Serial No. 2008

Deed No. 1918

Govt. of Bihar
District Registry Office ,Patna
Summary of Endorsement

This document was presented for registration on 13/02/2014 by Manju Devi
a stamp duty of Rs. 244000/- and other fees of Rs. 63850/- has been paid in it.
The document was found admissible. The names, 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. 1918 in Book No. 1, Volume No. 42 on pages from 45 to 56 and has been preserved in total 12 pages in C.D. No. 7 / Year 2014

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

Date: 15/02/2014 Token No: 1991 /2014

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE is made on this First Day of February, 2014 (Two Thousand Fourteen) of the Cristian Era.

1. NAME OF THE VENDOR:

SHRI DHRUB SHANKER, Son of Late Shri Bishwanath Pd. Narain Singh, Director of and for and on behalf of Hathwa Automobiles Pvt Ltd., incorporated under the Companies Act, 1956, Digha, Patna, Police Station – Digha, District – Patna, hereinafter referred to as THE VENDOR, which expression shall unless repugnant to the context, mean and include their Directors, heirs, executors administrators, assigns, successors-in-interest and representatives.

Contd...P/2

Hathwa Automobiles Pvt. Ltd.
Director

District Registry Office Patna

Token Number 1991 | Reg. Year 2014 | Serial Number 2008 | Deed Number

resType	Name	Photo	Thumb	Index	Middle	Ring	Little
resented	Manju Devi						
y	मंजु देवी						
g	13.2.14						
aimant	Lalita Devi						
g	ललीता देवी						
	13.2.14						
aimant	Manju Devi						
g		N/A	N/A	N/A	N/A	N/A	N/A
ecutant	Dhrub Shanker						
g		N/A	N/A	N/A	N/A	N/A	N/A
aimant	Rukmani Devi						
g	Rukmini Devi						
	13-2-2014						
entified	Akhileshwar Prasad Gupta						
g	Akhileshwar Pd Gupta						
	13.2.2014						

ध्रुव शंकर

अखिलेश्वर प्रसाद गुप्ता

धारा-34, 37 के अधीन

मोहम्मद

विबंधन पदाधिकारी, पटना

2. NAME OF THE VENDEES:

(i) Smt. Manju Devi, wife of Sri Akhileshwar Prasad Gupta (ii) Smt. Lalita Devi, wife of Sri Umeshwar Prasad Gupta, (iii) Smt. Rukmani Devi, wife of Sri Gyaneshwar Prasad Gupta, all resident of Mohalla – Ramjichak, Post – Office – Bataganj, Police –Station- Digha, District- Patna (Bihar) hereinafter referred to as the VENDEES, which expression shall unless repugnant to context, mean and include their heirs, executors, Administrators, assigns, successors and Representatives.

3. NATURE OF DEED:

DEED OF ABSOLUTE SALE .

4. CONSIDERATION AMOUNT:

Rs.32,000/- (Rupees Thirty Two Thousand) only but the stamp is being submitted as per the prescribed valuation of the Govt. which amounts to Rs.30,33,000/- (Rupees Thirty Lakhs Thirty Three Thousand) only.

5. DESCRIPTION OF THE PROPERTY WITH RESPECT TO WHICH THE SALE DEED IS MADE:

Mauza – Digha, Mohalla – Saidpur Digha,
Survey Plot No.4 (Four) Part
Khata No. 2011 (Two Thousand Eleven)
Thana No. 1 (one).
Area: 1648.00 sq.ft. (One thousand Six hundred forty eight square feet)

Contd.....P/3

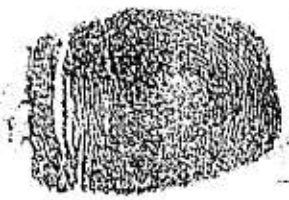
For Hathwa Automobiles Pvt. Ltd.

Director

12.2.14



हाल स्थान दीघा थाना दीघा जिला पटना
मैं श्री ध्रुवशंकर पिता श्री स्व० विश्वनाथ प्रसाद नारायण
सिंह का निवासी पर पहुंच का मैं श्री ध्रुवशंकर
विश्वनाथ प्रसाद नारायण सिंह को
जाचे-1) जिला) पहचान श्री अवधेशनाथ प्रसाद सिंह
पिता श्री) मोहन प्रसाद निवासी 103 नवरंग आर्यापार्क
जा० ३) ० सिंह। पथ पटना-13 नंबर संतोषक
उपर्युक्त को हैं उक्त श्री ध्रुवशंका पिता श्री स्व०
विश्वनाथ प्रसाद नारायण सिंह ने हस्ताक्षर की
यह दस्तावेज उन्होंने निष्पादित की है
मो० शाहिद्दीन
वाणिज्यिक
13-2-2014



Dhruba Shanker 32/V/2/2014
13/02/2014

33/V/2/2014
Akhilesh Kr Singh
S/o Late Ramchhan Singh
103 Navrangyan Apartment
G.D. Mishra Path, Patna-13



सत्यता स्पष्ट व ता. प्रमाणित हो गया कि उक्त
श्री ध्रुव शंकर

BOUNDARY

NORTH - Smt. Gayatri Devi and Smt. Sheela Devi.

