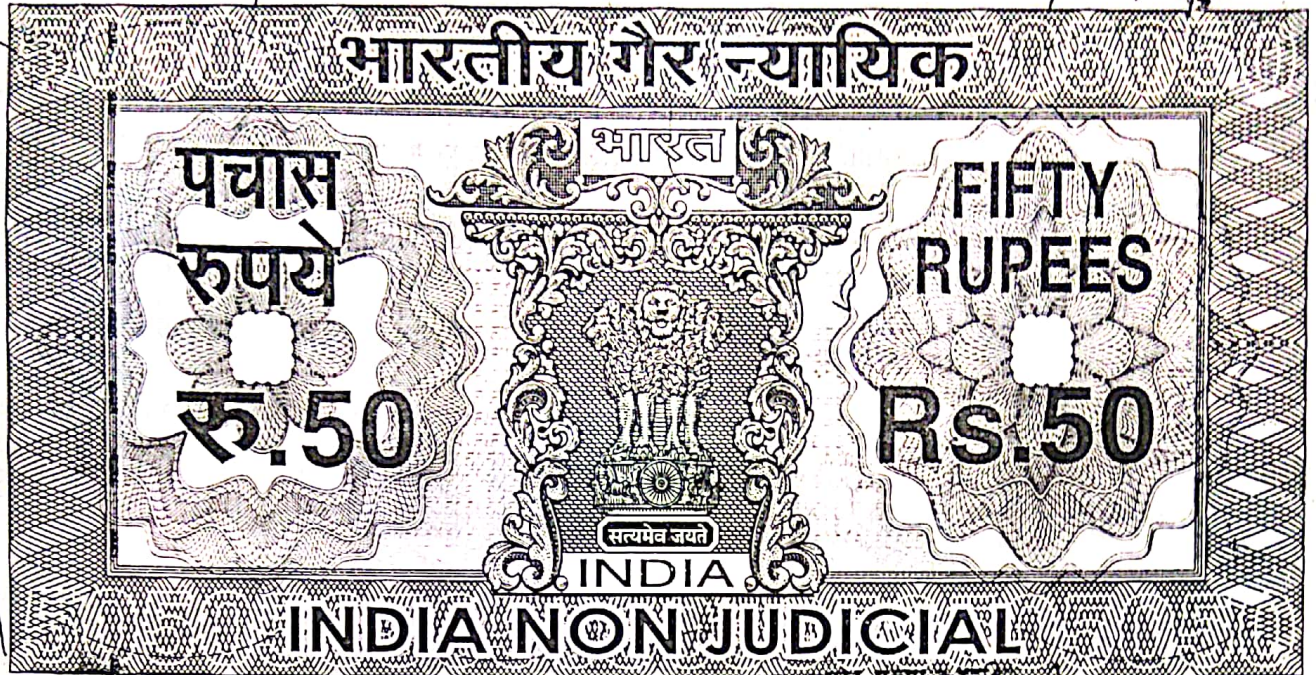
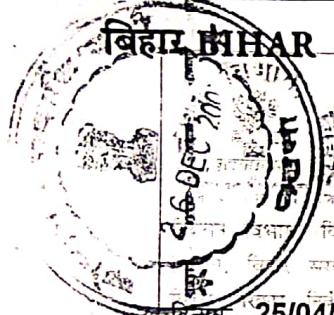


847

7547



8608/08 (R.L.)



मूल्य 100 गोट पर 2-1/2 रु. 28-12-27
 जिला का नाम एवं पता 106 गोट पर 2-1/2 रु. B 797904

मार्च 2008



बिहार सरकार

जिला निबंधन कार्यालय, पटना

25/04/2008 को

Bipati Devi (Most.)

