

... 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.

(viii) 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.



(ix) 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 covenants 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 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 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 seal, signed, sealed and delivered by:

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

WITNESSES:

1. *Uday Kumar Singh*
5/4/88
Narwal Ghat Danapur
Patna

Signature of the Vendor.

Panchwati Sahakar Grah Nirman Samiti Ltd.
Prem Nath Singh
Secretary
5/4/88

Panchwati Sahakar Grah Nirman Samiti Ltd., Patna

2. *Bijay Kumar Singh*
Narwal Ghat Danapur
5/4/88

Signature of the Vendee.

Typed by:-
R.B. Lashri
(R.B. Lashri) Typist,
Collectorate, Patna.

From
5/4/88
5/4/88

Deed Sworn Before S. K. Danapur
 Vide No. 466/80 Dated 12/6/80
 Executive Magistrate Patna or Danapur
 Vide No. 1232 Dated 17/8/80
 Registering Officer, Danapur

429 p
 भारत सरकार के अधिनियम
 सं. 30 dated 24.4.14
 के अनुसार
 क्षेत्रीय
 नामी 2-50
 खाना 361
 विभाजन पदाधिकारी

PANCHWATI SAHKARI GRIH NIRMAL SAMITI LTD, Patna.
 Regd. No. 58/Pat (DIST)/86.

DEED OF ABSOLUTE SALE.

1. Name of the Vendor: PANCHWATI SAHKARI GRIH NIRMAL SAMITI LTD, Patna through Chairman/Secretary Shri Prem Nath Singh S/o late Gaya Prasad Singh of village/Mohalla-5 at Ashrauf P.S. Patli Patna P.O. Sadrahat Ash District Patna by Nationality Indian, as Vendor
2. Name of the Vendee: Smt. Brij Kumari Devi s/o, w/o, Shri Brij Kishore Narayan Singh of village/Mohalla BAHANION P.O. Bahanion P.S. Jagdishpur District Bhujpur by Nationality Indian, as Vendee
3. Kind of Deed: DEED OF ABSOLUTE SALE.
4. Consideration Amount: Total Value of the Plot of land Rs. 44388/- (Rupees Four thousand Three hundred eighty eight)
5. Description of the property: Tazul No. 5400 Khata no. 279 Survey no. 925 Society Plot no. 60 assigned by the Samiti area 1usq.ft. 2192 SQ. FT. Mo Village- Danapur Sahjadpur, Revenue Thana no. 21, P.S. Da District Patna within the limits and jurisdiction of P. and Sub- Registry Patna/Danapur, District Patna State of Bihar Annual Rent Rs. 0.60 paise only. That the property is out of Master Plan and recorded as agricultural land in the Record of Right and continuous be such till today.

<u>Boundary :</u>	<u>Dimensions:</u>
North : Private land.	North : 32'
South : Society Road.	South : 32'
East : Society Plot No. 59.	East : 68'
West : Society Plot No. 61	West : 60'

THIS DEED OF ABSOLUTE SALE is made on this 17th day of June 1980 A.D. Between Panchwati Sahkari Greh Nirman Samiti Ltd through its Secretary/Chairman (Whereinafter called the Vendor/Samiti) of ONE PART;

A N D

Smt. Brij Kumari Devi s/o, w/o, s/o Brij Kishore Narayan Singh (hereinafter called the Vendee) of OTHER PART.

Prem Nath Singh
 17/6/80

contn

(3)

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

(vii) That on matters not specifically stipulated in these presents and also in case dispute or any question arising hereinafter at any time between the vendee the society other member/members of the society all such matters shall be referred to the arbitral 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 and conclusive the binding on the parties.

(viii) That the vendee or any member would not encroach upon any portion of the land allotted out by the society for the purpose of road, park or other community purposes and in case 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) 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 covenants 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 of interest.

(xi) 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 to pay such demands which shall always be deemed as a debt to this society and would be a 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 cost 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 seal, signed and sealed and delivered by:

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

WITNESSES:

1. Uday Kumar Singh
Naniyat Bhat
Dausapur.
17.6.88.

Signature of Vendor.

Prasen Nath Singh
Secretary/Chairman
Panchwati Sahkari Grih Nirman Samiti Ltd., Patna

2.

Signature of the Vendee.

Typed by:-

R.N. Keshri
(R.N. Keshri), Typist,
Collectorate, Patna.

