

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

1939 बिहार BIHAR
7819

JUL. 2019
ORTPS No.
(खाज व प्रतिलिपि/
ऋण अवधार प्रमाण पत्र)

13152
2819

964713
DINESH KUMAR SINGH
Stamp Vender
L No.-106/1987
Registry Office, Hajipur (Vaishali)

अभिप्रमाणित प्रति
कुल पृष्ठों में।
जिला अदालत
वैशाली (हाजीपुर)



मदन कुमार श्रीवास्तव
(अभिलेखापाल)

Mrupadhi Infrastructure Developers Pvt. Ltd.
Chandha
Director

SHREE SHANKER SAHKARI
GRIH NIRMAN SAMITI LIMITED

Regd. No. 11/201 (1981)
BUDHA BUILDING, BUDHA MARG,
PATNA-800 001

DEED OF ABSOLUTE SALE

This indenture made by way of sale deed is executed this 30th day of 11/201 between Shree Shanker Sahkari Grih Nirman Samiti Ltd, Patna registered under the Bihar and Orissa Co-operative societies act (Act VI of 1963) having its registered office at Patna through its secretary Shri Mithilesh Singh S/o Late Ram Ratan Singh Asst. Secretary Ram Subas Singh S/o Raj Ballav Singh as per the society's 26th meeting of board of directors resolution No 1. dtd 1st Sept. 1985 (hereinafter referred to as the society which shall unless excluded by or repugnant of the context mean and include legal representative, administrator nominee & as signs) of the ONE PART Society (hereinafter called the 'VENDEE' which expression shall unless excluded by or repugnant to the context mean and include his heirs, legal representative executors, nominees and assigns of the OTHER PART.

WHEREAS in the ordinary course of its business and in order to provide land to its members for building their residential houses thereon, the society acquired purchase land situated at Walepur, Dumrao District, Patna.

AND WHEREAS The society got a lay out of the said land into plots duly approved by the General Body Meeting of the members of the society held at Patna by the President, Vice President and the Secretary were authorised to get to plotting done of the land acquired or to be acquired by the society and to allot the same to respective members.

AND WHEREAS on the basis of aforesaid authority, the plots have been allotted to the members of the society by the President, Vice President and the Secretary.

AND WHEREAS it is necessary that a formal registered conveyance by way of deed be made in favour of each member by the society, who have made full payment towards the cost of the plot as per rate decided by the society.

NOW THIS DEED WITNESS AS HEREUNDER :-

That in consideration of the sum of Rs. 29700/- (Two lac and ninety seven thousand only) already paid by the vendee member to the society the receipt where of the society hereby acknowledges, the society transfers, conveys and sells the vendee member Shree V. Yaya Narayan a part of survey plot No. 104 Block No. 2 with Structure as delineated on the plot of the society with all rights, title, interest and easements existing now or accruing thereafter for the purpose of construction of its residential house subject only to the covenants here in under entered into between the parties.

Groupadhi Infrastructure Developers Pvt. Ltd.

Chandhe
Director

Handwritten notes and signatures on the left margin, including dates like 9/16/2011 and names like V. Yaya Narayan.

Handwritten signatures and stamps at the bottom of the page, including a rectangular stamp with text in Hindi and a date stamp '28/8/11'.



THE SOCIETY hereby covenants with vendee as hereunder :

Handwritten note: Demand

I) THAT the society has delivered the possession of the subject of land to the vendee fully described in schedule below, and it will do all that is necessary in law for fully and peacefully assuming its ownership and possession of the land according to true intent and meaning of those present so that the vendee may hold it and enjoy for ever without any let, hindrance and interference whatsoever.

THE VENDEE MEMBER, Covenants with society as hereunder :

I. That the vendee shall always keep the society identified against all dues and payments which it may have to suffer or has to pay or make up for or on behalf of the vendee at any time in future.

II. THAT the vendee shall construct upon the plot his/her residential building in accordance with the rules and regulations of the society framed or issued from time to time and the rules and order issued from any authority competent to do so.

III. THAT the vendee shall complete the building within Five years from the date of registration of this deed according to such plans and specifications as may be approved by the society and the concerned authorities competent from time to time and on default thereof may forfeit the plot to the society and would be entitled to the payment of the consideration only.

IV. THAT the vendee shall pay Municipal and other taxes and rent as may be payable from time to time in respect of building site allotted to him/her.

