Serial No. - 6133 Book No. - 1 / Deed No. - 5193

Summary of Endorsement

This document was presented for registration on this Saturday, the 6th of March 2010 by Manas Vishal (Agent).

A stamp duty of Rs. 155380/- and other fees of Rs. 39024/- has been paid in it.

The document was found admissible. The parties, photographs and 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. 5193 in Book No. 1, Volume No. 83 on pages from 72 to 81 and has been preserved in total 10 pages in C.D. No. 13 / Year 2010.

Signature with date
(Ajay Krishna Mishra)
Registering Officer, Patna

Date :06/03/2010 Token No. : 6228 / 2010

DEED OF ABSOLUTE SALE

THIS INDENTURE OF ABSOLUTE SALE is made on this the.....6th..... day of ...March.. 2010 of the Christian Era;

BETWEEN

1. **SRI NAND KISHORE SAHAY,** Son of Late Babu Baldeo Sahay, resident of Baldeo Bhawan, Punaichak, P.S. Shastrinagar, Patna – 23 and presently residing at 6G, Block-3 Ramnagar Complex VIP Road, Opposite Haldiram Calcutta-700052 (W.B.), by profession Retired Indian Airlines Employee, Indian Citizen. PAN-ALKPS3618R (H.U.F)

Manas Vishal 6-03-10

Bhunesnwari Engicon's Pvt. Ltd.
Director

Book No : 6133
Vol No : 6228
Type & Status of Party

Deed No : 5193 of 2010
Name of Party

Photo	Thumb	Index	Middle	Ring	Little
					
					

In Favour of — *Remendra Kumar Sinha*

6/3/2010

Signature of Party

Presented by Self — *Manas Vishal (Agent)*

6-03-10

Signature of Party

Executed by — *Manas Vishal (Agent)*

Signature of Party

Executed by — *Nisha Sahay (Princ)*

Signature of Party

Executed by — *Nand Kishore Sahay (Princ)*

Signature of Party

Identifier — *Sanjay Prasad Singh*



6/3/2010

Signature of Party

Bhunesnwari Engicon s Pvt. Ltd

Tanu Priya

Director

2. **NISHA SAHAY,** G/d Late Babu Baldeo Sahay and daughter of Sri Nand Kishore Sahay, resident of Baldeo Bhawan Punaichak, P.S. Shastrinagar, Patna-23 and presently residing at 6G, Block –3, Ram Nagar Complex VIP Road, Opposite Haldiram Calcutta-700 052 (W.B.), Indian Citizen. PAN No. ALKPS 3618R (H.U.F.)

Manas Vishal 6-03-10

Through their appointed, nominated and Constituted Attorney SHRI MANAS VISHAL, son of Shri Ramendra Kumar Sinha, resident of Baldeo Bhawan, Punaichak, Patna-800 023, P.S. Shastrinagar, District Patna by virtue of a Registered Power of Attorney bearing Book no.IV and Deed No. 3537 dated 23.7.2007 registered at Registrar of Assurances, Kolkata (W.B.)

Here in after called the Vendor, which expression unless repugnant to the context shall mean and include his/their legal heirs, legal representatives, nominee/nominees, administrators, successors and assignees, of the FIRST PART.

AND

SRI RAMENDRA KUMAR SINHA, son of Late Rishkesh Kumar Sinha, resident of Baldeo Bhawan, Baldeo Bhawan Road, Punaichak, P.S. Shastrinagar, Patna – 800023, District – Patna, by profession Engineer, Indian Citizen. Hereinafter called the Vendee, which expression unless repugnant to the context shall mean and include his legal heirs, legal representatives, nominee/nominees, administrators, successors and assignees, of the OTHER PART.- PAN No AGKPS-9210 P

RECITALS

WHEREAS, Late Baldeo Sahay son of Late Munshi Ragho Prasad, by caste Kayasth Ambastha of Mauza Rajauna Pargana, P.S. Lakhisarai, District Munger had purchased a piece of land measuring 12 (Twelve) Kathas of land at Mauza Dhakanpura, so called as Mohalla Punaichak at present Baldeo

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Tanu Priya
Director

Bhawan Road, P.S. Kotwali, District Patna under Thana no. 7, Tauzi No. 868, Khata No. 239 and C.S.Plot No. 646 by virtue of a registered Deed of Absolute sale dated 04.06.1941, from (i) Sri Ram Singhashan Singh son of Sri Agin Singh, (2) Laxmi Narayan Singh son of Keshav Singh, (3) Mishri Singh and (4) Shyam Narayan Singh son of Late Praduman Singh by Caste Rajput of Mauza Dhakanpura, P.S. Kotwali, District Patna, which is admitted on 06.06.1941 before the District Sub-Registrar Patna and it is registered in Book no. I, Volum No-36, Page-348 to 353 and Deed No. 3339of the year 1941 at District Sub Registry Office, Patna and then the aforesaid Late Baldeo Sahay came in exclusive physical possession over the same absolutely till his life time. Later-on, Baldeo Sahay died leaving behind his widow Smt. Shailja Devi, and four sons namely (i) Shri Rishikesh Kumar Sinha, (2) Sri Brij Kishore Prasad, (3) Shri Ram Kishore Sahay and (4) Sri Nand Kishore Sahay, thus the widow and above sons of Late Baldeo Sahay came in physical possession jointly over the said landed property. Later-on, Shri Rishikesh Kumar Sinha got his share for constructing his house by a Registered Deed of Partition dated 21.05.1955, before the Registry Office, Patna and Shri Brij Kishore Prasad got his share by a registered Deed of partition dated 29.10.1959 for constructing his house and other portions in the above land fell in the share of said Smt. Shailja Devi and her above two minors sons Shri Ram Kishore Sahay and Shri Nand Kishore Sahay equally subject to the terms of the above two registered Deed of partition under the guardianship of their mother Smt. Shailja Devi.

Later-on, Smt. Shailja Devi died and thereafter her above sons got their right, title, interest and possession over the above 12 Kathas landed property subject to the terms of above Deed of partition dated 21.05.1955 and 29.10.1959 and they divided the same amongst themselves by amicable family

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Director

partition or arrangement equally and they got their shares separately and then, they came in their exclusive physical possession separately in their shares. But for the sake of convenience, the rent receipts of the Revenue Department of Govt. of Bihar as Circle Office, Patna one being issued in the name of elder brother Late Rishikesh Kumar Sinha under Demand no. 12 from the Circle Office Patna Sadar, under its circumstances Shri Ram Kishore Sahay has already sold his share to the Vendee and Now Nand Kishore Sahay his daughter Nisha Sahay (the Principal Vendors) are entitled to sell their shares absolutely and Later-on they appoint their constituted Attorney to Sri Manas Vishal,aforesaid, as their Attorney Vendor by virtue of a registered General Power of Attorney bearing Book no.IV and Deed no.3537 dated 23.6.2007 at Registrar of Assurances, Kolkata (W.B.) and hence the Vendor as an Attorney transfer the Schedule below property for and on behalf of said Principal Vendors under this Deed of Absolute Sale absolutely.

