Land Docum

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

बिहार BIHAR

F 161018

बिहार सरकार

अवर निबंधन कार्यालय, दानापुर

दिनांक 09/11/2010 को Sanjay Kumar(Agn) द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रु० 329960/- मुद्रांक शुल्क एवं रु० 83495/- निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित है । इसे दस्तावेज संo 9209 के रूप में पुस्तक संo 1 की जिल्द संo 136 के पृष्ठ संo 519 से 533 तक CD 21 में आज निबंधित एवं कुल 15 पृष्ठों में संधारित किया गया ।

(Niraj Kumar)
निबंधन पदाधिकारी

Date : 09/11/2010 Token No.- 11612 / Year 2010

DEED OF ABSOLUTE SALE

1. NAME OF THE VENDOR:-

SRI SANJAY KUMAR son of Sri Rameshwar Prasad Sinha, resident of Saguna, P.S. and P.O. Danapur, District

निबंधन पर रोक संबंधी सूचना
के विज्ञापन नहीं पाया ।

Serial No : 11387
Token No : 11612

Deed No : 9209
of 2010

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Lit
In Favour of	*Shailendra Singh* Shailendra Singh 9/11/2010 Signature of Party						
Presented by Self	*Sanjay Kumar(Agn)* 9-11-10 Signature of Party						
Executed by	*Sanjay Kumar(Agn)* Signature of Party						
Executed by	*Sayeed Md. Gulab(Po)* Signature of Party						
Executed by	*Md: Mustaque(Po)* Signature of Party						
Executed by	*Md. Reyajuddin(Po)* Signature of Party						
Executed by	*Md. Sohrab(Po)* Signature of Party						
Executed by	*Md. Gyasuddin(Po)* Signature of Party						

अंदर मो0---------- शब्दों में (रू0----------) मात्र

चतुर्थ प्रति

(जमाकर्त्ता हेतु)

(4)

बिहार सरकार

निबंधन विभाग

गैर मानक

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

1. पक्षकार का नाम पता-साई कृपा रियल इस्टेट प्रा0 लि0

(जिसकी ओर से जमा किया जा रहा है)----------

2. दस्तावेज का प्रकार----------

3. निबंधन कार्यालय----------

4. बैंक का नाम एवं शाखा----------

5. भुगतान की जानेवाली राशी का विवरण :

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
स्टाम्प शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष -103- दस्तावेजों पर स्टाम्प शुल्क लगाना उप शीर्ष 0001 सकल प्राप्तियाँ प्राथमिक इकाई -75 49 सकल प्राप्तियाँ विपत्र कोड -R0030021030001, A/c No.-10963226587		
निबंधन शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष -03 पंजीकरण शुल्क, लघु शीर्ष -104- दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष -0001, प्राथमिक इकाई 75 49 सकल प्राप्तियाँ विपत्र कोड - R0030031040001, A/c No.-10963226576		
भूस्वामी शुल्क-मुख्य शीर्ष -0029- भू राजस्व लघु शीर्ष -800- अन्य प्राप्तियाँ-उप शीर्ष -0006- अन्य मदें - प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड- R0029008000006, A/c No.-10963226598		

भुगतान का माध्यम : नगद/ चेक/ ड्राफ्ट कुल योग

कुल राशि शब्दों में ----------

स्थान-दानापुर

तारीख-9/11/10

* चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

* चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी

जमाकर्त्ता का नाम एवं हस्ताक्षर

FOR USE OF THE BANK

स्क्रॉल नं0 ----------तारीख ----------उपर्युक्त कालम संख्या 05 में दिये गए विवरण के अनुसार रू0 ----------/ शब्दों में---------- रूपये प्राप्त किया

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु सर्विस चार्ज * जमा करने का विवरण

एस्को लेखा सं0 . A/c No. 30978446198

जमा करने की तिथि :

बैंक स्क्रॉल सं0: ----------

* (दस्तावेज के पृष्ठ की संख्या +2)X रू0 25/-

बैंक की प्राप्ति एवं मुहर

9631, DANAPUR BR.(01254)
OM PRAKASH
ID No. 378161

9 NOV 2010

10001

अंदर मो0---------- शब्दों में (---------) मात्र

पंचम प्रति

(बैंक हेतु)

बिहार सरकार

निबंधन विभाग

(5)

गैर मानक

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

1. पक्षकार का नाम /पता- साई कृपा रियल इस्टेट प्रा0 लि0 पटना
   (जिसकी ओर से जमा किया जा रहा है)----------
2. दस्तावेज का प्रकार---------- बय
3. निबंधन कार्यालय---------- दानापुर
4. बैंक का नाम एवं शाखा----------
5. भुगतान की जानेवाली राशी का विवरण : S.B.I दानापुर

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
स्टाम्प शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष -103- दस्तावेजों पर स्टाम्प शुल्क लगाना उप शीर्ष 0001 सकल प्राप्तियाँ प्राथमिक इकाई -75 49 सकल प्राप्तियाँ विपत्र कोड -R0030021030001, A/c No.-10963226587	328960	328960
निबंधन शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष -03 पंजीकरण शुल्क, लघु शीर्ष -104- दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष -0001, प्राथमिक इकाई 75 49 सकल प्राप्तियाँ विपत्र कोर्ड - R0030031040001, A/c No.-10963226576	82500 45	82545
भूस्वामी शुल्क-मुख्य शीर्ष -0029- भू राजस्व लघु शीर्ष -800- अन्य प्राप्तियाँ-उप शीर्ष -0006- अन्य मदें - प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड- R0029008000006, A/c No.-10963226598	500 50	550

HDFC Bank, Boring road patna- Branch. Cr No. 4110159 Amount Rs. 412355, Date- 19-10-10

भुगतान का माध्यम : नगद/ चेक/ ड्राफ्ट कुल योग 412055-

कुल राशि शब्दों में ---------

स्थान---------

तारीख---------

20/10/10

* चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

* चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी

For SAI KRIPA REAL ESTATE (P) LTD.

Director

जमाकर्त्ता का नाम एवं हस्ताक्षर

FOR USE OF THE BANK

स्क्रॉल नं0 ---------- तारीख ---------- उपर्युक्त कालम संख्या **05** में दिये गए विवरण के अनुसार रू0 ---------/ शब्दों में---------

रूपये प्राप्त किया

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु सर्विस चार्ज * जमा करने का विवरण

एस्को लेखा सं0 : A/c No. 30978446198

जमा करने की तिथि :

बैंक स्क्रॉल सं0: ----------

* (दस्तावेज के पृष्ठ की संख्या +2) X रू0 2 = 300

412055

412355

बैंक की प्राप्ति एवं मुहर

Patna , Indian Citizen , hereinafter referred to as the **ATTORNEY** for **Sayeed Md. Gulab , Md. Mustaque , Md. Reyajuddin , Md. Sohrab and Md. Gyasuddin** sons of Late Md. Nawab , resident of Darabi Lane Danapur , P.S. and P.O. Danapur Cantt. District Patna , presently residing at ~~House No. 18/182 , Raja Bazar , Nadeshwar Cantt. , Varanasi~~ (U.P.) , Indian Citizen. , hereinafter referred to as the **VENDORS** , which expression shall unless excluded by or repugnant to the context mean and include their successors , legal heirs and assigns of the **ONE PART** through Deed of Power of Attorney duly executed on 04-08-2010 by the ~~Vendors which has been~~ registered at the Office of Sub Registrar Danapur bearing its Deed No. 1525 , Book No. IV , Vol. No. 18 , Page No. 321 to 328 , CD 3 of 2010.