AND

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

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

AND WHEREAS on the basis of aforesaid authority the plots have been allotted 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 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. 44388/- Rupees. Four thousand (Three hundred Eighty Eight) only,

already paid by the vendee member to the society the receipt whereof the society he acknowledges, society transfer by way of absolute sale deed to the Vendee member Brij Kumari Devi s/o, w/o Sri Brij Kishore Narayan Singh. free from all encumbrances, all that free hold society Plot no. 60 of Survey Plot no. 925 as delineated on the plot of the society with all title, interest and easements existing now or accruing thereafter for the purpose of construction on its residential house subject only to the covenants herein under entered into between the parties.

AND

NOW THIS DEED WITNESS AS HEREUNDER:-

- (i) That the Vendee shall always keep the society indemnified against all losses 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 from 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 except 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 plot or building thereon or both or any part thereof to any person except to his/her heirs or assigns or to any person 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 compensation 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 heirs or assigns and all persons claiming under him/her.
- (v) That the Vendee at his/her own cost construct roads, lanes, drains, water lines and sewers in accordance with the plans duly approved in consultation with the society.

Green North Street
17/4/88

अनुसूची IV-कारम सं० ५११

In the Court of Subordinate Judge Trichinopoly
 (ध्वं अभिलेख हस्तक, १९४१ का नियम १९९)



आवेदक का नाम से तक
 जिला से सन् १९.....
 किस का प्रकार वा० खा० बाव सं० २५०/१२० सन् ४९.....

आवेदक की क्रम-संख्या और तारीख C.C. No. 21/1948 आवेदक और पदाधिकारी का हस्ताक्षर आवेदक पर की गई कार्रवाई के बारे में टिप्पणी तारीख सहित

6-3-90

आज दिनांक 6-3-90 को राजस्व कार्य के निस्तार के प्रसंग में ग्राम सगुवा थाना-दानापुर (पटना) में आयोजित कैंप में श्री श्री अशोक कुमार श्री श्री नारायण सिंह ग्राम अमलीगाँव थाना अमलीपुर (पटना) ने निम्नलिखित जमीन का नामांतरण हेतु आवेदन-पत्र दिया है जिसे इसीका सं० 4290 दि० 17-6-88 प्रति से इन्होंने श्री पंचकरी राईकांत श्री समीर सिंह पटना ग्राम थाना-दानापुर (पटना) से क्रय किया है।

जमीन विवरण

मौजा	थाना एवं थाना नं०	तोजी नं०	खाता नं०	खेसरा नं०	रकबा	बिक्रेता के नाम एवं बसीका सं०
<u>दाजपुर</u>	<u>दाजपुर</u> <u>21</u>		<u>279</u>	<u>925</u>	<u>2192</u> <u>कांठ</u>	

कैंप में उपस्थित क्षेत्रीय राजस्व कर्मचारी/पे० से० और अंचल निरीक्षक से आवेदित जमीन के सम्बन्ध में स्थानीय तौर पर और राजस्व कागजों से जांच कराई गई।

जांच प्रतिवेदन के अनुसार आवेदित जमीन :—

- (१) रेंयती है।
- (२) आवेदक के पूर्ण दखल में है।
- (३) जमाबन्दी पञ्चकरी राईकांत (समीर) के नाम से कायम है।



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

प्रपत्र-XIV ख
(देखें नियम-10)ऑनलाइन
Running Unique No.: 0415489462
(Receipt No.)

लगान रसीद

जिला:- Patna	अंचल:- Danapur
हल्का:- नगर परिषद् दानापुर	मौजा :- दानापुर
जमाबंदी सं०:- 2715	
भाग वर्तमान:- 100	मौजा/थाना सं०:- 21
पृष्ठ संख्या:- 10002	
जमाबंदी रेयत का नाम:- BRIJ KUMARI DEVI	पता:- JAGISHPUR ,
अभिभावक का नाम:- BRIJ KISHOR NARAYAN SINGH	

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
279	925	0 एकड़ 5.03 डिसमिल 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)
जमाबंदी लगान	10.00	30.00	10.00	0.00	40.00	2016-2017 से 2019-2020
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	43.50	14.50	0.00	60.00	2016-2017 से 2019-2020
कुल	24.50	73.50	24.50	0.00	100.00	2016-2017 से 2019-2020

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	30.00	10.00	40.00	2016-2017 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	43.50	14.50	60.00	2016-2017 से 2019-2020	
कुल	73.50	24.50	100.00	2016-2017 से 2019-2020	

