

**VIJAY VIHAR SAHKARI GRIH NIRMAN SAMITI LTD.
PATNA**

Regd No. 214 Pat/81

DEED OF ABSOLUTE SALE

1.	Name of Vendor	VIJAY VIHAR SAHKARI GRIH NIRMAN SAMITI LTD. PATNA Through its Chairman/Secretary Sri/Smt. <u>K. S. Prasad</u> <u>Pardip Singh</u> S.O. W/O <u>Smt. Premson Singh</u> of Village/Muhalla <u>Kanpur, Bahapur</u> P. S. <u>Digha</u> P. O. <u>Sahibpur</u> Distt. <u>Patna</u> by Nationality <u>SA</u> VENDOR.
2.	Name of Vendee	<u>Smt. Sneha Pradya Anai</u> S.O. W/O <u>LT. LT.</u> <u>R. Anai</u> of Village/Muhalla <u>Ashek</u> <u>Nagah, Road-5, P. S. Kanpur</u> P. O. <u>Kanpur</u> Distt. <u>Patna</u> by Nationality <u>Hindu</u> <u>AS</u> VENDEE.
3.	Kind of deed	DEED OF ABSOLUTE SALE
4.	Consideration Money	Total value of the Plot of Land Rs. <u>47,500/-</u> <u>Fourteen thousand five hundred only</u>
5.	Description of the Property	Tauzi No. <u>111806</u> Khata No. <u>256</u> Survey plot No. <u>16 F1</u> Society plot No. <u>H/11</u> assigned by the Samiti. Area in Sq. ft. <u>3225 Sq. ft.</u> Muhalla/Village <u>Danapur Sahibpur</u> Revenue thana No. <u>21</u> P. S. <u>Danapur</u> Distt. <u>Patna</u> within the limits and jurisdiction of P. R. D. A. and Sub-Registry Patna/ Danapur, Distt. Patna. State of Bihar. Annual Rent Rs. <u>0.50 panna</u> BOUNDARY North <u>Samiti Plot No. H/16</u> South <u>Samiti Plot No. H/14</u> East <u>Samiti Road</u> West <u>Private Land</u> DIMENSIONS North <u>43' 0"</u> <u>75' 0"</u> South <u>42' 0"</u> <u>75' 0"</u> East <u>42' 0"</u> West <u>42' 0"</u>

That the above land is recorded as agricultural land in the 7th

14/10/86

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Page Two

This deed of Absolute sale is made on this 21st day of October 198 L.A.D. between L. S. S. N. S. Ltd. through its Secretary/Chairman (herein after called the vendor/Samiti) of one part and Sri. M. S. S. N. S. Ltd. (herein after called the vendee) of other part.

AND.

WHEREAS in the ordinary course of its business and in order to provide land to its member, the society acquired by purchase land situated at INAURA District PATNA, State of Bihar.

AND WHERE AS the society got a lay out plan of the said land in to plots duly approved by the General Body of the society in their meeting held at Patna on 21.7.83 vide resolution No. 7 hereby the Chairman/The Secretary was authorised to allot the plots by lottery system to their members.

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 condition mentioned hereunder.

NOW THIS DEED WITNESS AS HEREUNDER That in consideration of the sum of Rs. 47560.00 Four Lacs Forty Seven Thousand Five Hundred & 00 Paise

already paid by the vendee member to the society the receipt where of the society hereby acknowledges, society transfer by way of absolute sale deed to the vendee member Sri. M. S. S. N. S. Ltd. free from all encumbrances, all that FREE HOLD Society Plot No. 1115 a part of Survey plot No. 1671 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 covenants here in under entered in to between the parties.

AND

NOW THIS DEED WITNESS AS HERE UNDER :—

(1) THAT the vendee shall always keep the society indemnified against all losses and payments which it may here to 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 from any authority competent to do so.

Contd. on Page 3

Page Three

(iii) THAT the vendee shall complete the building within five years from the date of registration of this deed according to such plans and specifications as may be approved by the society and the concerned authorities competent from time to time and on default thereon shall forfeit the plot of the society and would be entitled to the payment of the consideration money only.

(iv) 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.

(v) THAT except in the case of house building loans taken from any government 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.

(vi) 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.

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

(viii) THAT on matters not specifically stipulated in these presents and also in case of 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 decisions given thereon shall be final conclusive and the binding on the parties.

(ix) THAT the vendee or any member would not encroach upon any portion 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 expenses incurred from such member.

(x) THAT the vendee shall pay Rs. 100/- each year to the society payable by 31st march of every year towards incidental charges and on default the society shall be full rights to realise the same together with cost and interest from the vendee.

(xi) 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.