2. NAME OF THE VENDEE:-

SAI KIRPA REAL ESTATE PVT. LTD. Mitra Compound , Boring Road , P.S. Kotwali , District Patna , through its Director **SRI SHAILENDRA SINGH** son of Late Awadhesh Kumar Singh , resident of Mitra Compound ~~Boring Road , P.S. Kotwali~~ District Patna , Indian Citizen , (hereinafter referred to as **SECOND PARTY/ PURCHASER** , which expression shall unless repugnant to the context ~~shall include his heirs , executors~~ , administrators and assigns) of the **OTHER PART**.

3-NATURE OF DEED:-

DEED OF ABSOLUTE SALE.

4-CONSIDERATION:-

Rs.41,24,500/- (Rupees Forty One Lac Twenty Four Thousand Five Hundred) Only.

5-DESCRIPTION OF THE PROPERTY:-

All That piece and parcel of residential Land measuring an area (13 Kathas) Thirteen Kathas more of less, appertaining to Tauzi No. 5276 (Five Thousand Two Hundred Seventy Six), Khata No. 197 (One Hundred Seven) in Survey Thana No. 36 (Thirty Six) and bearing Survey Plot No.7 (Seven) Part, situated at Mauja **Mustafapur**, Pargana Phulwari, Survey Thana and Sub Registry Danapur, Sadar Registry and District Patna, Annual rent Rs. 2/- Only Payable to the Govt. of Bihar, through the Circle Officer Danapur, Patna and bounded as follows:-

BOUNDARY

North:- Survey Bandh and Survey Plot No.6

South:- Survey Plot No. 8 and 9

East:- Part Plot No. 7

West:- Bandh

That the above land is in residential zone and situated at link Road and out of Khas Mahal of Govt. of Bihar.

RECITALS

WHEREAS, the property being conveyed and being fully detailed and described in column - 5 above has been purchased by Bibi Amana Khatoon wife Md. Nawab out of her own personal fund through Deed of Sale duly executed on 23-01-1974 from Sri Mangal Deo Singh son of Late Ram Autar Singh, self and as guardian for his minor son Sri Arjun Singh and Sri Naurangi Singh, resident of Mustafapur, P.S. Danapur, District Patna, which has been in Book No. I, Vol. No. 12, Page No. 59 to 63, Deed No. 446 at the office of Sub Registrar, Danapur, Patna and since date of above purchase Bibi Amana Khatoon became the owner of property purchased by her. Later on Bibi Amana Khatoon expired leaving behind her five sons namely **Sayeed Md. Gulab, Md. Mustaque, Md. Reyajuddin, Md. Sohrab and Md. Gyasuddin**, hereinafter to as the **LAND OWNERS**, as her legal heirs of the property acquired and purchased by her. And after death of their mother the Principal owner became absolute owner of the property purchased by their mother and since date of death of their mother the Land Owners are exercising their right title and interest over the same. And the name of Principal owners are duly mutated under Zamabandi No. 2452 and the Vendors continued to make payment of rent of the said land to the State of Bihar and against payment of rent Rent Receipts are being granted in their favour.

AND WHEREAS the Vendors are in urgent need and dire necessity of money to purchase other beneficial property and to meet other important

necessities and unless the said property is sold by the Vendors , there is no other way to arrange the money. Accordingly the Vendors proclaimed to sell the said property , detailed in column - 5 above through their appointed Attorney and the vendee became ready to purchase the same. The Vendee offered Rs.41,24,500/- (Rupees Forty One Lac Twenty Four Thousand Five Hundred) only as a full and final consideration for the said land and the Vendors finding the same to be just, fair , reasonable and highest out of the prices offered considering the prevailing market value of the land accepted his offer. Accordingly the Vendors agreed to sell and Vendee agreed to purchase the said land for a total consideration of Rs. 41,24,500/- (Rupees Forty One Lac Twenty Four Thousand Five Hundred) and the Vendors has instructed their Attorney Sri Sanjay Kumar to execute the sale deed in the name of Vendee.

9-11-2010

NOW THIS INDENTURE WITNESSES that in pursuance of the agreement for sale between the parties and in consideration of the sum of Rs.41,24,500/- (Rupees Forty One Lac Twenty Four Thousand Five Hundred) only paid by Vendee to the Vendors on different dates through different cheques , receipt of which the Vendors do hereby acknowledge , the said Vendor as beneficial owner does hereby grant , convey , transfer , assign and assure unto the said Vendee free from all encumbrances the said property which is fully described in column 5 above. The payment of the entire consideration money has been admitted by the Vendors and the said Vendors as beneficial owner do hereby grant , convey , sell , transfer , assign and assure unto and to the use of the said **SAI KIRPA REAL ESTATE PVT. LTD.** , through it's Director **SRI SHAILENDRA SINGH** , the

Vendee / purchaser free from all encumbrances **All that** land with appurtenances belonging with compound thereto , situated at Mauja **Mustafapur** , Pargana Phulwari , Patna along with liberties , privileges easements and appurtenances whatsoever to the said premises belonging or in any way , appertaining or held or occupied therewith which is fully detailed and described in column - 5 above , being held and occupied by the Vendors.

That whatsoever the right , title and interest the said Vendors has got in the property sold , conveyed and transferred hereby is forthwith passes and vest in the Vendee and the said Vendee has been put in peaceful possession of the property hereby sold , conveyed and transferred to him with the description of the property conveyed and given in col. No. 5 of this Sale Deed.

That the Vendee shall hold , possess , occupy , use and enjoy the property sold , conveyed and transferred hereby to him as full and absolute owner in any manner according to his wishes witiout any hinderances , obstructions , interruptions , claim or demand being made from or by the Vendors or any person or persons claiming through under the said Vendors , the Vendee shall further be entitled to use the property hereby sold , conveyed and transferred to him in any manner as the said Vendee shall like either by selling , mortgaging leasing or otherwise as the said Vendee shall consider himself proper to do so.

That the Vendee shall secure mutation of his name over the property sold, conveyed and transferred hereby to him in place of the name of the said Vendors in the Office of the Circle Officer or in any such office or department

, wherever it is so required , at his own cost and shall pay and deposit the proportionate rent whereof on the valuation imposed or levied by the Authority concerned.