कुल बकाया-100.00

वसूल की गयी राशि शब्दों में- One Hundred Rupees

तिथि- 17-12-2019



यह एक कम्प्यूटर जनित प्रति है।



(९)

आदेश की क्रम-संख्या और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कार्रवाई के बारे में टिप्पणी तारीख सहित
---------------------------------	--------------------------------	---

इनकी अनुशांसा नामांशण हेतु है। कैंप में उपस्थित व्यक्तियों
ने नामांशण पर किसी प्रकार की आपत्ति नहीं की है।

अतः प्राप्त प्रतिवेदन और अनुशांसा से सहमत होकर आवेदक
पक्ष में नामांशण की जाती है।

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

केलापित

अंचल अधिकारी, दानापुर

अंचल अधिकारी
दानापुर

Certified to be true Copy

S. P. Singh
Head Office

Authorised under Sec. 75 Act of 1872

1670

45603/4919

060

1652

Affidavit Sworn Before S. R. Danapur
Vide No. 1520 Dated 16.3.08
And Affidavit Sworn Before
Executive Magistrate Patna or Danapur
Vide No. 2923 Dated 16.3.08

Registering Officer, Danapur

PANCHWATI SAHKARI GRIH NIRMAN SAMITI LTD, Patna.

Regd. No. 58/Pat (DIST)/86.

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 Gaya Prasad Singh of Mohalla Sadaquat Ashram, P.S. Patliputra, P.O. Sadaquat Ashram, District Patna by Nationality Indian, as Vendor.
2. Name of the Vendee: Shri/smt. KAMESHWAR PRASAD ^{SON OF Sri Anandi Prasad} ~~SON OF~~ ^{SINHA} SCUGH of village/Mohalla Rupen P.S. (Balaut) (Sarkha) P.O. Raugarh District Saran by Nationality Indian, as Vendee.
3. Kind of Deed: DEED OF ABSOLUTE SALE.
4. Consideration: Total value of the plot of land No. 45603/ (Rupees ^{FOUR THOUSAND SIX HUNDRED THIRTY} ~~SIX HUNDRED THIRTY~~ . . .) only.
5. Description of the Property: Tauzi No. 5400 Khata no. 279 Survey Plot no. 925- Society Plot no. 58 as assigned by the Samiti area in sq. ft. 2252 Mohalla/Village Danapur Sahjadpur. Revenue Thana no. 21 P.S. Danapur. District Patna within the limits and jurisdiction of P.R.D.A. and Sub-Registry Patna/Danapur, District Patna, State of Bihar. Annual Rent Rs. 0.60 paise only. That the property is out of master plan and recorded as agricultural land in the Records of Right and continuous to be such till today.

पंचम सरकार के निवृत्तों
सं. 279 का प्लॉट नं. 2252/14
के अग्रजक मुक्त साफ
देय शुल्क
सजामी 2-50
चलवानी 1-12
3-62

BOUNDARY: ^{Just}
ON THE NORTH :- Private Land.
ON THE SOUTH :- Society Road.
ON THE EAST :- Society Plot No. 57
ON THE WEST :- Society Plot No. 59

DIMENSIONS :-
ON THE NORTH :- 33'
ON THE SOUTH :- 33'
ON THE EAST :- 68'
ON THE WEST :- 68'

THIS DEED OF ABSOLUTE SALE is made on this 16/3 day of March 1988; A.D. between Panchwati Sahkari Grih Niman Samiti Ltd, Patna through its Secretary (whereinafter called the Vendor/Samiti) of the ONE PART; AND Shri/smt. Kameshwar Prasad Scugh s/o. ~~to~~ ^{to} Sri Anandi Prasad Scugh (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 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.

Green Nath Singh
16/3/88
Samiti Ltd.

any such body of 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.

(viii) 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.

(ix) 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 bylaws of the society covenants 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 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 delay such demands which shall always be deemed as a debt to this 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 seal, signed, sealed and delivered by :

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

WITNESSES:

1. Uday Kumar Singh
Naniya/Suet
Jauapattar.
16/1/88
2. Ravindra Kumar
Alaniat Ghat Durampur
Patna
16/1/88

Panchwati Sahkari Grih Nirman Samiti Ltd.
Secretary
Signature of Vendor.

Secretary,
Panchwati Sahkari Grih Nirman Samiti Ltd., Patna.