AND WHEREAS, the Vendor as an Attorney Principal Vendors are in urgent need of money to meet their various legal obligations, so the Principal Vendors decided to dispose off the property described in schedule below property of this Deed and thus they appointed their Attorney to Sri Manas Vishal (Vendor as an Attorney) through the said Registered Deed of General Power of Attorney, as mentioned above) and the Vendee, later-on, the Vendor as an Attorney for and on behalf of said Principal Vendors announced publicly to sell the property as described in Schedule below of this deed and the vendee when came to know about the intention of the Principal Vendors and their said Attorney vendor, then the Vendee approached to the Principal Vendors expressed his willingness to purchase the property mentioned above and the Principal Vendors, aforesaid, advice to the Vendee to negotiate to their Attorney for the said

Manas Vishal
6-03-13

Bhunesnwari Engicon s Pvt. Ltd.
Director

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purposes and thereafter the vendee negotiate with the Vendor as an Attorney to purchase the Schedule below property and negotiation for sale from the Vendor and as an Attorney has been finalized of a sum of Rs 15,00,000/- (Rupees fifteen lac) only for the same and the offer of the Vendee being most reasonable and according to present market rate and the Vendor as an Attorney for and on behalf of the Principal Vendors accepted the offer of the Vendee after taking advice from them and agreed to sell the same for a consideration of Rs 15,00,000/- (Rupees Nine lacks Twenty Eight thousand and Five hundred) only and the Vendee agreed to purchase the same from his own income for the consideration amount and consequently paid the entire consideration money i.e. a sum of Rs 15,00,000/- (Rupees fifteen lac) only to the Principal Vendors before signing this Sale-Deed and remained seized and possessed of the same.But the Government of Bihar fixed the valuation of the Schedule below property is Rs.19,41,000/- (Rupees Nineteen lac forty one thousand) only under Bihar Instrument Valuation Rules, 1995 made against the Indian Stamp Act Under Section 47A and thus the vendee being paid the Stamp duty and registration fees accordingly.

Manoj Vishal 6-03-10

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said agreement and in consideration of Rs15,00,000/- (Rupees fifteen lac) only paid to the Principal Vendors by the Vendee through Bank Drafts or in cash prior to the execution of the Sale-Deed mentioned above by the Vendor as an attorney, the receipt of which is hereby acknowledged by the the Principal Vendors and the Vendor as an attorney know for total payment of the said negotiable consideration amount of Rs.15,00,000/- (Rupees fifteen lac) only to the said Principal Vendors ,then the Vendor as an attorney for and on behalf of the said Principal Vendors being

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Tanu Priya
Director

sound state of body and mind and without any duress, coercion or inducement whatsoever, hereby convey and transfer the said property fully described in Schedule below to the Vendee who shall now have and hold the said property absolutely and forever for peaceful enjoyment and shall get his name mutated in the records of rights and with Govt. offices, departments, authority concerned as well, the Vendee likes.

2. That the Vendee will have all right, title and interest in the property sold and hereby conveyed to him and shall hold and enjoy the same without let obstruction, claim, hindrances or demand, whatsoever from the Principal Vendors and their Attorney, aforesaid, or any body claiming through or under them all the right, title and interest which vested in the Principal Vendors or their heir and successors-in-interest herein before shall henceforth and hereinafter vest in the Vendee to whom the said land has been conveyed absolutely.

3. That the Vendor as an Attorney for and on behalf of said Principal Vendors has assured the Vendee that the property hereby conveyed is free from all kinds of mortgages, charges, encumbrances, liens or attachments and that there is absolutely no defect in title of the Vendor and the Vendor as an attorney further assured the Vendee that the aforesaid Principal Vendors are the absolute owners of the property described below in schedule hereunder this Deed equally and there is no subsisting agreement or agreements with any person or body or association what-so-ever and have full right to transfer the same absolutely through themselves and through their Attorney.

4. That the Principal Vendors and their Attorney Vendor have not at any time, done or permitted to be done any act, deed or matter by reason of which the property conveyed by these presents or any part thereof or interest therein has been

Bhunesnwari Engicon s Pvt. Ltd
Tanu Priya
Director

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charged, mortgaged, sold, exchanged or transferred in any other way and the Vendor as an Attorney for and on behalf of his said Principal Vendors further declares that if in future the Vendee shall be dispossessed of the entire or any part of the aforesaid property, due to either defect in title or encumbrances, assigns and successors-in-interest and thus the Vendee and his heirs and successors in interest shall recover from the said Principal Vendors and their heirs, assigns, representatives and successors-in-interest all money paid by the Vendee with all costs and damages and interest admissible in the eyes of law.

Manav Vishal 6-03-19

SCHEDULE

All that peace and parcel of vacant residential land measuring 3 Kathas, situated at Mauza Dhakanpura, at present so called Mohalla – on approached Road of Baldeo Bhawan Road, P.S. Shastri Nagar, Patna – 800023, Survey Thana and Pargana Phylwari, Sub and Sadar Registry Office and District – Patna, under Thana No 7, appertaining to Tauzi No – 868, bearing Khata No. 239 and part of survey plot no. 646 (Six hundred forty six) and the annual rent 0.90Paise payable to The Govt. of Bihar through the Circle Office, Sadar Patna and which is within the Patna Municipal Corporation under Ward no. 13 and which is within the jurisdiction of Patna Regional Development Authority (Now dissolved)/ Patna Municipal Corporation and the same is bounded as follows:-

BOUNDARY:-

NORTH	:	Shakuntala Apartment.
SOUTH	:	Braj Kishore Prasad and Panchwati Apartment.
EAST	:	Self vendee Sri Ramendra Kumar Sinha and 20' Wide Road
WEST	:	Land of Jaydip Sahay/Anapurna Flats of Rajhans Apartment.

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Tanu Priya

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IN WITNESS WHEREOF, the said Vendor as an Attorney for and on behalf of the Principal Vendors Sri Nand Kishore Sahay and Nisha Sahay, executed this Deed of Absolute Sale after having read and understood the contents in favour of the Vendee SRI RAMENDRA KUMAR SINHA hereto this day, month and year above written on the first in present of the witnesses.

WITNESSES:

1. Sanjay Pd. Singh
S/o-Sri S.P. Singh
B.P. Road
Patna-13.

SIGNATURE OF THE VENDOR

as an Attorney.

Monas Vista 6-03-10

2. Ramanand Pd. Kapasi
Advocate
Rajendra Path
Patna-1
6.3.10

SIGNATURE OF THE VENDEE

R N Sinha
06/03/2010

Computer Typed by:

(Amar Jeet Kr.),
Sandalpur, Patna.

Drafted by:

AAK
6.3.10

(Ramanand Pd. Keshri),
M.A. LLB. Advocate,
Collectorate Bar Association,
Patna.

सशस्त्र सेना झंडा दिवस
7 दिसम्बर 2009 - 7 DECEMBER
ARMED FORCES FLAG DAY

Bhunesnwari Engicon s Pvt. Ltd
Tanu Priya
Director

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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. 116560 *Amt. paid by N.J. Stamp Paper -* Rs. 0

Addl. Stamp duty paid under Municipal Act Rs. 38820 *Amt. paid through Bank Challan -* Rs. 195304

FEE PAID			Registration Fee				LLR + Process Fee		Service Charge
A1	38820	C	0 H1b	0 Ka1	0 Lii	0	LLR	500	
A8	0	D	0 H2	0 K1b	0 Liii	0	Proc. Fee	50	250
A9	0	DD	0 I	0 K1c	0 Mb	0	Total-	550	
A10	0	E	250 J1	0 K2	0 Na	54			
B	0	H1a	0 J2	0 Li	0				
					TOTAL	39124			

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. 39924

Registering Officer
Patna

Date : 06/03/2010

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 06th March 2010 by Manas Vishal (Agent) S/O-Shri Ramendra Kr. Sinha by profession Others, Status - Executant



Manas Vishal 6-03-10

Signature / L.T.I. of Presentant *Date:* 06/03/2010

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Sanjay Prasad Singh age .... Sex M son/daughter of S/O-Satyadeo Prasad resident of Jagdev Bhawan Boring Patliputra Road,Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 06/03/2010

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 83 on page no. 72 - 81 for the year 2010 and stored in CD Volume No.CD-13 year 2010. The document no. is printed on the front Page of the document.