निबंधन हेतु उपस्थापित किया गया। इसमें रु० 272800/- मुद्रांक शुल्क एवं रु० 69409/-

अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने

निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान

पिछे अंकित है। इसे दस्तावेज सं० 7547 के रूप में पुस्तक सं० 1 की जिल्द सं० 13

208 से 218 तक CD 21 में आज निबंधित एवं कुल 11 पृष्ठों में संधारित किया

है।

(Om prakash gupta)

निबंधन पदाधिकारी

Date : 25/04/2008

ABSOLUTE SALE

1. NAME & ADDRESS OF THE VENDORS:- 1. Mosmat Bipati Devi wife of Late Srawan Dhari singh and maternal Daughter (Natani) of Late Babu Ram Mahato, alias Ram Singh 2. Ajay kumar singh S/o Late Srawan Dhari singh and parnati of Late Babu Ram Mahato, resident of Village -Sapahua P.O- Mohanpur, P.S. - Punpun

करीब 25/4/08

कोठी में उपस्थापित

24/04/08
 Managing Director



निर्देशिका

Serial No : 8471
Token No : 8608

Deed No : 7547
of 2008

Type & Status
of Party

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Shailesh Kumar (M.Dir.)



Shailesh Kumar
25/04/08
Signature of Party

Presented by
Self

Bipati Devi (Most.)



Bipati Devi
25/4/08
Signature of Party

Executed by

Ajay Kumar Singh



Ajay Kumar Singh
25-4-08
Signature of Party

Executed by

Signature of Party

Bipati Devi (Most.)

Signature of Party

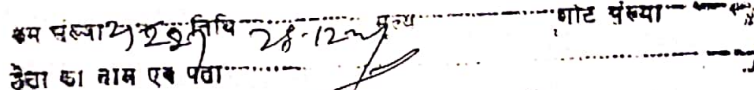
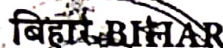
Dharmnath Pandey

Identifier



Dharmnath Pandey
25/4/08
Signature of Party

Little



B 797905

डा० सं०-11/77, समाहरणासन, पश्चिम

2. **NAME & ADDRESS OF THE VENDEE:-** *M/s Kalandi Engineer's Pvt. Ltd.*, Patna, a company incorporated under the companies Act 1956, bearing its Registration No. 03-0-8913/1999-2000, having its registered office at 501, City Palace, New Dak Banglow Road, Patna, Bihar represented through its Managing Director **Sri Shailesh Kumar**, son of **Sri Surendra Prasad**, hereinafter referred to as the "Vendee", which expression shall

[illegible]

2) 
 सि. वि. पी. डि. वि.

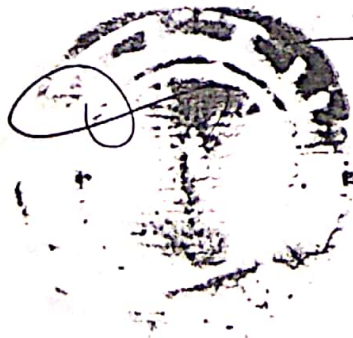
Skumar
24/04/08

unless excluded by or repugnant to the context, mean and include his successor-in-interest office and assigns or nominees. and legal representative.

3. NATURE OF DOCUMENT: - DEED OF ABSOLUTE SALE.

4. CONSIDERATION AMOUNT: - Rs. 4,12,270/- (Rupees Four Lakhs Twelve Thousands Two Hundred Seventy) only but the stamp duty is paid on Govt. value 34,03,200/- (Rupees Thirty Four Lakhs Three Thousands Two Hundred) only.

5. DESCRIPTION OF THE PROPERTY HEREBY CONVEYED:- All that piece and parcel of kasht Raiyati Khatiyani vacant residential land measuring 24 decimal (Twenty four decimal) towards south of total land of plot no. 349 situated at mauza Dhanaut branch road presently known as Bishwasaraiya Nagar under zone one Ward no.37 Thana No. 20 (Twenty) Tauzi no 5559 (Five thousands five hundred fifty nine) khata no. 445 (four hundred forty five) plot no 349 (three hundred forty nine) within the Patna Municipal corporation, Police station- Rupaspur, Survey P.S- Phulwari, sub registry office- Danapur, Distt- Registry Office- Patna sadar, within the town and distt Patna under the Zamindari of State of Bihar through the circle officer of Danapur annual rent payable to govt. Bihar being Rs. 36 (Rupees thirty six) only within the jurisdiction of PRDA (new corporatin) which is butted and bounded as given below.