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

That the Vendors have declared that they have a clear and marketable title of the Premises free from all kinds of encumbrances claims or third party rights whatsoever , such as prior sale , mortgage , gifts , will , lease , litigation license , tenancy , it's lis pendens and disputes , stay orders , acquisition , charges liens , lease , loan , security and such other encumbrances and if proved otherwise , then the Vendors shall be liable and responsible to indemnify all the losses / damages thus suffered by the Vendee. And Whereas no part of the land comprised in the said premises comes within the perview of Urban Land Ceiling Act. 1976

That the Vendors has paid all taxes , ceases , dues , duties , maintenance charges and outgoings till date and there are no arrears, The Vendors shall bear and pay all out goings namely Municipal Taxes , electricity and water charges , maintenance charges and all other such charges in respect of the Premises till the date of the Sale Deed and , thereafter , the same shall be borne by the Vendee.

That no tax or other liability is payable by the Vendors , which could effect or prejudice the ownership right of the Vendee to the Premises. The Vendors agree to indemnify and keep the Vendee indemnified for all or any loss , damage , cost or expense that the Vendee may suffer because of any tax claim or demand in breach of their representation.

That the Vendors assures and represents that there in no subsisting agreement for sale in respect of the Premises and the Premises has not been disposed of or transferred to any other person or persons under any gift, will exchange or any other arrangement etc.

That the Vendors represents and warrants that the Premises have not been mortgaged with any Bank or Financial Institution and the Premises is free from all encumbrances.

That the Vendors represents that there is no tenancy created in the Premises till the date of Sale Deed.

That the Vendors represents to the Vendee that there is no order of attachment by the Income Tax authorities or by any Revenue Authority or any other Authority or any notice of acquisition / requisition has been received in respect of the Premises.

That the Vendors undertake that except the Vendors nobody else has any right , title or interest , claim or demand whatsoever or howsoever in respect of the Premises and the Vendors have full authority and power to sell

transfer and dispose off the Premises in favour of the Vendee and receive the Sale Consideration.

That the Vendors agree that there is no legal impediment or bar within the knowledge of the Vendors whereby the Vendors can be prevented from obtaining any permission and approvals to transfer the Premises in favour of the Vendee.

That the Vendors represents that the right, title and interest in the Premises have been conclusively transferred in favour of the Vendee against the Sale Consideration received by the Vendors and same shall not be chailenged by the Vendors in any proceedings and the Vendors shall not claim any right or title in the Premises.

AND ALL THE estate , right , title , interest , claim and demand whatsoever of the Vendor into or upon the same and every part thereof in law and equity **TO ENTER AND TO HAVE HOLD OWN AND POSSESS** the same unto and to the use of the Purchaser / Vendee , it's successor in interest , executors , administrators , representatives and assigns absolutely and for ever together with document and other evidences of Title and the Vendors do hereby covenant with the Vendee , it's successor -in - interest , executors , administrators , representatives and assigns that notwithstanding any acts , deeds or things heretofore done , executed or knowingly suffered to the contrary the Vendors is now lawfully seized and possessed of the said property free from encumbrances , attachments or defects in title whatsoever and that the Vendors have full power and absolute authority to sell the said

property in manner aforesaid. And the Purchaser / Vendee shall hereafter peaceably and quietly hold , possess and enjoy the said property without any claim or demand whatsoever from the Vendors or any person claiming through or under him. And further that the Vendors their heirs , executors , administrators or assigns , covenant with the Purchaser / Vendee it's successors in interest , executors , administrators , representatives and assigns to save harmless , indemnify and keep indemnified the Purchaser / Vendee it's successor in interest , executors , administrators , representatives and assigns from or against all encumbrances , charges and equities whatsoever. And the Vendors their heirs in administrators or assigns further covenants that they at the request and cost of the Purchaser / Vendee it's successors in interest , executors , administrators , representatives and assigns do or execute or cause to be done or executed all such lawful acts , deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of the deed.

सह दिवाणी न्यायाधीश

IN WITNESS WHEREOF the parties have put their respective signatures and hand hereto on this 5th day of November 2010.

WITNESS:

