Serial No. 4638 Circle:-:Phulwari Sharif Book No. :- 1 Deed No. 4134



बिहार BIHAR S 522156

Serial No. 4638 Deed No. 4134

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

This document was presented for registration on 08/05/2015 by Arun Kumar Sharma
A Stamp Duty of Rs. 2237000/- and other Fees of Rs. 751925/- has been paid in it.
The document was found admissible. The Names, Photographs, 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. 4134 in Book No. 1, Volume No. 99 on pages from 580 to 592 and has been preserved in total 13 pages in C.D. No. 16 / Year 2015

बिहार सरकार
SCORE 3.0

Date: 08/05/2015 Token No: 4721 /2015

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

ABSOLUTE SALE DEED

This deed of Absolute sale is executed on this ..... day of **May, 2015** in the Christian Era

BY:-

District Registry Office,Patna

Token Number 4721 | Reg. Year 2015 | Serial Number 4638 | Deed Number 4134

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Chandan Rungta						
Presented By	Arun Kumar Sharma						
Executant	Arun Kumar Sharma	N/A	N/A	N/A	N/A	N/A	N/A
Identified By	Vijay Kumar Sharma						

Sig. 08/05/15

Sig. Arun Kumar Sharma 8/5/15

Sig.

Sig. 8-5-2015

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Arun Kumar Sharma 8/5/15

1. **Details of Vendor:-**

Name of the Executant (Vendor) :-

Sri Arun Kumar Sharma son of Late Ram Kumar Sharma, resident of Bari Badalpura, P.S.- Danapur, District- Patna, in the state of Bihar, Presently residing at House No. 206-C, Top Floor, Type-5, Sector-24A, Chandigarh, by Nationality Indian, hereinafter called the **VENDOR** (which expression shall, unless repugnant to the subject or context, mean and include his heirs, successors, successor-in-office, and legal representatives, executors, administrators, representatives and assigns) of the **FIRST PART.**

PAN- AMIPS3907N.

2. **Details of Vendee:-**

Name of the Claimant (Vendee) :-

M/s Shivam Heights and Infra a partnership firm having its office at 407, Ashiana Plaza, Budha Marg, Patna-800001 though its partner **Mr. Chandan Rungta** son of Mr. Krishna Kumar Rungta, Resident of 303/304, Ambition Residency, Exhibition Road, Patna-800001, in the state of Bihar, Indian Citizen, hereinafter referred to as the **Purchaser / Vendee / Second Party** of the SECOND PART. **PAN- ACTFS5090F.**

3. **Nature of Deed:-**

Absolute Sale Deed.

4. **Consideration Amount (Sale Price):-**

₹ 3,72,50,000/- (Rupees Three crore seventy two lac fifty thousand) only sale value, in which value of the land **₹ 3,72,00,000/-** (Rupees Three crore seventy two lac) only and value of the boundary wall of **₹ 50,000/-** (Rupees fifty thousand) only.

Arun kumar Sharma 8/5/15



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Note :- Govt. value is mentioned at **Code No. 089 & Zone - 2** of M.V.R. w.e.f. 10.10.2014.

5. Description of property hereby conveyed :-

(a) Area of the Residential-Cum-Commercial land :- 10000 sq.ft. (ten thousand square feet) equivalent to 22.9610 decimals.

(b) Mauza- Nohsa, Pargana & Survey Thana - Phulwari, at present P.S. Phulwarisharif, District-Patna, within the Limit of Out of Patna Municipal Corporation, Sub Registration Office Phulwarisharif, District Registration Office Patna Sadar, bearing Thana No. 38 (Thirty Eight), Tauzi No. 5439, Khata No. 145, Cadastral Survey Plot No. 297, Annual rent Rs. 1.50 besides cess payable to the state of Bihar through Circle Officer Phulwarisharif vide Zamabandi No. 3299/1.

(c) Boundary :-

North :- N.H. 98.

South :- Sri Jawahar Rai.

East :- Neej Vendor (Dr. Arun Kumar Sharma)

West :- Sri Jagdish Singh and Ramji Singh.

A sketch map of the property shown in red area is attached herewith and it forms integral part of this deed.

Arun kumar Sc 8/5/15

RECITAL

AND WHEREAS the property hereby conveyed, fully mentioned in Column No. 5 above in this Deed, is the purchased property of the Bhonti Barhi son of Chulhan Barhi, through a "Deed of Registered Perpetual Patta Settlement" bearing no. 4195/1942 in Book no. I, Volume no. 48, Page no. 1 to 5 dated 15.06.1942, Registered