Signature of the Vendee.

Typed by:-

R.A. Meshri
(R.A. Meshri) Typist,
Collectorate, Patna.

Panchwati Sahkari Grih Nirman Samiti Ltd.
 Secretary
 16/1/88



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

प्रपत्र-XIV ख
(देखें नियम-10)
लगान रसीद

ऑनलाइन
Running Unique No.: 0732465507
(Receipt No.)

जिला:- Patna	अंचल:- Danapur
हल्का:- नगर परिषद् दानापुर	मौजा :- दानापुर
जमाबंदी सं०:- 2244	मौजा/थाना सं०:- 21
भाग वर्तमान:- 20	
पृष्ठ संख्या:- 11691	
जमाबंदी रेयत का नाम:- कामेश्वर प्रसाद सिन्हा	पता:- RUPEN GORIYA SARAN ,
अभिभावक का नाम:- आनंदी प्रसाद सिंह	

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
279	925	0 एकड़ 5.171 डिसमिल 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)
जमाबंदी लगान	10.00	0.00	10.00	0.00	10.00	2019-2020 से 2019-2020
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	0.00	14.50	0.00	20.00	2019-2020 से 2019-2020
कुल	24.50	0.00	24.50	0.00	30.00	2019-2020 से 2019-2020

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	10.00	10.00	2019-2020 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	0.00	14.50	20.00	2019-2020 से 2019-2020	
कुल	0.00	24.50	30.00	2019-2020 से 2019-2020	

कुल बकाया-30.00

वसूल की गयी राशि शब्दों में- Thirty Rupees

तिथि- 17-12-2019



यह एक कम्प्यूटर जनित प्रति है।

1983-

49821451 43441/4100
1001.9
0-80
3 B.T. Act 280/82
Vide No. 1809 Date 30.12.82
A n Affidavit Sworn Before
Executed before Magistrate Patna of District Patna on 28.12.82
Vide No. 5672 Dated 30.12.82
Registering Officer, District Patna

1934

भारत सरकार के अधिनियम
सं. 24.4.14
के अन्तर्गत
देय शर्तक
सलाही 250
वसुलाना 172
362



PANCHWATI SAHKARI GREH NIRMAN SAMITI LTD., PATNA.

Regd. No. 58/Pat (DIST)/86.

DEED OF ABSOLUTE SALE:

1. Name of the Vendor: Panchwati Sahkari Greh Nirman Samiti Ltd., Patna through its Secretary Shri Prem Nath Singh e/o Late Gaya Prasad Singh of Mohalla Sadaquat Ashram, P.S. Patliputra, P.O. Sadaquat Ashram, District Patna by Nationality Indian, as Vendor.
2. Name of the Vendee: Smt. Kunti Devi ~~of village/ Mohalla . . .~~
Sri. Sirja Nandan Singh of village/ Mohalla . . .
Goraila P.S. Naubatpur P.O. R-B. Jainti pur.
District Patna by nationality Indian, as Vendee.
3. Kind of Deed: DEED OF ABSOLUTE SALE.
4. Consideration money: Total Value of the plot of land Rs. 45441/-
Rupees forty five thousand four hundred forty one only
5. Description of the Property: Tauzi No. 5400 Khata no. 279 Survey Plot no. 75
Society Plot no. 59 as assigned by the Samiti area
in sq.ft. 2244 Mohalla/village Danapur Sanjarpur.
Revenue Thana no. 21 P.S. Danapur. District Patna
within the limits and jurisdiction of P.R.D.A. and Sub-Registry Patna/Danapur, District Patna, State of Bihar. Annual Rent Rs. 0.80 laira only.

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

Boundary:	Dimension
North: Private land	North: 33'
South: Society Road	South: 33'
East: Society Plot No. 58	East: 68'
West: Society Plot No. 60	West: 68'

THIS DEED OF ABSOLUTE SALE is made on this 30th day of March 1983; A.D. between Panchwati Sahkari Greh Nirman Samiti Ltd., Patna through its Secretary (whereinafter called the Vendor/Samiti) of the ONE PART; AND Smt. Kunti Devi (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 Lauza Danapur Sanjarpore, District Patna, State of Bihar..

Panchwati Sahkari Greh Nirman Samiti Ltd.
Prasen Nath Singh
Secretary
30/3/83

AND WHEREAS the society got a lay out 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.