1- Signature of the Vendor / Seller

9-11-2010

2- 9-11-2010

Signature of Vendee / Purchaser 9/11/2010

DRAFTED BY:-

Ravindra Kumar

Nariagar

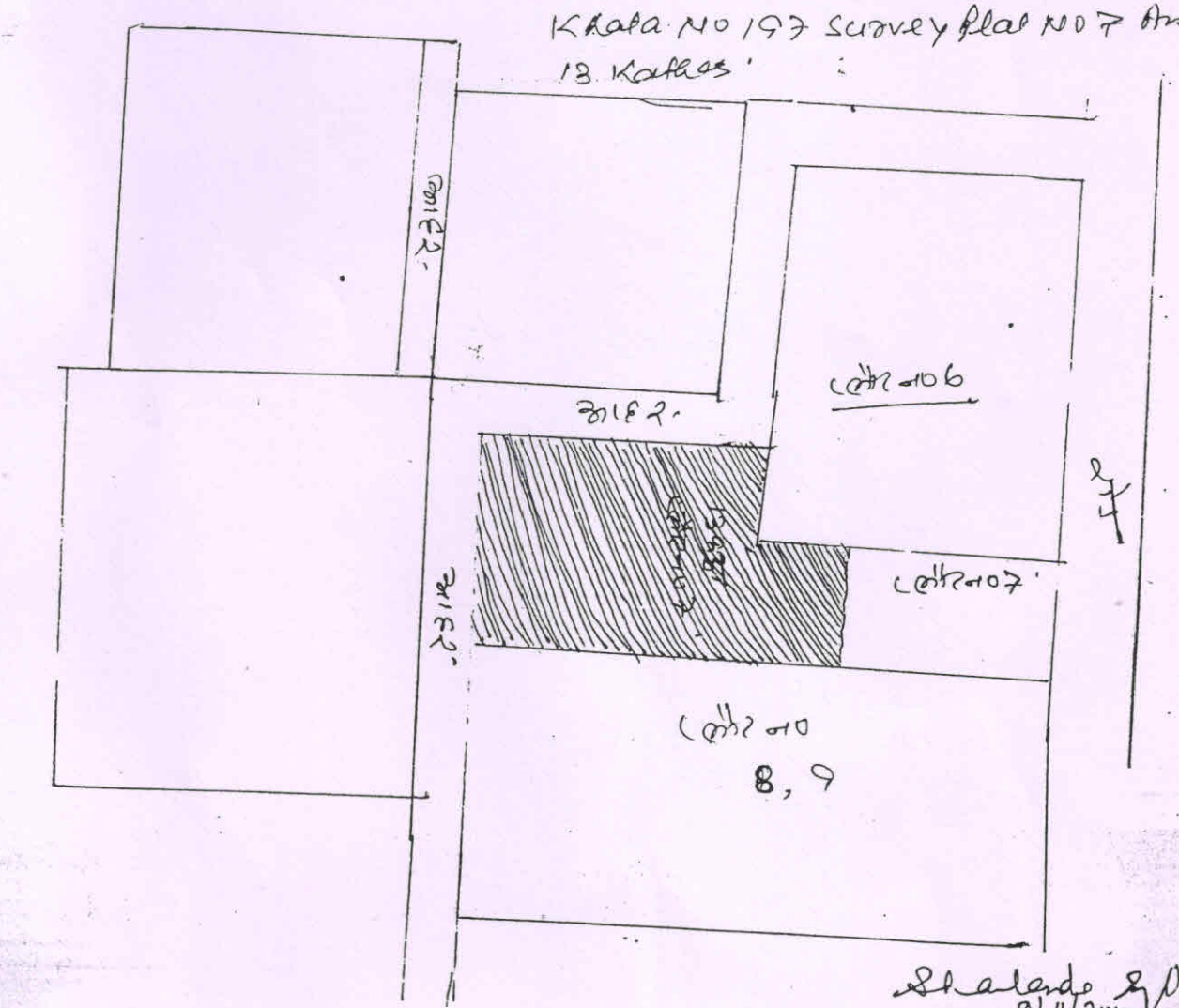
Darabar Patna

L.N 2561/2

VENDER SANJAY KUMAR Son of Sri Rameshwar Prasad Singh resident of Saguna P.S Danapur District Patna.

VENDEE :. SAI KIRPA REAL ESTATE PVT LTD. Mitra. Compound Boring Road P.S Kotwali Dist Patna Through its Director Sri Shailendra Singh S/o late Awadhesh Kumar Singh. resident Mitra Compound Boring Road P.S Kotwali Dist Patna

PROPERTY :. Mauza Mustafabad P.S Danapur Dist Patna Tauzi No 05276 Thana No 36 Khata No 197 Survey Plot No 7 Area. 13 Kathas :



VENDER.

9-11-10

Shailendra Singh
VENDEE 9/11/2010

Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 : 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. 241470
Addl. Stamp duty paid under RDA/Municipal Act Rs. 82490
(Paid Rs. 1000/- *by N.J. Stamp Paper and* Rs. 412455/- *through Bank Challan.)*

FEE PAID									
A1	82500	C	0	H1b	0	Ka1	0	Lii	0	LLR	500	Total Fee
A8	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	50	83495
A9	0	DD	0	I	0	K1c	0	Mb	0			
A10	0	E	0	J1	0	K2	0	Na	45			
B	0	H1a	0	J2	0	Li	0	Scan	400			

Date : **09/11/2010**

Registering Officer
Danapur

Endorsement under section 52

Presented for registration at **Registry Office, Danapur** *on* **Tuesday, 09th November 2010** *at the* **Sub** *by* **Sanjay Kumar(Agn)** *(Executant)* **Rameshwar Prasad Sinha**

by profession **Others.**

9-11-10

Signature of Presentant

Date : **09/11/2010**

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Shivnath Prasad Yadav age .... Sex M son/daughter of Rambishun Yadav resident of I.A.S.Colony,Danapur,Patna.

Date : 09/11/2010

Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Danapur having 15 pages, in the volume CD-21 and document no. of which is printed on the First Page of the document.

Date : **09/11/2010**

Registering Officer
Danapur

Token No.11612 Year - 2010 Sl.No. 11387 ★**SCORE Ver. 2.0** **Deed No. 9209** NIC-Bihar

SCANNED By

Land obdout

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

F 161017

क्रम संख्या 6492 27-10-10 1000/- स्टेट संख्या 1 पीर

बिहार सरकार

अवर निबंधन कार्यालय, दानापुर

दिनांक 18/11/2010 को Sanjay Kumar(Agn) द्वारी यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रु० 258760/- मुद्रांक शुल्क एवं रु० 65645/- निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान इस हस्तलेख के पीछे अंकित है । इसे दस्तावेज सं० 9348 के रूप में पुस्तक सं० 1 की जिल्द सं० 3539 के पृष्ठ सं० 64 से 77 तक CD 22 में आज निबंधित एवं कुल 14 पृष्ठों में संधारित किया गया ।

ह०

(Niraj Kumar)

निबंधन पदाधिकारी

Date : 18/11/2010 Token No.- 11634 / Year 2010

निबंधन पर रोक संबंधी सूचि मिलाया / नहीं पाया ।

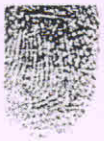
DEED OF ABSOLUTE SALE

1-NAME OF THE VENDOR:-

SRI SANJAY KUMAR son of Sri Rameshwar Prasad Sinha , resident of Saguna , P.S. and P.O. Danapur , District

Serial No : 11551
Token No : 11634

Deed No : 9348
of 2010

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
In Favour of	*Shailendra Singh* Shailendra Singh 18/11/2010						
	Signature of Party						
Presented by Self	*Sanjay Kumar(Agn)* संजय कुमार 18-11-10						
	Signature of Party						
Executed by	*Sanjay Kumar(Agn)*						
	Signature of Party						
Executed by	*Sayeed Md. Gulab(Po)*						
	Signature of Party						
Executed by	*Md. Mustaque(Po)*						
	Signature of Party						
Executed by	*Md. Reyajuddin(Po)*						
	Signature of Party						
Executed by	*Md. Sohrab(Po)*						
	Signature of Party						
Executed by	*Md. Gyasuddin(Po)*						
	Signature of Party						

Patna , Indian Citizen , hereinafter referred to as the ~~ATTORNEY for Sayeed Md. Gulab~~ , **Md. Mustaque , Md. Reyajuddin , Md. Sohrab and Md. Gyasuddin** sons of Late Md. Nawab , resident of Darabi Lane Danapur , P.S. and P.O. Danapur Cantt. District Patna , presently residing at House No. 18/182 , Raja Bazar , Nadeshwar Cantt. , Varanasi (U.P.) , Indian Citizen. , hereinafter referred to as the **VENDORS** , ~~which expression shall unless excluded~~ by or repugnant to the context mean and include their successors , legal heirs and assigns of the **ONE PART** through Deed of Power of Attorney duly executed on 04-08-2010 by the Vendors ~~which has been registered at the~~ Office of Sub Registrar Danapur bearing its Deed No. 1525 , Book No. IV , Vol. No. 18 , Page No. 321 to 328 , CD 3 of 2010.

