF THE VENDEE

SHAFAT CONSTRUCTION PVT. LTD., a Private Limited Company registered under The Companies Act 2013 (18 of 2013), under sub section (2) of section 7 of the Companies Act, 2013 and Rule 18 of The Companies (Incorporation) Rules 2014, bearing its Corporate Identity No. U45309BR2017PTC035200, having its office at A/87, Ali Nagar Colony, P.O. Anisabad, P.S. Gardanibagh, District Patna, Pin Code - 800002, represented through its Director Aiyan Anwar aged about 29 Years (Aadhar – 9598 8823 9757) son of S. M. Anwar Alam, resident of Ali Nagar Colony, P.O. Anisabad, P.S. Gardanibagh, District Patna, Pin Code – 800002, Occupation-Business, Nationality-Indian.

PAN: AAYCS9903P

Mob. 9431496008

GSTIN: 10AAYCS9903P1ZI



NATURE OF THE DOCUMENT
DEED OF ABSOLUTE SALE

Signature
09/10/23

(3)

4. CONSIDERATION AMOUNT

Rs. 75,00,000/- (Rupees Seventy Five Lacs Only)

the actual consideration amount and stamp duty is duly paid.

5. DESCRIPTION OF THE PROPERTY HEREBY CONVEYED

ALL THAT, piece and parcel of residential vacant land with Boundary Wall, with right, title, interest and possession thereon and therein in the vended property, **measuring an area of 2138 Sq. Ft. equivalent to 4.9090 Decimals**, Situated at Survey Mauza Salempur Dumra, Mohalla Indrapuri, Pargana and Survey Thana Phulwari Sharif, Present P.S. Shastri Nagar, District Patna, within the Jurisdiction of Sub & Sadar Registry Office Patna, under revenue Thana No. 10, Tauzi No. 5296, Khata No. 267, Part of Cadestral Survey Plot No. 285, and Khata No. 261, Part of Cadestral Survey Plot No. 286, Marked as Numerical Plot No. A/70 (P), Old Ward No. 4, Present Ward No. 5, Circle No. 252, **Government Land Valuation List Serial No. 079, Zone-03**, Annual rent Rs. 2/- only payable to the State Government of Bihar through Circle Office, Patna Sadar, vide its Jamabandi / Bhag Vartman - 44, Prisht No. 41, and within the limits of Dissolved Patna Regional Development Authority, Patna and Patna Municipal Corporation, Patna which is bounded as follows:-

BOUNDARY OF LANDED PROPERTY

NORTH : Plot No. A/70 (P) belongs to Shafaf Construction Pvt. Ltd.
SOUTH : Plot No. A/69
EAST : Branch Road
WEST : Plot No. 287 now Masjid Nizamuddin

Shamshad Ali
09/10/23

खरारा पञ्चा में दर्ज नहीं है

9/10/23



मा पञ्चा में दर्ज नहीं है
7682
09/10/23

(4)

State Government of Bihar passed an order to mention Survey Village and District in the Sale Deed which runs hereunder :-

District - Patna
Revenue Circle - Patna Sadar
Revenue Halka - Nutan Rajdhani-2
Revenue Village - Salempur Dumra
Revenue Thana No. 10

SKETCH MAP IS ATTACHED HEREWITH SHOWN IN COLOUR "RED" WHICH IS PART OF THIS DEED.

Note:- Cost of Land comes to Rs. 72,50,000/-Only of 2138 Sq. Ft. and Cost of Boundary Wall comes to Rs. 2,50,000/-Only.

THIS DEED OF ABSOLUTE SALE, IS MADE ON THIS THE 09th DAY OF OCTOBER 2023, AT PATNA.

BETWEEN

M/S CENTRESTAGE CONSTRUCTION PVT. LTD., represented through its Director Sheezan Hasan Akhtar, as fully described in Column No. 1, of this deed, hereinafter called the Vendor which expression unless repugnant to the context mean and include his / its heirs, executors, administrators, representatives, and assignees in interest of the ONE PART.

AND

SHAFAT CONSTRUCTION PVT. LTD., represented through its Director Aiyan Anwar, as fully described in Column No. 2, of this deed, hereinafter called the Vendee which expression unless repugnant to the context mean and include his / its heirs, executors, administrators, representatives, and assignees in interest of the OTHER PART.



Sheezan Hasan Akhtar
09/10/2023

(5)

RECITALS

WHEREAS, the property more fully described in Column No. 5 of this deed is the purchased property of the vendor (M/S CENTRESTAGE CONSTRUCTION PVT. LTD., through its Director Sheezan Hasan Akhtar) by virtue of Registered Sale Deed Dated 22.07.2023 as Deed No. 11646, Serial No. 12524, in Book No. 01, Volume No. 265, Pages 42 to 54, C.D. No. 41, Token No. 12632/2023, which was Registered at Patna Registry Office purchased from Shweta Sharma daughter of Late Vyas Sharma and wife of Sudhanshu Kumar, resident of Dedhsaiya, P.S. Kako, District Jehanabad, presently resident of 205, Patliputra Colony, P.S. Patliputra, District Patna, through her constituted attorney Nishant Kumar son of Late Vyas Sharma, resident of A/25, Buddha Colony, P.S. Buddha Colony, District Patna by virtue of registered Power of Attorney Dated 14.11.2022 as Deed No. 823, Serial No. 17771, in Book No. 4, Volume No. 16, Pages 465 to 472, CD-3, Token No. 18255/2022 registered at Patna Registry Office and from the date of purchase the said M/S CENTRESTAGE CONSTRUCTION PVT. LTD., owned and possessed the same as absolute owner.

AND WHEREAS, the said M/S CENTRESTAGE CONSTRUCTION PVT. LTD., through its Director Sheezan Hasan Akhtar got his/its name mutated in Circle Office, Patna Sadar and the same was recorded as Mutation Case No. 6048/2023-24 and after passing an order the revenue rent receipt has been issued in his/its name vide its Jamabandi / Bhag Vartman - 44, Prisht No. 41.