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at District registration office, Patna executed by Hakim Abdul Salam Son Moulvi Abdul Wahaf & Mohammad Qamrul Hoda and Mohammad Badrul Hoda and Mohammad Hasnain sons of Moulvi Shamshul Hoda, resident of Mamadpur, Barandvi pargana- Phulwari Sharif, P.s.- Danapur, District- Patna, Thereafter Bhonti Barhi died leaving behind his two sons namely Sri Ramchandra Sharma and Sri Ram Kumar Sharma as his only legal heirs. After the death of Bhonti Barahi his above named two sons inherited the aforesaid property by the right of survivorship and inheritance. Subsequently the said Ramchandra Sharma died issueless. After the death of Ramchandra Sharma his share devolved upon his another brother Sri Ram Kumar Sharma. Subsequently the Said Ram Kumar Sharma also died leaving behind his two sons namely Sri Vijay Kumar Sharma and Sri Arun Kumar Sharma as his only legal heirs. After death of Ram Kumar Sharma his above named two sons inherited the aforesaid property by the right of Survivorship and inheritance. They also got their names mutated in government records and were paying ground rent to the state of Bihar through circle Office and accordingly rent receipt was issued in their joint names. After some time a family partition took place between the above named two sons of Ram Kumar Sharma and as per the said Khangi Partition 01 Acre 27-1/8 Decimal land fell into the share of Sri Arun Kumar Sharma (Vendor). Since then the above vendor came in peaceful, actual physical, exclusive possession on the property hereby sold as the sole and absolute owner and

Arun kumar Sharma 8/1/21.

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paying Annual Rent to the Bihar Government regularly. The Rent Receipt has been issued in the name of the vendor by the Circle Officer. As such the vendor is the sole and absolute owner of the property hereby sold, fully mentioned in column no. 5 above.

AND WHEREAS the Vendor being in urgent need of money to meet other requirements and the arrangement of money is not possible until and unless the Vendor abovenamed disposes of the property fully mentioned in column no. 5 above in this Deed. With this view, the Vendor expressed his/her/their desire to transfer or sell the property and after knowing his/her/their desire, the vendee approached to the Vendor and showed her interest in the property. The vendee offered to the Vendor, the consideration money, fully mentioned in column no.4 above in this Deed. The offer of the vendee being the highest, reasonable and according to the prevailing market rate and also no body is ready to pay higher than the vendee so the Vendor accepted the offer in his/her/their good health, body and sense after considering all its pros and cons for the property without any pressure, threat and coercion.

AND WHEREAS in pursuance of the agreement and in consideration amount of ₹ **3,72,50,000/-** (Rupees Three crore seventy two lac fifty thousand) only which has been paid by the vendee to the Vendor before the execution of this Deed of Absolute Sale by way of cash/ cheque/D.D. which the Vendor has received as detailed below, the receipt of which is acknowledged herewith by the Vendor, in sound

Arun Kumar Singh
8/3/15

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state of mind and in full sense. Thus the total consideration amount stands paid to the Vendor and not a single farthing is due to be paid by the vendee to the Vendor. And the Vendor does hereby convey and transfer by way of absolute sale all his rights, titles and interests in the said property out of his free will and accord without any pressure, threat, coercion, duress or inducement or any undue influence by any person whatsoever and after fully understanding the implication of the transaction to the vendee who is put in possession of the said property to HAVE and HOLD the same absolutely for ever and now the vendee is free to utilize the property as per his choice. The Vendor assured to the vendee that he is the sole and absolute owner and has not entered into any agreement to sell with any person prior to the execution of this Deed of Absolute Sale.

Arun Kumar Sharma
8/5/15

AND now the vendee is entitled to get his name mutated in all the Government Seristas and Local Bodies or wherever necessary. The vendee is liable to pay all rents/cess/taxes/charges/ demands to the Government of Bihar or authority concerned if any in respect of the said property, more fully mentioned in column no.5 above in this Deed, after the execution & registration of sale deed, however the stamp duty & registration charges of Rs. 29,87,925/- through Che. dt. 08.05.2015 shall be paid by the Vendor/Arun Kumar Sharma only.

AND WHEREAS the Vendor has assured to the vendee that the property hereby sold is free from all kinds of charges, defects, encumbrances, liens and there is absolutely no defect in the title

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of the Vendor for conveying the same. He is the sole and absolute owner of the property hereby sold.

AND WHEREAS by virtue of this deed of absolute sale, all the rights, titles and interests in the property hereby sold, vested in the Vendor entirely and hereafter the Vendor and his heirs, assignees, successors-in-interest have no right, title and interest whatsoever in the property hereby sold or transferred nor any responsibility for the sold piece of land. The vendor once having sold will never at any time refund the consideration money to the vendee or any one if no defect in right, title, interest and possession is found in future. If any defect in right, title, interest, possession or any encumbrances is found due to which the vendee is dispossessed from the property hereby purchased or any amount becomes payable to clear the dues, the vendee shall be entitled to realise the consideration amount, and the amount paid to clear the dues with interest as admissible in the eyes of law in full or part from the any other property movable or immovable as the case may be.

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, lines, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor only of this deed shall be liable and responsible for the same.