Registering Officer
Patna

Date : 06/03/2010

Token No.6228 Year - 2010 Sl.No. 6133 SCORE Ver. 2.1 Deed No. 5193 NIC-Bihar

Bhunesnwari Engicon's Pvt. Ltd
Rana Priya

Director

13845 14846

बिहार सरकार

जिला निबंधन कार्यालय, पटना

दिनांक 22/08/2008 को श्री/श्रीमती Anindya Kishore Sahay (Self-Agent) द्वारा यह दस्तावेज

निबंधन हेतु उपस्थापित किया गया। दस्तावेज के उपस्थापन के समय देय राशि रु. 135100/- तथा बकाया राशि रु. 34914/- निबंधन शुल्क

वसूल किया गया। दस्तावेज की प्रस्तुति के समय उपस्थापक द्वारा घोषणा की गयी कि दस्तावेज में वर्णित तथ्य सही है।

दस्तावेज सं. 14846 के रूप में पुस्तक सं. 1 की जिल्द सं. 247 के पृष्ठ सं.

1 से 10 तक CD 39 में आज निबंधित पृष्ठ संख्या 10 पृष्ठों में समाहित किया गया।

(Awadhesh Kumar Jha)

Date : 22/08/2008 निबंधन पदाधिकारी

Dhaneshwari Explocon (Pvt. Ltd.

Tanu Priya

SCANNED

DEED OF ABSOLUTE SALE

THIS INDENTURE OF ABSOLUTE SALE is made on this the 22nd day of August 2008 of the Christian Era;

BETWEEN

SRI ANINDYA KISHORE SAHAY, S/O Late Ram Kishore Sahay, resident of 21B, Phase 6 Adarsh Nagar, Sonari Jamshedpur, Jharkhand

Executed this deed of absolute sale after having read the contents and self and as an Attorney on behalf of my mother fully understand the same and this sale is for valuable consideration amount as per recitals.

Serial No : 17063 Deed No : 14846
Token No : 17362 of 2008

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle
In Favour of	Ramendra Kr. Sinha				
Presented by Self	Signature of Party Anindya Kishore Sahay (Agent) 22/8/08				
Executed by	Signature of Party Anindya Kishore Sahay (Agent)				
Executed by	Signature of Party Kumud Sahay (Prin.)				
Identifier	Signature of Party Prakash Chandra Sinha 22/08/08				

Signature of Party

Bhuneswari Engicons Pvt. Ltd.
Director

and old Permanent resident of Mohalla – Baldeo Bhawan, Punaichak, in the town and District of Patna, Bihar self and as Constituted Attorney for and on behalf of his mother SMT. KUMUD SAHAY, W/O Late Ram Kishore Sahay, resident of 21B, Phase 6 Adarsh Nagar, Sonari Jamshedpur, Jharkhand, Indian Citizen by virtue of Registered General Power of Attorney dated 22.01.2008 bearing Book No. 4, Volume No 01 , Pages 1280 to 1288 and Deed No. 835IV of the year 2008 registered at District Sub Registry Office Jamshedpur (East Singhbhum), harkhand, here-in-after called the "VENDOR", which expression unless repugnant to the context shall mean and include his/their legal heirs, legal representatives, nominee/nominees, administrators, successors and assignees, of the FIRST PART.

AND

SRI RAMENDRA KUMAR SINHA, son of Late Rishkesh Kumar Sinha, resident of Baldeo Bhawan, Punaichak, P.S. Shastrinagar, Patna – 800023, District – Patna, by profession Engineer, Indian Citizen, here-in-after called the "VENDEE", which expression unless repugnant to the context shall mean and include his legal heirs, legal representatives, nominee/nominees, administrators, successors and assignees, of the OTHER PART.

RECITALS

WHEREAS, Late Baldeo Sahay son of Late Munshi Ragho Prasad, by caste Kayasth Ambastha of Mauza Rajawna Pargana, P.S. Lakhisarai, District Munger had purchased a piece of land measuring 12 (Twelve) Kathas of land at Mauza Dhakanpura, so called as Mohalla Baldeo Bhawan Road, Punaichak, P.S. Kotwali, District Patna under Thana No. 7, Tauzi No. 868, Khata No. 239 and C.S.Plot No. 646 by virtue of a registered Deed of Absolute sale dated 04.06.1941, from (i) Sri Ram Singhashan Singh, son of Sri Agin Singh, (2) Laxmi Narayan Singh, son of Keshav Singh, (3) Mishri Singh and (4) Shyam Narayan Singh, sons of Late Praduman Singh by Caste Rajput of Mauza

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Director

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Dhakanpura, P.S. Kotwali, District Patna, which is admitted on 06.06.1941 before the District Sub-Registrar Patna and it is registered in Book No. I, Volume No. 36 , Pages 348 to 353 and Deed No. 3339 of the year 1941 at District Sub Registry Office, Patna and then the aforesaid Late Baldeo Sahay came in exclusive physical possession over the same absolutely till his life time. Later-on, Baldeo Sahay died leaving behind his widow Smt. Shailja Devi, and four sons namely (i) Shri Rishikesh Kumar Sinha, (2) Sri Brij Kishore Prasad, (3) Shri Ram Kishore Sahay, minor and (4) Sri Nand Kishore Sahay minor, thus the widow and above four sons of Late Baldeo Sahay came in physical possession jointly over the said landed property. Later-on, Shri Rishikesh Kumar Sinha got his share for constructing his house by a Registered Deed of Partition dated 21.05.1955, before the District Sub Registry Office, Patna and Shri Brij Kishore Prasad got his share by a registered Deed of partition dated 29.10.1959 for constructing his house and other portions in the above land fell in the share of said Smt. Shailja Devi and her ~~above two minors sons Shri Ram Kishore~~ Sahay and Shri Nand Kishore Sahay equally subject to the terms of the above two registered Deed of Partition dated 21.05.1955 and 29.10.1959 under the guardianship of their mother Smt. Shailja Devi. Later-on, Smt. Shailja Devi died and thereafter her above four sons got their right, title, interest and possession over the above 12 Kathas landed property subject to the terms of above Deed of partition dated 21.05.1955 and 29.10.1959 and they divided the same amongst themselves by amicable family partition or arrangement equally and they got their shares separately and then, they came in their exclusive physical possession separately in their shares, but for the sake of convenience in their family. The rent receipts of the Revenue Department of Govt. of Bihar through Circle Office, Patna Sadar are being issued in the elder brothers Late Rishikesh Kumar Sinha under Demand No. 12 from the Circle Office Patna Sadar. Under its circumstances the two brothers Shri Ram Kishore Sahay and Nand

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Tanu Priya
Director

Kishore Sahay jointly became the absolute owners. Later-on they divided their shares in the said property amicably and thus Ram Kishore Sahay got his share as the property described in Schedule below hereunder this Deed of Absolute Sale and he came in physical possession over the same with his wife Smt. Kumud Sahay and his sons Anindaya Kishore Sahay and Sanjay Sahay and daughter Smt. Prita Sahay now so called as Prita Gajre, wife of Sri Deepak Gajre. Later-on, Ram Kishore Sahay died leaving behind his widow Smt. Kumud Sahay two sons Anindaya Kishore Sahay and Sri Sanjay Sahay and a married daughter Smt. Prita Sahay alias Prita Gajre, wife of Sri Deepak Gajre and they became absolute owners over the properties left by their above deceased husband and father Late Ram Kishore Sahay. Further said Smt. Kumud Sahay appointed her elder son Sri Anindiya Kishore Sahay on 22.01.2008 by virtue of a registered General Power of Attorney and said Sanjay Sahay and Smt. Prita Sahay alias Smt. Prita Gajre given their undertaking/later of disclaim dated 22.01.2008 in favour of their elder brother Sri Anindya Kishore Sahay to sell or transfer there right, title and interest over the Schedule below property of this Deed of Absolute Sale and hence said Sri Anindya Kishore Sahay (Vendor) self and as an attorney is entitled to sell their shares as the property described in Schedule below of this Deed of Absolute Sale absolutely on behalf of his mother, brother and sister aforesaid.