Sheezan Hasan Akhtar
09/10/23

(6)

AND WHEREAS, the Vendor covenant that the aforesaid property is in his/its exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and have in himself good right, full power and absolute authority and title to transfer in the whole or part of the said property owned and possessed the same and he came and remained in peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS, the said M/S CENTRESTAGE CONSTRUCTION PVT. LTD. i.e. vendor is in crises / urgent need of money to invest somewhere else for the betterment of the company so he decided to sell the property more fully described in column No. 5, of this deed and accordingly the vendor i.e. Board of Directors resolved vide Resolution Dated 24.08.2023 and in this end and in view the Vendor expressed his/its desire to sell & transfer the same and after knowing his/its desire the Vendee (SHAFAR CONSTRUCTION PVT. LTD.) through its director is also in search of Land for the construction of multi-storied residential building and for the betterment of the company and the vendee approached him and showed his/its interest in his offer and offered a sum of Rs. 75,00,000/- (Rupees Seventy Five Lacs Only) which is the just and proper amount according to the present market value and non-else did offer the same as much as the Vendee offered to the Vendor.

AND WHEREAS, the Vendor accepted the consideration amount in his/its good health and sense after considering its pros and cons for the property fully described in Column No. 5 of this deed, without any outside pressure



Shafar Construction
09/10/23

(7)

AND WHEREAS, there is no hitch left now in execution and registration of this Absolute Sale Deed in respect of the said land, as the Vendee has agreed to pay all the cost of charges and expenses to be incurred and has requested the Vendor to execute and register Deed of Absolute Sale in favour of the Vendee.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

1. That the total consideration amount of Rs. 75,00,000/- (Rupees Seventy Five Lacs Only) through RTGS/ Bank Transfer of State Bank of India paid to the vendor by the vendee details of which is hereunder:-

i. A sum of Rs. 74,25,000/- (Rupees Seventy Four Lacs Twenty Five Thousand Only) through RTGS/ Bank Transfer of State Bank of India paid to the vendor i.e. M/S CENTRESTAGE CONSTRUCTION PVT. LTD. (Current A/c No. 259117227711, Bank – IndusInd Bank Limited, Branch – Saguna More, IFSC Code – INDB0000928) by the vendee.

ii. A sum of Rs. 75,000/- only against TDS at the rate of 1% of Total Consideration amount more fully described in Column No. 4 of this deed deducted from the Vendor's consideration amount and paid to the Government and the said Vendor acknowledge the same.

2. That the Vendor further has no claim regarding the vended property and consideration amount.

3. That the ~~Vendor has~~ further no right to demand any single penny from the Vendee after execution of this deed.

4. That the Vendor hereby convey and transfer by way of absolute sale all his/its right, title and interest with possession as above mentioned, the property more fully described in column no. 5 of this deed to the Vendee to hold and to enjoy the same as absolute owner thereof free from all encumbrances and charges and the possession of the



A

Shri. Anil
09/10/23

(8)

said property has been delivered to the Vendee and the Vendee is free to get his/its name mutated over the said property and to use the same in the manner the Vendee likes.

5. That the Vendor has assured to the Vendee, that there is no any other share holder nor any claim regarding the vended property or no encumbrances, lien, charges, or notice for acquisition or any defect of title in the vended property mentioned above.

6. That the said landed property or part thereof is not affected by any acquisition or acquisition proceedings of any authority or authorized under any of the law for the time being in force/and/or otherwise nor any notice to the said effect has been served on the Vendor in relation to the aforesaid and concerning the said landed property.

7. That the Vendor further declare and assure that the vended property is free from all sorts of encumbrances and charges and the Vendor has not entered into any agreement for sale or otherwise with any person and whatsoever the Vendor has got transferable right, title and interest in the vended property and delivered the possession of the vended property to the Vendee from today and the Vendor has agreed with the Vendee, if the Vendee shall be deprived of the possession of whole or any part of the property by virtue of any title defect or act the Vendor hereby undertake to compensate the Vendee of such loss or damages arising out from such act.

8. That the Vendor hereby under take to support all applications and forms and confirm his/its right and title of the vended property which has been filed by the Vendee to mutate his/its name in Circle Office/Patna Municipal Corporation, Patna/Electric Office, or any Government



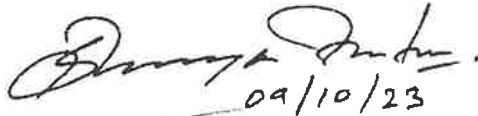
A

Shri. P. K. Singh
09/10/23

(9)

9. IT IS WORTH TO SAY that the said property has not been acquired by the State Government till date and the property is free from Gair-Mazaurwa aam and Waqf Board/Trust Niyas Board, Religious Trust or Khas Mahal Land.

IN WITNESSES WHEREOF, the Vendor has executed this Deed of Absolute Sale on this the 09th day of October 2023 at Patna, in presence of witnesses.—


09/10/23

(Sheezan Hasan Akhtar)
Director

For:- M/S CENTRESTAGE CONSTRUCTION PVT. LTD.
SIGNATURE OF THE VENDOR


09-10-23.

(Aiyan Anwar)
Director

For:- SHAFAT CONSTRUCTION PVT. LTD.
SIGNATURE OF THE VENDEE

WITNESSES

1. Tarique Anwar
S/O Ayub Anwar
Taj Nagar Phulwari
Sharif Patna
Tarique Anwar.
09/10/23

2. Md. Aamir Nizamuddin Sabir
Advocate,
Patna High Court, Patna

As per statement of the vendor and the vendee I have drafted Sale Deed in 09 pages.



09-10-2023

(10)

SKETCH MAP

1. NAME AND ADDRESS OF THE VENDOR

M/S CENTRESTAGE CONSTRUCTION PVT. LTD., a Private Limited Company registered under The Companies Act 2013 (18 of 2013), under sub section (2) of section 7 of the Companies Act, 2013 and Rule 18 of The Companies (Incorporation) Rules 2014, bearing its Corporate Identity No. U45201BR2021PTC054507, having its office at Opposite Landmark Gold Apartment, Saguna Khagaul Road, P.S. Danapur, District Patna, Pin Code - 801503, represented through its Director Sheezan Hasan Akhtar son of Shahid Akhtar, resident of 216/2, Choti Masjid, Haroon Nagar Sector-II, P.O. & P.S. Phulwari Sharif, District Patna, Pin Code - 801505

2. NAME AND ADDRESS OF THE VENDEE

SHAFAT CONSTRUCTION PVT. LTD., a Private Limited Company registered under The Companies Act 2013 (18 of 2013), under sub section (2) of section 7 of the Companies Act, 2013 and Rule 18 of The Companies (Incorporation) Rules 2014, bearing its Corporate Identity No. U45309BR2017PTC035200, having its office at A/87, Ali Nagar Colony, P.O. Anisabad, P.S. Gardanibagh, District Patna, Pin Code - 800002, represented through its Director Aiyan Anwar son of S. M. Anwar Alam, resident of Ali Nagar Colony, P.O. Anisabad, P.S. Gardanibagh, District Patna, Pin Code - 800002