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(8)

Mode of Payment

Ch.	Date	Name of the Bank	Amount
143452	23.03.15	IDBI Bank	41,00,000/-
143453	24.03.15	IDBI Bank	41,00,000/-
143454	25.03.15	IDBI Bank	33,00,000/-
143455	25.03.15	IDBI Bank	10,00,000/-
143471	07.05.15	IDBI Bank	40,00,000/-
143473	08.05.15	IDBI Bank	45,00,000/-
143474	08.05.15	IDBI Bank	50,00,000/-
143475	08.05.15	IDBI Bank	60,00,000/-
143477	08.05.15	IDBI Bank	48,77,500/-
TDS Payable			3,72,500/-

Total ₹ **3,72,50,000/-**

In witnesses whereof the Vendor aforesaid has put his/her/their respective signature on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above written in presence of below noted attesting witnesses who have also signed on this Deed in their presence.

Witnesses:

1.

2.

Signature of the Vendor

Signature of the Vendee

Drafted as per instructions of the parties.

Printed By:-

(Sanjeev Kumar)
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

(Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate,
'Chamber', Collectorate Bar Association,
Patna

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Sketch Map

1. **Name of the Executant (Vendor):-**

Sri Arun Kumar Sharma, son of Late Ram Kumar Sharma, resident of Bari Badlapura, P.S. Danapur, District- Patna, in the state of Bihar, Presently residing at House No. 206-C, Top Floor, Type-5, Sector-24A, Chandigarh, by Nationality Indian.

2. **Name of the Claimant (Vendee):-**

M/s Shivam Heights and Infra a partnership firm having its office at 407, Ashiana Plaza, Budha Marg, Patna 800001, through its partner **Mr. Chandan Rungta** s/o Mr. Krishna Kumar Rungta, Resident of 303/304, Ambition Residency, Exhibition Road, Patna 800001, in the state of Bihar, Indian Citizen.

3. **Description of Property hereby conveyed:-**

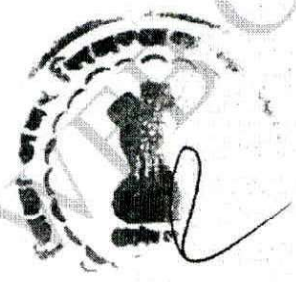
(A) Area of the Residential-cum-commercial land:- 10000 sq ft (Ten thousand square feet) equivalent to 22.9610 decimals

(B) Mauza – Nohsa, Pargana & Survey Thana –Phulwari, at present P.S Phulwarisharif, District – Patna, within the limit of out of patna municipal corporation, sub registration office PhulwariSharif, District Registration office patna Sadar, bearing Thana no. 38 (Thirty Eight), Tauzi Number 5439, Khata No 145, Cadastral Survey plot no. 297, Annual Rent Rs. 1.50 besides cess payable to the state of Bihar through circle officer Phulwarisharif vide Zamabandi Number 3299/1.

(C) Boundary:-

North:-	N.H. 98
South:-	Sri Jawahar Rai
East:-	Neej Vendor (Dr. Arun Kumar Sharma)
West:-	Sri Jagdish Singh & Ramji Singh

Arun kumar Sharma 8/5/15



Arun kumar Sharma 8/5/15

Signature of the Vendor

08/05/15

Signature of the Vendee

बैंक खाते से चालान मिलान
एवं सत्यापित किया।
8/5/15
प्रभारी लिपिक

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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. 2237000/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 2987925/-

Registration Fee

FEE PAID										
	A1	745000	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	5000	K1c	0	Mb	25
	A10	0	E	1000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
								TOTAL-		751025

LLR + Proc Fee

LLR	500
Proc.Fee	50
Total	550

Service Charge: 350

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 751925

Date: 08/05/2015

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 08th May 2015 by Arun Kumar Sharma S/O Late Ram Kumar Sharma by profession Others. Status - Executant

Arun Kumar Sharma 8/5/15

Signature/L.T.I. of Presentant **Date:08/05/2015**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Vijay Kumar Sharma' age '68' Sex 'M', 'Late Ram Kumar Sharma', resident of 'Devi Mandir,skylark Office,badalpura,khagaul,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 08/05/2015

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 99 on pages on 580 -592 , for the year 2015 and stored in CD volume No. CD-16 year 2015 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 08/05/2015

Token No. : 4721 **Year : 2015** **S.No. : 4638** **SCORE Ver.3.0** **Deed No . : 4134**

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भारत सरकार
GOVERNMENT OF INDIA



विजय कुमार शर्मा
Vijay Kumar Sharam
जन्म वर्ष / Year of Birth : 1946
पुरुष / Male

8681 0700 5198

आधार -- आम आदमी का अधिकार

Witness

विजय कुमार शर्मा

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O स्व राम कुमार शर्मा, देवी मन्दिर,स्काईलार्क ऑफिस, बड़ी बड़ल पुरा, खगौल, खगौल, पटना, बिहार, 801105

Address: S/O Late Ram Kumar Sharam, devi mandir,Skylark office, badi bada pura, Khagaul, Khagaul, Patna, Bihar, 801105

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