SOUTH - Nij (Vendees).

EAST - Chainpur Compound.

WEST - Nij (Vendor).

The description and dimension of the land are as follows:

NORTH - 51'6" (Fifty One Feet Six Inches).

SOUTH - 51'6" (Fifty One Feet Six Inches).

EAST - 32'00" (Thirty Two Feet Zero Inche)

WEST - 32'00" (Thirty Two Feet Zero Inche)

RECITAL

Whereas, the premises bearing Mahal No.1 (one), village – Saidpur Digha, Police Station – Digha, Police Station No.1 (one) under Patna Danapur Road, Digha, Patna, comprising of an area of 1648.00 sft. (One Thousand Six Hundred Forty Eight square feet) of free hold land being part of Survey Plot No. 4 (Four), Khata No.2011 (Two Thousand Eleven), Ground Rent 1.20 (Rupee One and Paisa Twenty) besides cess payable to Sadar Anchal, Halka No.1 (One) at Patna Sadar Anchal Office, Gandhi Maidan, Patna of village Saidpur Digha, District and town Patna with all rights and privileges belonging to or appertaining thereto or held, used or enjoyed there belongs to the Vendor Company by purchase under Sale Deed No.7117/1972 dated 24th June, 1972 and recorded in record of rights as maintained in Sub-Registry office in book No.1 (one), Volume No.122 (one hundred twenty two) at page nos. 1 to 15 (one to fifteen) of Sub-Registrar's Office, Patna Sadar.

AND WHEREAS, thereafter the Vendor has been absolutely seized and in cultivating possession of the said property with all rights and privilege appertaining thereto without any let or hindrance whatsoever.

AND WHEREAS, Vendor made his intention known to public to sell the land in question and the Vendee having come to know of the

Contd...P/4

For Hathwa Automobiles Pvt. Ltd.

Director

12.2.14

attention of the Vendor, approached the Vendor and expressed their willingness to purchase.

AND WHEREAS, after negotiation the price for the sale of the land in question has been struck down at Rs.32,000/-(Rupees Thirty Two Thousand only) which price is reasonable according to prevalent market rate in the year 1996 when the land was purchased and none else became ready to pay more than the amount said above. The Vendees enquired about the right, title and possession of the Vendor and is fully satisfied with the absolute title and exclusive possession of the relevant papers, documents and other etc. concerning the land in question and have got it fully examined and are also completely satisfied in this regard.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that the consideration of Rs.32,000/- (Rupees Thirty Two Thousand) only by cash, the receipt of which is hereby acknowledged by the Vendor, the Vendor out of his free will and consent and without any coercion or undue influence sells and conveys by this document all his right, title and interest in the land mentioned above to the Vendee and the Vendor declares that his right, title and interest in the land mentioned above has been transferred to the Vendee who has been put in possession thereof and the vendee acknowledges to have taken full possession of the said plot and also acknowledge to be the absolute owner of the demised plot and the Vendees are free to utilize the plot in the manner best suited to her and as she likes.

AND the Vendor do also hereby for themselves, their heirs, administrators or assignees agree to save harmless and keep indemnified the Vendees, their heirs, administrators or assignees in respect of any arrears of rent dues thereof and the Vendees having fully satisfied themselves of the Vendor's right to convey the said property and the Vendor does hereby further agree with the Vendees, their heirs, administrators or assignees and declares that they have not done or been party to act whereby the Vendor is prevented from conveying or assigning the said property or any part thereof in the manner herein appearing by virtue of this deed.

IT IS HEREBY FURTHER DECLARED by the Vendor that they have paid all the taxes of the Anchal Adhikari, Sadar Patna and other taxes, if any due, shall be paid by the Vendor till the date of execution

Contd....P/5

For Mathwa Automobiles Pvt. Ltd.

Director

12.2.14

of this sale deed and if the Vendees have to make any payment of any dues till the date of execution of the deed, the Vendor hereby agrees to indemnify the Vendees in respect thereof.