3. DESCRIPTION OF THE PROPERTY HEREBY CONVEYED

ALL THAT, piece and parcel of residential vacant land with Boundary Wall, with right, title, interest and possession thereon and therein in the vended property, measuring an area of 2138 Sq. Ft. equivalent to 4.9090 Decimals, Situated at Survey Mauza Salempur Dumra, Mohalla Indrapuri, Pargana and Survey Thana Phulwari Sharif, Present P.S. Shastri Nagar, District Patna, within the Jurisdiction of Sub & Sadar Registry Office Patna, under revenue Thana No. 10, Tauzi No. 5296, Khata No. 267, Part of Cadestral Survey Plot No. 285, and Khata No. 261, Part of Cadestral Survey Plot No. 286, Marked as Numerical Plot No. A/70 (P), Old Ward No. 4, Present Ward No. 5, Circle No. 252

BOUNDARY OF LANDED PROPERTY

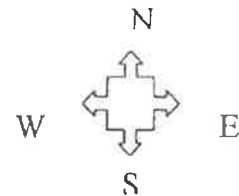
NORTH : Plot No. A/70 (P) belongs to Shafat Construction Pvt. Ltd.
SOUTH : Plot No. A/69
EAST : Branch Road
WEST : Plot No. 287 now Masjid Nizamuddin


09/10/23

SIGNATURE OF THE VENDOR


9-10-23

SIGNATURE OF THE VENDEE



Shafat
Const. Pvt.
Ltd.

Road

Endorsement of Certificate of Admissibility

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. 451000/-
Stamp duty paid under Municipal Act Rs. 150000/-

Amt. Paid By N.J Stamp Paper Rs. 5000/-
Amt. paid through Bank Challan Rs. 748050/-

Stamp duty paid under Municipal Act No. 19 of 1951

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	150000	C	0	H1b	0	K1a	0	Lii	0	LLR	500	500
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	50	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	550	
	A10	0	E	1000	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-									151000			

Stamp Duty (Service Charge) in Rs. - 152050

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 152050

Registering Officer
Patna

Date: 09/10/2023

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 09th October 2023 by Ms Centrestage Construction Pvt Ltd (Through Sheezan Hasan Akhtar) S/O Shahid Akhtar by profession Others. Status - Executant

Signature/L.T.I. of Presentant
09/10/23

Date: 09/10/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Tarique Anwar' age '27' Sex 'M', 'S/O Ayub Ansari', resident of 'Taj Nagar Nohsa Phulwarisharif Patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 09/10/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna In Book 1 Volume No. 341 on pages on 469 -482, for the year 2023 and stored in CD volume No. CD-53 year 2023 .The document no. is printed on the Front Page of the document.



Date : 09/10/2023

Token No. : 16621

Year : 2023

S.No. :

16427

SCORE Ver.4.1

Deed No. : d No. : 15178

Registering Officer
Patna



INDIA NON JUDICIAL
Government of Bihar

e-Stamp



Certificate No. : IN-BR-2301008767
Certificate Issue Date : 09-Oct-2023 11:38 AM
GRN No. : BHR20230501069010E, BHR20230900988542E, BHR20231000066270I
Unique Doc Reference : EST-BR-2800-2300013855
Party Name : SHIAFAF CONSTRUCTION PRIVATE LIMITED
Purchased by : SHAFAT CONSTRUCTION PRIVATE LIMITED
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 176000 (One Lakh Seventy Six Thousand Only)
Reg. Fee (Rs.) : 45000 (Forty Five Thousand Only)
LLR & P Fee (Rs.) : 550 (Five Hundred Fifty Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discor SC (Rs.) : 500 (Five Hundred Only)
Total Amount (Rs.) : 222050 (Two Lakh Twenty Two Thousand Fifty Only)



IN 2301012532

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App 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

c-Stamp



Certificate No. : IN-BR-2301008794
Certificate Issue Date : 09-Oct-2023 11:39 AM
GRN No. : BHR20230900988542E, BHR20231000066270E
Unique Doc Reference : EST-BR-2800-2300013856
Party Name : SHAFAF CONSTRUCTION PRIVATE LIMITED
Purchased by : SHAFAF CONSTRUCTION PRIVATE LIMITED
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 240000 (Two Lakh Forty Thousand Only)
Reg. Fee (Rs.) : 60000 (Sixty Thousand Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 0 (Zero Only)
Total Amount (Rs.) : 300000 (Three Lakh Only)



IN 2301012559

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and its available on the website/Mobile App 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.

Signature
09/10/23



View GRN Details Live

Download e-Challan

GRN

BHR20231000278741E

[VIEW](#)

DSRO CODE

2800

Party Name

Shafaf Construction Pvt. Ltd.

Stamp Duty-(R0030021030001)

180000

Registration & Other Fees-(R0030031040001)

46000

LLR & Proc Fee-(R0029008000006)

0

Challan Total Amount

226000

Status

Success

Payment Date

2023-10-09 12:37:17.0

CIN

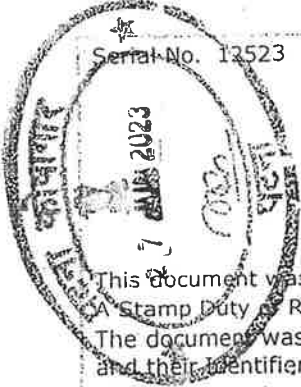
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बिहार BIHAR

क्रम संख्या 6828 तिथि 1/7/23 1000 रुपये संख्या AT 351449

Serial No. 12523



क्र. 1/1443, पटना
बहादुर प्रसाद सिंह, मुद्राक बिक्रेता
ला. सं-2/82, जिला निबंधन कार्यालय, पटना
Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 22/07/2023 by Nishant Kumar (Agent)
A Stamp Duty of Rs. 561250/- and other Fees of Rs. 143800/- has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. 11645 in Book No. 1, Volume No. 265 on pages from 41 to 41 and has been preserved in total 13 pages in C.D. No. 41 / Year 2023.

