Serial No. 5209 A-5438 T-5392 Book No. :- 1 Deed No. 5110

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

BIHAR Deed No. 5110

बिहार सरकार

जिला निबंधन कार्यालय, मुजफ्फरपुर

पृष्ठांकन का सारांश

दिनांक 22/02/2013 को Prakash Chandra Poddar(Poa) द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । रु0 976480 मुद्रांक शुल्क एवं रु0 245056 निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेखकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर नीचे अंकित हैं। इसे दस्तावेज सं0 5110 के रूप में पुस्तक सं0 1 की जिल्द सं0 72 के पृष्ठ सं0 535 से 548 तक CD 12 में आज निबंधित एवं कुल 14 पृष्ठों में संधारित किया गया ।

बिहार सरकार

दिनांक 22/02/2013 टोकन नं. 5392 / 2013

हीरालाल कुमार
निबंधन पदाधिकारी

1. Name of the vendors (Sellers) : 1. Shri Vinod Kumar Poddar and 2. Shri Panna Lal Poddar both sons of late Hira Lal Poddar residents of Mohalla Juran Chapra Road No.-2, P.S.- Brahampura District-

Executed deed of an absolute sale for an area of 3743 sq. ft. and received the consideration of Rs. 1,22,60,000/- only having paid by Knowledge Park Constituted Attorney Prakash Chandra Poddar

Panna Lal Poddar 22.02.2013

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District Registry Office,Muzaffarpur

Token Number 5392 | Reg. Year 2013 | Serial Number 5209 | Deed Number 5110

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Panna Lal Poddar(Pri)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Executant	Prakash Chandra Poddar(Poa)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Executant	Vinod Kumar Poddar (Pri)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							

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Presented By — Prakash Chandra Poddar(Poa)

Sig. Prakash Chandra Poddar 22.02.2013

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Claimant — Madhuri Gupta

Sig. Madhuri Gupta 22.2.13

Identified By — Anjani Kumar

Sig.

997 22/2/13








Prakash Chandra Poddar
22-02-2013

SCORE Ver.3.0 Powered by InfoSystem and Solutions,Patna Biometric Captured By

9/3
22/2/13

Muzaffarpur, through their constituted attorney, Shri Prakash Chandra Poddar aged about 56 years, son of Late Hira Lal Poddar resident of Mohalla Juran Chapra road No.-2, P.S.- Brahampura, District-Muzaffarpur vide General power of attorney bearing deed No. IV 11487 dated 05.12.2009 and deed No. 11488 dated 05.12.2009 which were registered at district subregistration Office Andheri, Mumbai, Indian.

PAN-AAIPP3129R

PAN-AAGHP4864B

2. Name of the purchaser : M/s Asha Realty Developers Pvt. Ltd., a private limited company having its corporate identity number U70200 BR2010 PTC 016330/2010-2011 having its registered office located in the residence of Shri Ashwini Kumar Gupta, Rajju Sah Lane, P.O.- Ramna, P.S.- Mithanpura town and district Muzaffarpur, Bihar, through its managing Di-

Pravesh Chandra Poddar 22.02.2013

Witnessed by:-
Shankar Sharan Sinha
at Ram bagh chauri
Muzaffarpur
22.2.13

rector, Mrs. Madhuri Gupta aged about 50 years W/o Shri Ashwini Kumar Gupta resident of Mohalla Rajju Sah Lane P.O.- Ramna, P.S.- Mithanpura, district- Muzaff-arpur, Bihar.
PAN-AAJCA0485F

3.

Nature of the deed : Deed of an absolute sale

4.

Amount of Consideration : Rupees 1,22,06000 /- (One crore twenty two lac and six thousand only).

5.

Description of the property hereby conveyed : An area of 37.436 (thrity seven point four hundred thirty six decimals) of land equal to 16472 sft of land which situates at Mohalla Chapra Lodi alias Maripur town Muzaffarpur police station Quazi Mohammadpur, Sub registration office and district Muzaffarpur, under the state of Bihar, Circle office Mushari,

Prakash Chandra Poddar 22.02.2013

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जिला अवर निबन्धक

Thana No.-352, Survey ward No.-5, Present ward No.-9, Zamabandi No. - 888 & 889 having the following other descriptions:

Nature of the land is Branch road residential having no consutrction over it.