AND THAT THE VENDOR gives a warranty of title in respect of their title to the vended property conveyed by this Deed and the Vendees are fully satisfied with the existing right, title and possession of the Vendor in the property being conveyed and have found the said property is ideally situated and suited for constructing a house thereon. The Vendees have also examined the title of the Vendor from all angles from all the concerned authorities of the land in question, such as the land records authorities like the Anchal Office, Sadar Patna, Architect and the Sanctioning Authority etc. and is again fully satisfied with it.

AND BY THESE PRESENTS THE VENDOR has vacated and terminated their control and domination and possession over the vended property bearing **Plot No. C-1 / D (i)** and put the Vendees in complete, full proprietory and exclusive possession and domination of the vended property absolutely and irrevocably as full owner in possession thereof under this deed of conveyance without any let or hindrance check or condition and from the date of this deed, the said Vendee shall be responsible for payment of all taxes and charges including conservancy tax, water tax, latrine tax, health tax, education tax and ground rent etc. to Danapur Nizamat Municipality and to Sadar Anchal Halka No.1 (one) and the Vendees are now entitled to get their name entered and mutated in Danapur Municipality and Anchal Office, Patna and other appropriate office in relation to the vended property in place of the Vendor. The Vendee shall hereafter peacefully hold, use and enjoy the conveyed property as their own chattel and property without any hindrance, interruption, claim or demand by the Vendor or any other person whosoever.

AND that the Vendees shall bear the expenses and costs of Registration of this deed such as the stamp duty, Registration Fees and costs incidental thereto.

Contd.....P/6

For Hathwa Automobiles Pvt. Ltd.

Director

12.2.14

IN WITNESS WHEREOF, Vendor and the VENDEES have put their signature under their own hands on this absolute sale deed on this the 1st day of February , 2014.

WITNESSES:

For Hathwa Automobiles Pvt. Ltd.

(Dhrub Shanker) Director

VENDOR

1. Shivendra kumar
S/o Jay Mangal Prasad
Mahadeo Buri Tara
Lane Gardanibagh
Patna-1

2. Akhileshwar Pd Gupta
S/o(H) Rameshwar Prasad
103 naivedyam Apartment
G.D Mishrapath
Patna 13
12.02.2014

मंजु देवी
(Manju Devi)

ललीता देवी
(Lalita Devi)

Rukmini Devi
(Rukmani Devi)
VENDEES

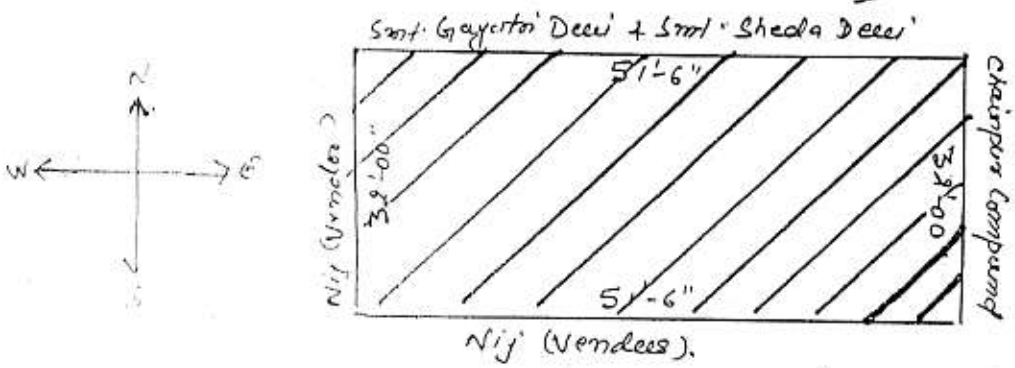
Drafted by:

12/2/14
धर्मेन्द्र सिंह अधिवक्ता
कलेक्ट्रायट कोर्ट,
E.M. No.-

1. VENDOR : Shri Dhurub Shanker, S/o Late Shri Bishwonath Prasad Narain Singh, Director of and for and on behalf of Hathwa Automobiles Pvt. Ltd., Digha, Patna.

2. VENDEES : (i) Smt. Manju Devi, W/o Shri Akhileshwar Prasad Gupta
(ii) Smt. Lalita Devi, W/o Shri Umeshwar Prasad Gupta
(iii) Smt. Rukmani Devi, W/o Shri Gyaneshwar Prasad Gupta.
are resident of Mohalla - Ramjichak, Post-office - Bataganj, Police-station - Digha, District - Patna.

3. PROPERTY : Mauza - Digha, Mohalla - Saidpur Digha.
Survey Plot No. 4 (four)
Khata No. 2011 (Two Thousand Eleven)
Thana No. 1 (One)
Area - 1648.00 Sq. ft.