(xii) THAT the vendee shall ever remain bound by the terms and conditions as laid down in the byelaws of the society covenants and agreements entered in to 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 byelaws 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.

Contd. on Page 4

Handwritten notes in left margin:
Upper Division Dept. Pg. 3
3.10.86

Page Four

(xiii) THAT if at any time any sum is required for the development of the colony, the vendee member shall pay to the society or to whom it directs, the amount which may be 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 a debt to this society and would be the first charge on the plot here by transferred and building constructed thereon.

(xiv) THAT the vender 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 agrees to pay the difference that may be found payable.

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

Official stamp of Grih Nirman Samiti Ltd. Paina

WITNESSES:

(1) *Shri Hemant Kumar Sarda*
Hemant Nagar
Kauhera
Paina - 800 020

Signature of Vendor

Hemant Kumar Sarda

Secretary/Chairman

VIJAYA VIHAR SAHKARI
GRIH NIRMAN SAMITI LTD. PAINA

(II) *Hemant Suresh Singh*
Rupj Badapur
Sadarquet Ashram
Paina - 10

Shri Parthiv Patel
Signature of Vendee

Hemant Suresh Singh S/10



आदेश की म-
सूचना और
तारीख

आदेश और पदाधिकारी का हस्ताक्षर

आ-
कार-
में टिप्पण
सहित

इनकी अनुशंसा नामांतरण हेतु है। कम्प में उपस्थित व्यक्तियों ने नामांतरण पर किसी प्रकार को आपत्ति नहीं की है।

अतः प्राप्त प्रतिवेदन और अनुशंसा से सहमत होकर आवेदक पक्ष में नामांतरण की दी जाती है।

शुद्धि-पत्र दो प्रतियों में हस्ताक्षर किया। दो प्रति राजस्व अभिकर्ता को दें जो एक प्रति अनुपालन के बाद एक पक्ष में वापस कर देंगे।

लक्षापति

अंचल-अधिकारी, दानापुर

अंचल-अधिकारी
दानापुर

जि.स. 48.5.01
7/3/12

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SCOTT OF BRITAIN
PATNA SCOTT BRITAIN

ထပ်မံကူးသန်း

राजस्व थाना नम्बर- ५

प्राप्त का जरिया— (१६/८२)

तिथि 07.10.86

जमीन रक्बा

जरशमन

जमावंदी नम्बर १४४८

जमावंदी रयत का त्त

खाता

प्लोट

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निजय निहार राहरी गह
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सं पत्र कामगात नि
गमान खरीदका
वला मे ही दागान
खातिर की खरीदती
दीगामगरी-ले

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#3/2013

वज्रहृत् रत्न

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नया जमाबन्दी रयत

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Classified to be used Case

~~2012.6.14~~ 2012.6.14

गुलगाँव, मध्य

अनुसूची

शिविर

आदेश पत्रक

ता० स

जिला

सन् १९

केश का प्रकार दा० खा० बाद स०

2086/93-59

आदेश की क्रम-
संख्या और
तारीख

आदेश और पदाधिकारी का हस्ताक्षर

आदेश पर की गई कार्रवाई के बारे में टिप्पणी तारीख सहित

14/3/94

आज दिनांक 14/3/94 को सजस्य कार्य के निस्तर के प्रसंग में ग्राम थाना दानापुर (पटना) में आयोजित कैंप में श्री ~~सम्राट~~ ~~रमेश प्रसाद~~ ~~अजय~~ ~~श्री शैलेश अजय~~ ~~ग्राम अजय का 885 थाना 885 वाज~~ जिला पटना ने निम्नलिखित जमीन का नामावण हेतु आवेदन-पत्र दिया है जिसे बसीका संख्या 67494 दिनांक 31.10.86 प्रति

~~विना शर्त कि वह करारी जमीन हो~~
~~जमीन का विवरण~~
थाना जिला

मौजा	खजाना एवं थाना नं०	लोजी नं०	खाता नं०	लेसर नं०	संस्कृता	विक्रेता का नाम एवं बसीका सं०
दानापुर			825	953	3922	...