Handwritten note: with a Page 2

Handwritten signature: S. Srinivas

V. THAT except in the case of house building loans taken from any government recognised agency, body, society, bank, LIC or compensation in any scheme, sponsored by them or under any other provided for the purpose of such terms as may be prescribed by them, the vendee shall not sell, gift, will, otherwise transfer the land and building thereon or both or any part thereof to any person except to his legal heirs of any degree within two years from date of transfer contrary to this clause made shall be voidable and ineffective and the society may take suitable action in the matter or may to the member or his/her assigns and successors equitable and reasonable compensation to be decided by the society which shall be conclusive and binding to the member, his/her assigns and persons claiming under him/her.

Handwritten notes: 11/7/86, with a Page 2

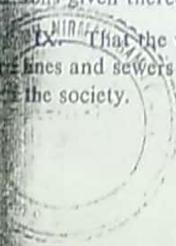
VI. THAT the vendee shall not do any act which causes any hindrance in the development scheme of the society.

VII. THAT the vendee shall keep the area allotted and the house constructed on it quite neat and clean and in proper conditions.

VIII. On matters not specifically stipulated in these presents and also in the event of any dispute or any question arising hereinafter at any time between the vendee, the society or any other member/members of the society, all such matters shall be referred to the arbitration of the executive committee or Board of any body or authority of the society acting as such at relevant time and the decisions given thereon shall be final, conclusive and binding on the parties.

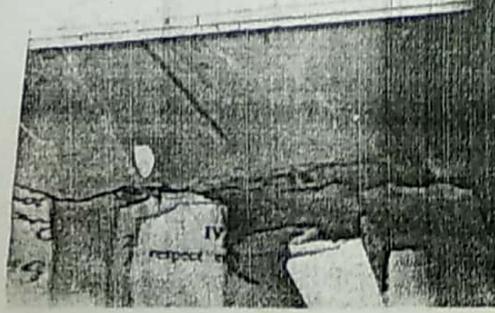
Handwritten notes: 11/6/86

IX. That the vendee at his/her own cost construct road, lanes drains water lines and sewers in accordance with the plans duly approved in consultation with the society.

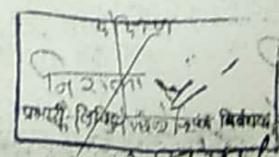


Chandrapadhi Infrastructure Developers Pvt. Ltd.

Chunchla
Director



Handwritten text: श्री जगन्नाथ सिंह



X. THAT the vendee or any member would not encroach upon any portion of the land carved out by the society for the purposes of road, park or other community purposes and in case of any such encroachment, the society shall be empowered to evict such defaulting member from the same by force and to Recover expenses so incurred from such member.

XI. THAT the vendee shall pay Rs. 50/- each year to the society, payable on 1st March of every year towards incidental charges and on default, the society shall have full rights to realise the same together with cost and interest from the vendee.

XII. PROVIDED THAT in case of sale of the building and the Land for payment of any loan other than the Building loans aforesaid, the society shall have the right of pre-emption over the property sold.

XIII. THAT the vendee shall ever remain bound by the terms and conditions laid down in the byelaws of the society covenants and agreement entered into in this DEED in respect of the land and building even if he/she withdraws from membership of the society or is expelled from it for any reasons whatsoever and that in case of breach of any of the conditions stipulated in this deed or the bye-laws of the society the vendee shall be liable to compensate the society for all legal measures taken with regard to it together with cost and interest.

XIV. THAT if at any time, any sum is required for the development of the society, the vendee member shall pay to the society or to whom it directs, the amount which may be found by the society to be payable by the vendee member at any time in future and in case of failure to pay such demands, which shall nevertheless be deemed as a debt to this society and would be the first charge on the property hereby transferred and building constructed thereon.

In witness where of the parties viz SHREE SHANKER SAHKARI GRIH SAMITI LTD. PATNA Through the Secretary duly authorised by the general body of the society and the vendee member Shree Vijaya Narain Singh set their hands on this indenture 20th day of May 1986

SCHEDULE

DETAILS OF THE PLOT SOLD :-

Survey plot No. 104 & 105 Tauzi No. 5295 & 15188 Khata No. 5984 Thana No. 10 situated at Village/Mohalla Salempur Dewara P. S. Sheshiagar Patna Disirict Patna.



