Registered Sub-Registrar Patna
Vide No. 5203 Dated 24/9/89
A certificate of Registration Under Section 58 of the Registration Act 1908 has been granted Before
Registered Sub-Registrar Patna or Sampa
Vide No. 18566 Dated 12/9/89

Registering Officer

भारत सरकार से अधिसूचना
सं० 370 Dated 24.4.14
के अनुसार मुल्क माफ
देय मुल्क
सलामी 2.50
बलनामा 1/-
3-60

PANCHWATI SAHKARI GRIH NIRMAN SAMITI LTD, Patna.
Regn.No. 58/Pat(DIST)/36.

DEED OF ABSOLUTE SALE

1. Name of the Vendor. : Panchwati Sahkari Grih Nirman Samiti Ltd., Patna through its Secretary Shri Prem Nath Singh S/o Late Jayn Prasad Singh of Mohalla Jadpquat Ashram, P.S. Patliputra P.O. Jadpquat District Patna by Nationality Indian, the Vendor.

2. Name of the Vendee. : Shri/~~Smt.~~ DHARMENDRA NATHRY S/o. LATE TARA NATH ROY of ~~Locality~~/Village RANJAUT P.S. KARIMUDDINPUR P.O. BARAND District GHAZIPUR (U.P.) by Nationality, Indian as Vendee.

3. Kind of Deed : DEED OF ABSOLUTE SALE.

4. Consideration Money : Total value of the plot of land Rs. 1,57000/- (Rupees One Lac Fifty Seven Thousand Only.

5. Description of the property. : Tauzi no. 5400 ~~Khata no. 227~~ Survey plot no. 916 Society plot no. 78 as assigned by the Samiti area in sq.ft. 6280 Mohalla/Village Danapur Sahjadpur Revenue Thana no. 21 P.S. Danapur District Patna within the limits and Jurisdiction of P.T.D.A. and Sub-Registry Patna Danapur, District Patna, State of Bihar. Annual Rent Re. 2/-

That the property is out of master plan & recorded as agricultural land in the Records of Rights & continuous to be such till today.

Boundary	Dimension
North: Private land.	North: 80'
South: Society Road.	South: 80'
East : Society Plot No. 79&80	East : 78'
West : Private land.	West : 80'

THIS DEED OF ABSOLUTE SALE is made on this 12th day of September 19 89 A.D. between Panchwati Sahkari Grih Nirman Samiti Ltd., Patna through its Secretary (whereinafter called the Vendor/Samiti) of the One Part;

A N D

Shri DHARMENDRA NATHRY S/o, ~~W/o, D/o~~ LATE TARA NATH ROY (hereinafter called the vendee) of the OTHER PART.

A N D

WHEREAS in the ordinary course of its business and in order to provide land to its members, the society acquired by purchase land situated at Mauza Danapur Sahjadpore, District Patna, State of Bihar.

AND WHEREAS the society got a lay out of plan of the said land into plots duly approved by the General body of the society in their meeting. The Chairman/The Secretary was authorised to allot the plots to their members.

Panchwati Sahkari Grih Nirman Samiti Ltd. Secretary 12/9/89

ANU DEVELOPERS (OPC) PVT. LTD.
DIRECTOR

AND WHEREAS on the basis of aforesaid authority the plots have been allotted to the members of the society by the full Board of Directors, Chairman, Secretary and a representative of the District Co-operative Department, Patna.

AND WHEREAS, it is necessary that a formal registration by way of absolute 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 and on the terms and conditions mentioned hereunder.

NOW THIS DEED WITNESS AS HEREUNDER - that in consideration of the sum of Rs. 15700/- Rupees One lac fifty Seven Hundred only already paid by the vendee member to the society the receipt whereof the society hereby acknowledges, society transfer by way of absolute sale-deed to the vendee member Shri DHARMENDRA NATHROY s/o, ~~w/o, d/o~~ LATE TARA NATHROY free from all encumbrances, all that free hold society Plot No. 78 a part of survey Plot No. 926. 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 convenants hereinunder entered into between the parties.

A N D

NOW THIS DEED WITNESS AS HERE UNDER:-

(i) That the vendee shall always keep the society indemnified against all losses and payments which it may hereto 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 any authority competent to do so.

(iii) 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.

(iv) That in the case of house building loans taken from any govt. recognised agency, body, society, Bank, L.I.C. or compensation in housing scheme sponsored by or under any other provisions provided for the purpose on such terms may be agreed by them, the vendee shall not sell, gift, will or otherwise transfer the building thereon or both or any part thereof to any person except to his/her legal heirs to of any degree any transfer contrary to this clause shall be void and ineffective and the society may take suitable action in the matter of any 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 his/her.

(v) 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.

(vi) That the vendee shall keep the area allotted and the house constructed thereon quite neat and clean and in proper conditions.

(vii) That on matters not specifically stipulated in these presents and also in any dispute or any question arising herein after at any time between the vendee and society or any other member/members of the society all such matters shall be referred to the arbitration of the executive committee in Board of Directors of the society or authority of the society acting as such at relevant time and the decision given thereon shall be final conclusive and the binding on the parties.