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 HEREBY UNDER- that in consideration of the sum of Rs. 45,44/- Rupees Fourty five thousand four hundred forty 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 Gmt. Poonam Kumari Devi s/o, n/o, s/o Shri Ganga Nandan Singh free from all encumbrances, all that free hold society Plot no. 59 a part of survey plot no. 925 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 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 from 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 except in the case of house building loans taken from any govt. recognised agency, body, society, Bank, M.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 or 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.

Poonam Devi
20/3/88
Sd/-
Poonam Devi
S/o, n/o, s/o
Shri Ganga Nandan Singh
Ward Sahasra Gish Nirman Samiti

contn

(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 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 decision given thereon shall be final conclusive and the binding on the parties.

(viii) 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.

(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 covenants 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 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 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 seal, signed, sealed and delivered by:

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

WITNESSES:

1. Uday Kumar Singh
Naniyasaat
Dhara Pr. Patna
30/3/88

2. Ranendra Kumar
Naniyasaat
Dhara Pr. Patna
30/3/88

Rajan Nath Singh
30/3/88
Secretary
Signature of Vendor.

Secretary,
Panchwati Sahkari Grih Nirman Samiti Ltd., Patna

Signature of the Vendee.

Typed by:

Handwritten notes: Rajan Nath Singh, 30/3/88, and other illegible scribbles.



बिहार भूमि

राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

प्रपत्र-XIV ख
(देखें नियम-10)ऑनलाइन
Running Unique No.: 0959530485
(Receipt No.)

लगान रसीद

जिला:- Patna	अंचल:- Danapur
हल्का:- नगर परिषद् दानापुर	मौजा :- दानापुर
जमाबंदी सं०:- 2247	
भाग वर्तमान:- 20	मौजा/थाना सं०:- 21
पृष्ठ संख्या:- 2247	
जमाबंदी रेयत का नाम:- PREM KUMARI DEVI	पता:- .
अभिभावक का नाम:- GIRJANANDAN SINGH	

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
279	925	0 एकड़ 5.152 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)
जमाबंदी लगान	10.00	40.00	10.00	0.00	50.00	2015-2016 से 2019-2020
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	58.00	14.50	0.00	80.00	2015-2016 से 2019-2020
कुल	24.50	98.00	24.50	0.00	130.00	2015-2016 से 2019-2020

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	40.00	10.00	50.00	2015-2016 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	58.00	14.50	80.00	2015-2016 से 2019-2020	
कुल	98.00	24.50	130.00	2015-2016 से 2019-2020	

कुल बकाया-130.00

वसूल की गयी राशि शब्दों में- One Hundred Thirty Rupees

तिथि- 17-12-2019



यह एक कम्प्यूटर जनित प्रति है।



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

प्रपत्र-XIV ख
(देखें नियम-10)ऑनलाइन
Running Unique No.: 0173612086
(Receipt No.)

लगान रसीद

जिला:- Patna	अंचल:- Danapur
हल्का:- नगर परिषद् दानापुर	मौजा :- दानापुर
जमाबंदी सं०:- 2246	
भाग वर्तमान:- 20	मौजा/थाना सं०:- 21
पृष्ठ संख्या:- 12261	
जमाबंदी रेयत का नाम:- सरस्वती सिन्हा	पता:- RUPEN GORIYA SARAN ,
अभिभावक का नाम:- K.P SINGH	

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
279	925	0 एकड़ 7.269 डिसमिल 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)
जमाबंदी लगान	10.00	0.00	10.00	0.00	10.00	2019-2020 से 2019-2020
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	0.00	14.50	0.00	20.00	2019-2020 से 2019-2020
कुल	24.50	0.00	24.50	0.00	30.00	2019-2020 से 2019-2020

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	10.00	10.00	2019-2020 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	0.00	14.50	20.00	2019-2020 से 2019-2020	
कुल	0.00	24.50	30.00	2019-2020 से 2019-2020	

कुल बकाया-30.00

वसूल की गयी राशि शब्दों में- Thirty Rupees

तिथि- 17-12-2019

*Current with payment*

यह एक कम्प्यूटर जनित प्रति है।



2011

संख्या १४-कारण सं ५६२

सिविर

आदेश-पत्रक

(देखे अभिलेख हहरक १६४१ का नियम १२६)

आदेश पत्रक नं० से तक

जिला पटना ...

केस का प्रकार या खा० वाद सं० 473/A/2010/200/ ...