वस्तावेज की जांच किया एवं
वस्तावेज में अंकित सुविधा
दिनांक 22/07/2023 पाया।

जांच लिपिक
(अभिषेक कुमार)
नि० व० १०

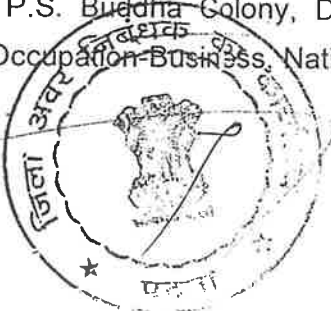
Token No: 12630 / 2023

Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, Patna

SCANNED BY
(ABSOLUTE SALE DEED- LAND)

1. NAME AND ADDRESS OF THE VENDOR







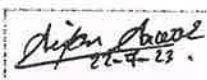






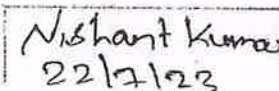
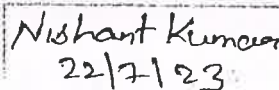

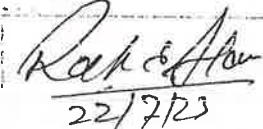
Nishant Kumar aged about 41 Years (Aadhar -
8855 0710 4318, PAN: AOWPK0838G & Mob.
9771407199) son of Late Vyas Sharma, resident of A/25,
Buddha Colony, P.S. Buddha Colony, District Patna, Pin
Code - 800001, Occupation-Business, Nationality-Indian.



Executed sole deed
Received
Nishant Kumar
22/7/23

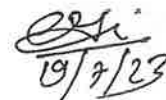
District Registry Office, Patna

Token Number 12630 Reg. Year 2023 Serial Number 12523 Deed Number 11645

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Aiyan Anwar (Director) Shafaf Construction Pvt Ltd						
Sig.	 22/7/23						
Presented By	Nishant Kumar (Agent)						
Sig.	 22/7/23						
Executant	Nishant Kumar (Agent)	N/A	N/A	N/A	N/A	N/A	N/A
Sig.	 22/7/23						
Executant	Shweta Sharma (Principal)	N/A	N/A	N/A	N/A	N/A	N/A
Sig.							
Identified By	Md. Rashid Alam						
Sig.	 22/7/23						



पक्षकार द्वारा दिखायी गई
शुद्धि का स्थल ऑप विथ
अध्यापक के द्वारा
वर्तमान में सही गया।


22/7/23

Nishant Kumar
22/7/23

SCOR Ver 4.0 Powered by IL&FS Technologies Ltd. Biometric Capture By op133

(2)

AS CONSTITUTED ATTORNEY OF

Shweta Sharma aged about 44 Years (Aadhar – 5810 4601 9941, PAN: AOAPS2322F & Mob. 9199963211) daughter of Late Vyas Sharma and wife of Sudhanshu Kumar, resident of Dedhsaiya, P.S. Kako, District Jehanabad, in the State of Bihar, presently resident of 205, Patliputra Colony, P.S. Patliputra, District Patna, Pin Code – 800013, Occupation-Housewife, Nationality-Indian by virtue of registered Power of Attorney Dated 14.11.2022 as Deed No. 823, Serial No. 17771, in Book No. 4, Volume No. 16, Pages 465 to 472, CD-3, Token No. 18255/2022 registered at Patna Registry Office.

2. NAME AND ADDRESS OF THE VENDEE

SHAFAR CONSTRUCTION PVT. LTD., a Private Limited Company registered under The Companies Act 2013 (18 of 2013), under sub section (2) of section 7 of the Companies Act, 2013 and Rule 18 of The Companies (Incorporation) Rules 2014, bearing its Corporate Identity No. U45309BR2017PTC035200, having its office at A/87, Ali Nagar Colony, P.O. Anisabad, P.S. Gardanibagh, District Patna, Pin Code - 800002, represented through its Director **Aiyan Anwar aged about 29 Years (Aadhar – 9598 8823 9757) son of S. M. Anwar Alam,** resident of Ali Nagar Colony, P.O. Anisabad, P.S. Gardanibagh, District Patna, Pin Code – 800002, Occupation-Business, Nationality-Indian.

PAN: AAYCS9903P

Mob. 9431496008

GSTIN: 10AAYCS9903P1ZI

Nishant Kumar
22/4/23

NATURE OF THE DOCUMENT

DEED OF ABSOLUTE SALE



(3)

4. CONSIDERATION AMOUNT

Rs. 67,50,000/- (Rupees Sixty Seven Lacs Fifty Thousand Only) the actual consideration amount and stamp duty is duly paid.

5. DESCRIPTION OF THE PROPERTY HEREBY CONVEYED

ALL THAT, piece and parcel of residential vacant land with Boundary Wall, with right, title, interest and possession thereon and therein in the vended property, **measuring an area of 2138 Sq. Ft. equivalent to 4.9090 Decimals out of total measuring an area of 4276 Sq. Ft.**, Situated at Survey Mauza Salempur Dumra, Mohalla Indrapuri, Pargana and Survey Thana Phulwari Sharif, Present P.S. Shastri Nagar, District Patna, within the Jurisdiction of Sub & Sadar Registry Office Patna, under revenue Thana No. 10, Tauzi No. 5296, Khata No. 267, Part of Cadestral Survey Plot No. 285, and Khata No. 261, Part of Cadestral Survey Plot No. 286, Marked as Numerical Plot No. A/70 (P), Old Ward No. 4, Present Ward No. 5, Circle No. 252, Government Land Valuation List Serial No. 079, Zone-03, Annual rent Rs. 2/- only payable to the State Government of Bihar through Circle Office, Patna Sadar, **vide its Jamabandi No. 1690(क) thereafter Jamabandi No. 1690/1, Bhag Vartman – 19, Prisht No. 3743**, and within the limits of Dissolved Patna Regional Development Authority, Patna and Patna Municipal Corporation, Patna which is bounded as follows:-

BOUNDARY OF LANDED PROPERTY

NORTH : Plot No. B/8-9
SOUTH : Plot No. A/70 (P) sold to M/s Centrestage Construction Pvt. Ltd. on same day
EAST : Branch Road
WEST : Plot No. 287 now Masjid Nizamuddin



Nishant Kumar
22/7/23

अभी प्रकार क राक स मुक्त फायदा

जंघ लिपिक

सारा पजी अप्राप्त है।

22/7/23

(4)

State Government of Bihar passed an order to mention Survey Village and District in the Sale Deed which runs hereunder :-

District - Patna
Revenue Circle - Patna Sadar
Revenue Halka - Nutan Rajdhani-2
Revenue Village - Salempur Dumra
Revenue Thana No. 10

SKETCH MAP IS ATTACHED HEREWITH SHOWN IN COLOUR "RED" WHICH IS PART OF THIS DEED.