Secretary

ANU DEVELOPERS (OPC) PVT. LTD.

to time and the rules and orders issued any authority competent to do so.

(iii) 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 his/her.

(iv) That [redacted] in the case of house building loans taken from any Govt. recognised agency, body, society, Bank, L.I.C. or compensation in housing Scheme sponsored by them or under any other provisions provided for the purpose on such terms may be prescribed by them, the vendee shall not sell, gift, will or otherwise transfer the land or building thereon or both or any part thereof to any person except to his/her legal heirs to of any degree 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 his/her.

(v) That the vendee at his/her own cost construct roads, lanes, drains, waterpipe lines and sewers in accordance with the plans duly approved in consultation with the society.

(vi) That the vendee shall keep the area allotted and the house constructed over it quite neat and clean and in proper conditions.

(vii) That on matters not specifically stipulated in these presents and also in case any dispute or any question arising herein after 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 in Board of Directors of any such body or authority of the society acting as such at relevant time and the decision given thereon shall be final conclusive and the binding on the parties.

Secretary

(viii) That the vendee or any member would not encroach upon any portions of the land carved out by the society for the purpose of road, park or other community purposes and in case of any such encroachment the society shall be entitled to evict such defaulting members from the same by force and to recover the expense so incurred from such member.

(ix) That, 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.

(x) That the vendee shall ever remain bound by the terms and conditions as laid down in the byelaws of the society convenants and agreements entered into this deed in respect of the land and the 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 bye-laws 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.

(xi) That if at any time and sum is required for the development of the [illegible] the vendee member shall pay to the society or to whom it directs, the [illegible] 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 [illegible] to the society and would be the first charge on the first charge on the plot hereby transferred and building constructed thereon.

(xii) That the vendor reserves to itself the right to recalculate the value and cost of development of the land so demised if it transpires hereafter that the basis of costing and calculation is vitiated by any error, in which case the vendee agree to pay the difference that may be found payable.

IN WITNESS WHEREOF the said parties have herein to set their hands and seals signed, sealed and delivered by:

Certified that original & duplicate are true & exact reproduction of each other.

Withesses

1 Udai Kumar Sinha
Narial Ghat Ram Jaipal Nagar
Danapur Patna.
12/9/89

2 Tarkeshwar Rd
12/9/89
Narial ghat
Danapur
Patna.

Signature of the Vendee.

Panchwati Sahkari Grih Nirman Samiti Ltd.

Prem Nath Singh
12/9/89
Secretary
Panchwati Sahkari Grih Nirmal Samity Ltd.
Patna. Secretary

Typed by
(M. Kumar)
Danapur.

Signature of the Vendee.

ANU DEVELOPERS (OPC) PVT. LTD.
रेनु देवी
DIRECTOR

Panchwati Sahkari Grih Nirman Samiti Ltd
Prem Nath Singh
12/9/89
Secretary

बिहार भूमि

राजस्व एवं भूमि सुधार विभाग,बिहार सरकार

प्रपत्र-XIV ख

(देखें नियम-10)

लगान रसीद

ऑनलाइन
Running Unique No.: 0521116393
(Receipt No.)

जिला:- Patna	अंचल:- Danapur
हल्का:- नगर परिषद् दानापुर	मौजा :- दानापुर
जमाबंदी सं0:- भाग वर्तमान:- 116 पृष्ठ संख्या:- 45	मौजा/थाना सं0:- 21
जमाबंदी रेयत का नाम:- MARUTH NATH ROY अभिभावक का नाम:- LATE DHARMENDRA NATH ROY	पता:- DR.ND-L2/72, P.I.T COLONY, PO- LOHIANAGAR, PS- PATRAKARNAGAR KANKARBAGH, PATNA

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
227	926	0 एकड़ 14.41 डिसमील 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमावंदी लगान	20.00	0.00	20.00	0.00	20.00	2020-2021 से 2020-2021
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	29.00	0.00	29.00	0.00	30.00	2020-2021 से 2020-2021
कुल	49.00	0.00	49.00	0.00	50.00	2020-2021 से 2020-2021

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	0.00	20.00	20.00	2020-2021 से 2020-2021	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	0.00	29.00	30.00	2020-2021 से 2020-2021	
कुल	0.00	49.00	50.00	2020-2021 से 2020-2021	

कुल बकाया-50.00

वसूल की गयी राशि शब्दों में- Fifty Rupees

तिथि- 24-01-2021

Maruth Nath Roy

एक कम्पयुटर जनित प्रति है।
प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
का उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नही किया जा सकता है।
ी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

ANU DEVELOPERS (OPC) PVT. LTD.