AND WHEREAS, the Vendor self and as an attorney is in urgent need of money to purchase his other property in another place and as to also meet his or his mother, brother and sister other legal necessity, so the Vendor decided to dispose off the property described in schedule below property of this Deed of Absolute Sale and the Vendee when came to know about the intention of the Vendor, then the Vendee approached to the Vendor expressed his willingness to purchase the property as described in Schedule below of this Deed and the Vendee offered a sum of Rs 15,00,000/- (Rupees Fifteen Lac) only for the same and the offer of

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Tanu Poiya
Director

the Vendee being most reasonable and according to present market rate and the Vendor accepted the offer of the Vendee and agreed to sell the same for a consideration of Rs 15,00,000/- (Rupees Fifteen Lac) only and the Vendee agreed to purchase the same from his own income for the consideration amount and consequently paid the entire consideration money i.e. a sum of Rs 15,00,000/- (Rupees Fifteen Lac) only to the Vendor before signing this Deed of Absolute Sale and remained seized and possessed of the same, but the Govt. of Bihar fixed the Valuation of the said Schedule below property of a sum of Rs. 16,87,500/- (Rupees Sixteen lac Eighty-seven thousand and Five hundred) only under the Bihar Instrument Valuation Rules, 1995 now amended in the year 2008, as such the Stamp Duty and Registration Fee and other fee is being paid accordingly.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said agreement and in total consideration amount of Rs 15,00,000/- (Rupees Fifteen Lac) only paid to the Vendor by the Vendee prior to the execution of the Deed of Absolute Sale, the receipt of which is hereby acknowledged by the Vendor, then the Vendor self and as an Attorney being Sound State of body and mind and without any duress, coercion or inducement whatsoever, hereby convey and transfer the said property as described in Schedule below of this Deed of Absolute Sale self and on behalf of his mother, brother and sister as mentioned above to the Vendee, who shall now have and hold the said property absolutely and forever for peaceful enjoyment and shall get his name mutated in the records of rights and with Govt. offices, departments, authority concerned as well, the Vendee, likes.

Bhuneshwari Enetcon's Pvt. Ltd.
Tara Roiya
Director

2. That the Vendee will have all right, title and interest in the property sold and hereby conveyed to him and shall hold and enjoy the same without let obstruction, claim, hindrances or demand, whatsoever from the Vendor or any body claiming through or under them all the right, title and interest which vested in the Vendor or his mother, brother and sister and their heirs and successors-in-interest herein before shall henceforth and hereinafter vest in the Vendee to whom the schedule below property has been conveyed absolutely to him.

3. That the Vendor self and as an attorney has assured the Vendee that the property hereby conveyed is free from all kinds of mortgages, charges, encumbrances, liens or attachments and that there is absolutely no defect in title of the Vendor and his mother, brother and sister as mentioned above and the Vendor self and as an attorney further assured the Vendee that the aforesaid Vendors are the absolute owners of the property described below in Schedule hereunder this Deed of Absolute Sale and there is no subsisting agreement or agreements with any person or body or association what-so-ever and have full right to transfer the same absolutely.

4. That the Vendor self and as an attorney and his mother, brother and sister have not at any time, done or permitted to be done any act, deed or matter by reason of which the property hereby conveyed by these presents or any part thereof or interest therein has been charged, mortgaged, sold, exchanged or transferred in any other way and the Vendor self and as an attorney, as mentioned above, further declares that if in future the Vendee shall be dispossessed of the entire or any part of the aforesaid property, due to either defect in title or encumbrances and

Bhunesnwari Engicon's Pvt. Ltd

Director

thus the Vendee and his heirs, assigns and successors-in-interest shall recover from the Vendor and his mother, brother and sister and their heirs, assigns, representatives and successors-in-interest all money paid by the Vendee with all costs and damages and interest admissible in the eyes of law.

SCHEDULE

DESCRIPTION OF THE PROPERTY HEREBY SOLD

All that peace and parcel of vacant residential land measuring 3 Kathas, situated at Mauza Dhakanpura, at present so called Mohalla on approach road of Baldeo Bhawan Road, Old Mohalla Punaichak, P.S. Shastri Nagar, Patna – 800023, Survey Thana and Pargana Phulwari, Sub-Registry office, District Sub-Registry Office and District – Patna, under Thana No. 7, appertaining to Tauzi No – 868, bearing Khata No. 239 and Part of Survey Plot No. 646 (Six hundred forty six) and the annual rent 0.90 Paise payable to the Govt. of Bihar through the Circle Office, Sadar Patna and which is within the Patna Municipal Corporation under Ward No. 12 and which is within the jurisdiction of Patna Regional Development Authority (Now Dissolved) and the same is bounded as follows:-

BOUNDARY:-

NORTH	:	Shakuntelam Garden Apartment.
SOUTH	:	Self vendee Sri Ramendra Kumar Sinha.
EAST	:	Self vendee Sri Ramendra Kumar Sinha and 20' Wide Road towards North Eastren side.
WEST	:	Part of the Same Plot no- 646.

Bhuneswari Engicon's Pvt. Ltd.
Tanu Priya
Director

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IN WITNESS WHEREOF, the said Vendor self and as an attorney, executed this Deed of Absolute Sale after having read and understood the contents in favour of the Vendee SRI RAMENDRA KUMAR SINHA hereto this day, month and year above written on the first in present of the witnesses.

WITNESSES:

1. P.C. Sinha.
S/o Sri. K.N. Sinha.
Gupta Complex
Jaypur, Parmit

2.

SIGNATURE OF THE VENDOR SELF AND AS AN ATTONREY
PAN - AIOPS7412G.

22/8/08

SIGNATURE OF THE VENDEE
PAN - R-11GA/AGXPS9210P

22/8/08

Computer Typed by:

(Amar Jeet Kr.),
Sandalpur, Patna.

Drafted by:

Advocate
22/8/08

(Ramanand Pd. Keshri), M.A. LL.B.
Advocate,
Collectorate Bar Association,
Patna.

Bhunesnwari Engicon's Pvt. Ltd.
Rani Priya
Director

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. 101350

Addl. Stamp duty paid under RDA/Municipal Act Rs. 33750

(Paid Rs. 0/- by N.J. Stamp Paper and Rs. 170014/- through Bank Challan.)

FEE PAID									
	A1	33760	C	0	H1b	0	Ka1	0	Lii	0	LLR	500	Total Fee
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	50	34914
	A9	0	DD	0	I	0	K1c	0	Mb	0			
	A10	0	E	250	J1	0	K2	0	Na	54			
	B	0	H1a	0	J2	0	Li	0	Scan	300			

Registering Officer
Patna

Date : 22/08/2008

Endorsement under section 52

Presented for registration at Registry Office, Patna on Friday, 22nd August 2008 at the District 04:27 PM by Anindya Kishore Sahay (Self+Agent)

(Executant)

by profession Business. S/O Late Ram Kishore Sahay

Registering Officer
Patna

Date : 22/08/2008

Signature of Presentant

(Anindya Kishore Sahay)
22/8/08

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 Prakash Chandra Sinha age .... Sex M son/daughter of S/O-Kapileshwar Narayan Sinha resident of Gupta Complex, Yarpur, Patna-1.