Skunal
24/04/08

20/8/86
24/11/86
20/8/86
2

20/8/86
24/11/86
20/8/86
2



20/8/86
24/11/86
20/8/86
2

BOUNDRY OF PLOT NO.- 349

NORTH : kamlesh (Part land of plot No. 349)
 SOUTH : Plot No. 347
 EAST : Plot No. 331
 WEST : Branch Road (Bandh)

THIS DEED OF ABSOLUTE SALE made on the day of April 24/04/2008 (Two Thousand Eight) Between Mosmat Bipati Devi as fully described in column no 1 of this deed.

AND

M/S KALANDI ENGINEER'S PVT. LTD. as fully described in column no.2 of this Deed.

RECITAL

WHEREAS, the property hereby conveyed which has been fully described in column no. 5 of this Deed of Absolute sale is Nanihali ~~ancestral property of the vendors which has been recorded in~~ khatiyani in the name of maternal grand father (Nana) of the vendor Late Babu Ram Mahato who got through TITLE PARTITION SUIT 58/20 of 1942 and TITLE APPEAL No. 106/1942 then after SECOND APPEAL bearing no 248/1944 and the court partitioned 1/4 share in the whole joint property.

AND WHEREAS it is relevant to mention here that from the genealogical table given at the foot of this Deed it would appear that one Dharam Mahato alias Thakuri Mahato was the common male ancestor of vendor's maternal grand father (Nana) and who had four sons namely (1) Babu Ram Mahato alias Ram Singh, (2) Ram Tahal Mahato, (3) Tribhuwan Mahato and, (4) Jهوري Mahato and he died



[Signature]
 24/04/08

20/8/8, 0.2
 24/04/08-16/05/08
 (2)

20/8/56
 24/04/08
 16/05/08
 13/12/08
 16/05/08
 13/12/08



AND WHEREAS it is again relevant to mention here that the maternal grand father late Babu Ram Mahato had no male issue he had only Two daughters namely Dulari Devi and Ram Pyari Devi and Ram Pyari Devi died issueless, further this Dulari Devi had only one daughter namely Bipati devi this vendor and after the death of Ram singh his interest in the land devolved upon his only daughter Dulari Devi and after the death of Dulari Devi this vendor Bipati Devi succeeded over the landed property left by her mother and maternal grand father including the property mentioned at column no. 5 of this deed as per the Hindu Succession Act. Thus the vendors are absolute owner of the land mentioned at the column no. 5 of this deed as being only heir of her mother.

AND WHEREAS the vendor No. 1 in light of court order filed a petition for mutating her name on Record of Right through mutation case no.1673/89-90 before circle officer Danapur and according to her share zamabandi no 502/89-90 was opened in favour of this vendor and since then she has been paying rent of the landed property mentioned at column no 5 and rent receipt is being issued in the name of this vendor till (2008-09) today. Thus the vendor has absolute right title to transfer the land mentioned at column no.5. Which is under the share of these vendors.

AND WHEREAS, the vendors are in urgent need of money to purchase another property and to meet their various family requirements and as the arrangement of money is not possible until and unless the vendors dispose of the property mentioned in column no. 5 of this Deed of Absolute sale and with this end in view, the vendors expressed their desire to transfer the aforesaid property and

for Kalodan Engineering Pvt. Ltd.