Apadhi Infrastructure Developers Pvt. Ltd. Chanchal Director

Handwritten notes and stamps at the bottom of the page, including '28780' and various signatures.

Date
Vais
D S



(4)

Block No. C Plot No. 9 as given by the society

Area of the plot allotted 14920 Sq. feet Fifteen thousand nine hundred twenty

Katha/Decimal 10 Kathas, 17 Dhur 12 Dhuki

Dimensions North..... (B) 10 (Ten) decimals land of Ghatang Chaturbhuj P.S. Dist: Varanasi.
South.....
East..... Khata No 78, Plot No 26
West..... Costing Rs 50 (fifty) bounded as follows

BOUNDARY North..... Society Plot No 8 N - Self
South..... Society Plot No 10 S - Self
East..... Daga E - Behady Singh
West..... Plot No 106 W - River Gandak

Certified that original and duplicate are true and extra copies of each other.

Witness Ashu Kumar Das
Address Mivan Bazar, Yamuna Bank, Patna

Witness Chandr - Mohan Nandan
Address 136-A Rd No. 7 Pagar - Nyan Patna

Jaya Narain
Signature of the Member

Mithilesh Kumar Singh
Signature of the Secretary/Asst. Secretary



Groupadi Infrastructure Developers Pvt. Ltd.
Chanchh
Director

Handwritten notes on the right side, including '5/13' and some illegible text.

श्री परमा जल
पो. दीक्षाया
पटना

भारतीय नगरपालिका

भित्त बेंगरी नगर पटना
- श्री स्वयं नारायण
घाट धाना - नरहर

श्री पांच तेल (अपक शोध)

ग्राम सराजी हकिल
नीचा दीक्षा पुनग-
को जिला- पटना को
को खाता नं० - 36

श्री तलाना मो० - 152
श्री व मोक्षम सदर
श्री दे जन्वर है जिसका
पया है।

उत्तर
श्री जमुना सिंह

दक्षिण
निराला
को- आपराधिक

पूरुब
निराला
को- आपराधिक

पश्चिम
पार्ले प्लॉट
2991

Handwritten signature at the bottom left.



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

प्रपत्र-XIV ख
(देखें नियम-10)

ऑनलाइन
Running Unique No.: 0527311774
(Receipt No.)

लगान रसीद

जिला:- Patna	अंचल:- Patna Sadar
हल्का:- Nutan Rajdhani-2	मौजा :- सलेमपुर (हुमरा)
जमाबंदी सं०:- 613/1	
भाग वर्तमान:- 8	मौजा/थाना सं०:- 8/10
पृष्ठ संख्या:- 3987	
जमाबंदी रेयत का नाम:- विजया नारायण सिंह	
अभिभावक का नाम:- डॉ चंद्र मोहन नारायण	पता:- RAJENDRA NAGR ROAD NO- 7 ,

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
04.59	104,105	0 एकड़ 34.251 डिसमिल 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	10.00	10.00	10.00	0.00	20.00	2018-2019 से 2019-2020
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	14.50	14.50	0.00	30.00	2018-2019 से 2019-2020
कुल	24.50	24.50	24.50	0.00	50.00	2018-2019 से 2019-2020

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	10.00	10.00	20.00	2018-2019 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	14.50	30.00	2018-2019 से 2019-2020	
कुल	24.50	24.50	50.00	2018-2019 से 2019-2020	