Note:- Cost of Land comes to Rs. 65,00,000/-Only of 2138 Sq. Ft. and Cost of Boundary Wall comes to Rs. 2,50,000/-Only.

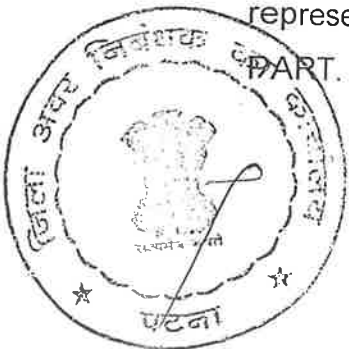
THIS DEED OF ABSOLUTE SALE, IS MADE ON THIS THE 22nd DAY OF JULY 2023, AT PATNA.

BETWEEN

Nishant Kumar Power Holder of Shweta Sharma, as fully described in Column No. 1, of this deed hereinafter called the Vendor which expression unless repugnant to the context shall mean and include his heirs executors administrators, assignees and successors in interest of the ONE PART.

AND

SHAFAT CONSTRUCTION PVT. LTD., represented through its Director Aiyan Anwar, as fully described in Column No. 2, of this deed, hereinafter called the Vendee which expression unless repugnant to the context mean and include his/its heirs, executors, administrators, representatives, and assignees in interest of the OTHER PART.



Nishant Kumar
22/7/23

(5)

RECITALS

WHEREAS, the property more fully described in Column No. 5 of this deed is the purchased property of Shweta Sharma by virtue of Registered Sale Deed Dated 12.01.1990 as Deed No. 304, in Book No. 01, which was Registered at Hajipur Registry Office purchased from Raghunandan Prasad Singh son of Vasudeo Prasad Singh, resident of Mauza Badi, P.S. Badi, Bhaya Kakri Sarai, District Nalanda and from the date of purchase the said Shweta Sharma owned and possessed the same as absolute owner.

AND WHEREAS, the said Shweta Sharma got her name mutated in Circle Office, Patna Sadar and the same was recorded as Mutation Case No. 371/3-1997-98 and after passing an order the revenue rent receipt has been issued in her name vide its Jamabandi No. 1690(क) thereafter Jamabandi No. 1690/1, Bhag Vartman – 19, Prisht No. 3743.

AND WHEREAS, the land owner previously approved building Sanction Map from the competent Authority to construct multi-storied building in the year 2012-13.

AND WHEREAS, the Vendor covenant that the aforesaid property is in her exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and have in herself good right, full power and absolute authority and title to transfer in the whole or part of the said property owned and possessed the same and she came and remained in peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS, the said Shweta Sharma appointed her brother Nishant Kumar and executed Power of Attorney Dated 14.11.2022 as Deed No. 823, Serial No. 17771, in Book No. 4, Volume No. 16, Pages 465 to 472, CD-3, Token

Nishant Kumar
22/7/23



(6)

No. 18255/2022 registered at Patna Registry Office and on the said basis, the Attorney ~~is selling~~ the aforesaid property in favour of the vendee aforesaid.

AND WHEREAS, the Vendor through her Attorney is in urgent need of money to invest somewhere else and other urgent necessities so he decided to sell the property mentioned above and after knowing his desire the Vendee approached him and showed his/its interest to purchase the said property and the matter for sale and purchase has been finalized for a sum of **Rs. 67,50,000/- (Rupees Sixty Seven Lacs Fifty Thousand Only)** which is the just and proper amount according to the present market value.

AND WHEREAS, the Vendor through her Attorney accepted the consideration amount in his good health and sense after considering its pros and cons for the property fully described in Column No. 5 of this deed, without any outside pressure and coercion.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

1. That the total consideration amount of **Rs. 67,50,000/- (Rupees Sixty Seven Lacs Fifty Thousand Only)** through Cheque/RTGS/Bank Transfer on several dates has already been received by the Vendor from the Vendee before execution of this deed details of which is hereunder:-
 - i. A sum of Rs. 5,00,000/- Only through Cheque No. 480739 Dated 09.06.2023 of State Bank of India.
 - ii. A sum of Rs. 25,00,000/- Only through RTGS UTR No. SBINR52023062156486635 vide its Cheque No. 480740 Dated 21.06.2023 of State Bank of India.

Nishant Kumar
22/7/23



(7)

iii. A sum of Rs. 20,00,000/-Only through RTGS UTR No. SBINR52023062557123688 vide its Cheque No. 480741 Dated 25.06.2023 of State Bank of India.

iv. A sum of Rs. 15,00,000/-Only through RTGS UTR No. SBINR52023070258527318 vide its Cheque No. 480742 Dated 02.07.2023 of State Bank of India.

v. A sum of Rs. ~~1,82,500/-~~Only through NEFT UTR No. SBIN423184760217 Dated 03.07.2023 of State Bank of India.

Note:- A sum of Rs. ~~67,500/-~~only against TDS Payment Realization Dated 04.07.2023 vide its Challan No. 87478, BSR Code-0002271, at the rate of 1% of Total Consideration amount more fully described in Column No. 4 of this deed deducted from the Vendor's consideration amount and paid to the Government and the said Vendor acknowledge the same.

2. That the Vendor further has no claim regarding the vended property and consideration amount.

3. That the Vendor has further no right to demand any single penny from the Vendee after execution of this deed.

4. That the Vendor hereby convey and transfer by way of absolute sale all his/her right, title and interest with possession as above mentioned, the property more fully described in column no. 5 of this deed to the Vendee to hold and to enjoy the same as absolute owner thereof free from all encumbrances and charges and the possession of the said property has been delivered to the Vendee and the Vendee is free to get his/its name mutated over the said property and to use the same in the manner the Vendee likes.

5. That the Vendor has assured to the Vendee, that there is no any other share holder nor any claim regarding the vended property or no encumbrances, lien, charges, or



Nishant Kumar
22/7/23

(8)

notice for acquisition or any defect of title in the vended property mentioned above.