Registering Officer
Patna

Date : 22/08/2008

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Patna having 10 pages, in the volume CD-39 and document no. of which is printed on the First Page of the document.

Registering Officer
Patna

Date : 22/08/2008 SI No. - 17063

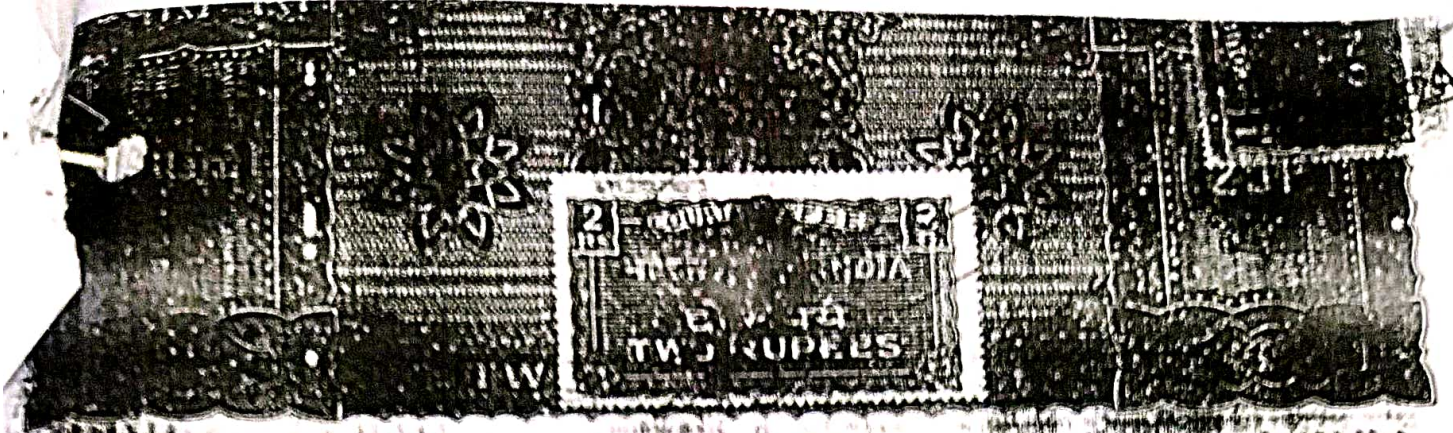
SCORE Ver. 2.0 Deed No. 14846 NIC-Bi

Token No. 17362 Year - 2008

Bhunesnwari Engicon s Pvt. Ltd.

Tanu Priya

Director



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फीसों की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फीसों 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.
(illegible) 31/1/09			24/2/09	25/2/09

न्यायालय अंचल अधिकारी पटना सदर

दाखिल खारिज केस नं० 783/3/08-09

आदेश

1/2/09 1.श्रीनन्द किशोर सहाय पिता स्व० बलदेव सहाय 2.श्री रमेन्द्र कुमार सिन्हा पिता स्व० नन्दकिशोर कुमार सिन्हा ग्राम पुनाईचक थाना शास्त्रीनगर जिला पटना के बाला नं० बंटवारा के आधार पर निम्नांकित जमीन पर दाखिल खारिज हेतु आवेदन पत्र दाखिल किया है।

मौजा का नाम	थाना नं०	खाता	खसरा	रकबा
कंकनपुरा	07	239	646	5 डिसमिल
		239	646	5 डिसमिल

मूल आवेदन पत्र हल्का कर्मचारी को अंचल निरीक्षक के माध्यम से सत्यापन हेतु देते। महाल पर सूचना जारी कर आपत्ति की मांग करें। अभिलेख दिनांक 19/2/09 को उपस्थित करें।

ह० अस्पष्ट
अं० अ०

3/2/09 महाल पर तामिला नोटिश प्राप्त है। कोई आपत्ति प्राप्त नहीं है। कर्मचारी का सत्यापन अंचल निरीक्षक के माध्यम से प्राप्त है। उनलोगों ने आवेदक के नाम दाखिल खारिज करने की अनुशंसा किये हैं। फलतः उनके अनुशंसा के आधार पर दाखिल खारिज स्वीकृत लिखाया एवं शुद्ध किया।

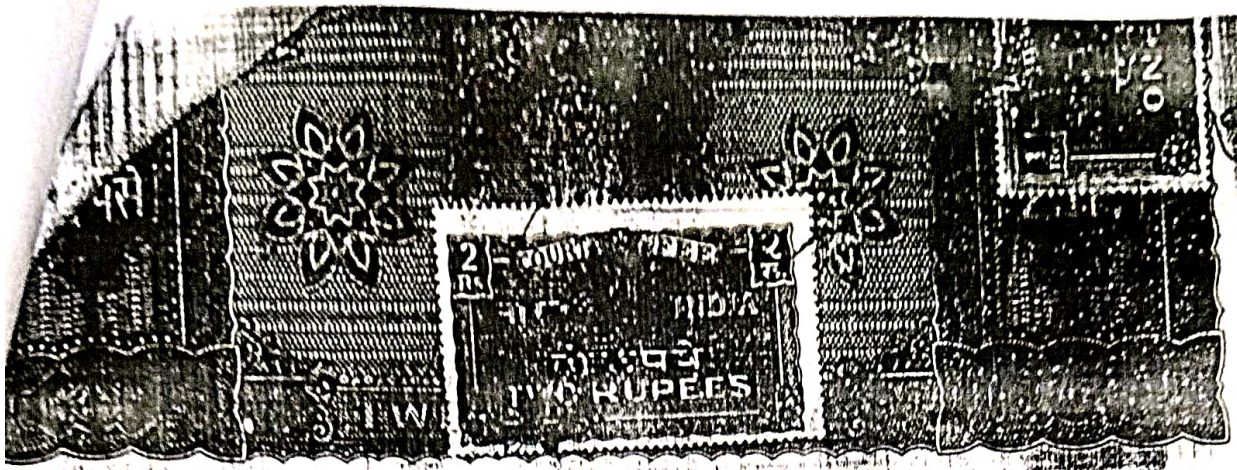
ह० अस्पष्ट
अंचलाधिकारी
पटना सदर

लिखा

सुलेख किशोर

प्रमाणित सच्ची प्रतिलिपि
(illegible) 25.2.09
(illegible)
सरकार द्वारा नियत दर पर दिनांक
3 रु-50 के अनुसार

Bhuneshwari Engicon's Pvt. Ltd
Tanu Priya
Director



प्रति 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.