24/3/94

हल्का कमीचारी एवं अचल निरोक्षक के माध्यम से जमीन प्रविष्टि की मांग कर को उपस्थित कर
अभिलेख दिनांक 24/3/94
जांच प्रतिवेदन के अनुसार आवेदित जमीन
(1) रयती है।
(2) आवेदक के पूर्ण दखल में है।
(3) जमाबन्दी के नाम से कायम है।

Sch. XIV—F.No. 180 V

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

V

ब.प

बि०स०मु०. पटना।

फरद मालकी/फरद रैयती।

नाम रैयत मय वल्लिद्यत जमाबन्दी

वो सङ्कलन। नम्बर

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पानाउर	पानाउर	जीमली रुनेह उजाउमल
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अराजी नरादी

अराजी भावली

तफसील हिसाब लगान भावली।

अराजी नरादी	पानाउर	जीमली रुनेह उजाउमल
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजुदा सॉल को

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल- } (नकदी)	9.00				9.00	9.00
गुजारी } (भावली)	0.42				0.42	0.42
सेस	0.02				0.02	0.02
*सुद	0.02				0.02	0.02
मुतफरकात	0.02				0.02	0.02
मीजान	10.48				10.48	10.48

तफसील अदायकारी।

= 608

अदायकारी बाबत	सालाना	बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल- } (नकदी)	9.00				9.00	9.00	
गुजारी } (भावली)	0.42				0.42	0.42	
सेस	0.02				0.02	0.02	
*सुद	0.02				0.02	0.02	
मुतफरकात	0.02				0.02	0.02	
मीजान	10.48				10.48	10.48	

(1) मीजान कुल (लफजों में) — 10.48

(2) नाम देहिन्दा — 5

(3) कुल बकाया — 5

दस्खत वों तारीख अमला तहसील कनिन्दा

* खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो चुका हो) जारी किया जाता है।

23/11/16

19/11/16



VIJAY VIHAR SAHKARI GRIH NIRMAN SAMITI LTD.

PATNA

Repd No. 214 Pat/81

DEED OF ABSOLUTE SALE

1.	Name of Vendor	VIJAY VIHAR SAHKARI GRIH NIRMAN SAMITI LTD. PATNA Through its Chairman/Secretary Sri <u>Kumar Birendra Prasad Singh</u> S/o. <u>Sri Indrasen Singh</u> of Village/Muhalla <u>Kumari Bahadur</u> P. S. <u>Digha</u> P. O. <u>Sadaghat</u> District <u>Patna</u> by Nationality <u>Indian</u> as VENDOR.
2.	Name of Vendee	Sri/Smt. <u>Chhavi Prasad</u> S/o. W/o. <u>Sri</u> <u>Vijay Bhushan Prasad</u> of Village/Muhalla <u>Kumari Bahadur</u> P. S. <u>Munger</u> P. O. <u>Munger</u> Distt. <u>Munger</u> by Nationality <u>Indian</u> as VENDEE.
3.	Kind of deed	DEED OF ABSOLUTE SALE
4.	Consideration Money	Total value of the Plot of Land Rs. <u>475602.00</u> (Rupees forty seven thousand five hundred and two only)
5.	Description of the Property	Tauzi No. <u>11/826</u> Khata No. <u>256</u> Survey plot No. <u>1571</u> Society plot No. <u>H/16</u> assigned by the Samiti Area in Sq. ft. <u>3225 Sq. ft.</u> Muhalla/Village <u>Danapur Sahgaulpur</u> Revenue thana No. <u>21</u> P. S. <u>Danapur</u> Distt. <u>Patna</u> within the limits and jurisdiction of P. R. D. A. and Sub-Registry Patna/ Danapur, Distt. Patna. State of Bihar. Annual Rent Rs. <u>0.50 paise</u> BOUNDARY North <u>Plot No. H/17</u> South <u>Plot No. H/15</u> East <u>Somati Road</u> West <u>Private Land</u> DIMENSIONS North <u>75'00"</u> South <u>75'00"</u> East <u>43'00"</u> West <u>43'00"</u>

That the above land is recorded as agricultural land in the record of right and it continues to be such till today.

For Vijay Vihar Sahkari Grih Nirman Samiti Ltd.
Secretary Kumar Birendra Prasad Singh
12.11.81

This deed of Absolute sale is made on this 12th day of Nov. 1982 A. D. between V.V.S. S. S. S. Ltd. through its Secretary/Chairman (wherein after called the vendor / Samiti) of one part and Sri Madhi Chhava (herein after called the vendee) of other part.

AND,

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

— AND WHERE AS the society got a lay out plan of the said land in to plots duly approved by the General Body of the society in their meeting held at Patna on 31-7-83 vide resolution No. 7 hereby the Chairman/ The Secretary was authorised to allot the plots by lottery system to their members.

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 condition mentioned hereunder.

NOW THIS DEED WITNESS AS HEREUNDER - That in consideration of the sum of Rs 47560/- Rupees forty seven thousand five hundred sixty only: already paid by the vendee member to the society the receipt where of the society hereby acknowledges, society transfer by way of absolute sale-deed to the vendee member Sri. Mahi Chhav Prasad sp. L/O Sri V. Jay Prakash Khandel free from all encumbrances, all that FREE HOLD Society Plot No. H/16 a part of Survey plot No. 1671 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 covenants here in under entered in to between the parties.