6. That the said landed property or part thereof is not affected by any acquisition or acquisition proceedings of any authority or authorized under any of the law for the time being in force/and/or otherwise nor any notice to the said effect has been served on the Vendor in relation to the aforesaid and concerning the said landed property.

7. That the Vendor further declare and assure that the vended property is free from all sorts of encumbrances and charges and the Vendor has not entered into any agreement for sale or otherwise with any person and whatsoever the Vendor has got transferable right, title and interest in the vended property and delivered the possession of the vended property to the Vendee from today and the Vendor has agreed with the Vendee, if the Vendee shall be deprived of the possession of whole or any part of the property by virtue of any title defect or act the Vendor hereby undertake to compensate the Vendee of such loss or damages arising out from such act.

8. That the Vendor hereby under take to support all applications and forms and confirm his/her right and title of the vended property which has been filed by the Vendee to mutate his/its name in Circle Office/Patna Municipal Corporation, Patna/Electric Office, or any Government Offices if any.

9. IT IS WORTH TO SAY that the said property has not been acquired by the State Government till date and the property is free from Gair-Mazaurwa aam and Waqf Board/Trust Niyas Board, Religious Trust or Khas Mahal Land.

Nishant Kumar
22/11/23



(9)

IN WITNESSES WHEREOF, the Vendor's Attorney
has executed this Deed of Absolute Sale on this the 22nd
day of July 2023 at Patna, in presence of witnesses.

Nishant Kumar
(Nishant Kumar) 22/7/23
Power Holder of Shweta Sharma
SIGNATURE OF THE VENDOR'S ATTORNEY

Shafaf Construction Private Limited

Aiyan Anwar
22.7.23. Director
(Aiyan Anwar)
Director

For:- SHAFAF CONSTRUCTION PVT. LTD.
SIGNATURE OF THE VENDEE



WITNESSES

Md. Rafi & Son
S/o Sh. Sohan Mahila
For the milar maoe of
Ra Ja Bazar Patna
22/7/23

As per statement of the
vendor's Attorney and the
vendee I have drafted Sale
Deed in 09 pages.

Tarique Ammar
S/o Ayub Ansari
Taj Nageelphulwari
Sharif Patna
Tarique Ammar
22.07.23

Md. A. Nizamuddin Sabir
(Md. Aamir Nizamuddin Sabir)
Advocate,
Patna High Court, Patna
22/7/23



(10)

SKETCH MAP

1. NAME AND ADDRESS OF THE VENDOR

Nishant Kumar son of Late Vyas Sharma, resident of A/25, Buddha Colony, P.S. Buddha Colony, District Patna, Pin Code - 800001, AS CONSTITUTED ATTORNEY OF Shweta Sharma daughter of Late Vyas Sharma and wife of Sudhanshu Kumar, resident of Dedhsaiya, P.S. Kako, District Jehanabad, in the State of Bihar, presently resident of 205, Patliputra Colony, P.S. Patliputra, District Patna, Pin Code - 800013, by virtue of registered Power of Attorney Dated 14.11.2022 as Deed No. 823, Serial No. 17771, in Book No. 4, Volume No. 16, Pages 465 to 472, CD-3, Token No. 18255/2022 registered at Patna Registry Office.

2. NAME AND ADDRESS OF THE VENDEE

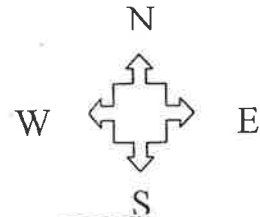
SHAFAT CONSTRUCTION PVT. LTD., a Private Limited Company registered under The Companies Act 2013 (18 of 2013), under sub section (2) of section 7 of the Companies Act, 2013 and Rule 18 of The Companies (Incorporation) Rules 2014, bearing its Corporate Identity No. U45309BR2017PTC035200, having its office at A/87, Ali Nagar Colony, P.O. Anisabad, P.S. Gardanibagh, District Patna, Pin Code - 800002, represented through its Director Aiyan Anwar son of S. M. Anwar Alam, resident of Ali Nagar Colony, P.O. Anisabad, P.S. Gardanibagh, District Patna, Pin Code - 800002

3. DESCRIPTION OF THE PROPERTY HEREBY CONVEYED

ALL THAT, piece and parcel of residential vacant land with Boundary Wall, with right, title, interest and possession thereon and therein in the vended property, measuring an area of 2138 Sq. Ft. equivalent to 4.9090 Decimals out of total measuring an area of 4276 Sq. Ft., Situated at Survey Mauza Salempur Dumra, Mohalla Indrapuri, Pargana and Survey Thana Phulwari Sharif, Present P.S. Shastri Nagar, District Patna, within the Jurisdiction of Sub & Sadar Registry Office Patna, under revenue Thana No. 10, Tauzi No. 5296, Khata No. 267, Part of Cadestral Survey Plot No. 285, and Khata No. 261, Part of Cadestral Survey Plot No. 286, Marked as Numerical Plot No. A/70 (P), Old Ward No. 4, Present Ward No. 5, Circle No. 252

BOUNDARY OF LANDED PROPERTY

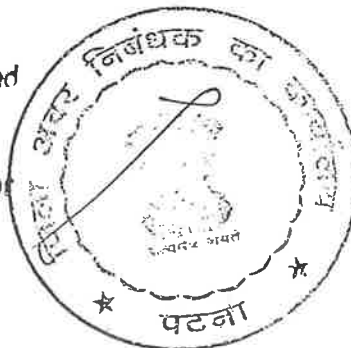
NORTH : Plot No. B/3-9
SOUTH : Plot No. A/70 (P) sold to M/s Centrestage Construction Pvt. Ltd. on same day
EAST : Branch Road
WEST : Plot No. 287 now Masjid Nizamuddin



Nishant Kumar 22/7/23
SIGNATURE OF THE VENDOR'S ATTORNEY

Shafat Construction Private Limited

Aiyan Anwar 22-7-23. Director
SIGNATURE OF THE VENDEE



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. 426250/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Adl.Stamp duty paid under Municipal Act	Rs. 135000/-	Amt.paid through Bank Challan	Rs. 704050/-

Registration Fee

A1	141750	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	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
TOTAL-									142750

LLR + Proc Fee Service Charge

LLR	500	
Proc.Fee	50	500
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 143800

Registering Officer
Patna

Date: 22/07/2023

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 22nd July 2023 by Nishant Kumar (Agent) Late
Rajyas Sharma by profession Others. Status - Executant

Nishant Kumar
22/7/23

Signature/L.T.I. of Presentant

Date:22/07/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Rashid Alam' age '38'
Sex 'M', 'Shahjahan Mallick', resident of 'Pankh, Milan Market Raja Bazar, Bailey Road, Dist.- Patna.'), whose
Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 22/07/2023

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 265 on pages on 29 -41, for the year 2023 and stored in
CD volume No. CD-41 year 2023 .The document no. is printed on the Front Page of the document.



