

1383600
17.8.51. For Registrar
17-7-84

Gandhi Sahkari Grih Nirman

SAMITI LTD. (REGD. No. 138/Pat/1982)
Shivaji Path, Yarpur,
Patna-800 001.



DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale deed is executed this 17th day of July 1984 BETWEEN Gandhi Sahkari Grih Nirman Samiti Ltd., Patna, a society registered under the Bihar and Orissa Co-operative Society Act. (Act vi 1935) having its registered office at Patna through its Secretary Shri Prahlad Singh s/o Shri Ram Ayodhya Prasad Singh (hereinafter referred to as the Society which expression shall unless excluded by or repugnant of the context mean and include its legal representative, administrator, nominee & as signs) of the ONE PART and Smt. Renu Choudhary MNO 109 a member of the above named 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 by purchase land situated at Mahadipur, 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 thereby the President, Vice President and the Secretary were authorised to get to the 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 sale 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.

30750/- Rs Thirty Thousand Seven hundred fifty

only already paid by the vendee member to the society the receipt where of the society hereby acknowledges, the society transfers conveys and sells to the vendee member Smt Renu Choudhary MNO 109 a part of survey plot No. 2517 by way of absolute sells, free from all encumbrances, all that FREE HOLD SUB Plot No. 21 Block No. B. 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 on its residential house subject only to the covenants here in under entered into between the parties.

THE SOCIETY hereby covenants with vendee as hereunder :



1-30-84
17th July 84
Prabhu Singh

Prabhu Singh



17th July 84

17th July 84

For Gandhi Sahkari Grh Niman
Samity Ltd

Prabhu Singh
Secretary

Prabhu Singh
Secy. Gandhi
Sahkari Grh
Niman Samity
Lod. of Patna.

Ranjit Prasad
Singh of Prabhu
Singh of Shri-
narayan Rd. Patna.
Hindu, Student.

Ranjit Prasad Singh

From the office of the
Assistant to the District Officer

17th July 84

17th July 84

1) THAT the society has delivered the possession of the subject of land sold to the vendee fully described in schedule below, and will do all that is necessary in law for fully and peacefully assuming its ownership and possession over 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 losses and payments which it may has 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 house in accordance with the rules and regulations of the society framed or issued from time to time and the rules and orders 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.

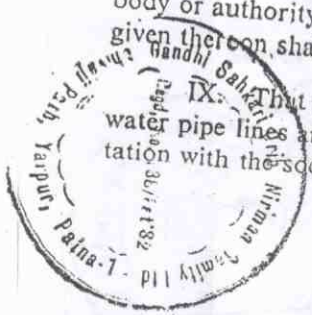
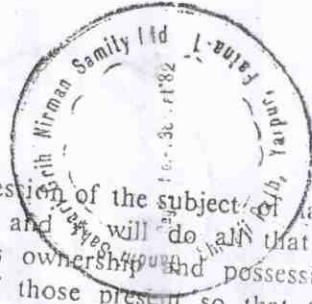
V. THAT except in the case of house building loans taken from any Government recognised agency, body, society, bank, LIC or compensation in housing scheme, sponsored by them or under any other provided for the purpose on such terms as may be prescribed by them, the vendee shall not sell, gift, will, or 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 this date any transfer contrary to this clause made shall be voidable and ineffective and the society may take suitable action in the matter or may pay to the member or his/her heirs 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 all persons claiming under him/her.

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

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

VIII. On matters not specifically stipulated in these presents and also in case 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 such 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.

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



(3)

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 entitled to evict such defaulting member from the same by force and to Recover the expenses so incurred from such member.

XI. THAT the vendee shall pay Rs. 50/- each year to the society, payable by 31st 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 as laid down in the byelaws of the society covenants and agreement entered into this DEED in respect of the land and building even if he/she withdraws from the 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 byelaws of the society the vendee shall be liable to compensate the society for remedial 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 colony, 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 or pay such demands, which shall always be deemed as a debt to this society and would be the first charge on the plot hereby transferred and building constructed thereon.