मंजु देवी 12.2.14

ललिता देवी
12-2-14

Rukmini Devi 12-2-2014

(Signature of Vendor)

(Signature of Vendees)

जमा पर्ची/Pay-in-slip — नकद/जमाएं/CASH TRANSFER

भारतीय स्टेट बैंक
State Bank of India

Hajo Br. Hajipur शाखा/Branch

दिनांक/Date 31-01-2014

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्ती जमा/बैंक ओवरड्राफ्ट खाता/सावधि ऋण/अन्य (Type of Account : SB/CA/RD/OD/ Other) खाता नं./A/c No.

0 1 1 [illegible]

के बैंक खाते में जमा करने के लिए/For the credit of the Bank Account of

[illegible]

नकद/चेक/ड्राफ्ट/अन्य (Cash/Cheque/Draft/Other) Details of Cheque/Draft/Other

रु. [illegible]

Bank Charges / बैंक प्रभार

Total Deposit / कुल जमा

रुपये (शब्दों में) / Rupees (in words) [illegible]

(कार्यालय प्रयोग के लिए/FOR OFFICE USE)

हस्ताक्षर सत्या. अधि. / प्राधिकृत अधिकारी Authorising Officer

Code 598 / 200656

TAPAN

कर सं॰ 1,001:00 रुपये में (रु॰ One Thousand only) का

बिहार सरकार

(मोहर कार्यालय हेतु) निबंधन विभाग पेशकार

राजस्वों के निबंधन के लिए बन्द किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूमाफी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. प्रस्तुत का नाम/पक्ष Smt. Manju Devi w/o Sri Akhileshwar Pd. Gupta (किसके ओर से बन्द किया जा रहा है) Rawjichak, Dighe, Patna
2. राजस्व का प्रकार Absolute Sale (Commissional)
3. जिला कार्यालय Patna
4. बैंक का नाम एवं शाखा S.B.I., Main Branch Patna
5. भुगतान की अनेसूची यदि का विवरण

क्र॰सं॰	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख शीर्ष-0030-स्टाम्प एवं रजिस्ट्रेशन-रा-मुख शीर्ष 0-स्टाम्प पे व्यतिक्रम शु शीर्ष-101-पत्रादेश व स्टाम्प शुल्क स्वरूप शीर्ष 0001, स्व प्रशिर्ष प्रशासित [illegible]-7349 अन्य प्रशिर्ष विवरण कोड-R0030021030001	
(ख)	निबंधन शुल्क-मुख शीर्ष-0030-स्टाम्प एवं रजिस्ट्रेशन शुल्क रा मुख शीर्ष-03 रजिस्ट्रेशन शुल्क, शु शीर्ष-101-पत्रादेश व रजिस्ट्रेशन शुल्क-रा शीर्ष 0031, प्रशासित स्वर्ग-[illegible]-7349 अन्य प्रशिर्ष विवरण कोड-R0030031040001	1,000
(ग)	भूमाफी शुल्क-मुख शीर्ष-0029 पे व्यतिक्रम शु शीर्ष-800-अन्य प्रशिर्षवर्ष-रा शीर्ष-0006 अन्य प्रशि-प्रशासित स्वर्ग-7349 भूमि निबंधन शुल्क से अन्य विवरण कोड-R0029008000006	
	भुगतान का माध्यम : नकद/चेक/ड्राफ्ट कुल राशि रुपये में One Thousand only कुल योग	1,000

स्थान Patna

दिनांक 12.01.14

जमाकर्ता का नाम एवं हस्ताक्षर Bishwa Nandan Sahay

चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

चेक/ड्राफ्ट की राशि प्राप्तित होने के पश्चात ही जमा होगी।

FOR USE OF THE BANK

रसीद सं॰ [illegible] रोकड़ बहीखाता

खाता सं॰ [illegible]

रुपये में [illegible] जमा किया।

[illegible] प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु [illegible] जमा करने का विवरण

बैंक में जमाकर्ता हेतु

जमाकर्ता का नाम :

रसीद संख्या सं॰

रोड नं॰

जमा करने की तिथि :

बैंक रसीद सं॰

बैंक की प्रविष्टि एवं मुहर

कर सं॰ 3,06,551:00 रुपये में (रु॰ Three Lakhs 6th x Thousand Five Hundred fifty one only) का