Skumar
Managing Director

24/04/08

[illegible]

after announcing their desire the vendee approached them and showed the interest in the vendor's offer and the vendee offered them a sum of Rs. 4,12,270/- (Rupees Four Lakhs Twelve Thousands Two Hundred Seventy) only for the property fully described in column no. 5 of this Deed of Absolute sale which is just and proper valuation according to present prevailing market rate, as no one else did offer the same to them as much as this vendee agreed to offer to the vendors, and the vendors agreed to sell the property in sound health and mind and without any coercion and influence from any body else of a sum of Rs. 4,12,270/- (Rupees Four Lakhs Twelve Thousands Two Hundred Seventy) only. (7)

20-8-8-02
28-8-12

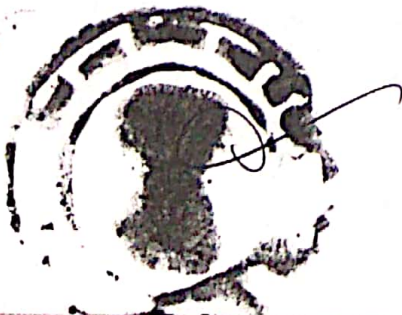
NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:-

1. That in pursuance of the said agreement and in consideration of a sum of Rs. 4,12,270/- (Rupees Four Lakhs Twelve Thousands Two Hundred Seventy) only paid to the vendor by the vendee prior to the execution of the sale deed, the receipt of which is acknowledged admitted and confirmed herewith by the vendors, the vendors being in sound state of body and mind and without any duress, coercion and inducement, whatsoever, hereby convey and transfer the said property fully described in column no. 5 of this deed to the vendee who shall now HAVE and HOLD the said property absolutely and forever and shall get his name mutated in the Records of Right of the Patna Municipal corporation and circle officer Danapur. as well as he likes.

2. That the vendee now shall have all right, title and interest in the property sold and conveyed to him and shall HOLD and ENJOY the same without let obstruction, claim or demand,

20/8/8-02
28/8/12

20/8/8-02
28/8/12



Kunal
24/04/08

whatsoever from the vendors or any body claiming through or under them and all the rights, title and interest which vested in the vendor shall henceforth vest in the vendee to whom the said property has been conveyed absolutely.

3. That the vendors has assured to the vendee that the property hereby conveyed is free from all kinds of charges and that there is absolutely no defect in title and the vendors further assured to the vendee that the aforesaid vendor is the absolute owner of the property described above and have full right, title and interest to transfer the same absolutely.

4. That the vendor has not at any time, done or permitted any acts, deed or matter by reason of which the property hereby conveyed by these present or any part thereof or interest therein has been charged, mortgage sold, exchanged or transferred in any other way, nor has the vendors entered into agreement with any other party to sell the same except this vendee prior to the execution of this **SALE DEED** and the vendors further declare that if in future, the vendee is dispossessed of the entire or any part of the aforesaid property, either due to the defect in title or any charge or encumbrances, the vendee or his heirs and successors-in-interest shall recover from the vendors or their heirs, representatives and successors-in-interest with all costs, damages and interest thereon as admissible in the eyes of law.



Signature
Director
24/04/08

20.8.28-8.02
for 21.12.06
25.12.06

20/5/86
for 21.12.06
for 21.12.06

for 21.12.06
for 21.12.06

IN WITNESS WHEREOF, the vendors have executed this sale deed in favour of the vendee after reading and understanding the contents of this Deed of Absolute sale on this the day, month & Year first written above in presence of the following attesting witnesses who too have signed in presence of each other.

WITNESSES:-

Signature/L.T.L. of the Vendors.

1. Saroj Kumar

S/O- Sri Jay Chandra Yadav
Umesh Bhawan
Punaichak Patna.

सही माँ. बिपती देवी
माँ: कमला देवी

1. (Mosmat Bipati Devi)

अजय कुमार सिंह

2. (Ajay Kumar Singh)

2. Dharmnath Pandey
S/O Late Purnagad Pandey

M.F. 690

B.H. 23/04/08
Patna

Engineer's Pvt. Ltd.