18-11-10

2. NAME OF THE VENDEE:-

SAI KIRPA REAL ESTATE PVT. LTD. Mitra Compound , Boring Road , P.S. Kotwali , District Patna , through its Director **SRI SHAILENDRA SINGH** son of Late Awadhesh Kumar Singh , resident of Mitra Compound Boring Road , P.S. Kotwali , District Patna , Indian Citizen , ~~(hereinafter referred~~ to as **SECOND PARTY/ PURCHASER** , which expression shall unless repugnant to the context shall include his heirs , executors , administrators and ~~assigns)~~ of the **OTHER PART.** PAN - ADLPS9809B

अंदर मो0---------- शब्दों में (रू0----------) मात्र

पंचम प्रति

(बैंक हेतु)

(5)

बिहार सरकार

निबंधन विभाग

गैर मानक

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

1. पक्षकार का नाम /पता---साई कृपा रियल इस्टेट प्रा० लि०
(जिसकी ओर से जमा किया जा रहा है)---पटना
2. दस्तावेज का प्रकार---बैनामा
3. निबंधन कार्यालय---दानापुर
4. बैंक का नाम एवं शाखा---
5. भुगतान की जानेवाली राशी का विवरण : S.B.I Danapur

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
स्टाम्प शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष -103- दस्तावेजों पर स्टाम्प शुल्क लगाना उप शीर्ष 0001 सकल प्राप्तियाँ प्राथमिक इकाई -75 49 सकल प्राप्तियाँ विपत्र कोड -R0030021030001, A/c No.-10963226587	257760	257760
निबंधन शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष -03 पंजीकरण शुल्क, लघु शीर्ष -104- दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष -0001, प्राथमिक इकाई 75 49 सकल प्राप्तियाँ विपत्र कोड - R0030031040001, A/c No.-10963226576	64700 45	64745
भूस्वामी शुल्क-मुख्य शीर्ष -0029- भू राजस्व लघु शीर्ष -800- अन्य प्राप्तियाँ-उप शीर्ष -0006- अन्य मदें - प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड- R0029008000006, A/c No.-10963226598	500 50	550

HDFC Bank Boring road patna- Bmah. chasko - 4/9/60 Bmmt Rs. 323,355 Date - 19/10/10.

भुगतान का माध्यम : नगद/ चेक/ ड्राफ्ट कुल योग 323055

कुल राशि शब्दों में ---तीन लाख तेईस हजार पचपन रुपया मात्र

स्थान---दानापुर

तारीख---20/10/10

* चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

* चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी

For SAI KRIPA REAL ESTATE (P) LTD.

Shahid Ayl

जमाकर्त्ता का नाम एवं हस्ताक्षर

FOR USE OF THE BANK

स्क्रॉल नं0 ----------तारीख----------उपर्युक्त कालम संख्या 05 में दिये गए विवरण के अनुसार रू0 ----------शब्दों में---------- रूपये प्राप्त किया

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु सर्विस चार्ज * जमा करने का विवरण

एस्को लेखा सं0 : A/c No. 30978446198

जमा करने की तिथि :

बैंक स्क्रॉल सं0: ----------

* (दस्तावेज के पृष्ठ की संख्या +2)X रू0 25/- 323055 + 300 = 323355

बैंक की प्राप्ति एवं मुहर

अंदर मो0---------- शब्दों में (रू0----------) मात्र

चतुर्थ प्रति

(जमाकर्त्ता हेतु)

(4)

बिहार सरकार

निबंधन विभाग

गैर मानक

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

1. पक्षकार का नाम /पता (जिसकी ओर से जमा किया जा रहा है)----------

2. दस्तावेज का प्रकार----------

3. निवंधन कार्यालय----------

4. बैंक का नाम एवं शाखा----------

5. भुगतान की जानेवाली राशी का विवरण :

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
स्टाम्प शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष -103- दस्तावेजों पर स्टाम्प शुल्क लगाना उप शीर्ष 0001 सकल प्राप्तियाँ प्राथमिक इकाई -75 49 सकल प्राप्तियाँ विपत्र कोड -R0030021030001, A/c No.-10963226587		
निबंधन शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष -03 पंजीकरण शुल्क, लघु शीर्ष -104- दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष -0001, प्राथमिक इकाई 75 49 सकल प्राप्तियाँ विपत्र कोड - R0030031040001, A/c No.-10963226576		
भूस्वामी शुल्क-मुख्य शीर्ष -0029- भू राजस्व लघु शीर्ष -800- अन्य प्राप्तियाँ-उप शीर्ष -0006- अन्य मदें - प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड- R0029008000006, A/c No.-10963226598		
	कुल योग	

भुगतान का माध्यम : नगद/ चेक/ ड्राफ्ट

कुल राशि शब्दों में ----------

स्थान----------

तारीख----------

* चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

* चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी

जमाकर्त्ता का नाम एवं हस्ताक्षर

FOR USE OF THE BANK

स्क्रॉल नं0 ---------- तारीख ---------- उपर्युक्त कालम संख्या 05 में दिये गए विवरण के अनुसार रू0 ----------/ शब्दों में----------

रूपये प्राप्त किया

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं बैंक

SBI,DANAPUR BR.(01254
OM PRAKASH
ID No.37816715
INITIAL JNo.
CHECKED ONo.
CASH TRANSFER

निबंधन हेतु सर्विस चार्ज * जमा करने का विवरण

एस्को लेखा सं0 . A/c No. 30978446198

जमा करने की तिथि :

बैंक स्क्रॉल सं0: ----------

* (दस्तावेज के पृष्ठ की संख्या +2)X रू0 25/-

बैंक की प्राप्ति एवं मुहर

10 NOV 2010

3-NATURE OF DEED:-

DEED OF ABSOLUTE SALE.

4-CONSIDERATION:-

Rs.32,34,500/- (Rupees Thirty Two Lac Thirty Four Thousand Five Hundred) Only.

5-DESCRIPTION OF THE PROPERTY:-

All That piece and parcel of Commercial Land measuring an area (5 Kathas) Five Kathas more of less , appertaining to Tauzi No. 5276 (Five Thousand Two Hundred Seventy Six) , Khata No. 197 (One Hundred Seven) in Survey Thana No. 36 (Thirty Six) and bearing Survey Plot No.7 (Seven) Part , situated at Mauja **Mustafapur** , Pargana Phulwari , Survey Thana and Sub Registry Danapur , Sadar Registry and District Patna , Annual rent Rs. 2/- Only Payable to the Govt. of Bihar , through the Circle Officer Danapur , Patna and bounded as follows:-

B O U N D A R Y

North:- Survey Plot No.6

South:- Survey Plot No. 8 and 9

East:- Hundle and thereafter Danapur Khagaul Main Road

West:- Part of Plot No. 7 , the Vendee.

That the above land is Commercial and situated at link Road and out of Khas Mahal of Govt. of Bihar.

RECITALS

WHEREAS, the property being conveyed and being fully detailed and described in column - 5 above has been purchased by Bibi Amana Khatoon wife Md. Nawab out of her own personal fund through Deed of Sale duly executed on 23-01-1974 from Sri Mangal Deo Singh son of Late Ram Autar Singh, self and as guardian for his minor son Sri Arjun Singh and Sri Naurangi Singh, resident of Mustafapur, P.S. Danapur, District Patna, which has been in Book No. I, Vol. No. 12, Page No. 59 to 63, Deed No. 446 at the office of Sub Registrar, Danapur, Patna and since date of above purchase Bibi Amana Khatoon became the owner of property purchased by her. Later on Bibi Amana Khatoon expired leaving behind her five sons namely **Sayeed Md. Gulab, Md. Mustaque, Md. Reyajuddin, Md. Sohrab and Md. Gyasuddin**, hereinafter to as the **LAND OWNERS**, as her legal heirs of the property acquired and purchased by her. And after death of their mother the Principal owner became absolute owner of the property purchased by their mother and since date of death of their mother the Land Owners are exercising their right title and interest over the same. And the name of Principal owners are duly mutated under Zamabandi No. 2452 and the Vendors continued to make payment of rent of the said land to the State of Bihar and against payment of rent Rent Receipts are being granted in their favour.