बिहार सरकार

(मोहर कार्यालय हेतु) निबंधन विभाग पेशकार

राजस्वों के निबंधन के लिए बन्द किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूमाफी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. प्रस्तुत का नाम/पक्ष Smt. Manju Devi, w/o Sri Akhileshwar Pd. Gupta (किसके ओर से बन्द किया जा रहा है) Rawjichak, Dighe, Patna
2. राजस्व का प्रकार Absolute Sale
3. जिला कार्यालय Patna
4. बैंक का नाम एवं शाखा S.B.I. Main Branch, Patna
5. भुगतान की अनेसूची यदि का विवरण

क्र॰सं॰	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख शीर्ष-0030-स्टाम्प एवं रजिस्ट्रेशन-रा-मुख शीर्ष 0-स्टाम्प पे व्यतिक्रम शु शीर्ष-101-पत्रादेश व स्टाम्प शुल्क स्वरूप शीर्ष 0001, स्व प्रशिर्ष प्रशासित [illegible]-7349 अन्य प्रशिर्ष विवरण कोड-R0030021030001 (61)	2,44,000
(ख)	निबंधन शुल्क-मुख शीर्ष-0030-स्टाम्प एवं रजिस्ट्रेशन शुल्क रा मुख शीर्ष-03 रजिस्ट्रेशन शुल्क, शु शीर्ष-101-पत्रादेश व रजिस्ट्रेशन शुल्क-रा शीर्ष 0031, प्रशासित स्वर्ग-[illegible]-7349 अन्य प्रशिर्ष विवरण कोड-R0030031040001 (58)	61,000 1,000 61,000
(ग)	भूमाफी शुल्क-मुख शीर्ष-0029 पे व्यतिक्रम शु शीर्ष-800-अन्य प्रशिर्षवर्ष-रा शीर्ष-0006 अन्य प्रशि-प्रशासित स्वर्ग-7349 भूमि निबंधन शुल्क से अन्य विवरण कोड-R0029008000006 (59)	550
	भुगतान का माध्यम : नकद/चेक/ड्राफ्ट कुल राशि रुपये में Three Lakhs Six Th Five Hundred Fifty only कुल योग	3,06,550

स्थान Patna

दिनांक 30.01.14

जमाकर्ता का नाम एवं हस्ताक्षर [illegible]

चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

चेक/ड्राफ्ट की राशि प्राप्तित होने के पश्चात ही जमा होगी।

FOR USE OF THE BANK

रसीद सं॰ [illegible] रोकड़ बहीखाता

खाता सं॰ [illegible]

रुपये में [illegible] जमा किया।

[illegible] प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु [illegible] जमा करने का विवरण

बैंक में जमाकर्ता हेतु

जमाकर्ता का नाम :

रसीद संख्या सं॰

रोड नं॰

जमा करने की तिथि :

बैंक रसीद सं॰

बैंक की प्रविष्टि एवं मुहर

भारत गणराज्य REPUBLIC OF INDIA

P IND L1316800



GUPTA

AKHILESHWAR PRASAD

INDIAN M 09/09/1951

PATNA, BIHAR

PATNA

19/03/2013 18/03/2023

P<INDGUPTA<<AKHILESHWAR<PRASAD<<<<<<<<<<<<<<

L1316800<6IND5109090M2303185<<<<<<<<<<<<<<<6

L1316800

RAMESHWAR PRASAD

CHANDRAWATI DEVI

MANJU DEVI

103-NAIVEDYAM APARTMENT,G.D. MISHRA PATH

NEW PATLIPUTRA COLONY,PATNA

PIN-800013,BIHAR,INDIA

J9768262 03/08/2011 PATNA

PA1070859554013



Endorsement of Certificate of Admissibility

Inadmissible 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.

The Document is kept pending for Commission

Stamp duty paid under Indian Stamp Act	Rs. 183340/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl Stamp duty paid under Municipal Act	Rs. 60660/-	Amt.paid through Bank Challan	Rs. 307850/-

Registration Fee

FEE PAID

A1	61000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	1000	Mb	0
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		63000

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 63850

LLR + Proc Fee		Service Charge
LLR	500	300
Proc.Fee	50	
Total	550	

Registering Officer
Patna

Date: 13/02/2014

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 12th February 2014 by Manju Devi W/O Sri Akhileshwar Prasad Gupta by profession House Wife. Status - Claimant

Signature/L.T.I. of Presentant 13.2.14

Date:13/02/2014

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Akhileshwar Prasad Gupta' age '60' Sex 'M', 'Rameshwar Prasad', resident of '103,naiuedyam Apartment,g.D Mishra,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 13/02/2014

Token No. : 1991 Year : 2014 S.No. : 2008 SCORE Ver.3.0 Deed No. : 1918