R.S. Khata	R.S. Plot	Boundary
229	922 Gha Part	North- Panna Lal Poddar & Prakash Chandra Poddar South- Purchaser's land East - Private Kacchi road provided by the vendors. West - Govt. of India (Indian Railway)

This deed of an absolute sale made on this 22 nd day of February 2013 between Shri Vinod Kumar Poddar & Panna Lal Poddar through their attorney Sri Prakash chandra Poddar both S/o Late Hira Lal Poddar, morefully described in col. No. 1 above, which expression unless repugnant to the context shall mean and include their legal heirs and successors of the FIRST PART.

AND

Prakash Chandra Poddar 22.02.2013

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M/s Asha Realty Developers Pvt. Ltd. Company having its corporate identity number U 70200BR2010 PTC 016330/2010-2011, through its Managing Director, Mrs. Madhuri Gupta W/o Shri Ashwini Kumar Gupta, morefully described in Col. No.-2 above which expression unless repugnant to the context shall mean and include her successor in office of the OTHER PART.

Where as, the land mentioned in col. No. - 5 above alongwith other lands belong to Sri Panna Lal Poddar and Sri Prakash Chandra Poddar both Son's of Late Hira Lal Poddar, which was recorded in their names during the revisional survey operations.

And Whereas out of his share from R.S. Plot No. 922 Gha an area of one bigha of land was gifted by Sri Prakash Chandra Poddar in favour of Sri Vinod Kumar Poddar vide deed of gift bearing deed No. 13411 dated 21.08.1976.

And Whereas on the basis of the said deed of gift the donee, Sri Vinod Kumar Poddar got his name recorded in circle office, Mushari and is getting rent receipt.

And whereas, the area of 25.436 decimals of land alongwith other parts of it belonging to R.S.P. No.- 922 is the ancestral property of Shri Panna Lal Poddar exclusively owned and possessed by him by virtue of mutual partition with his

Pranam Chandra Poddy 22.02.2013

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brother Sri Prakash Chandra Poddar.

And Whereas, the vendors in order to argument money for purchasing other piece of land and for meeting their other needs, decided to alienate the land mentioned above by way of sale in order to use and utilise the considertaion amount for the said purpose.

And whereas, the purchaser named above when came to learn the intention of the sellers regarding alienation of the property mentioned in Col. No.-5 above, She approached , negotiated and offered reasonable and adquate price to purchase the said property for her above mentioned company, and the sellers considering over the price offered by the purchaser, accepted the same.

And whereas, the negotiation of sale and purchase between the sellers and the purchaser has been finally concluded and the consideration amount of the land mentioned above has been finally settled at Rs. 1,22,06,000/- only.

And whereas, out of the total area of land measuring 37.436 decimal, the vendors No. 1 Sri Vinod Kumar Poddar is selling 12 decimals of his land out of his share and the remaining 25.436 decimals of land is being sold by Sri Panna Lal Poddar out of his own share.

And whereas the contract of sale and purchase having been finally concluded as men-

Pawan Kumar Poddar 22.02.2013

tioned above, the sellers on receipt of the full consideration amount of Rs. 1,22,06,000/- in the following manner from the purchaser:-

VINOD KUMAR PODDAR

Vide Ch. No. 046944 dt. 14.08.12-	05,00,000/-
Vide Ch. No. 046962 dt. 01.10.12-	10,00,000/-
Vide Ch. No. 046971 dt. 13.10.12-	10,00,000/-
Vide Ch. No. 046987 dt. 09.11.12-	12,00,000/-
Vide Ch. No. 061340 dt. 18.02.13-	02,13,000/-
Total-	**39,13,000/-**