Registering Officer
Patna

Date : 22/07/2023

Token No. : 12630

Year : 2023

S.No.

125234

SCORE Ver.4.1

Deed No. : d No. : 11645



View GRN Details Live

Download e-Challan

GRN

BHR20230700063438M

VIEW

DSRO CODE

2800

Party Name

Shafaf Construction Pvt. Ltd.

Stamp Duty-(R0030021030001)

346700

Registration & Other Fees-(R0030031040001)

142750

LLR & Proc Fee-(R0029008000006)

550

Challan Total Amount

490000

Status

Success

Payment Date

2023-07-03 15:33:04.0

CIN

00001532023070342628

Powered by Terracis Technologies Ltd.



View GRN Details Live

Download e-Challan

GRN

BHR20230700674128M

VIEW

DSRO CODE

2800

Party Name

Shafaf Construction Pvt. Ltd.

Stamp Duty-(R0030021030001)

213550

Registration & Other Fees-(R0030031040001)

0

LLR & Proc Fee-(R0029008000006)

0

Challan Total Amount

213550

Status

Success

Payment Date

2023-07-21 17:18:14.0

CIN

00001532023072153601

Powered by Terracis Technologies Ltd.



बिहार सरकार

बिहार सरकार
राजस्व एवं भूमि सुधार विभाग

05/07/2023

जमाबंदी पंजी प्रति

भाग वर्तमान : 19		पृष्ठ संख्या : 3743	जमाबन्दी संख्या : 1690/1		कंप्यूटरीकृत जमाबन्दी संख्या : 212140000174698	
जिला का नाम : Patna	अनुमंडल नाम : Patna Sadar		अंचल का नाम : Patna Sadar		हलका का नाम : Nutan Rajdhani-2	
मोजा का नाम : सलेमपुर (डुमरा)	होलिंग संख्या : N/A		तौजी संख्या : 0		थाना नंबर : 8/10	
श्वेता शर्मा , सौहर / पति-व्यास शर्मा, जाति- N/A						
खाता सं०	प्लाट/खेसरा सं०	रकबा	चौहद्दी	परिवर्तन के लिए प्राधिकार	लगान	सेस
267	285	0 ए 0 डि 0 हे	पू०: प०: उ०: द०:	n/a	10	0
261	286	0 ए 0 डि 0 हे	पू०: प०: उ०: द०:	n/a	10	0
	कुल परिमाण	0 ए 9.8163 डि 0 हे				
अंतिम लगान का विवरण						
तारीख	प्राप्ति पत्र सं०		साल से	साल तक	लागत बकाया	

उपरोक्त जमाबंदी के विरुद्ध दाखिल खारिज का विवरण	Mutation Cases Not Found !!
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उपरोक्त जमाबंदी के विरुद्ध भूमि बंधक (Land Mortgage) से सम्बंधित विवरण देखने के लिए यहाँ क्लिक करें

जमाबंदी में किये गए बदलाव का विवरण देखने के लिए यहाँ क्लिक करें

यह एक कम्प्यूटर जनित प्रति है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें



RSi
19/7/23

रवि कुमार
निम्नवर्गीय लिपिक
पटना निबंधन कार्यालय, पटना

 **GPS Map**
Camera Lite

B8, Engineer's Colony, Indrapuri, Patna, Bihar 800025, India

Latitude

25.61321986°

Longitude

85.08463505°

Local 11:25:23 AM

GMT 05:55:23 AM

Altitude 54 meters

Tuesday, 18.07.2023

INDIA NON JUDICIAL
Government of Bihar
e-Stamp



Certificate No. : IN-BR45067553528844U
Certificate Issued Date : 14-Nov-2022 12:02 PM
Account Reference : NONACC (CB)/ brtbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
Unique Doc. Reference : SUBIN-BRBRTBSCB0972806059690910U
Purchased by : SHWETA SHARMA
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : SHWETA SHARMA
Second Party : AS APPLICABLE
Stamp Duty Paid By : SHWETA SHARMA
Stamp Duty Paid (Rs.) : 1,000 (One Thousand only)
Reg. fee (Rs.) : 1,000 (One Thousand only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discre SC (Rs.) : 500 (Five Hundred only)
Total Amount (Rs.) : 2,500 (Two Thousand Five Hundred only)

SCANNED BY

Serial No. 17771

Deed No. 823

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 14/11/2022 by Shweta Sharma
A Stamp Duty of Rs. 1000/- and other Fees of Rs. 1500/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. 823 in Book No. 4, Volume No. 16 on pages from 465 to 472 and has been preserved in total 8 pages in C.D. No. 3 / Year 2022

Date: 14/11/2022

Token No: 18255/2022

Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, Patna

Shweta Sharma 14.11.22

Do not write or type below this line

0018391747

VOID VOID VOID

Statutory Alert:

The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.







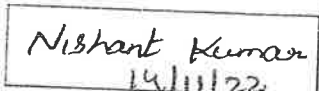






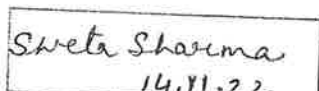



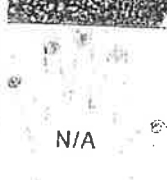
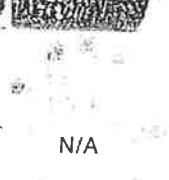
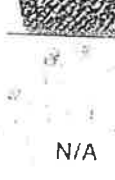
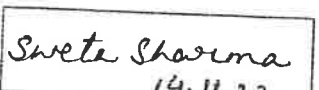