In witness where of the parties viz. GANDHI SAHKARI GRIH NIRMAN SAMITI LTD. PATNA Through the Secretary duly authorised by the General body of the society and the vendee member *Smt. Renu Choudhary*

Do. Do. Raniadhar Choudhary, Atgashia to Bittuar, via Lohath

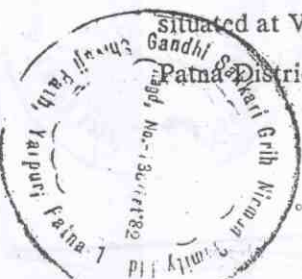
Do. Do. M. Adhikari have set their hands on this indenture on *17/5* ... day of *July* ... 198 *7*

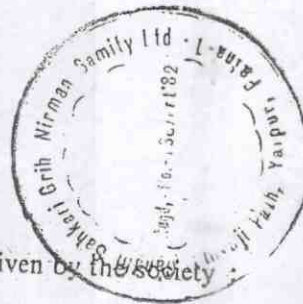
SCHEDULE

DETAILS OF THE PLOT SOLD :—

I. Survey plot No. *2517* Tauzi No. *5240* Khata No. *1321* Thana No. *I*

Situated at Village/Mohalla *Makhdumpur Digs* District *Di. gho.*
Gandhi Sahkari Grah Nirman Samiti Ltd. Patna District Patna.





2. Block No. B Plot No. 21 as given by the Society
3. Area of the plot allotted 3075 Sq. feet Three Thousand
Seventy five only
Katha/Decimal

Dimensions North ... 60 ...
South ... 63 ...
East ... 50 ...
West ... 50 ...

BOUNDARY North ... Society Road No 1
South ... Society Plot No 22
East ... Society Road No 4
West ... Society Plot No 16

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

1. Witness Ramjee Pooasad Singh

Address Naya Kola Yarpur
Saristabad Road Patna

2. Witness अमर सो १/२

Address ०५ ५१६६ ५१ ५२९५-९

For Gandhi Sakhari Grah Nirman
Samity, Ltd.

Signature of the Secretary

Secretary





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.
537 23/7/92				5/11/92

गवर्नर गवर्नर आदेश परमाणु / कर्मचारी एवं मंत्रालय निरीक्षक का नाम
प्रतिवेदन / तारीख एवं जगह 1249/91-92

24/3/92 - श्रीमती रेणु गोपाली सिंह आदेश-पत्र
विभाग - अभ्युक्त केवलाग - 2380 डिग्री-96-6-28 के आदेश पर
निष्ठा-विभाग जमीन पर तारीख एवं जगह हेतु आवेदन-पत्र तारीख मिला है
मोहर का नाम रेणु गोपाली 2380 डिग्री-96-6-28 के आदेश पर
दीया 2380 - 9329 - 2296 - 2062 कर्मचारी
मूल आवेदन-पत्र एवं कर्मचारी के मंत्रालय निरीक्षक के माध्यम से प्रति-
वेदन हेतु है। मध्य पर सूचना जारी की जा सकती है। मांग करें। मंत्रि-
लया डिग्री 24/3/92 को तारीख करें।
विभाग एवं मुद्रा मिला
श्रीमती गोपाली

श्रीमती गोपाली
मंत्रालय निरीक्षक

24/3/92 - मध्य पर प्रतिलिपि नोटिस प्राप्त है। कोई मांग नहीं है। कर्मचारी
का प्रतिवेदन मंत्रालय निरीक्षक के माध्यम से प्राप्त है। उन्होंने न आवेदन
के नाम तारीख एवं जगह काते की अनुमति विभाग है। फलतः उनके अनु-
मति-विभाग एवं तारीख एवं जगह स्वीकृत मिला जा रहा है।
श्रीमती गोपाली
मंत्रालय निरीक्षक

श्रीमती गोपाली
मंत्रालय निरीक्षक

प्रमाणित वकील निदेशिका
कठना प्रसाद
4/11/92
मंत्रालय निरीक्षक

मंत्रालय निरीक्षक

मंत्रालय निरीक्षक

222
224
17/8/51
Fas. Ampted
Gandhi Sahkari Grih Nirman

SAMITI LTD. (REGD. No. 138/Pat/1982)
Shivaji Path, Yarpur,
Patna-800 001.

DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale deed is executed this FIRST day of JANUARY 1955 BETWEEN Gandhi Sahkari Grih Nirman Samiti Ltd., Patna, a society registered under the Bihar and Orissa Co-operative Society Act. (Act vi 1935) having its registered office at Patna through its Secretary Shri Prahlad Singh s/o Shri Ram Ayodhya Prasad Singh (hereinafter referred to as the Society which expression shall unless excluded by or repugnant of the context mean and include its legal representative, administrator, nominee & as signs) of the ONE PART and Shri Dr. Ramadhar Chondhary member of the above named 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 by purchase land situated at Makhampur, Dyk... 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 thereby the President, Vice President and the Secretary were authorised to get to the 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 sale 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. 28800/- Rupees Twenty Eight Thousand Eight hundred only.

only already paid by the vendee member to the society the receipt where of the society hereby acknowledges, the society transfers conveys and sells to the vendee member Shree Dr. Ramadhar Chondhary s/o Shri Mitachwar Chondhary by way of absolute sells, free from all encumbrances, all that FREE HOLD SUB Plot No. 22 Block No. B a part of survey plot No. 2517 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 on its residential house subject only to the covenants here in under entered into between the parties.

THE SOCIETY hereby covenants with vendee as hereunder :



28800/-

1-30 PM

7th Jan 85

Prahad Singh the militant



1 Prahad Singh

[Signature]
2.1.85

Prahad Singh Sanyal Gandhi
Sahkari Dist Nisalan Samiti
Hd of Shriyaji Path Jorapur
Patna -1

For Gandhi Sahkari Samiti Ltd

[Signature]
Secretary

[Signature]

Kamal Prasad Rai Sholots
Keshu Rai of Nid Puandapur
Patna -1

RECEIVED
15/01/85

Kamal Prasad Rai

[Signature]
2.1.85



1) THAT the society has delivered the possession of the subject of land sold 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 over 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 losses and payments which it may has 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 house in accordance with the rules and regulations of the society framed or issued from time to time and the rules and orders 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.

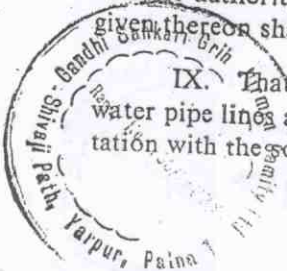
V. THAT except in the case of house building loans taken from any Government recognised agency, body, society, bank, LIC or compensation in housing scheme, sponsored by them or under any other provided for the purpose on such terms as may be prescribed by them, the vendee shall not sell, gift, will, or 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 this date any transfer contrary to this clause made shall be voidable and ineffective and the society may take suitable action in the matter or may pay to the member or his/her heirs 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 all persons claiming under him/her.

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

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

VIII. On matters not specifically stipulated in these presents and also in case 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 such 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.

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



(3)

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 entitled to evict such defaulting member from the same by force and to Recover the expenses so incurred from such member.

XI. THAT the vendee shall pay Rs. 50/- each year to the society, payable by 31st 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 as laid down in the bylaws of the society covenants and agreement entered into this DEED in respect of the land and building even if he/she withdraws from the 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 bylaws of the society the vendee shall be liable to compensate the society for remedial 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 colony, 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 or pay such demands, which shall always be deemed as a debt to this society and would be the first charge on the plot hereby transferred and building constructed thereon.

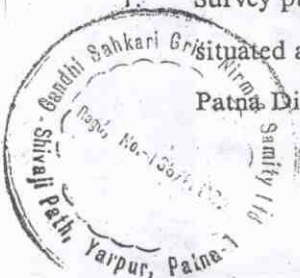
In witness where of the parties viz. **GANDHI SAHKARI GRIH NIRMAN SAMITI LTD. PATNA** Through the Secretary duly authorised by the General body of the society and the vendee member **Shree Dr. Ramdhari Choudhary**