आदेश की नम संख्या और तारीख 20/11/2010
 आदेश और पदाधिकारी का हस्ताक्षर [Signature]

आदेश पत्रक की गई कार्रवाई के बारे में टिप्पणी तारीख सहित

५-6-2010

आज दिनांक को राजस्व कार्यों के निरस्तार के प्रसंग में प्राप्त धाना दानापुर (पटना) में आयोजित कम्प में श्री मती सारस्वती निक्षि बद्ध श्री ५० जी निक्षि प्राप्त कपड़े धाना झवरा जिला पटना ने निम्नलिखित जमीन का नामांकन हेतु आवेदन पत्र दिया है जिसे बसीका संख्या ५६२ दिनांक २१.१.९९ प्रति से उन्होंने श्री पंचवटी लखनवा बद्ध सहित उमराय सिंह निरा जमा हुआ है किट प्राप्त सहायक प्रभु धाना पाटली जिला पटना के क्रय किया है

Handwritten notes and signatures on the left margin.

जमीन विवरण

सौदा	धाना एवं धाना न०	तोजी न०	खाता न०	खेसरा न०	रुकवा
<u>कानाडी</u>	<u>२९</u>		<u>२५४</u>	<u>१२५</u>	<u>२५७</u>

28/11/2010

हहरक कर्मचारी एवं अंचल निरीक्षक के माध्यम से जांच प्रतिवेदन की मांग करें। आम गटाल 473/A/2010/200/ अभिलेख दिनांक 20/11/2010 को उपस्थित करें। जांच प्रतिवेदन के अनुसार आवेदित जमीन। - [Signature] अंचल अधिकारी

- १) देयती है।
- २) आवेदक के पूर्ण प्रत्यक्ष में है।
- ३) जमापानी हाथ में

के माग से कायम है।

Handwritten signature at the bottom.



आदेश की क्रम संख्या और तारीख

आदेश और पदाधिकारी का हस्ताक्षर

आदेश पर कोई कार्यवाई के बारे में रिप्लाय तारीख सहित

इसकी अनुमति नामांजन हेतु है। कम्प में उपस्थित व्यक्तियों ने नामांजन पर किसी प्रकार की आपत्ति नहीं की है।

अतः प्राप्त प्रतिवेदन और अनुमति से सहमत होकर आवेदक पत्र में नामांजन

प्रमाणित है।

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

लेखापति

अंचल अधिकारी

Handwritten signature and scribbles

Certified to be true Copy

Head Clerk. 22/1/2020
Authorized under Sec. 26 Act of 1978

Handwritten note: आदेश पर कार्यवाई



Handwritten signature

दाखिल खारिज प्रतिवेदन

मु० क्रमांक नम्बर— 473A
 ग्राम— कनकपुर
 मु० में जमीन रकबा 299 वर्ग/र
 जयसमन

साल— 2000-2001
 केवाला— 587

हुल्का नम्बर— 1
 राजस्व थाना नम्बर— 2
 प्राप्त का जरिया— खरीदगी
 तिथि 21.11.07

अंचल— दानापुर
 जिला— पटना

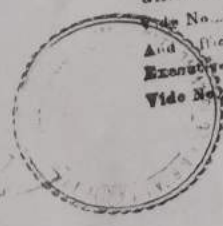
जमाबंदी रयत का नाम	खाता	प्लॉट	रकबा	लगान	जमाबंदी नम्बर <u>299</u>
<p><u>श्रीमान श्री राजेश्वर शेट्टी</u> <u>श्रीमान श्री राजेश्वर शेट्टी</u> <u>दाखिल खारिज</u></p>	<p><u>230</u> <u>231</u> <u>232</u> <u>233</u> <u>234</u> <u>235</u></p>	<p><u>1B</u> <u>1C</u> <u>1D</u> <u>1E</u> <u>1F</u> <u>1G</u></p>	<p><u>2.00</u></p>	<p><u>80.00</u></p>	<p>अ. नं० <u>कनकपुर</u> <u>जिला</u> <u>प्रकाशित जमीन खेती में</u> <u>जमाबंदी खारिज के नाम में</u> <u>है। जमीन के लगे हुए</u> <u>खेती में है।</u> <u>दाखिल - खारिज की</u> <u>खरीदगी दिया जा सकता है।</u></p>
बचा हुआ रकबा					
नया जमाबंदी रयत	खाता	प्लॉट	रकबा	लगान	
<p><u>श्रीमान श्री राजेश्वर शेट्टी</u> <u>श्रीमान श्री राजेश्वर शेट्टी</u> <u>दाखिल खारिज</u></p>	<p><u>230</u></p>	<p><u>1B</u></p>	<p><u>2.00</u></p>	<p><u>80.00</u></p>	