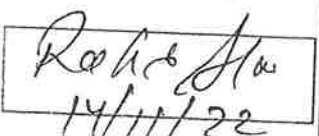
District Registry Office, Patna

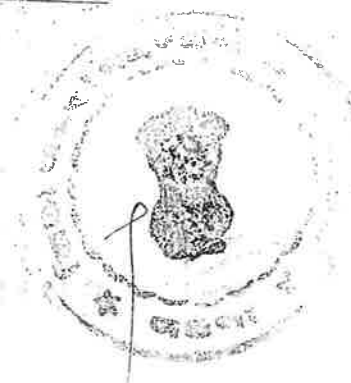
Token Number 18255

Reg. Year 2022

Serial Number 17771

Deed Number 823

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Agent	Nishant Kumar						
Sig.	 14/11/22						
Presented By	Shweta Sharma						
Sig.	 14.11.22						
Principal	Shweta Sharma						
Sig.	 14.11.22	N/A	N/A	N/A	N/A	N/A	N/A
Identified By	Md. Rashid Alam						
Sig.	 14/11/22						



BLOOD RELATION

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT THAT

I, Shweta Sharma aged about 44 Years (Aadhar –
5810 4601 9941, PAN: AOAPS2322F & Mob. 9199963211)
daughter of Late Vyas Sharma and wife of Sudhanshu
Kumar, resident of Dedhsaiya, P.S Kako, District
Jehanabad, in the State of Bihar, presently resident of 205
Patliputra Colony, P.S Patliputra, District Patna, Pin Code-
800013, Occupation-Housewife, by Faith-Hindu, Nationality-
Indian, do hereby nominate appoint nominate and constitute

Shweta Sharma
14.11.22
Sign. of Executant

(2)

to my brother Nishant Kumar aged about 41 Years
(Aadhar - 8855 0710 4318, PAN: AOWPK0838G & Mob.
9771407199) son of Late Vyas Sharma, resident of A/25,
Buddha Colony, P.S Buddha Colony, District Patna, Pin
Code 800001, Occupation-Business, by Faith-Hindu,
Nationality-Indian, as my lawful attorney in my name and on
my behalf to do execute Deed of Conveyance, Sale Deed,
Development Agreement, or any kind of deeds, documents,
acts, things in connection with my share in immovable
property details given in Schedule-A of this deed.

WHEREAS, the Executant obtained the property
more fully described in Schedule-A of this deed through
Registered Sale Deed bearing Deed No. 304 in Book No. 1,
Dated 12.01.1990 which ~~was Registered at Hajipur Registry~~
Office purchased from Raghunandan Prasad Singh son of
Vasudeo Prasad Singh, resident of Mauza Badi, P.S Badi,
Bhaya Kakri Sarai, District Nalanda and since then the said
Executant owned ~~and possessed the same~~ as absolute
owner thereof.

AND WHEREAS, ~~the Executant file an application~~
before the Circle Office, Patna Sadar and the same was
recorded as Mutation Case No. 371/3-1997-98 and after
passing an order the revenue rent receipt has been issued in
her name vide its Jamabandi No. 1690 (क).

AND WHEREAS, Family arrangement made in
between Shweta Sharma and Nishant Kumar and as such
the Executant is executing this POWER OF ATTORNEY in
favour of her brother Nishant Kumar for the following
purposes.

1. To look after supervise manage and control the
immovable property i.e. Residential Land on my behalf.

Raddha 17/11/20
Sign. of Identifier

Shweta Sharma 17.11.22
Sign. of Executant

(3)

2. To negotiate the matter for sale & purchase on my behalf.
3. To execute, sign & present the documents, Sale Deed, Deed of Lease, Deed of Conveyance, Development Agreement, or any kind of deeds/documents, before the Registering authority anywhere and to admit the execution thereof on my behalf.
4. To appear in all courts, offices and to fill up all necessary forms, to complete the Registration to verify and to support by Affidavit and petition, forms if so required by law.
5. To file any suit, to appoint Advocate, engage Advocate to file written statement, show-cause in any suit of proceeding relating to the property in question and verify and swear Affidavit and take all steps in courts relating to the cases if any.
6. To pay or allow all taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever, due and payable or to become due and payable for or on account of my land.
7. To compromise and/or withdraw the matter suit or proceedings pending in any court or department in respect of the immovable Property.
8. To receive earnest amount as well as consideration amount from the purchaser and discharge him/her on my behalf.
9. After receiving the full and final amount the Attorney reserve the right to execute any kind of Deeds / Documents in respect of Schedule Property and discharge him/her.

And I hereby agree to ratify and confirm all and whatsoever my Attorney shall lawfully do or cause to be done by nature of this deed.

Md. Iqbal
14/11/22

Sign. of Witness

Sweeta Sharma
Sign. of Executant 14/11.22

SCHEDULE-A

BOUNDARY OF THE LAND/PROPERTY

Sweta Sharma
Sign. of Executant 14.11.22

(5)

IN WITNESSES WHEREOF, the Executant has hereby to sign on this the 14th day of November 2022, in presence of witnesses.



~~Shweta Sharma 14.11.22~~
(Shweta Sharma)
SIGNATURE OF THE EXECUTANT

~~Nishant Kumar 14/11/22~~
(Nishant Kumar)
SIGNATURE OF THE ATTORNEY
WITNESSES

~~Rachan~~
S/o Shekhar Mallik
Kastur Bazar Mitha
Market Patna
14/11/22

~~Md. Ishaq~~
S/o. Md. Saddique
Naya Gola Phulwari
Sharif Patna
14/11/22

~~Jeenu~~
"MAY I HELP YOU, PATNA SADAR"
Ravi Shankar Mandal
Data Entry operator.

2

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. '48'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 1000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 2500/-

Registration Fee

FEE PAID	A1	0	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	1000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									1000

LLR + Proc Fee	Service Charge
LLR 0	
Proc.Fee 0	500
Total 0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1500

Date: 14/11/2022

Registering Officer
Patna

Endorsement under section 52

Printed for registration at Registration Office, Patna on Monday, 14th November 2022 by Shweta Sharma D/O Late Ghyas Sharma by profession Others. Status - Principal

Shweta Sharma 14.11.22

Signature/L.T.I. of Presentant

Date: 14/11/2022

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Rashid Alam' age '37' Sex 'M', 'Shahjahan Mallick', resident of 'C/O Pankh Millan Market Raja Bazar Bailey Road, Near Paras Hmri Hospital, Rukanpura, Patna-800014'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 14/11/2022

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 4 Volume No. 16 on pages on 465 -472, for the year 2022 and stored in CD volume No. CD-3 year 2022 .The document no. is printed on the Front Page of the document.

Date : 14/11/2022

Registering Officer
Patna

Deen No. : 18255

Year : 2022

S.No. : 17771

SCORE Ver.4.1

Deed No. : d No. : 823