AND WHEREAS the Vendors are in urgent need and dire necessity of money to purchase other beneficial property and to meet other important

necessities and unless the said property is sold by the Vendors , there is no other way to arrange the money. Accordingly the Vendors proclaimed to sell the said property , detailed in column - 5 above through their appointed Attorney and the vendee became ready to purchase the same. The Vendee offered Rs.32,34,500/- (Rupees Thirty Two Lac Thirty Four Thousand Five Hundred) only as a full and final consideration for the said land and the Vendors finding the same to be just, fair , reasonable and highest out of the prices offered considering the prevailing market value of the land accepted his offer. Accordingly the Vendors agreed to sell and Vendee agreed to purchase the said land for a total consideration of Rs.32,34,500/- (Rupees Thirty Two Lac Thirty Four Thousand Five Hundred) only and the Vendors has instructed their Attorney Sri Sanjay Kumar to execute the sale deed in the name of Vendee.

NOW THIS INDENTURE WITNESSES that in pursuance of the agreement for sale between the parties and in consideration of the sum of Rs.32,34,500/- (Rupees Thirty Two Lac Thirty Four Thousand Five Hundred) only paid by Vendee to the Vendors on different dates through different cheques , receipt of which the Vendors do hereby acknowledge , the said Vendor as beneficial owner does hereby grant , convey , transfer , assign and assure unto the said Vendee free from all encumbrances the said property which is fully described in column 5 above. The payment of the entire consideration money has been admitted by the Vendors and the said Vendors as beneficial owner do hereby grant , convey , sell , transfer , assign and assure unto and to the use of the said **SAI KIRPA REAL ESTATE PVT. LTD.** , through it's Director **SRI SHAILENDRA SINGH** the Vendee /

purchaser free from all encumbrances **All that** land with appurtenances belonging with compound thereto , situated at Mauja **Mustafapur** , Pargana Phulwari , Patna along with liberties , privileges easements and appurtenances whatsoever to the said premises belonging or in any way , appertaining or held or occupied therewith which is fully detailed and described in column - 5 above , being held and occupied by the Vendors.

That whatsoever the right , title and interest the said Vendors has got in the property sold , conveyed and transferred hereby is forthwith passes and vest in the Vendee and the said Vendee has been put in peaceful possession of the property hereby sold , conveyed and transferred to him with the description of the property conveyed and given in col. No. 5 of this Sale Deed.

That the Vendee shall hold , possess , occupy , use and enjoy the property sold , conveyed and transferred hereby to him as full and absolute owner in any manner according to his wishes witiout any hinderances , obstructions , interruptions , claim or demand being made from or by the Vendors or any person or persons claiming through under the said Vendors , the Vendee shall further be entitled to use the property hereby sold , conveyed and transferred to him in any manner as the said Vendee shall like either by selling , mortgaging leasing or otherwise as the said Vendee shall consider himself proper to do so.

That the Vendee shall secure mutation of his name over the property sold, conveyed and transferred hereby to him in place of the name of the said Vendors in the Office of the Circle Officer or in any such office or department

, wherever it is so required , at his own cost and shall pay and deposit the proportionate rent whereof on the valuation imposed or levied by the Authority concerned.

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

That the Vendors have declared that they have a clear and marketable title of the Premises free from all kinds of encumbrances claims or third party rights whatsoever , such as prior sale , mortgage , gifts , will , lease , litigation license , tenancy , it's lis pendens and disputes , stay orders , acquisition , charges liens , lease , loan , security and such other encumbrances and if proved otherwise , then the Vendors shall be liable and responsible to indemnify all the losses / damages thus suffered by the Vendee. And Whereas no part of the land comprised in the said premises comes within the perview of Urban Land Ceiling Act. 1976

That the Vendors has paid all taxes , ceases , dues , duties , maintenance charges and outgoings till date and there are no arrears, The Vendors shall bear and pay all out goings namely Municipal Taxes , electricity and water charges , maintenance charges and all other such charges in respect of the Premises till the date of the Sale Deed and , thereafter , the same shall be borne by the Vendee.

That no tax or other liability is payable by the Vendors , which could effect or prejudice the ownership right of the Vendee to the Premises. The Vendors agree to indemnify and keep the Vendee indemnified for all or any loss , damage , cost or expense that the Vendee may suffer because of any tax claim or demand in breach of their representation.

That the Vendors assures and represents that there in no subsisting agreement for sale in respect of the Premises and the Premises has not been disposed of or transferred to any other person or persons under any gift, will exchange or any other arrangement etc.

That the Vendors represents and warrants that the Premises have not been mortgaged with any Bank or Financial Institution and the Premises is free from all encumbrances.

That the Vendors represents that there is no tenancy created in the Premises till the date of Sale Deed.

That the Vendors represents to the Vendee that there is no order of attachment by the Income Tax authorities or by any Revenue Authority or any other Authority or any notice of acquisition / requisition has been received in respect of the Premises.

That the Vendors undertake that except the Vendors nobody else has any right , title or interest , claim or demand whatsoever or howsoever in respect of the Premises and the Vendors have full authority and power to sell

transfer and dispose off the Premises in favour of the Vendee and receive the Sale Consideration.

That the Vendors agree that there is no legal impediment or bar within the knowledge of the Vendors whereby the Vendors can be prevented from obtaining any permission and approvals to transfer the Premises in favour of the Vendee.

That the Vendors represents that the right, title and interest in the Premises have been conclusively transferred in favour of the Vendee against the Sale Consideration received by the Vendors and same shall not be challenged by the Vendors in any proceedings and the Vendors shall not claim any right or title in the Premises.

AND ALL THE estate , right , title , interest , claim and demand whatsoever of the Vendor into or upon the same and every part thereof in law and equity **TO ENTER AND TO HAVE HOLD OWN AND POSSESS** the same unto and to the use of the Purchaser / Vendee , it's successor in interest , executors , administrators , representatives and assigns absolutely and for ever together with document and other evidences of Title and the Vendors do hereby covenant with the Vendee , it's successor -in - interest , executors , administrators , representatives and assigns that notwithstanding any acts , deeds or things heretofore done , executed or knowingly suffered to the contrary the Vendors is now lawfully seized and possessed of the said property free from encumbrances , attachments or defects in title whatsoever and that the Vendors have full power and absolute authority to sell the said

property in manner aforesaid. And the Purchaser / Vendee shall hereafter peaceably and quietly hold, possess and enjoy the said property without any claim or demand whatsoever from the Vendors or any person claiming through or under him. And further that the Vendors their heirs, executors, administrators or assigns, covenant with the Purchaser / Vendee it's successors in interest, executors, administrators, representatives and assigns to save harmless, indemnify and keep indemnified the Purchaser / Vendee it's successor in interest, executors, administrators, representatives and assigns from or against all encumbrances, charges and equities whatsoever. And the Vendors their heirs in administrators or assigns further covenants that they at the request and cost of the Purchaser / Vendee it's successors in interest, executors, administrators, representatives and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of the deed.