कुल बकाया-50.00

वसूल की गयी राशि शब्दों में- Fifty Rupees

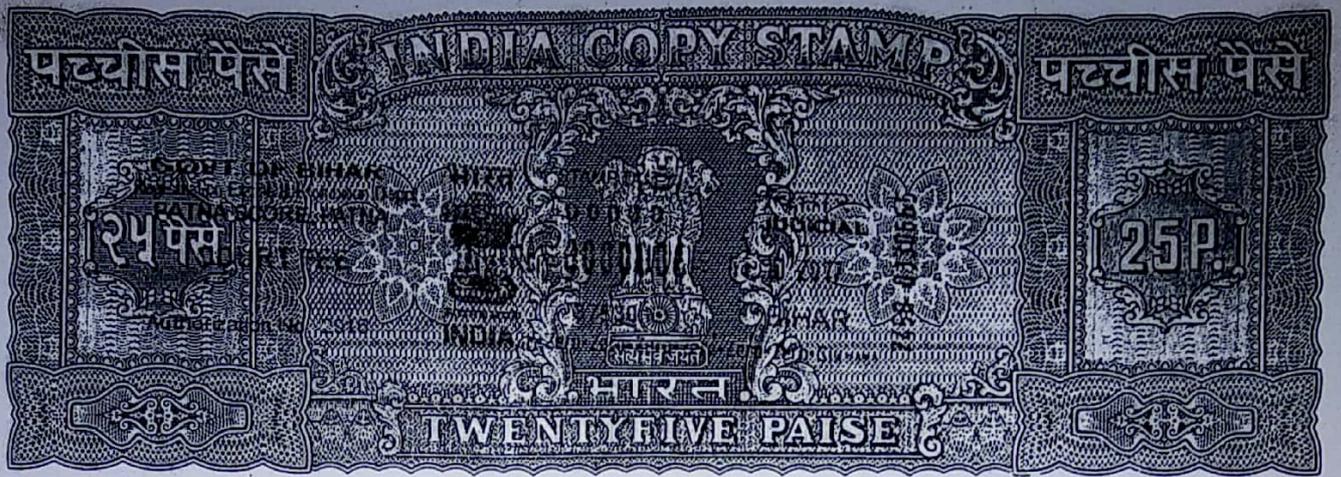
तिथि- 16-08-2019



Rupadhi Infrastructure Developers Pvt. Ltd.

Chanchla
Director

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
18/10/17			20/10/17	20/10/17

न्यायालय अंचल अधिकारी, पटना सदर

दाखिल खाटिज केश नं. 606/17-18

आदेश

श्री/श्रीमति विजयानारायण डी.ए.ए.पी.ओ. सिंह 130A रोड नं. राजेवृत्त
प्लॉट 370-40-45 मोहन का एजरा

शाना कलकत्ता जिला पटना केवाला नं. 6180

दिनांक 11/7/86 के आधार पर निम्नांकित जमिन पर दाखिल खाटिज हेतु आवेदन पत्र दाखिल किया है।

मौजा का नाम	शाना नं.	खाता नं.	खेसरा	एराजी
<u>सलेमपुर डगर</u>	<u>10</u>	<u>04</u> <u>59</u>	<u>105</u> <u>104</u>	<u>14920 कर्मचारी</u>

मूल आवेदन पत्र हल्क कर्मचारी को अंचल निरीक्षक के माध्यम से प्रतिवेदन हेतु दे दें। महाल पर सूचना जारी कर आपत्ति की माँग करे। अभिलेख दिनांक 10/10/17 को उपस्थित करे।

HO अस्पष्ट
अंचल अधिकारी

HO अस्पष्ट
अंचल अधिकारी

महाल पर तामिला नोटिस प्राप्त है। कोई आपत्ति प्राप्त नहीं है। कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है। उन लोगों ने आवेदक क नाम दाखिल खाटिज करने की अनुशांसा किए हैं। फलतः उनके अनुशांसा के आधार पर दाखिल खाटिज स्वीकृत किया जाता है शुद्धि पत्र निर्गत करे।

लिखाया एवं शुद्ध किया।

HO अस्पष्ट
अंचल अधिकारी
पटना सदर

20/10/17
लिखा

20.10.17
पुलना किया

प्रमाणित सचची प्रतिलिपि
[Signature]
 अंचल अधिकारी
 पटना सदर
 दिनांक 20/10/17

HO अस्पष्ट
अंचल अधिकारी
पटना सदर

Upadhi Infrastructure Developers Pvt. Ltd.

[Signature]
Director

कार्यालय अंचल अधिकारी, पटना सदर, पटना

शुद्धि पत्र

दाखिल खारिज बाद संख्या $\frac{606}{3}$ / 2017-18

नया जमावंदी रेयत का नाम एवं पता	मौजा	थाना नं०	खाता	खेसरा	रकबा	लगान
श्रीमती विजया नारायण श्रीमती रंजीत सिंह श्रीमती चन्द्र मोहन नारायण काठ - 130ए, रोड नं-7, राजेन्द्रनगर कडमकुंठा, पटना।	दलेगपुर बुधय	10	04 59	105 104	14980 114/2	10250
पुराना रेयत का नाम एवं जमावंदी संख्या	देवानी बिहे 605					

(-)

जमाव-613 पर
शुद्धि पत्र

अंचलाधिकारी
पटना सदर



Upadhi Infrastructure Developers Pvt. Ltd.
Chamelle
Director