दाखिल खारिज का जाँच प्रतिवेदन

केस नं० 783/3 /08-09 हल्का नं० 3 अंचल पटना सदर मौजा ढकनपुरा थाना फुलवारी थाना नं० 7 दा०खा० का प्रकार बँटवारा जमाबंदी नं० 7888।

त का नाम सय यीयत व सकूनत	मूल लगीत खाता	प्लॉट	रकबा	लगान	अभ्युक्तियाँ
र किशोर प्रसाद र स्व० बलदेव सहाय ० पुनाईचक पटना।	239	646	S112 कट्ठा	0·90	अं०अ० प्रतिवेदित भूमि की जमाबंदी आवेदकगण के सहोदर भाई एवं चाचा के नाम पर दर्ज है। उक्त जमीन आवेदकगण को फैमली अरेंजमेन्ट के द्वारा प्राप्त हुआ है। भूमि स्थिती है तथा वैर० आम एवं मालिक से मुक्त है। भूमि आवेदकगण के हिस्से-नुसार दखल-कब्जा में है। अतः आम मुहाल सूचनो-परान्त यदि आपत्ति न होतो दा०खा०की स्वीकृति दी जा सकती है। ह०अस्पष्ट K·C
तथैव	99	99	S19 कट्ठा	0·45	
ी नन्द किशोर सहाय र स्व० बलदेव सहाय	239	646	S3 कट्ठा	2·00	अं०अ० सूचनोपरांत दा०खा०की स्वीकृति दी जा सकती है। ह०अस्पष्ट C·I·
ी रमेन्द्र कुमार सिन्हा र स्व० ब्रजविकेश कु० सिन्हा , बलदेव भवन, पुनाईचक शास्त्रीनगर, पटना।	239	646	S3 कट्ठा	2·00	

Vos
S.D.O.
A·A·

Bhunesnwari Enricon s Pvt. Ltd.
Tanu Priya
Director,

निविदा सं० 372 दिनांक 18/2/09

प्रतिलिपि के लिये आवेदन	2-00
स्थापना शुल्क फोलियो	2-50
निविदा शुल्क फोलियो	2-50
प्रसं.शोधन शुल्क	1-00
पत्र(कागज)	
पत्र फोलियो	
मुद्रांक कागज	
अनुबंधन	
प्रतिलिपि	8-50
सम्पर्क	

Bhunesnwari Engicon s Pvt. Ltd.

Tanu Priya

Director

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बिहार भूमि

Revenue and Land Reforms
Department, Government of Bihar
Online

Form-XIV B
(See Rule-10)
Rent Receipt

Running Unique No.: 2607221122112986191
(Receipt No.)

District:- Patna	Zone:- Patna Sadar
Light:- Nutan Rajdhani-2	Mauja :- Dhakanpura
Jamabandi No.:- 1262/1 Part Present:- 12 Page No.:- 895	Mouja/Station No.:- 8/7
Name of Jamabandi Rayat :- RAMENDRA KUMAR SINHA Guardian Name:- LATE RISHIKESH KUMAR SINHA	Address:- SHASHTRINAGAR PATNA ,

Account Number	khesra number	acreage/decimal
239	646	0 Acre 9.25 Decimal 0 Hector

Annual Demand (Outstanding and Current) of the current financial year

financial year	annual rate	Arrears	Present	interest	Total	Accusation (Year of arrears from when to)
jamabandi rent	10.00	10.00	10.00	0.00	20.00	2020-2021 to 2021-2022
Cess (50% health cess of rent, 50% education cess, 25% road cess and 20% agriculture cess)	14.50	14.50	14.50	0.00	30.00	2020-2021 to 2021-2022
Total	24.50	24.50	24.50	0.00	50.00	2020-2021 to 2021-2022

Recovery

financial year	recovery against arrears	Total recovery against current demand	total recovery	Remaining Amount (Year of arrears till when)	accusation
Tax	10.00	10.00	20.00	2020-2021 to 2021-2022	
Cess (50% health cess of rent, 50% education cess, 25% road cess and 20% agriculture cess)	14.50	14.50	30.00	2020-2021 to 2021-2022	
Total	24.50	24.50	50.00	2020-2021 to 2021-2022	

Total outstanding - 50.00
Amount recovered in words - Fifty Rupees

Date- 26-07-2021

This is a computer generated copy.
This form is for the information of the applicant only.
It cannot be used as evidence in any court of law.
For any discrepancies contact the concerned Circle Officer.

Bhunesnwari Engicon s Pvt. Ltd
Tanu Priya
Director

प्रमाण पत्र सं०:-.....

RTPS No..0166...दिनांक..28/01/2020

अंचल पदाधिकारी का कार्यालय

(भू-दखल-कब्जा प्रमाण-पत्र)

नाम श्री रमेन्द्र कुमार सिन्हा पिता/पति स्व० ऋषिकेश कुमार सिन्हा

साकिन बासुदेव भवन पुनाईचक

पोस्ट शास्त्रीनगर थाना शास्त्रीनगर जिला पटना के निवासी है।

ग्राम का नाम एवं थाना सं०	तौजी सं०	खाता सं०	खेसरा सं०	रकवा
मौजा – ढकनपुरा थाना नं० – 07 जमाबन्दी सं० – 1262/1	—	239	646	53 (तीनकट्ठा) आ 9.375 डी०

राजस्व कर्मी के भौंच प्रतिवेदन के आधार पर अग्रसारित

आवेदक के नाम परवर्ष है भूमि रैयती है, जो गैर मजरुआ, मालिक से मुक्त है, जो वर्तमान में आवेदक के कब्जा में है, लगान रसीद वर्ष 2019-20 तक का अभिलाईन निर्गत है, जो संलग्न है

अंछ अंमहो० प्रतिवेदित जमीन की जमाबन्दी

R.K. Sinha

आवेदक का हस्ताक्षर

कार्यालय अंचलाधिकारी पटना सदर

कर्मचारी का प्रतिवेदन

01/02/20

अंचल अधिकारी का हस्ताक्षर

कार्यालय का मूहर

Bhunesnwari Engicon s Pvt. Ltd.

Tanu Priya

Director

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बाबत	बकाया					योग
	तीन वर्ष से ज्यादा	दो वर्ष	एक वर्ष	चालू वर्ष		
भाल (बकरी)	८.५०			१६.२०	०.५०	
सुवारी (भाबड़ी)	०.२५			३.१०	०.२५	
सेस ...	०.५०			६.००	०.५०	
*सूद ...	०.५०			५.६०	०.५०	
पशुपरकात ...	०.२०			१.२०	०.२०	
योग	२.३५			३४.९०	२.३५	=३०.०५

प्रतीक व्यवस्थाएं।

बाबत	बकाया				योगादान राशि	अधिक
	तीन वर्ष से ज्यादा	दो वर्ष	एक वर्ष	चालू वर्ष		
भाल (बकरी)				१६.२०	०.५०	
सुवारी (भाबड़ी)				३.१०	०.२५	
सेस ...				६.००	०.५०	
*सूद ...				५.६०	०.५०	
पशुपरकात ...				१.२०	०.२०	
योग				३४.९०	२.३५	=३६.०५

(१) योगादान कुल (अक्षरों में)- सैंतीस रुपये पाँच पैसे मात्र
(२) दाम दाहरवा— लागू
(३) कुल बकाया— लागू

*बकाया महाल का बकाया वाजिबुवारी पर(जिसपर कुल बकायों पर चिह्न पर कि तारीख से जारी हो) सूद वसूल किया जाता है।

Bhunesnwari Engicon's Pvt. Ltd.
Tanu Priya
Director

Diwali

Bhuneswari Engicon s Pvt. Ltd.