IN WITNESS WHEREOF the parties have put their respective signatures and hand hereto on this 18th day of November 2010.

WITNESS:

1-

18-11-10

Signature of the Vendor / Seller

2-

18/11/2010

Signature of Vendee / Purchaser

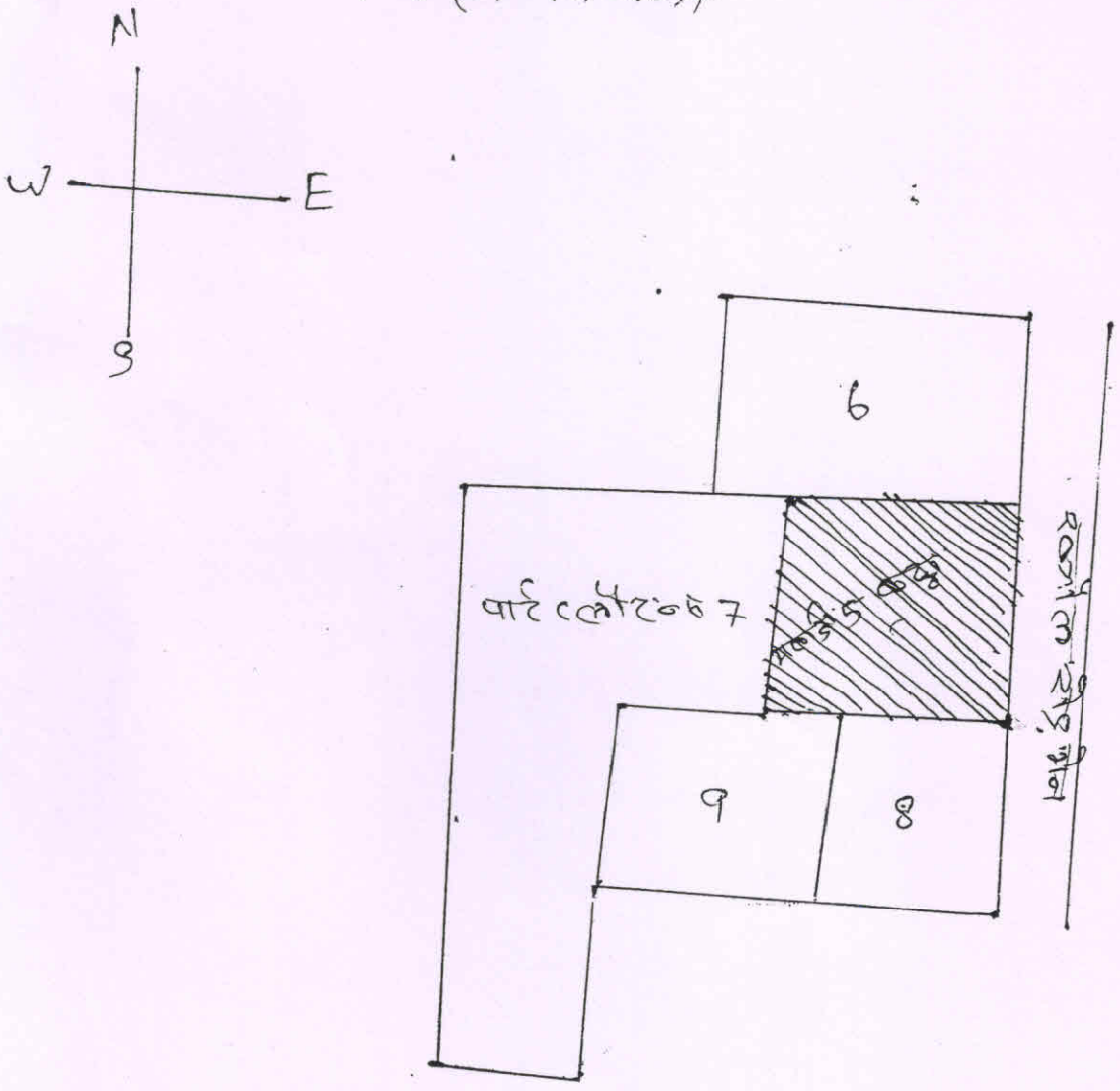
DRAFTED BY:-

नक्शा/मानचित्र (अनुमान के आधार पर निर्मित)

1. नाम विक्रेता :- श्री संजय कुमार पुत्र श्री रामेश्वर प्रसाद निवासी
वार्ड नं. 5, दानापुर, जिला पटना

2. नाम क्रेता :- सर्वश्री कृपा किशोर हरिदेव प्रसाद एवं मिलाप कुमार
चौधरी पिता स्व. जानकी किशोर पटवा निवासी
निदेशक द्वय मेसर्स हिंद एग्रो इंडस्ट्रीज, अवधेश कुमार सिंह

अचल संपत्ति का संक्षिप्त विवरण जो इस दस्तावेज का विषय है :-
वार्ड नं. 19, होल्डिंग नं. 52-76 दानापुर
कुल क्षेत्रफल 1975 वर्ग फीट



संजय कुमार
18-11-2010
विक्रेता के हस्ताक्षर

Shailendra Singh
18/11/2010
क्रेता के हस्ताक्षर

Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 : 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. 194070**

Addl. Stamp duty paid under RDA/Municipal Act **Rs. 64690**

(Paid **Rs. 1000/-** *by N.J. Stamp Paper and* **Rs. 323405/-** *through Bank Challan.)*

FEE PAID												
	A1	64700	C	0	H1b	0	Ka1	0	Lii	0	LLR	500
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	50
	A9	0	DD	0	I	0	K1c	0	Mb	0		
	A10	0	E	0	J1	0	K2	0	Na	45		
	B	0	H1a	0	J2	0	Li	0	Scan	350		

Total Fee: 65645

Registering Officer
Danapur

Date : **18/11/2010**

Endorsement under section 52

Presented for registration at **04:42 PM** *on* **Thursday, 18th November 2010** *at the Sub* **Registry Office, Danapur**

by **Sanjay Kumar(Agn)**

(Executant) **Rameshwar Prasad Sinha**

by profession **Others.**

18-11-10

Signature of Presentant

Date : 18/11/2010

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Shiv Nath Prasad Yadav age .... Sex M son/daughter of Rambishun Yadav resident of I.A.S.Colony,Rupaspur,Patna.

Registering Officer
Danapur

Date . 18/11/2010

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Danapur having 14 pages, in the volume CD-22 and document no. of which is printed on the First Page of the document.