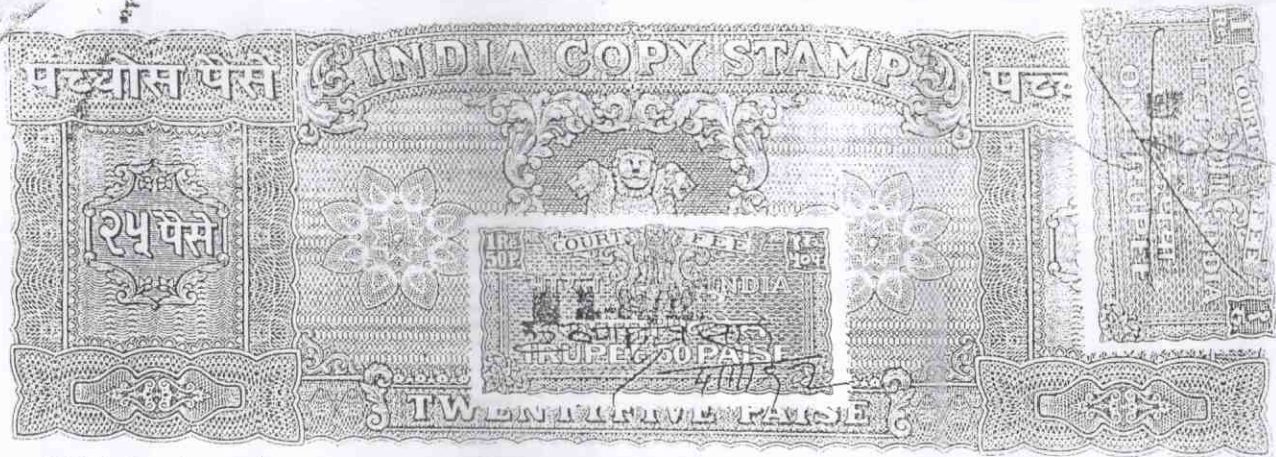
S. O. Sri. Niteshwar Choudhary at Gandhi, P. O. Bilitia, Distt. Patna
have set their hands on this indenture on **15th** day of **January** 1985

SCHEDULE

DETAILS OF THE PLOT SOLD :-

1. Survey plot No. **2517** Tauzi No **5240** Khata No **1321** Thana No. **I**
situated at Village/Mohalla **Makhdumpur** Distt. **Digha**
Patna District Patna.





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.

534
28/1/92

4/1/92

उत्तराखण्ड सरकार का जॉयंट प्रोसेड्यूर

हस्ता-9 जॉयंट- 64 पन्ना किंगडम- 64 पन्ना जिला- 4 पन्ना

उत्तराखण्ड सरकार के 1267/91-92

जॉयंट- 3 पन्ना जिला- 3 पन्ना जिला- 9

जिला जिला जिला- 228 दिनांक 9.9.92

228 दिनांक 9.9.92 जिला- 228 दिनांक 9.9.92

जिला- 228 दिनांक 9.9.92 जिला- 228 दिनांक 9.9.92

पन्ना का प्रोसेड्यूर

पन्ना जिला का नाम पन्ना	दिनांक	दिनांक	दिनांक	दिनांक	दिनांक
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229

जिला का प्रोसेड्यूर

जिला जिला जिला	दिनांक	दिनांक	दिनांक	दिनांक	दिनांक
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229

जिला प्रोसेड्यूर

जिला जिला जिला	दिनांक	दिनांक	दिनांक	दिनांक	दिनांक
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229
जिला जिला जिला	9229	2296	9229	2296	9229

उत्तराखण्ड सरकार

4/1/92

2/1/92

जिला जिला जिला

Gandhi Sahkari Grih Nirman

SAMITI LTD. (REGD. No. 138/Pat/1982)

Shivaji Path, Yarpur,

Patna-800 001.

DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale deed is executed this 29th day of November/84.. BETWEEN Gandhi Sahkari Grih Nirman Samiti-Ltd., Patna, a society registered under the Bihar and orissa Co-operative Society Act. (Act vi 1935) having its registered office at Patna through its Secretary Shri Prahlad Singh s/o Shri Ram Ayodhya Prasad Singh (hereinafter referred to as the Society which expression shall unless excluded by or repugnant of the context mean and include its legal representative, administrator, nominee & as signs) of the ONE PART and Shri. Dr. Anil Kumar s/o Sh. Surentra (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 by purchase land situated at Mukhdumpur Dof. 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 thereby the President, Vice President and the Secretary were authorised to get to the 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 sale 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. 29925/- (Twenty nine thousand and nine hundred and twenty five only) already paid by the vendee member to the society the receipt where of the society hereby acknowledges, the society transfers conveys and sells to the vendee member Shree Dr. Anil Kumar s/o Sh. Surentra by way of absolute sells, free from all encumbrances, all that FREE HOLD SUB Plot No. 23... Block No. B... a part of survey plot No. 25/7... 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 on its residential house subject only to the covenants here in under entered into between the parties.

THE SOCIETY hereby covenants with vendee as hereunder :

11/20/1945
11/20/1945
11/20/1945

Boatload of the west side

For Gandhi Sahkari Credit Union
Society Ltd

Boatload of
Secretary

Boatload of Singh
of Gandhi Sahkari
Credit Union
Society Ltd of
Patna - 1
Kamla Prasad Rai
No. 10, Singh Rai
of New Patna
Patna - 1
Society
11/20/1945

Kamla Prasad Rai

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 entitled to evict such defaulting member from the same by force and to Recover the expenses so incurred from such member.

XI. THAT the vendee shall pay Rs. 50/- each year to the society, payable by 31st 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 as laid down in the byelaws of the society covenants and agreement entered into this DEED in respect of the land and building even if he/she withdraws from the 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 byelaws of the society the vendee shall be liable to compensate the society for remedial 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 colony, 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 or pay such demands, which shall always be deemed as a debt to this society and would be the first charge on the plot hereby transferred and building constructed thereon.

In witness where of the parties viz. GANDHI SAHKARI GRIH NIRMAN SAMITI LTD. PATNA Through the Secretary duly authorised by the General

body of the society and the vendee member Shree Dr. Anil Kumar Singh
S O S. Sumantra for Dr. A. P. - Nawgan, Khagaria
have set their hands on this indenture on ... 24th ... day of ... Nov ... 1980

SCHEDULE

DETAILS OF THE PLOT SOLD :—

Survey plot No 2577 Tauzi No 5240 Khata No 1321 Thana No. 1
situated at Village/Mohalla Makhdumpur, P. S. ...
Patna District Patna.



2. Block No. B... Plot No. 23 as given by the society

3. Area of the plot allotted ... 3325 Sq. feet Three thousand and three hundred and twenty five
Katha/Decimal

Dimensions

North ... 6.5' ... (Sixty five ft.)

South ... 68' ... (Sixty eight ft.)

East ... 50' ... (Fifty ft.)

West ... 50' ... (Fifty ft.)

BOUNDARY

North ... Society Plot no. 22

South ... Society Plot no. 24

East ... Society Road

West ... Society Plot no. 772 13

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

1. Witness Kamal Prasad Sin

Address New Surandiprasti

2. Witness Ashu Kumar Sin

Address Smruti Path,
Yashwantrao

Signature of the Secretary
for Bandh
for Bandh
Secretary





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.

536
23/11/92

4/11/92

श्रीगुरु लालजी का जॉर आवेदन

दस्तावेज-9 शीतल - लक्ष्मणन संगुनेडर - लक्ष्मणन शिवर - 12/11/92

श्रीगुरु लालजी के 2400 - 1268/91-92

मौज - दीपा धार - दीपा धार - 9

श्रीगुरु लालजी के 2400 - 1268/91-92

दस्तावेज-9 शीतल - लक्ष्मणन संगुनेडर - लक्ष्मणन शिवर - 12/11/92

पेशा - - - - - श्रीगुरु लालजी के 2400 - 1268/91-92

पुस्तक के डेटिंग

पुस्तक के डेटिंग	श्रीगुरु लालजी के 2400	श्रीगुरु लालजी के 2400	श्रीगुरु लालजी के 2400	श्रीगुरु लालजी के 2400
पुस्तक के डेटिंग	1329	2496	92वीं	892-00
पुस्तक के डेटिंग	9366	2497	92वीं	892-00
पुस्तक के डेटिंग	9367	2498	92वीं	892-00
पुस्तक के डेटिंग	9368	2499	92वीं	892-00
पुस्तक के डेटिंग	9369	2500	92वीं	892-00
पुस्तक के डेटिंग	9370	2501	92वीं	892-00
पुस्तक के डेटिंग	9371	2502	92वीं	892-00
पुस्तक के डेटिंग	9372	2503	92वीं	892-00
पुस्तक के डेटिंग	9373	2504	92वीं	892-00