Ram Pandey

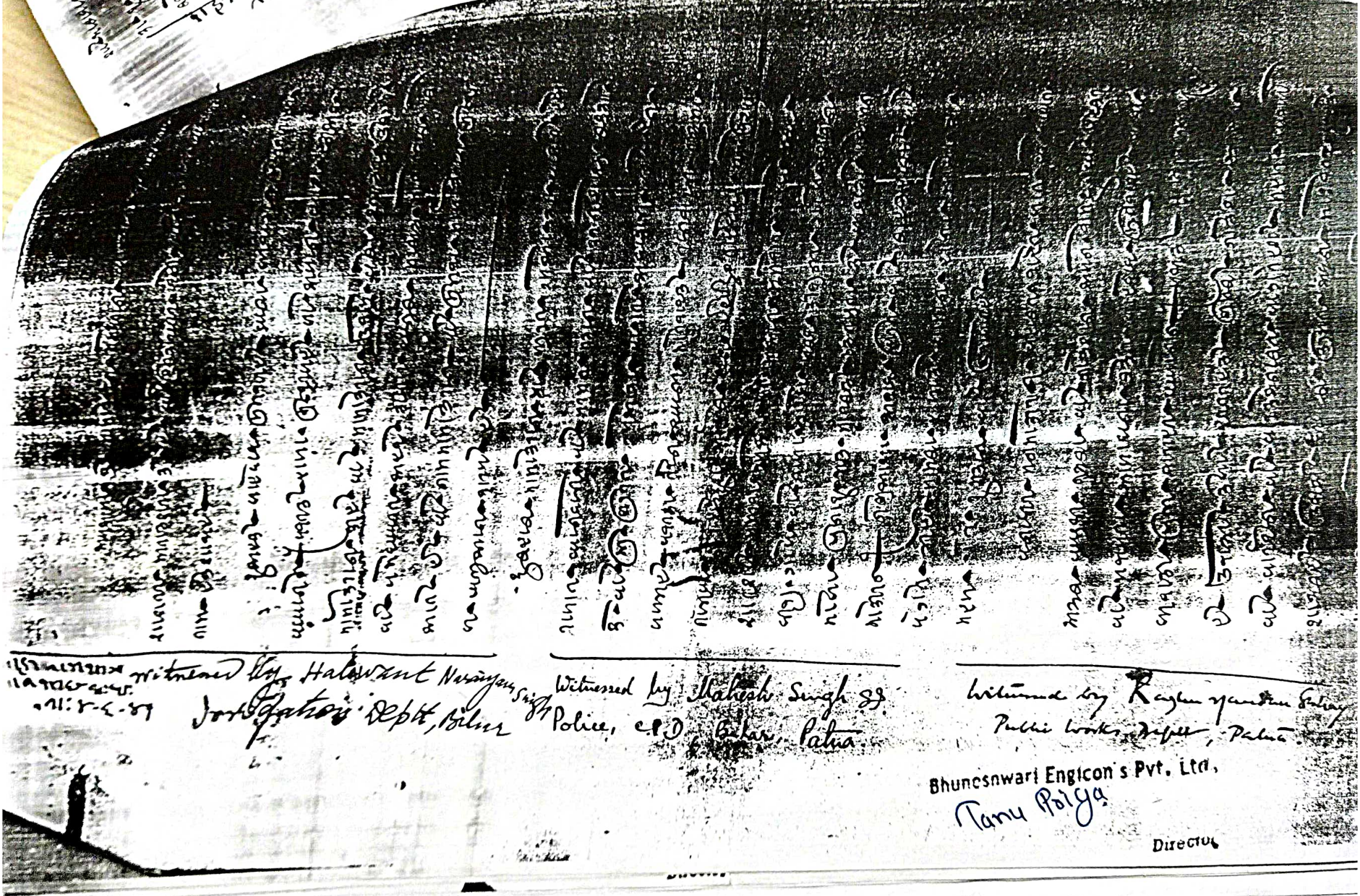
सात रुपया साठ पैसा

Bhubaneswari Engicon s Pvt. Ltd

Director

Bhunesnwari Engicon s Pvt. Ltd.

Director



Witnessed by Harbansant Narayan Singh
Joint Secretary Deptt, Bihar

Witnessed by Mahesh Singh SI
Police, C.I.D. Bihar, Patna

Witnessed by Raghunandan Sahay
Public Works Deptt, Patna

Bhuneswari Engicon's Pvt. Ltd.
Tanu Poiya
Director

Witness by Ramlal Varma
Assistant Officer, Dept
Bihar, Patna.

Witness by Ramkrishna Das
Assistant Officer, P.W. Dept
Bihar, Patna.

Bhandari Bagicons Pvt. Ltd.

Dupont

Witnessed by Jairambu Raj Pda.
village-Kanpur Rajmahal Dist. Sambalpur

Witnessed by Rajendra Pradhan
village- Asseilani, P.S. Sambalpur

Bhuneswari Engicon s Pvt. Ltd.

Director

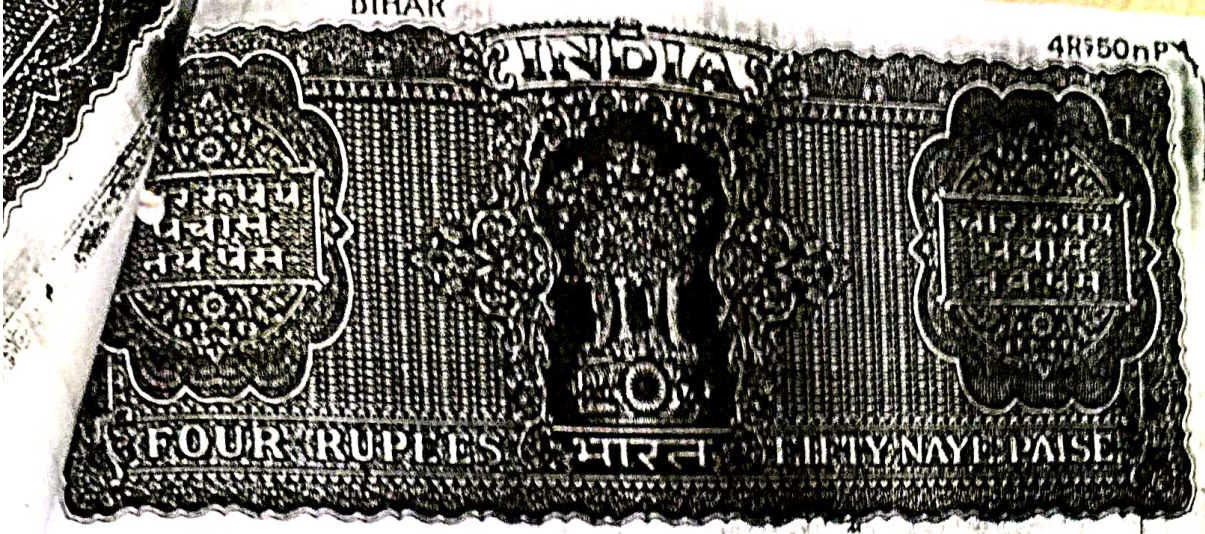
This deed of Partition, of the land details of which are mentioned below is made on the 29th day of October 1959 between (1) Shri Braj Kishore Prasad son of Babu Baldeo Sahay, deceased, residents of Village Rajawana, Police station Lakhisarai, District Monghyr, at present, residing at 3/3 R. Block, Police station Kotwali District Patna hereinafter called the First Party and (1) Shrimati Sailza Devi wife of Babu Baldeo Sahay, deceased, (2) Shri Rishikesh Kumar Sinha, (3) Shri Ram Kishore Sahay and (4) Shri Nand Kishore Sahay, minor under the guardian-ship of his mother Shrimati Sailza Devi, sons of Babu Baldeo Sahay, deceased, resident of Village Rajawana, Police station Lakhisarai, District Monghyr hereinafter called the Second Party.

W H E R E A S

(1) The said Shri Braj Kishore Prasad and his mother the said Shrimati Sailza Devi and his elder brother the said Shri Rishikesh Kumar Sinha and younger brothers the said Shri Ram Kishore Sahay and Shri Nand Kishore Sahay form a joint Hindu Family.