Handwritten signature

Certified to be true Copy
श्रीमान श्री राजेश्वर शेट्टी
 Date: 21/11/2007
 Authorized under Sec. 40 of Act of 1873

1671

45947/85 4145 1653



affidavit sworn before N. H. Dasgupta
Date No. 1581 Dated 16.3.86
And Affidavit sworn before
Executive Magistrate Patna or Danapur
Vide No. 2924 Dated 16.3.86

Registering Officer, Danapur

PANCHWATI SAHKARI GRIH NIRMAL SAMITI LTD, Patna.
Regd. No. 58/Pat (List)/86.

भारत सरकार के
सं. 27
के अंतर्गत
देय मुल
सलामी 2-1/2
तलबाना 362

DEED OF ABSOLUTE SALE.

- Name of the Vendor: PANCHWATI SAHKARI GRIH NIRMAL SAMITI LTD, Patna through its Secretary Shri Prem Nath Singh s/o Late Gaya Prasad Singh of Mohalla Sadaquat Ashran, P.S. Patliputra, P.O. Sadaquat Ashran, District Patna by Nationality Indian, as Vendor.
- Name of the Vendee: Shri/Smt. SARASWATI SINHA s/o, w/o, s/o Sri K.P. Singh of village Mohalla Rupem P.S. (Basant) Patliputra, District Saran by Nationality Indian, as Vendee.
- Kind of Deed: DEED OF ABSOLUTE SALE.
- Consideration: Total value of the Plot of land No. 45947/25. (Rupees Forty Five Thousand Nine Hundred Sixty Seven & Paise Twenty five only.)
- Description of the property: Tauzi No. 5400 Khata no. 279 Survey Plot no. 925 Society Plot no. 57 as assigned by the Samiti area in sq.ft. 2269 Mohalla/Village Danapur Sahjaspur Revenue Thana no. 21 P.S. Danapur District Patna within the limits and jurisdiction of P.R.D.A. and Sub-Registry Patna/Danapur, District Patna, State of Bihar. annual rent Rs. 0-6-0 Paise only. That the property is out of Master plan and recorded as agricultural land in the records of Right and continuous to be sush till today.

Boundary:

North : Private land.
South : Society Road.
East : Society land.
West : Society Plot no. 58

Dimensions

North : 33'
South : 33'
East : 69'
West : 68'

THIS DEED OF ABSOLUTE SALE is made on this 16th day of March 1968;

A.D. between Panchwati Sahkari Grih Nirmal Samiti Ltd, Patna through its Secretary (whereinafter called the Vendor/Samiti) of the ONE PART;

AND

Sri Smt. Saraswati Singh s/o, w/o, s/o Sri K.P. Singh (hereinafter called the Vendee) of the OTHER PART.

AND

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 Sahjaspore District Patna, State of Bihar.

AND WHEREAS, the society got a lay out 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.

AND WHEREAS on the basis of aforesaid authority the plots have been allotted

Panchwati Sahkari Grih Nirmal Samiti Ltd.

Prem Nath Singh
Secretary
16/3/68

contd.....

(2)

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 HERUNDER- that in consideration of the sum of Rs. 45,947/- Rs. Rupees forty five thousand nine hundred forty seven 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 Smt. Saraswati Saini to, w/o, to Sri K. P. Saini free from all encumbrances, all that free hold society Plot no. 57 a part of Survey Plot no. 925 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 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 except 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 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 decision given thereon shall be final conclusive and the binding on the parties.

contd....p/3.

Registered at Saharanpur, U.P. on 10/3/2000

Sarm Nait
10/3/2000

(viii) 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.

(ix) 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 & conditions as laid down in the byelaws of the society covenants 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 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 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 seal, signed, sealed and delivered by:

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

WITNESSES:

1. *Uday Kumar Singh*
Nanjayehat
Danapur Patna,
16/3/88

2. *Ravindra Kumar*
Narial Ghat
Danapur Patna,
16/3/88

Poon Nath Singh
Secy
16/3/88

Panchwati Sahkari Grih Nirman Samiti Ltd.
Signature of the Vendor.