पुस्तक के डेटिंग

पुस्तक के डेटिंग	श्रीगुरु लालजी के 2400	श्रीगुरु लालजी के 2400	श्रीगुरु लालजी के 2400	श्रीगुरु लालजी के 2400
पुस्तक के डेटिंग	1329	2496	92वीं	892-00
पुस्तक के डेटिंग	9366	2497	92वीं	892-00
पुस्तक के डेटिंग	9367	2498	92वीं	892-00
पुस्तक के डेटिंग	9368	2499	92वीं	892-00
पुस्तक के डेटिंग	9369	2500	92वीं	892-00
पुस्तक के डेटिंग	9370	2501	92वीं	892-00
पुस्तक के डेटिंग	9371	2502	92वीं	892-00
पुस्तक के डेटिंग	9372	2503	92वीं	892-00
पुस्तक के डेटिंग	9373	2504	92वीं	892-00

पुस्तक के डेटिंग

पुस्तक के डेटिंग	श्रीगुरु लालजी के 2400	श्रीगुरु लालजी के 2400	श्रीगुरु लालजी के 2400	श्रीगुरु लालजी के 2400
पुस्तक के डेटिंग	1329	2496	92वीं	892-00
पुस्तक के डेटिंग	9366	2497	92वीं	892-00
पुस्तक के डेटिंग	9367	2498	92वीं	892-00
पुस्तक के डेटिंग	9368	2499	92वीं	892-00
पुस्तक के डेटिंग	9369	2500	92वीं	892-00
पुस्तक के डेटिंग	9370	2501	92वीं	892-00
पुस्तक के डेटिंग	9371	2502	92वीं	892-00
पुस्तक के डेटिंग	9372	2503	92वीं	892-00
पुस्तक के डेटिंग	9373	2504	92वीं	892-00

पुस्तक के डेटिंग

4/11/92

Gandhi Sahkari Grih Nirman

SAMITI LTD. (REGD. No. 138/Pat/1982)

Shivaji Path, Yarpur,
Patna-800 001.

DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale deed is executed this 15.15.84 day of May 1984 ... BETWEEN Gandhi Sahkari Grih Nirman Samiti Ltd., Patna, a society registered under the Bihar and Orissa Co-operative Society Act. (Act vi 1935) having its registered office at Patna through its Secretary Shri Prahlad Singh s/o Shri Ram Ayodhya Prasad Singh (hereinafter referred to as the Society which expression shall unless excluded by or repugnant of the context mean and include its legal representative, administrator, nominee & as signs) of the ONE PART and Shri. Madhulika Devi, N.O. 141 ... a member of the above named 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 by purchase land situated at Makholung, Dighy. 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 thereby the President, Vice President and the Secretary were authorised to get to the 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 sale 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. 3,050/- (Rupees Three thousand and fifty) only already paid by the vendee member to the society the receipt where of the society hereby acknowledges, the society transfers conveys and sells to the vendee member Shree Madhulika Devi, N.O. 141 Shri Mahesh Chandra Choudhary by way of absolute sells; free from all encumbrances, all that FREE HOLD SUB Plot No. 24 Block No. B a part of survey plot No. 2577 part 2578 of 1 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 on its residential house subject only to the covenants here in under entered into between the parties.

THE SOCIETY hereby covenants with vendee as hereunder :

1) 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 over 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 losses 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 house in accordance with the rules and regulations of the society framed or issued from time to time and the rules and orders 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.

V. THAT except in the case of house building loans taken from any Government recognised agency, body, society, bank, LIC or compensation in housing scheme, sponsored by them or under any other provided for the purpose on such terms as may be prescribed by them, the vendee shall not sell, gift, will, or 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 this date any transfer contrary to this clause made shall be voidable and ineffective and the society may take suitable action in the matter or may pay to the member or his/her heirs 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 all persons claiming under him/her.

