

1. Name of the Vendor.

Sri Randhir Kumar Sinha s/o Sri Haradra Narain Sinha
Resident of village Phulwarisharif, Kala Bagan, P.S. and P.O. Phulwari
District Patna by profession Kasikari and profession service,
Indian citizen.

2. Name of the Vendee.

SHANTI KUNJ SHANKARI GRAM NIRMAL SAMITI LTD. PATNA having its
Registration No. 357 Pat. dated 22 August 1968 through its Secretary-
Abdul Aziz son of late Hakim Mohammad Sarfuddin resident of Mouza-
Phulwari sharif (Pethia Bazar) P.O. and P.S. Phulwarisharif
District Patna by profession social work, Indian citizen.

3. Nature of the Deed.

Absolute sale deed.

4. Amount of consideration

Rs. 1,98,000/- (Rupees one lac Ninety-eight thousand only).

5. Description of the vended property.

Lot No. 1

Entire piece of parcel of kasi raiyati kayami land measuring
30 dec. (Thirty decimals) at Nakadi rental in Mouza Phulwarisharif Kala Bagan,
P.S. Phulwari, Thana no. 35 Sub and Sadar registry office and District Patna, at
annual rental of Rs. 1.00 beside cess and other taxes within the zamindari of the
state of Bihar through Circle officer Phulwari, Patna and other descriptions are
given hereunder and out of master plan.

Tauzi no. 5116/ 5190, Khata no. 1412, 72,859,711, Plot nos. 604, 605, 607, 608
Total area - Thirty (30) decimals.

Boundary :-

North - Niz Vendor.

South - Niz Vendor.

East - Haroon colony.

West - Sri U.N. Sinha.

Lot No. II

Entire piece of kasi raiyati kayami land measuring 1 katha at Nakadi rental in
Mouza Banwari Chak Pargana Kasmar P.S. Anchal and sub -Registry Sojapour, Dist. Saran
at Annual rental of 20 paise besides cess and other taxes Tauzi no. 2941 thana no. 131
within the zamindari of the State of Bihar through Circle Officer Sojapour and other
descriptions are given hereunder :-

Khata no. 76, Plot no. 157, area one katha out of 4 kathas towards west.

Boundary :-

North - Durga Singh

South - Banwari Singh

East - Vendor plot Haza

West - Krishna Nand Singh

Recitals :-

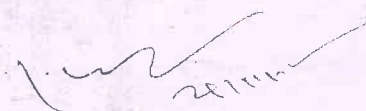
WHEREAS Ishwari Prasad Singh has three sons, Upendra Narain Sinha and his son
Ashok Kumar Sinha and Harendra Narain Sinha and his sons Randhir Kumar Sinha and
Ranbir Kumar Sinha and Rajendra Narain Sinha and his sons Sanjay Kumar Sinha were
members of a joint family and they were in joint possession of their entire joint
family property and Ishwari Prasad Singh and his son Upendra Narain Sinha and his
grand-son Ashok Kumar Sinha have filed T.P. suit no. 41 of 1967 in the court of sub-
judge 2nd, Patna against Harendra Narain Sinha and others for partition of their share



Ex-cessed the deed
of selling of 0.24 ac & land
and found correct
received full consideration
amount in receipt of
the Plaintiff.

12/07/21
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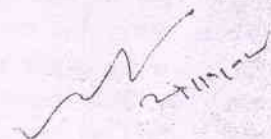
Nandini Kumar Saha


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Nandini Kumar Saha

39V V-83/21
Anwar Alam


 21/11/21

which was numbered as Misc. Case No. 13 of 1972 which was dismissed after serious contest and final decree was prepared on 18.5.1973.

WHEREAS by the aforesaid partition in T.P. suit No. 41 of 1967 the properties mentioned in Lot No. 1 of column no. 5 of this deed and names of the vendor has been coming in exclusive possession of the properties described in Lot No. 1 in column no. 5 of this deed and names of the vendors were entered in Register II which bears Jamabandi No. 3320/80-81 and the vendor has been paying rent to the State of Bihar under receipts.

WHEREAS the vendor has purchased the property described in Lot No. 11 of Column No. 5 of this deed through registered sale deed dated 24.10.39 and have been coming in possession of the same as absolute owner thereof.

WHEREAS the vendor is in urgent need of money for construction of houses and for construction of market and for business and without selling their property the vendor is not in a position to make arrangement of money for meeting their aforesaid necessities and the vendor proclaimed for sale of their properties described in column no. 5 of this deed and ultimately the vendor has finally agreed and settled to sell his properties described in column no. 5 of this deed to the vendee for a sum of Rs. 1,98,000/- (one lac ninety eight thousand) only which is adequate price of the properties described in column no. 5 of this deed and no body else is ready to pay more than that amount.

