Sr. 7309

T.N. 7444/06

वाउ ③

126

Refund
SD - 7502 ₹0

Refund
RO - 2574020
4119 5420
2579440
5002 ₹
SO2 ₹
2634420

RO
बाउ 06

बिहार सरकार
अवर निबंधन कार्यालय, दानापुर

दिनांक 09/12/2006 को श्री/श्रीमती Banmala Singh Thakur द्वारा यह लेखपत्र निबंधन हेतु उपस्थापित किया गया । इसमें रु० 102960/- मुद्रांक शुल्क एवं रु० 27274/- निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेखपत्रकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित है । इसे दस्तावेज सं0 6378 के रूप में पुस्तक सं0 1 की जिल्द CD 36 Vol 490 में आज निबंधित एवं कुल 9 पृष्ठों में संधारित किया गया । 126 to 134

ह०
(Nitesh Kumar)
निबंधन पदाधिकारी

Date : 09/12/2006

Executed deed of sale. Read and explained the contents of the document to the full satisfaction of the parties.

DEED OF ABSOLUTE SALE

1-NAME OF THE:- VENDOR

SMT. BANMALA SINGH THAKUR wife of Sri Ashutosh Singh Thakur , resident of D-71 , Sri Krishnapuri , P.S. Sri Krishnapuri , P.O. Patliputra , District Patna , by profession



ह०

निबंधन कार्यालय

House wife , Indian Citizen , which expression shall unless repugnant to the context shall include her legal heirs , executors , administrators and assignees (hereinafter called the **VENDOR**) of the **ONE PART.**

2NAME OF THE:- VENDEE

SRI SHAILENDRA KUMAR SINHA son of Sri Birendra Kumar Sinha , resident **KRISHNANGAN** , Near National Insuarance Company , Raja Bazar Branch , P.S. Shastri Nagar , P.O. B.V. College , District Patna , Indian Citizen , which expression shall unless repugnant to the context shall include his legal heirs , executors administrators and assignees (hereinafter called the **VENDEE**) of the **OTHER PART.**

3-NATURE OF THE:- DOCUMENT

DEED OF ABSOLUTE SALE.

4-CONSIDERATION:- AMOUNT

Rs. 12,87,000/- Rupees Twelve Lac and Eighty Seven Thousand Only.

5-DESCRIPTION OF:- PROPERTY

All That piece and parcel of residential land measuring an area (26 Dec.)

Witness

Twenty Six Decimals situated at Mauza DHANAUT , Pargana Phulwari , Thana and Sub Registry Danapur , Sadar Registry and District Patna , comprised within the Jurisdiction of Patna Regional Development Authority bearing its Tauzi No. 5589 (Five Thousand Five Hundred Eighty Nine) , P.S. No. 20 (Twenty) , Khata No. 570 (Five Hundred Seventy), Survey Kheasra No. 1110 (One Thousand One Hundred Ten) , Part Annual Rent Rs. 5/- only payable to the Govt. of Bihar through the Circle Officer Danapur , Patna and same is bounded as follows:-

B O U N D A R Y

North:-	Sri Dasrath Singh and others
South:-	Payeen (Road)
East:-	Sri Lal Bihari Singh
West:-	Sri Ram Ishwar Singh

That the property is situated at link Road and in residential zone of P.R.D.A. and out side of Khas Mahal of Govt. of Bihar.

R E C I T A L S

WHEREAS , the property fully mentioned in col No. 5 of this deed and which is being sold to the vendee has been duly acquired and purchased by the

Vendor through Deed of Sale duly executed on 31-07-1991 from Sri Jagat Narayan Shah son of Late Gauri Shanker Shah and others , resident of Rupaspur , P.S. Danapur , District Patna , which was registered in Book No. I , Deed No. 6336 of 1991 at the Office of Sub Registrar Danapur and since date of above purchase the Vendor is exercising her right , title and interest over the property fully mentioned in col. No. 5 without any hindrances or interruptions from any quarter whatsoever .