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

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

VIII. On matters not specifically stipulated in these presents and also in case 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 such 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.

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

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 entitled to evict such defaulting member from the same by force and to Recover the expenses so incurred from such member.

XI. THAT the vendee shall pay Rs. 50/- each year to the society, payable by 31st 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 as laid down in the byelaws of the society covenants and agreement entered into this DEED in respect of the land and building even if he/she withdraws from the 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 byelaws of the society the vendee shall be liable to compensate the society for remedial 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 colony, 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 or pay such demands, which shall always be deemed as a debt to this society and would be the first charge on the plot hereby transferred and building constructed thereon.

In witness where of the parties viz. GANDHI SAHKARI GRIH NIRMAN SAMITI LTD. PATNA Through the Secretary duly authorised by the General body of the society and the vendee member Shree Mahant Lalit Devi...

MSO Shri Mahanand Choudhary, Vill 1280 - Karwan, Dist. Bhupur.
have set their hands on this indenture on 15th day of Oct. 1984

SCHEDULE

DETAILS OF THE PLOT SOLD :-

1. Survey plot No. 2517/1-1 Tauzi No. 5240 Khata No. 1321 Thana No. 1
situated at Village/Mohalla Makholunja P. S. Digha
Patna District Patna.

Block No. 12... Plot No. 24... as given by the society :

3. Area of the plot allotted ... 3450 Sq. feet (Three thousand four hundred and fifty)
Katha/Decimal

Dimensions North 68' ...

South 76' ...

East 50' ...

West 50' ...

BOUNDARY

North Society Plot no 23

South Society Plot no 25

East Society Road No 4

West Society Plot no 18

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

Witness

Kamal Prasad Rai

Address

New Purnanderu, Patna 1

Witness

Jawan Kumar Sin

Address

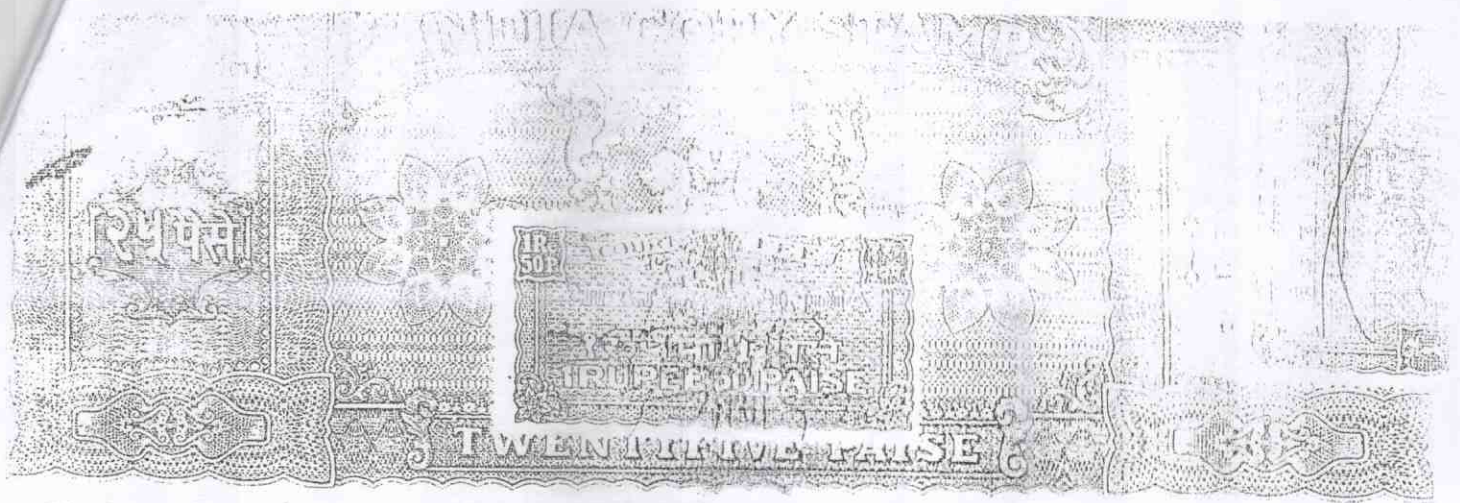
Shivaji Path,
Gauraha, Patna 1

For Gandhi Sahasra

Society Ltd

Signature of the Secretary

Secretary



प्रतिनिधि 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 प्रतिनिधि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिनिधि देने की तारीख Date of making over the copy to the applicant.
538 23/11/92				4/11/92