PANN LAL PODDAR

Vide Ch. No. 046997 dt. 28.11.12-	10,00,000/-
Vide Ch. No. 061336 dt. 16.02.13-	20,00,000/-
Vide Ch. No. 061341 dt. 18.02.13-	25,00,000/-
Vide Ch. No. 061344 dt. 20.02.13-	27,93,000/-
Total-	**82,93,000/-**

do here by transfer by way of sale convey their right, title and interest to the purchaser in respect of their land mentioned in col. No. 5 above which the sellers have in the property and since this day of sale the title does hereby divest from the sellers and the same vests in the purchaser and the sellers having good health and sound mind, without any fear and coercoin, without any under influence and misrepresentation execute this deed of sale admitting the purchaser since this day as the absolute and exclusive owner of the property hereby sold.

Prakash Chandra Poddar 22.02.2013

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And Whereas, the sellers in consideration of having received the full amount of consideration in the manner set forth above, have put the purchaser in possession of the property hereby sold, and the purchaser is now entitled to deal with the property in the manner she would like without any restrain or clog over the right of ownership and the purchaser shall also be entitled to get her name recorded in the revenue office of the state of Bihar and municipal corporation office, Muzaffarpur or wherever there would be such necessity.

And Whereas, it is hereby further declared that the property hereby sold to the purchaser is free from all encumberances, charges, claims or demands.

In witness whereof the above named sellers have hereto executed and signed this deed of sale in presence of the witnesses on the date month and year mentioned above.



Madhuri Gupta

Dated 22-02-2013

Prakash Chandra Poddar 22.02.2013

Certified that this deed has been prepared under my guidance.

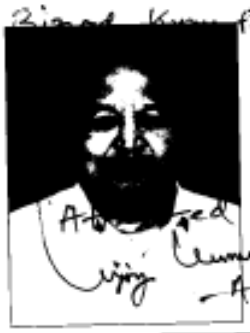
Adhikari
22/2/2013
Muzaffarpur.

Enroll. 7187/80

Executant of Power (Principal)

Powerholder is alive and said Power is not cancelled till Today
Pravin Chandra Poddar
22.2.13

Bipad Kumar Poddar.

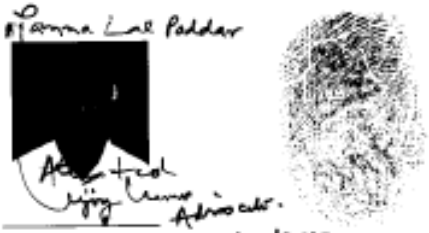


Advocate
Vijay Kumar
Advocate
22/02/2013

Bipad Kumar Poddar

Executant of Power (Principal)

Panna Lal Poddar



Attested
Vijay Kumar
Advocate.
22/02/2013

Panna Lal Poddar

Power holder is alive and said Power is not cancelled till today

Prakash Chandra Poddar
22.2.13

नजरी नक्शा

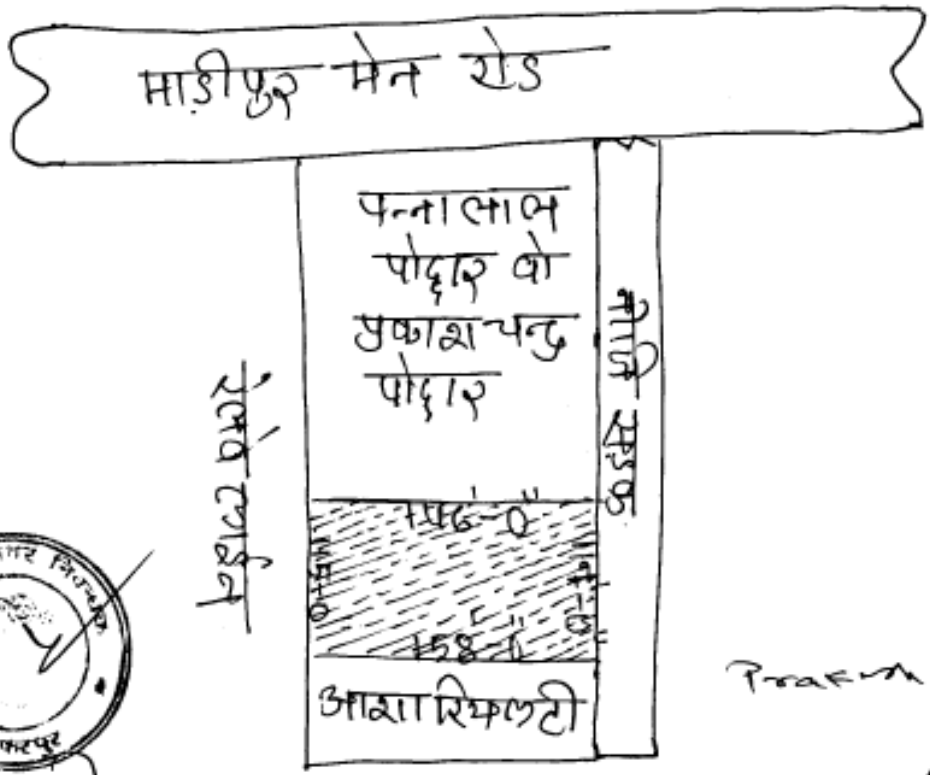
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W