WHEREAS the vendor out of his free will and considering their loss and gain and in sound state of body & mind and without any coercion, pressure, misrepresentation and fraud and bonafide sold his land described in column no. 5 of this deed to the vendee for a sum of Rs. 1,98,000/- (one lac ninety eight thousand) only and the vendor has already received Rs. 1,98,000/- (one lac ninety eight thousand) under baiyana deed dated 23.9.88 thus on receipt of entire consideration money the vendor has put the vendee in possession of the vended properties described in column no. 5 of this deed and the entire right, title and interest of the vendor has exactly vested in the vendee and the vendee have come in possession of the vended properties described in column no. 5 of this deed as absolute owner thereof and the vendor has assured the vendee that the vended property described in column no. 5 of this deed is free from all defects of title and encumbrance, charge or lien and if due to the defect in the title of the vendors in the vended properties the vendee is dispossessed from part or whole of the vended property and if the vendee has to pay any incumbrance money regarding vended property the vendee will be entitled to realise the whole or part of the consideration money proportionate to the dispossession of the vended properties with legal interest and the vendee will also be entitled to realise the incumbrance money paid by him with legal interest from the vendor and their heirs and successors in interest and now the vendor has no claim on the vended property on any account and if the vendor or his heirs or successors in interest made only claim on the vended property on any account that will not be entertainable by any court of justice.

It desired that the vendee should remain in possession of the vended properties, and use it for construction of houses or for any other purpose according to his need and desire and the vendee should get his name mutated in the Jamindari department of the State of Bihar or wherever he deems it necessary.

In witness whereof the vendor has set his hand and signed this deed on this 30th day of the month of November 1988 and got it attested by witnesses.

Signature of the witnesses:-

Signature of the vendor;

1. Anwar Hossain of S. P. B. Phulwari

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20/11/89.

2. Anwar Hossain of S. P. B. Phulwari

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Sch. Xiv. — 1.1.10. — 60V

रसीद मालगुजारी

नाम सर्कल। नाम मौजामय

थाना वो थाना नम्बर।

बि०स०मु०, पटना।

फरद मालकी/फरद रैयती।

नाम रैयतमय वल्लिदयत जमाबन्दी।

वो सकुनत। नम्बर

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फरवारी	फरवारी	सचिव आन्ना	कुल सहकारी गृह
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अराजी नकदी

35

अराजी भावली निमाण समितिके तहसील हिसाब लगान भावली।

52- डी

शम-पटना

खाना

जोत का सालाना मांगमय तफसील (बकाया वो हाल) मौजूदा साल का।

	मांग बाबत 2017-18	सालाना	बकाया				हाल
			तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
797							
142							
72							
858	माल- } (नकदी)	60.00				1020.00	60.00
74	गुजारी } (भावली)	20.00				340.00	20.00
संख्या	सेस	40.00				680.00	40.00
623	*सूद	40.00				680.00	40.00
604	मुतफरकात	20.00				340.00	20.00
605	मीजान	180.00				3060.00	180.00

तफसील अदायकारी।

= 3240.00

अदायकारी बाबत 2017-18		तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	मोतालबा हाल	फाजिल
माल- } (नकदी)					1020.00	60.00	
गुजारी } (भावली)					340.00	20.00	
सेस					680.00	40.00	
*सूद					680.00	40.00	
मुतफरकात					340.00	20.00	
मीजान अदायकारी					3060.00	180.00	= 3240.00

(1) मीजान कुल (लफ्जों में) -- नाम हजार दो सौ चार सौ रूपया मात्र

(2) नाम देहिन्दा -- 5

(3) कुल बकाया -- ५

दस्तखत वो तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

SPL-16-17

अंचल पदधिकारी का कार्यालय

(भू-स्वामित्व प्रमाण-पत्र)

7/10
06/3/18

नाम शान्ति कुंज सहकारी गृह निर्माण सं. ग्राम फुलवारी शरीफ, पटना
थाना फुलवारी शरीफ जिला पटना

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खसरा संख्या	रकबा	
				एकड़	डि०
फुलवारी शरीफ थाना नं० - 35	5116 5190	858 74 72	60702 608	0	4 Kathas 12 1/2 Decimal
अ.अ. आवेदित जमीन का मिलाप पंजी II से किया। आवेदित जमीन का जमाबंदी 6642 पर सन्धिपत्र, शान्ति कुंज सहकारी गृह निर्माण समिति लि० पटना के नाम पर है। जिसका खाता 74, 1442, 72, 858, 711 खसरा 623 रकबा 0.27 है। खसरा 604, 605, 607, 608 रकबा - 0.90 है। एवं कुल रकबा 1.17 है। अंकित है। परन्तु वर्तमान में कुल रकबा 0.52 है। पंजी पर अंकित है। परन्तु आवेदक द्वारा खाता 858, 74, खसरा 607, एवं 608 रकबा 4 कठों का आवेदन दिया है। परन्तु पंजी II पर खसरा वही रकबा अंकित नहीं है। एवं खाता 74 अंकित नहीं है। जमीन में भाग में मालिक से मुक्त है। उस पर के लोग से पुष्ट गृह कपा की जायेगी। नवगृहों की आवेदन में अंकित खसरा जमाबंदी रैफ्त के नक्शे में है। परन्तु आवेदन में अक्षुल भूमि द्वारा आवेदन दिया गया है। परन्तु पंजी II पर खोसाईरी के नाम पंजी II पर अंकित है।					
				सन्धिपत्र 8/4/18	

अ.अ. अ.अ.
आवेदक का हस्ताक्षर
शान्ति कुंज सहकारी गृह निर्माण समिति लि०

कार्यालय का मुहर



कर्मचारी का प्रतिवेदन

8/3/18

अंचल पदधिकारी का हस्ताक्षर