महाराष्ट्र सरकार द्वारा जारी की गई 1250/91-92

22/3/92 - श्रीमती लालदेवी देवी प्रति श्री महाराष्ट्र चारु-कला पाठशाला -
जिल्हा - सोलापूर के बालाग - 1250/92 दिनांक 12-10-78 के आधारे पर
निर्माणित जारी पर जारी करवाए देते आवेदन पर जारी करवाए
और करवाए होना करवाए करवाए करवाए
दीया 2280 - 9229 - 2296 3820 को कीरे
9366 - 2292 - 3820 को कीरे
मूल आवेदन पर एक करवाए की मांग के माध्यम से
प्रतिवेदन देते हैं। महाराष्ट्र सरकार जारी की जापत्र की मांग करे
अभिलेख दिनांक 22/3/92 को जारी करे।
विराज पर मुद्रा और
हस्ताक्षर
महाराष्ट्र सरकार
हस्ताक्षर
महाराष्ट्र सरकार

22/3/92 - महाराष्ट्र सरकार द्वारा जारी की गई मापत्रक जारी नहीं हो करवाए
का प्रतिवेदन महाराष्ट्र सरकार के माध्यम से जारी हो उक्त मापत्रक के
आवेदन के नगर जारी करवाए करवाए करवाए करवाए करवाए करवाए
उक्त मापत्रक के मापत्रक पर जारी करवाए करवाए करवाए करवाए करवाए
विराज पर मुद्रा और
हस्ताक्षर
महाराष्ट्र सरकार
हस्ताक्षर
महाराष्ट्र सरकार

22/3/92
महाराष्ट्र सरकार
हस्ताक्षर
महाराष्ट्र सरकार



दिनांक अर्पण की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की तिथि 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.
				4/11/92

338
23/11/92

दलीवर दलीवर का जॉय अतिवेदन

हस्ता - 9 अंश - 224 पत्र कुमुदर - 67-424 पत्र - 424

दलीवर दलीवर कोर नं - 1250/91-92

मौज - दीपा बागर - दीपा बागर नं - 1

मिरा बाग हस्तोती - दलीवर नं - 92/6 x रिनांक - 92-90-28

दुरा हस्तोती पर अंश - - - - - दलीवर नं - 2250 पत्र - 3840 अंश -

पे. 24 - - - - - सीमा - 39,040 जमीनी नं - 2258

पट्टे का हस्तोती

दलीवर दलीवर का नाम एवं पत्र	खत नं	खे. 24	पत्र	लगाव	मिति
गौरी लाल गुलाब लाल लाल पत्र	9229	2296	92वीं	892-00	मौज बाग
	9346	2292	24		आवेदन के आवेदन पत्र
	9342	2297			जॉय बाग वरीयता
	9205	2205			मिरा बाग / लाल पत्र
	9835	2223			विक्रय के नाम के लाल
	9923	2224			करीब 20 जमीनी पत्र

बाग का हस्तोती

मौज	खत नं	खे. 24	पत्र	लगाव	मिति
	9229	2296	92वीं	899-00	आवेदन के आवेदन पत्र
	9346	2292	24		30 लाख बाग का पत्र
	9342	2297	24		दलीवर
	9205	2205	90 पत्र		22/3/92
	9835	2223			
	9923	2224			

नगर हस्तोती

नगर दलीवर का नाम एवं पत्र	खत नं	खे. 24	पत्र	लगाव	मिति
श्रीमती लालदेवी देवी पत्र	9229	2296	3840	90-00	30 लाख बाग का पत्र
श्री मदनदेव चौधरी लाल -	9346	2292	अंश		20/3
92 वीं पत्र - मौज बाग					मिति

4/11/92

मिति
मिति