Registering Officer
Danapur

Date : *18/11/2010*

Token No.11634 Year - 2010 Sl.No. 11551 SCORE Ver. 2.0 Deed No. 9348 NIC-Bihar

SCANNED
By 18/11/10

Mutation

Sch. XIV—F. No. 1004.

रसीद मालगुजारी ।
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर ।

V

फेरद मालकी/फरद
नाम रैयत मय वल्दियत जम...
वो सकुनत । नम्बर ।

कानपुर	मुस्तफापुर ३६	सर्किपारियन इस्टेट	45605 73

बराजी नगदी | बराजी भावली सचिव | तफसील हिसाब लगान भावली ।

१८ फ़ी	श्री सेन्द्र सिंह पिता-स्व० अवध राज सिंह

३ ३ ८ फ़ी | मौत का सालाना मांग मय तफसील (बकाया दो हाल मौजूदा साल का)

मांग बाबत २०१०-२०११	सालाना	बकाया तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	हाल
मालगुजारी (नगदी)	४·००					४·००
मालगुजारी (भावली)	१·००					१·००
सेस ...	२·००					२·००
सूद ...	२·००					२·००
मुतफरकात ...	०·००					०·००
मीजान	७·००					७·००

तफसील अदायकारी ।

अदायकारी बाबत । २०१०-२०११	बकाया तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	मोतावल हाल ।	फाजिल
मालगुजारी (नकदी)					४·००	
मालगुजारी (भावली)					१·००	
सेस ...					२·००	
सूद ...					२·००	
मुतफरकात ...					०·००	
मीजान अदायकारी					७·००	= ७·००

(१) मीजान कुल (लफ्जों में) — सात रुपया अस्सी पैसा मात्र
(२) नाम देहिन्दा — स्वं ५
(३) कुल बकाया — ?

तस्दीक की तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर हिसाब ऐसे इलाकों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है ।

मनोज
२४.१.११

दाखिलदार ८३१/२०१०-११

कार्यालय अंचल

दाखिल खारिज-प्रतिवेदन

मु० केश नम्बर - 837/7 साल - २०१०-११ हल्का नम्बर 7 अंचल - दानापुर

ग्राम - मुसल्लापुर राजस्व थाना नम्बर - 36 जिला - पटना

मु० में जमीन रकबा - प्राप्त का जरिया - क्रय-पत्र

जरशमन - केबाला - 9348 सन् 2009 तिथि - 18/11/10 से 31/11/10

जमाबंदी रैयत का नाम	खाता	प्लौट	रकबा	लगान	जमाबंदी नम्बर २५८१
स्व० एम० गुलाब बेग मो० मुश्ताक बेग मो० रमजान बेग मो० सोहराब बेग मो० ग्यास, पिता - स्व० हाजी मो० नबाब साः - हाजीसेन, थाना - दानापुर	197	7 771	0.62 0.38½ 1.00½	12.00	अंचलाधिकारी दानापुर प्रतिवेदित भूमि के क्रेता संजय कुमार ने जमाबंदी रैयत वर्ग से अपने मोख्तारनामा (power of Attorney) हासिल किए हैं। प्रतिवेदित भूमि रैयती है एवं मा० स० हदबंदी अदार से मुक्त है। ले केवाला कैदखल- कब्जे में है अंचलाधिकारी परः सूचनोपरान्त ऊपर लेखांकित दर्ज न होने केवाले नम्बर दर्ज किए जाने हेतु प्रतिवेदित किया जाती है मनोज कुमार कानूनगो [illegible]
बचा हुआ रकबा					

CAO
158
24-1-11

नया जमाबंदी रैयत	खाता	प्लौट	रकबा	लगान
साई कृपा रियल्टर्स प्रा० लि० सचिव - श्री शैलेन्द्र सिंह, पिता - स्व० अवधेश कुमार सिंह साः - मिथापुर पाण्डेय बोरिंग रोड थाना - कोतवाली जिला - पटना	197	7	18 छटा	4 -

तुलजा कर्ण

आदेश की क्रम संख्या और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कार्रवाई के बारे में टिप्पणी तारीख सहित
	(4) यह जमीन गैर मजरुआ आम एवं खास नहीं है। यह जमीन भूहबन्दी के अन्तर्गत नहीं है। मूल जमाबन्दी रैयत/आम नोटिश निर्गत करें। अभिलेख दिनांक 30/12/10 को उपस्थापित करें। अंचल अधिकारी	
30/12/10	मूल जामाबन्दी रैयत को निर्गत नोटिश/आम ईश्तहार का तामिला प्राप्त है। तामिला प्रतिवेदन देखा। कोई आपत्ति प्राप्त नहीं हुआ है। आवेदित भूमि क्रेता के दखल-कब्जा में है। अतः सूचना/रा० कर्म० एवं अंचल निरीक्षक के जाँच प्रतिवेदन के आधार पर राजस्व संग्रहण के हित में ~~बंटवारा/उत्तराधिकारी/दान-पत्र~~/विक्रय-पत्र दाखिल खारीज करने की ...विकृति...दी जाती है। शुद्धि-पत्र निर्गत करें। लेखापति एवं संशोधित अंचल अधिकारी, दानापुर अंचल अधिकारी	

[redacted]

आदेश-पत्रक

(देखें अभिलेख हस्तक 1941 का नियम 129)

आदेश पत्रक ता॰ .....तक

जिला ..... सन् 2010 - 20

केस का प्रकार दा॰ खा॰ वाद सं॰ ..... सन् .....

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

7/12/10

श्री साई कृपा रियल इस्टेट प्रा॰लि॰ सचिव- श्री शैलेन्द्र सिंह

पिता/पति स्व॰ उपयोग कुमार सिंह

ग्राम भिखना पहाड़ी थाना कोतवाली जिला पटना

ने निम्नलिखित जमीन का नामांकन हेतु अवेदन-पत्र दिया है, जिसे

वसीका सं॰ 9348 एवं 9209 दिनांक 8/11/10 से 9/11/10 द्वारा इन्होंने

श्री संजय कुमार

वल्द श्री रामेश्वर प्रसाद सिन्हा

ग्राम सगुना थाना दानापुर जिला पटना

से क्रय किया है।

जमीन का विवरण

मौजा	थाना सं॰	तौजी सं॰	खाता सं॰	खेसरा सं॰	रकबा
मुसल्लहपुर	36		197	7	18 कट्ठा

Cano
15E
24-1-11

हल्का कर्मचारी एवं अंचल निरीक्षक से जाँच प्रतिवेदन की माँग करें। अभिलेख दिनांक 14/12/10 को उपस्थापित करें।

अंचल अधिकारी

14/12/10

रा॰ कर्म॰ एवं अंचल निरीक्षक से आवेदित जमीन के संबंध में स्थानीय तौर पर और राजस्व अभिलेखों से जाँच कराई गई। उन्होंने प्रतिवेदित किया है कि आवेदित जमीन -

(1) रैयती है।

(2) आवेदक के पूर्ण दखल में है।

(3) जमाबन्दी एरा॰ एम॰ गुलाब चौरह के नाम कायम है।