विक्रेता :- श्री विनोद कुमार पोद्दार को श्री पन्नालाल पोद्दार वगैरीह मोरुतार श्री प्रकाश चन्द्र पोद्दार पिता श्री हीरालाल पोद्दार साo पूरन डंगरा थाना ब्रह्मपुरा मुजo

क्रेता :- आशा रिफलटी उंगलपति प्राo लीo, द्वारा श्रीमती साबुरी खातून पत्नी श्री अखिलेश कुमार गुप्ता साo रजत्सार कैन रमना थाना सिकटपुरा मुजo

रकबा जो 37.436 डीo धाने 16472 वर्गफीट पमोकले डंगरा लोढ़ी उर्फ माड़ीपुर थाना काजी मोहम्मदपुर जिला मुजफ्फरपुर अंचल मुशहरी थाना नं० 352 नया वाउ 9 खाता नं० 229 खेसरा 922 वरव अंश है। संकेत



Prakash chandra Poddar

मेछधारी

मेछधारी

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

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Stamp duty paid under Indian Stamp Act	**Rs. 732360/-**	Amt.Paid By N.J Stamp Paper	**Rs. 500/-**
Addl.Stamp duty paid under Municipal Act	**Rs. 244120/-**	Amt.paid through Bank Challan	**Rs. 1221036/-**

Registration Fee

FEE PAID										
	A1	**244120**	C	**0**	H1b	**0**	K1a	**0**	Lii	**0**
	A8	**0**	D	**0**	H2	**0**	K1b	**0**	Liii	**0**
	A9	**0**	DD	**0**	I	**0**	K1c	**0**	Mb	**0**
	A10	**0**	E	**0**	J1	**0**	K2	**0**	Na	**36**
	B	**0**	H1a	**0**	J2	**0**	Li	**0**		

TOTAL- **244156**

LLR + Proc Fee		**Service Charge**
LLR	**500**	**350**
Proc.Fee	**50**	
Total	**550**	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **245056**

Date: 22/02/2013

Registering Officer
Muzaffarpur

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Friday, 22nd February 2013 by Prakash Chandra Poddar(Poa) Hira Lal Poddar by profession Agriculture. Status - Executant

Prakash Chandra Poddar

Signature/L.T.I. of Presentant **Date:22/02/2013**

Registering Officer
Muzaffarpur Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anjani Kumar ' age '27' Sex 'M', 'Chandra Shekhar Singh', resident of 'Chandrahatti,ps-Kurhani,muz',), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/02/2013

Registering Officer
Muzaffarpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur Sadar in Book 1 Volume No. 72 on pages on 535 -548 , for the year 2013 and stored in CD volume No. CD-12 year 2013 .The document no. is printed on the Front Page of the document.

Date : 22/02/2013

Registering Officer
Muzaffarpur

Token No. : **5392** **Year : 2013** **S.No. :** **5209** **SCORE Ver.3.0** **Deed No . :** **5110**