Signature of the Vendee for
(Sri Shailesh Kumar)

MD
PAN NO - AABEK
3568R

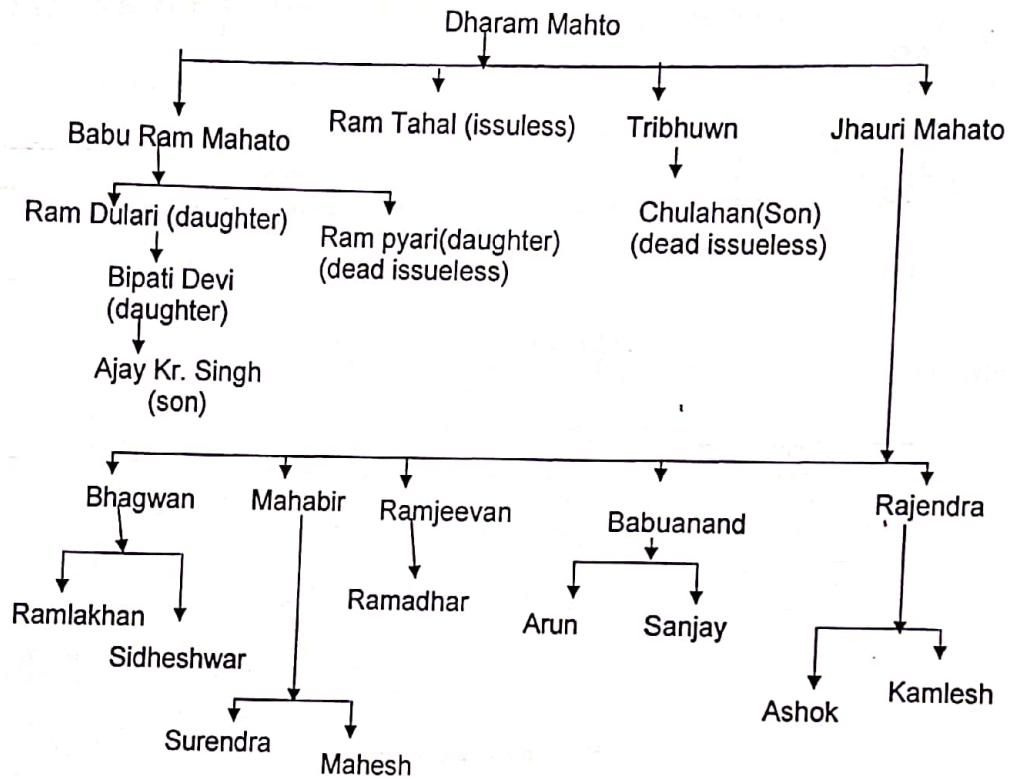
Dharmnath Pandey

Drafted By 24/4/08

Dharmnath Pandey Advocate

(Patna High Court) KN-56/1992



Genealogical Table

नि. श्री. निपती देवी

91



नि. श्री. निपती देवी
पति - श्री. निपती देवी
ता. 24/8/02

2) डा. ग. गु. अ.
ता. 28-8-02



Engineer's Pvt. Ltd.

Kumar
24/04/08

Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 : 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. 204730
Addl. Stamp duty paid under RDA/Municipal Act Rs. 68070
(Paid Rs. 500/- by N.J. Stamp Paper and Rs. 341709/- through Bank Challan.)

FEE PAID	A1	68080	C	0	H1b	0	Ka1	0	Lii	0	LLR	500
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	50
	A9	0	DD	0	I	150	K1c	0	Mb	25		
	A10	0	E	250	J1	0	K2	0	Na	54		
	B	0	H1a	0	J2	0	Li	0	Scan	300		

Total Fee
69409

Registering Officer
Patna

Date : 25/04/2008

Endorsement under section 52

Presented for registration at 01:02 PM on Friday, 25th April 2008 at the District Registry Office, Patna by Bipati Devi (Most.)
(Executant) W/O-Late Sarwan Dhari Singh

by profession House Wife.

Signature of Presentant
25-4-08

Date: 25/04/2008

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Dharmnath Pandey age Sex M son/daughter of S/O-Late Punyadeo Pandey resident of B.H.Colony, Patna.

Registering Officer
Patna

Date : 25/04/2008

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Patna having 11 pages, in the volume CD-21 and document no. of which is printed on the First Page of the document.

Registering Officer
Patna

Date : 25/04/2008

Token No.8608

Year - 2008

SIN No. 8474

SCORE Ver. 2.0

Deed No. 7547 NIC-Bihar