(2) A plot of land, the subject matter of this deed of partition, being situated in Mohalla Punai, Chak Makhdum

Bhuneshwari Engicon s Pvt. Ltd.
Director



P. S. Kotwali, District Patna, Khata No. 239, Khesra No. 646, Thana No. 7, Ward No. 34 are being 12 kathas in the north and south 165 ft. and 160 ft. and 115 east and 110 west in length and breadth, respectively, bounded by land of Khubhari Singh in the north, land of Shri V. N. Gaur south, 25 feet average wide Road in the east and land of late Jagdip Sahay in the west under the zamindari of Syed Mehadi Imam Wards Estate, is the joint property of the said family, having been acquired by the said Babu Baldeo Sahay, deceased.

~~(2) The family [illegible] subject matter [illegible] remain under [illegible] wise [illegible].~~

(3) Since the said First Party Shri Braj Kishore Prasad likes to construct a residential house of his own separately from the said Second Party and so it is expedient that the above mentioned land which is a family property be partitioned in between the First and Second Parties.

(4) The said partition is also advantageous and beneficial to the interests of the Second Party including the minor and the widow.

(5) Under the Hindu law to which the parties are subject, the said Shrimati Sailza Devi being the mother is also entitled to share in the said property on partition in between the

Ramkishore Sahay
Nand Kishore Sahay
Bhuneswari Engicon s Pvt. Ltd.
Director

Second Party but after her death, her share in the land in question will go to the rest of the members of the Second Party excluding Shri Rishikesh Kumar Sinha who has already got his share on this property.

By mutual consent and on the advise of the friends of the family, the parties agreed to divide the said property amicably and with this object the said Shri Braj Kishore Prasad is hereby allotted ~~[illegible]~~ 60' - 6" in the north, 60' - 6" in the south, 73' - 0" in the west and 73' - 6" in the east of the plot in question which considering the quality and quantity of the land is equivalent to four annas share of the total value of the land and the rest of the portion of land in question is allotted to the said Second Party excluding Shri Rishikesh Kumar Sinha who has ~~got his~~ already got his due share in this property.

Now this deed witnesses as follows :-

1. In pursuance of the aforesaid agreement the parties hereby agree and declare that the said Shri Braj Kishore Prasad the First Party and Shrimati Sailza Devi, Shri Rishikesh Kumar Sinha, Shri Ram Kishore Sahay, Shri Nand Kishore Sahay under the guardianship of his mother Shrimati Sailza Devi, the Second Party shall hencefortha be separate owners of the property mentioned above and each of them shall hold and enjoy the property so allotted to him seperally and free and discharged from all claims and demands of the others, hereto or concerning therewith.

2. Each of the said parties hereby releases and conveys to the other of them it is undivided share and interest in the said property hereby allotted to.

3. It is hereby declared that the value of the said property mentioned above is Rs. 4000/- (Rupees four thousands only) The properties allotted to Sri R. K. Sinha - 1st Party is valued at Rs. 1000-0-0 and 3/4 share is valued at Rs. 3000-0-0

Typed by,
Typist.
Collectorate,
Patna - 4.

Schedule of the property on page 4.

Bhuneswari Engicon's Pvt. Ltd.
Director

Schedule of proportion given to

Sri Braj Kishore Pd. Ist Party

60' - 6" in the north, 68' - 6" in the south, 75' - 0"

in the west and 73' - 6" in the east

of the Plot situated in Mohalla Rupai

P.S. Kotowali District Patna Khata no. [illegible] Khasra no. 646

Thana no. 7 Ward no. 34 valuation of [illegible]

(Rupees one thousand only)

Braj Kishore Prasad.

Typed by,
Typist.
Collectorate,
Patna - 4.



निबन्धन नियम २१ के अधीन (और ~~रेजेन्सी सेस की धारा के अधीन भी~~) ग्राह्य है और इन्डियन स्टाम्प ऐक्ट १८९९ की अनुसूचि १-क्ष १ए संख्या ५५ के अधीन रु. ~~१०~~ का टिकट लगाया है ~~अधिक या न्यून मूल्य का~~ है।

ता० 29 ... 1955

This deed of partition, of the land details of which are mentioned below is made on the 1st day of March 1955 between (1) Shri Rishikesh Kumar Sinha son of Babu Baldeo Sahay, deceased, residents of village Rajawana, police station Lakhisarai, District Monghyr, at present, residing at 3/3 R. Block, Police station Kotwali District Patna hereinafter called the first party and

(1) Shrimati Sailza Devi wife of Babu Baldeo Sahay, deceased, (2) Shri Brijkishore Prasad (3) Shri Ram Kishore Sahay and (4) Shri Nand Kishore Sahay, minor under the guardianship of his mother Shrimati Sailza Devi, sons of Babu Baldeo Sahay, deceased resident of village Rajawana, Police station Lakhisarai, District Monghyr hereinafter called the second party.

WHEREAS-

(1) The said Shri Rishikesh Kumar Sinha and his mother the said Shrimati Sailza Devi and his younger brothers the said Shri Brijkishore Prasad, Shri Ram Kishore Sahay and Shri Nand Kishore Sahay Form a joint Hindu family.



(2) A plot of land, the subject matter of this deed of partition, bearing situated in Mohalla Punai Chak P.S. Kotwali, Dist. Patna, Khata No.239, Khesra No.646, Thana No.7 area being 12 Kathas in the north and south 165'. 9" ft. and 161'.6" ft. and 100" ft. in breadth, respectively, bounded by land of Khubhari Singh in the north, land of Pandey Narsingh Sahay in south, 30 Feet wide Road in the East and land of Jagdip Sahay in the West under the Zamindari of Syed Mahadi Imam wards Estate, is the joint property of the said family, having been acquired by the said Babu Baldeo Sahay, deceased.

(3) The family also owns other properties which are not the subject matter of partition under this deed and which would remain under the ownership of the family jointly unless otherwise partitioned in future.

(4) Since the said first party Shri Rishikesh Kumar Sinha likes to construct a residential house of his own separately from the said second party and so it is expedient that the above mentioned land which is a family property be partitioned in between the first and second parties.

(5) The said partition is also advantageous and beneficial to the intere

above is Rs.74000/- (Rupees [illegible] only).

Typed by: [illegible]

interests of the second party including the minor and the [illegible]

(6) Under the Hindu law to which the parties are subject, the said Shri [illegible] Sailza Devi being the mother is also entitled to share in the said pro[illegible] portyon partition in between the second party but after her death her share in the land in question will go to the rest of the [illegible] on the second party.

(7) By mutual consent and on the advise of the friends of the [illegible] parties agreed to devide the said property amicably and [illegible] of the said Shri [illegible] of land in the [illegible] ng the quality [illegible] of the total value [illegible] question is allotted to the [illegible]

Now this deed witnesseth,

1. In pursuance of the [illegible] the parties hereto hereby agree and declare that [illegible] Kumar Sinha the first Party and Shrimati [illegible] Sahay, Shri Nand Kishore Sahay under the guardianship of their mother Smt. Sailza Devi, the second party shall hence forth be separate owners of the property mentioned above and each of them shall hold and enjoy the property so allotted to him severally and [illegible] claimes and demands [illegible]

2. Each of the said parties hereby [illegible] them it is undivided share and interest in the said property hereby allotted to.

3. It is hereby declared [illegible] above is Rs. 4000/- (Rupees four thousand only).

Typed by:
Kapildeo, Nayab [illegible]

Bhuneswari Engicon's Pvt. Ltd
Director