Secretary,
Panchwati Sahkari Grih Nirman Samiti Ltd., Patna.

Signature of the Vendee.

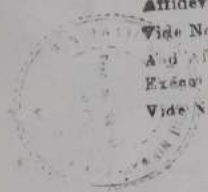
Poon Nath Singh
Secretary
16/3/88
Panchwati Sahkari Grih Nirman Samiti Ltd.

Typed by:-

R.B. Keshri
(R.B. Keshri) Typist,
Collectorate, Patna.

596 from 18/6/42 41714

58)



Affidavit Sworn Before S. B. D. ...
Vide No. 454 Dated 24/4/44
And Affidavit Sworn Before ...
Executed at Patna ...
Vide No. 1298 Dated 20/8/44

पंचवती ग्राम निर्माण समिति
के अधिवक्ता
Dated 24/4/44
के अग्रज ...
2-50
1/12
362

Registering Office, Danapur
PANCHWATI SANKARI GRAM NIRMAN SAMITI LTD, PATNA
Regn. No. 58/Pat (L.I.S.)/86.

DEED OF ABSOLUTE SALE

1. Name of the Vendor : Panchwati Sankari Gram Nirman Samiti Ltd., Patna through its Secretary Sri Prem Nath Singh s/o Late Gaya Prasad Singh of Manalla Bahaquat Ashrafi, P.S. Tatliputra, P.O. Bahaquat Ashrafi, District Patna by Nationality Indian, as vendor.
2. Name of the Vendee : Smt. Saraswati Sinha s/o, w/o, s/o Sri K. P. Sinha of Manalla/village Rupen P.S. Aulay Nagar P.O. Ramagorha District Saran (via Bahaquat) by Nationality Indian, as vendee.
3. Kind of Deed : DEED OF ABSOLUTE SALE
4. Consideration : Total value of the plot of land Rs. 18164/- 95 (Rupees Eighteen thousand one hundred sixty four and 95/100 (Twenty five) only.)
5. Description of the property : Tauzi No. 5700 Khata No. 279 survey Plot No. 925 Society Plot No. 57(A) as assigned by the Samiti area in sq. ft. 897 sq. ft. Manalla/village Danapur Sahjadpur Revenue Thana no. 21 P.S. Danapur District Patna within the limits and jurisdiction of P.R.D.A. and Sub-Registry Patna/Danapur, District Patna, State of Bihar, Annual Rent Rs. 0-50 paise. That the property is out of master plan & recorded as agricultural land in the Records of Rights & continuous to be such till today.

Prem Nath Singh
s/o

<u>Boundary</u>	<u>Dimension</u>
North Private land	North 91'-0"
South Society Road	South 17'-0"
East Survey Road	East 69'-0"
West Society Plot No. 57	West 69'-0"

THIS DEED OF ABSOLUTE SALE is made on this 21st day of Jan 1986; A.D. between Panchwati Sankari Gram Nirman Samiti Ltd., Patna through its Secretary (whereinafter called the vendor/Samiti) of the ONE PART;

A N D

Srimati Saraswati Sinha s/o, w/o, s/o Sri K. P. Sinha (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 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.

AND WHEREAS on the basis of aforesaid authority the plots have been

(2)

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. 18164/- 25 (Eighteen thousand one hundred sixty four and Paise Twenty five) 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 Sarimati Sarojasati Sinha s/o. W/o, s/o Sri K. P. Sinha free from all encumbrances, all that free hold society plot no. 57(A) a part of survey plot no. 925 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 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 except 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, 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 over it quite neat and clean and in proper conditions.
- (vii) 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

Person Name Sarojasati Sinha
21/1/88

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.

(viii) 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.

(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 covenants 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 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 to pay such demands which shall always be deemed as a debt to this society and would be the first charge on the plot hereby transferred and building constructed thereon.

(xii) That the vendor reserves to itself the right to re-calculate 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 seal, signed, sealed and delivered by:

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

WITNESSES:

1. Sanjay Kumar
21/1/89
of Manial ghat Danapur Patna.

2. Ravindra Kumar
Manial ghat Danapur
Patna: 21/1/89

Signature of the vendor.

Beon Nath Singh
21/1/89
Secretary,
Panchwati Sahkari Grih Nirman Samiti Ltd.,
Patna.

Signature of the vendee.

Typed by
Mukul Kumar

(M. Kumar)
Danapur.

Beon Nath Singh
21/1/89