AND

NOW THIS DEED WITNESS AS HERE UNDER :—

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Contd. on Page 3

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(vi) 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.

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

(viii) THAT on matters not specifically stipulated in these presents and also in case of any dispute, or any question arising herein after at any time between the verdee, 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 decisions given thereon shall be final conclusive and the binding on the parties

(ix) THAT the vendee or any member would not encroach upon any portion 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.

(x) THAT the vendee shall pay Ra. 100/- each year to the society payable by 31st march of every year towards incidental charges and on default the society shall be full rights to realise the same together with cost and interest from the vendee.

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(xii) THAT the vendee shall ever remain bound by the terms and conditions as laid down in the byelaws of the society covenants and agreements entered in to 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 byelaws 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.

Contd. on Page 4

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(xiv) THAT the vender 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 the original & duplicate are true and exact reproduction of each other.

WITNESSES :

- (i) Shao Basard
Vine - Medical Street
P.S. - Danapur
Distt - Patna
12/11/87

For Vijaya Grih Nirman
Samiti Ltd. Patna-1
Kumar Biranda Pratap S/o
Secretary/Chairman 12/11/87
VIJAYA VIHAR SAHKARI
GRIH NIRMAN SAMITI-LTD. PATNA

- (ii) Sharda nandan Singh
AT Hathi tola, P.O. P.S. Muner
Distt - Patna, Bihar
12/11/87

Kumar Biranda Pratap S/o
Chairman
Signature of Vendee

For Vijaya Grih Nirman
Samiti Ltd. Patna-1
Kumar Biranda Pratap S/o
12/11/87



अनुसूची १४-फारम सं० ५६२

आदेश-पत्रक

(दिएँ अभिलेख हस्तक १६४१ का निगम १२६)

शिष्टि

आदेश पत्रक

ता० से तक

जिला

से ११५२/५५-७५ ता० १६

आदेश की कम-
संख्या और
तारीख

आदेश और पदाधिकारी का हस्ताक्षर

आदेश पर की
गई आरेखाई के
बारे में टिप्पणी
तारीख सहित

१७.१०.५५

आज दिनांक १७.१०.५५ को राजस्व कार्य के निस्तर के
प्रसंग में ग्राम घाना दानापुर (पटना) में
आयोजित कैंप में श्री
श्री
ग्राम घाना जिला
ने निम्नलिखित जमीन का नामांजन हेतु आवेदन-पत्र दिया है जिसे वसीका
संख्या ६५९० दिनांक १५.११.५७ प्रति में इन्होंने
श्री विजय किशोर
घर
ग्राम घाना जिला से प्रय किया है।

जमीन विवरण

मोजा	घाना एवं घाना नं०	तोजी नं०	खाता नं०	बेसरा नं०	रकबा
११५७	२९		१५५	९६९९	३२३५

विक्रेता का नाम
एवं वसीका सं०

CND
841
9.6.05

२५.१०.५५

हस्तका कर्मचारी एवं अंचल निरीक्षक के माध्यम से जोच प्रतिवेदन की
माग करें।
अभिलेख दिनांक २५.१०.५५ को उपस्थित करें
जोच प्रतिवेदन के अनुसार आवेदित जमीन :-
(१) रैपती है।
(२) आवेदक के पूर्ण दखल में है।
(३) जमावन्दी के नाम से कायम है।

अवलंबित



(२)

आदेश को क्रम- नम्बर और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर बी. ग. कारंवाई के पारे में टिप्पणी तारीख सहित
	<p>इनकी अनुसंसा नामांजन हेतु है। केंद्र में उपस्थित व्यक्तियों ने नामांजन पर किसी प्रकार को आपत्ति नहीं की है।</p> <p>अतः प्राप्त प्रतिवेदन और अनुसंसा से सहमत होकर आवेदक पक्ष में नामांजन की दी जाती है।</p> <p>गुडि-पत्र दो प्रतियों में हस्ताक्षर किया। दो प्रति राजस्व अभिकर्ता को द जो एक प्रति अनुपालन के बाद एक पक्ष में वापस कर देंगे।</p> <p>लेखापति</p> <p>अवल-अधिकारी दानापुर</p> <p>अवल-अधिकारी दानापुर</p> <p>Certified to be true Copy</p> <p>9/6/09</p> <p>9/6/09</p>	<p>गुलजा कता</p>

(Handwritten notes in Hindi)

* खास महल का बकाया मालमुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

वि.स.मु. (राजस्व) 1-2011