AND WHEREAS the Vendor is in urgent and dire need of money to purchase other beneficial property and for other important necessities and unless the Vendor does not sell the property , there is no way to arrange the money . Therefore , the Vendor made an announcement for sale of the property . Having come to know about disposal intention of the Vendor for above mentioned property , the Vendee became ready to purchase the same and offered an amount of Rs.12,87,000/- (Rupees Twelve Lac Eighty Seven Thousand) only as a full and final consideration amount for the same . As the consideration amount offered by the Vendee was just, fair reasonable and highest according to the prevailing market value , the Vendor accepted his offer and became ready to execute the sale deed in the name of the Vendee.

AND NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSES AS FOLLOWS:—

(1) That in pursuance of the aforesaid agreement and in consideration for the said sum of Rs.12,87,000/- Rupees Twelve Lac

Bansilal Singh Thakur
S.D. 2025
131

Eighty Seven Thousand only which has been paid the vendor by vendee prior to the execution of this deed (the receipt of which the vendor does hereby acknowledge and confirm) and in pursuance of the covenant set forth hereinafter the Vendor above named voluntarily of her own accord, in sound state of mind and body does hereby sell, convey and transfer free from all encumbrances and defects of title ALL THAT PROPERTY fully detailed in col . No. 5 of this Deed of Absolute Sale TO HAVE AND TO HOLD THE SAME unto and to the use of the said Vendee ABSOLUTELY AND FOREVER FOR THE benefit of the said Vendee.

(2) That what so ever the right , title and interest said Vendor has got in the property sold , conveyed and transferred hereby shall forthwith passes and vest in the vendee hereafter and the said Vendee has been put in possession of the property hereby sold, conveyed and transferred to him with the description of the property conveyed and given in col.. No. 5 of this Sale Deed.

(3) That the vendee shall hold , possess , occupy , use and enjoy the property sold , conveyed and transferred hereby to him as full and absolute owner in any manner according to his wishes without any hindrances , obstructions , interruptions , claim or demand being made from or by the Vendor or any person or persons claiming through under the said Vendor , the Vendee shall further be entitled to use the property hereby sold , conveyed and transferred to him in any manner as the said Vendee shall like either by selling , mortgaging , leasing or otherwise as the said Vendee shall consider himself proper to do so.

दानापुर

133

(4) That the Vendee shall secure mutation of him names over the property sold, conveyed and transferred hereby to him in place of the name of the said Vendor in the Office of the Circle Officer or in any such office or department , wherever it is so required , at his own cost and shall pay and deposit the proportionate rent whereof on the valuation imposed or levied by the Authority concerned.

(5) That the Vendor does hereby stipulate, agree , covenant and assure the said Vendee that the property sold, conveyed and transferred hereby to him is free from all encumbrances and defects of title and in case of this assurance and title of the vendor is found incorrect and defective in any manner , the Vendor does hereby stipulate and agree to save harmless and indemnified against all loss and damage of the said vendee .

(6) That the Vendor does hereby further stipulate, declare, assure and covenant that Vendor has not done or been party to any act whereby the aforesaid conveyed property may be put under charge in title, claim or otherwise or whereby the said Vendor is prevented from conveying or assigning the said property or any portion thereof herein appearing by virtue of this Deed.

(7) That it is agreed upon and specifically stated that wherever the word "VENDOR" and the word "VENDEE" have herein been used shall give fullest meaning and widest scope of their heirs, successors, administrators or assigns.