DIRECTOR

Scanned with CamScanner

16-Jan-2021

बिहार भूमि

बिहार सरकार

राजस्व एवं भूमि सुधार विभाग

अंचल अधिकारी का कार्यालय

Danapur,Patna

नामांतरण शुद्धि-पत्र

Duplicate Copy:
CRSLPDanapur18613
1/16/2021

न्यायालय अंचल अधिकारी, Bidya Nand Roy **अंचल** Danapur **जिला राजस्व ग्राम** दानापुर **राजस्व थाना संख्या** 21 **दाखिल -खारिज वाद संख्या एवं वर्ष** 274/R27 2020 - 2021 नया भाग वर्तमान 116 नया पृष्ट संख्या 45 जिससे

निम्नलिखित भूमि खारिज कि जानी है...

पूराने रैयत का नाम - DHARMENDRA NATH RAY**अभिभावक का नाम -** LATE TARA NATH RAY

खाता न.	प्लौट न.	भूमि का रकबा.	पिछला भाग वर्तमान	पिछला पृष्ट संख्या
227	926	14.41 डिसमील	100	9545

जमाबंदी रैयत का नाम	DHARMENDRA NATH RAY-पिता/बाप/अबू -LATE TARA NATH RAY

उपर्युक्त जमाबंदी से घटायी जानेवाली भूमि के ब्यौरे					**भू- राजस्व**
राजस्व ग्राम/राजस्व थाना संख्या	खाता संख्या	खेसरा संख्या	भूमि का रकबा	चौहद्दी	
दानापुर/21	227	926	14.41 डिसमील		

दाखिल-खारिज के उपरान्त नए जमाबंदी रैयत का नाम एवं भूमि के ब्यौरे

नए जमाबंदी रैयत का नाम एवं पूर्ण पता	**नई जमाबंदी में प्रविष्ट किये जानेवाले भूमि के ब्यौरे**					**भू- राजस्व**
(MARUTH NATH ROYपिता/बाप/अबू - LATE DHARMENDRA NATH ROY, जाति-N/A, पता-DR.NO-	राजस्व ग्राम/राजस्व थाना संख्या	खाता संख्या	खेसरा संख्या	भूमि का रकबा	चौहद्दी	20

ANU DEVE... LTD.
रेनु देवी
DIRECTOR

नए जमाबंदी रैयत का नाम एवं पूर्ण पता	नई जमाबंदी में प्रविष्ट किये जानेवाले भूमि के ब्यौरे					भू राजस्व
L2/72, P.L.T COLONY, PO-LOHIANAGAR, PS-PATRAKARNAGAR KANKARBAGH, PATNA)	दानापुर/21	227	926	14.41 डिसमील	पूर्वSOCIETY PLOT NO 79&80 पश्चिमPRIVATE LAND उत्तरPRIVATE LAND दक्षिणSOCIETY ROAD	

Approved By : Bidya Nand Roy
अंचल अधिकारी
Danapur

यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नही किया जा सकता है|

ANU DEVELOPERS (OPC) PVT. LTD.

DIRECTOR

Duplicate Copy
16-Jan-2021

आदेश

तिथि		आदेश पर की गई कारवाई
Jan 15 2021		

अभिलेख आज प्रस्तुत किया गया । क्षेत्रिय कर्मचारी ने अंचल निरीक्षक के माध्यम से प्रतिवेदन समर्पित किया । प्राप्त प्रतिवेदनानुसार आवेदित जमीन मौजा दानापुर थाना Patna

खाता	प्लॉट	रकबा
227	926	0 एकड़,14.41 डिसमील, 0हेक्टर

का बिक्रेता

विक्रेता का नाम	रिश्ता	अभिभावक का नाम
LATE DHARMENDRA NATH ROY	पिता/बाप/अबू	LATE TARA NATH ROY

है जिन्होनें निवंधित बिक्री, बिक्री-केवाला संख्या 0 दिनांक MMM d yyyyके द्वारा आवेदक को बिक्री किए हैं। उक्त जमीन का खतियानी / जमाबंदीरैयत

रैयत का नाम	रिश्ता	अभिभावक का नाम
DHARMENDRA NATH RAY	पिता/बाप/अबू	LATE TARA NATH RAY

वर्तमान जमीन पर आवेदक का दखल है। सर्वसाधारण सूचना का तामिला प्रतिवेदन प्राप्त हुआ । किसी ने कोई आपत्ती नही की है। क्षेत्रिय कर्मचारी / अं/नि. ने आवेदित भूमि का नामान्तरण आवेदक के नाम से करने हेतु अनुशंसा किया है।

हल्का कर्मचारी के जांच प्रतिवेदन एवं अंचल निरीक्षक के अनुशंसा के आधार पर दाखिल खारिज की स्वीकृति दी जाती है |
अत: वार्षिक लगान 20रुपये अलावे सेस के साथ नामान्तरण स्वीकृत किया जाता है ।

शुद्धि पत्र हस्ताक्षरित कर निर्गत किया जाता है|। ह0 कर्मचारी पंजी II में आवश्यक संशोधन के पश्चात एक प्रति कार्यालय में वापस करें ।

Digitally Signed by : Bidya Nand Roy
अंचलाधिकारी Danapur

ANU DEVELOPERS (OPC) PVT. LTD.
रेनु देवी
DIRECTOR