---------- शब्दों में (रू0----------) मात्र

T.No 7444/07

बिहार सरकार

निबंधन विभाग गैर मानक

दस्तावेजों के निबंधन के लिए जमा किये जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूस्वामी के निबंध शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम /पता- श्रीनन्द कुमार सिंह ----------
(जिसकी ओर से जमा किया जा रहा है) [illegible]
2. दस्तावेज का प्रकार- विक्रयपत्र ----------
3. निबंधन कार्यालय---- दरभंगा ----------
4. बैंक का नाम एवं शाखा---- S.B.I दरभंगा ----------
5. भुगतान की जानेवाली राशी का विवरण :

क्र0 सं0	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02- स्टाम्प गैर न्यायिक लघु शीर्ष -103- दस्तावेजों पर स्टाम्प शुल्क लगाना उप शीर्ष 0001 सकल प्राप्तियाँ प्राथमिक इकाई- 75 49 सकल प्राप्तियाँ विपत्र कोड - R0030021030001	102460 —
(ख)	निबंधन शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष -03 पंजीकरण शुल्क, लघु शीर्ष -104- दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष -0001, प्राथमिक इकाई 75 49 सकल प्राप्तियाँ विपत्र कोड - R0030031040001	25740 — 54 — 750 — 26544
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष - 0029-भू राजस्व लघु शीर्ष -800- अन्य प्राप्तियाँ-उप शीर्ष -0006-अन्य मदें - प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड-R0029008000006	500 — 50 — 550
	भुगतान का माध्यम : नगद/ चेक/ ड्राफ्ट कुल योग कुल राशि शब्दों में [illegible]	130054

स्थान---दरभंगा-चौराहा रु० जमाकर्ता का नाम

तारीख---6/12/06 एवं हस्ताक्षर [signature]

* चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।
* चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी।

FOR USE OF THE BANK

स्क्रॉल सं0 ---------- तारीख ---------- उपर्युक्त कालम संख्या 05 में दिये गए विवरण के अनुसार रू0 ---------- शब्दों में---------- रूपये प्राप्त किया

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु लिपिकीय * जमा करने का विवरण

राशि-रू0 ----------/शब्दों में [illegible]

एस्को लेखा सं0 : 01000060379

जमा करने की तिथि :

बैंक स्क्रॉल सं0: ---------- बैंक की प्राप्ति एवं मुहर

* (दस्तावेज के पृष्ठ की संख्या +2)X रू0 30/-

7+2=9x20 = 180

130054

130234

भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00573/72490

To
शैलेन्द्र कुमार सिन्हा
Shailendra Kumar Sinha
C/O S/o Birendra Kumar Sinha,
107,
Patliputra Colony,
Patliputra,
Patliputra Colony,
VTC: Patliputra,
PO: Patliputra,
District: Patna,
State: Bihar,
PIN Code: 800013,
Mobile: 9431011476

Signature Not Verified
Digitally signed by the UNIQUE IDENTIFICATION AUTHORITY OF INDIA 05
Date: 2024.08.05 11:37:24 GMT+05:30

आपका आधार क्रमांक / Your Aadhaar No. :

7527 6234 9489

VID : 9116 2572 4350 3531

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in. पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए ।
- आधार विशिष्ट और सुरक्षित है ।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए ।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है ।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें ।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें ।
- आधार/बॉयोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बॉयोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

भारत सरकार
Government of India

आधार

Aadhaar no. Issued: 11/06/2014



शैलेन्द्र कुमार सिन्हा
Shailendra Kumar Sinha
जन्म तिथि/DOB: 28/02/1956
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं ।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/ ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए ।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

7527 6234 9489

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Details as on: 08/01/2024

पता:
एस/ओ बिरेन्द्र कुमार सिन्हा, 107, पाटलिपुत्र बस्ती, पाटलिपुत्र, पाटलिपुत्र बस्ती, पाटलिपुत्र, पाटलिपुत्र, पटना, बिहार - 800013

Address:
C/O S/o Birendra Kumar Sinha, 107, Patliputra Colony, Patliputra, Patliputra Colony, Patliputra, PO: Patliputra, DIST: Patna,
Bihar - 800013

7527 6234 9489

VID : 9116 2572 4350 3531

1947 | help@uidai.gov.in | www.uidai.gov.in