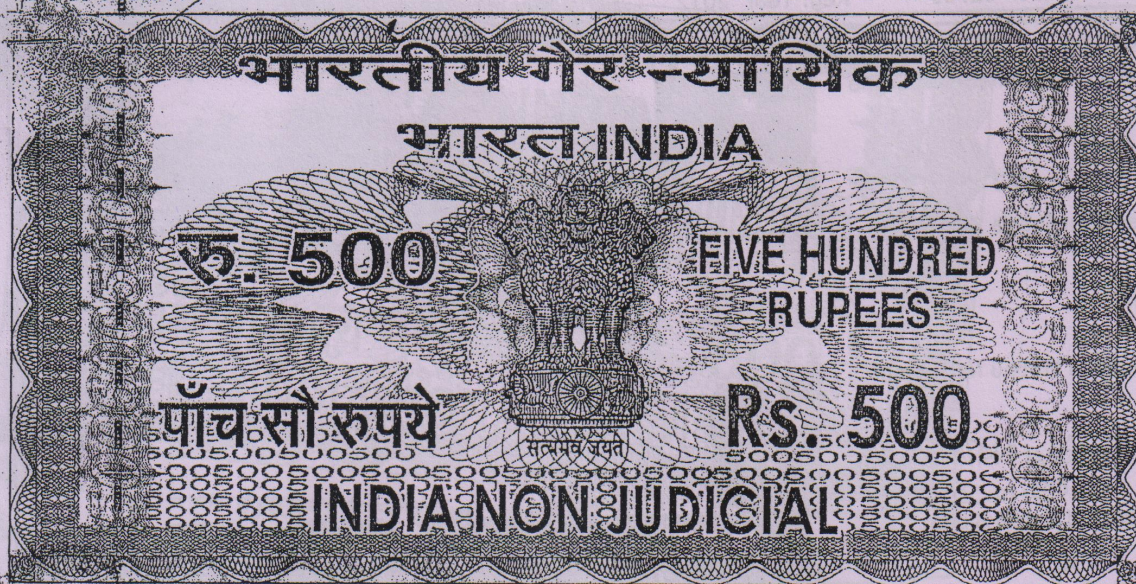




बिहार BIHAR 9002 27-9-20 1040 294 H. 750363

Serial No: 31907

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 03/10/2012 by Sheela Sinha. A Stamp Duty of Rs. 3748180/- and other Fees of Rs. 937824/- has been paid in it. The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. 26282 in Book No. 1, Volume No. 502 on pages from 471 to 482 and has been preserved in total 12 pages in C.D. No. 78 / Year 2012.

DEED OF ABSOLUTE SALE

SCANNED

1. NAME OF VENDORS: Smt. Sheela Sinha W/o Late Hridaya Nathakur
Date: 03/10/2012 Token No: 32709/2012
Sinha, age 81 years, by faith Hindu and Shri Pramath Rai Sinha S/o

Signature with Date

Late Udaya Raj Sinha, age 48 years, by faith Hindu, both resident of Surajpura House off Boring Road, P.S. Shri Krishnapuri in the town and District of Patna, hereinafter referred to as the 'VENDORS' (which term and expression shall, unless excluded by or repugnant to the subject or context, be deemed to include their successors, heirs and assignees) of the **ONE PART**.

assignees) of the ONE PART.

Laurel Street
Boston
Mass
4-10-12

2
 Ramaboly Sarda
 3.10.2012
 Spec. A. Sarda 3.10.2012

District Registry Office, Patna

Token Number 32709

Reg. Year 2012

Serial Number 31907

Deed Number 26282

PresType

Name

Photo

Thumb.

* Index

Middle

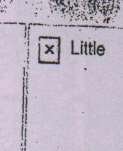
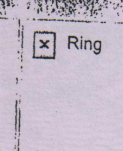
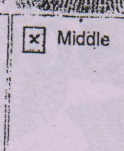
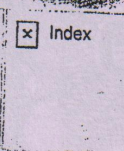
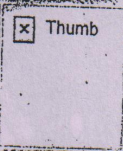
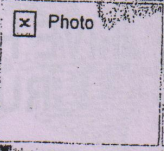
Ring

Little

Executant Pramnath Raj Sinha

Sig. *Pramnath Raj Sinha*
2.10.12

Executant Sheela Sinha



Sig.

Identified Prabhu Nath Sinha
By

Sig. *Prabhu Nath Sinha*
03.10.2012

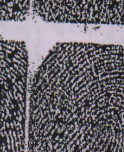
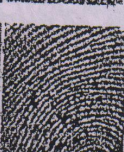
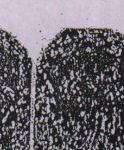
Presented Sheela Sinha
By

Sig. *Sheela Sinha* 3/10/12

Claimant Krishna Prakash Singh
Keshri (Dir. Jagat
Dev.)

Sig.

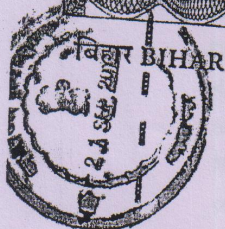
Krishna Prakash Singh
3/10/12



SCORE
Ver.3.0

Powered by InfoSystem and Solutions, Patna

Biometric Captured By 2800sop005



संख्या १०५३ बा. २७.१०.१२ १००० बा. २
जगज ३००५२ १६१०

H 750364

बनादन श्री, मु. १६.१०.१२
२०.१०.२०१२ बिहार सरकार का. १०५३

2. NAME OF VENDEE: M/s Jagat Developers Ltd., a company registered under the Companies Act 1956 having their registered office at 2nd Floor, Ujjwal Building, Bailey Road, Patna 800001, through its Director Sri Krishna Prakash Singh Keshri, age 65 years, S/o Late Jagtanand Singh, hereinafter referred to as the 'VENDEE' (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors-in-interest and assignees) of the OTHER PART.

3. NATURE OF DEED :

Deed of Absolute Sale

4. CONSIDERATION AMOUNT: Rs. 4,68,51,000/- (Rupees Four Crore Sixty Eight Lacs Fifty One Thousand) only, at a rate of Rs. 42,00,000/- (Rupees Forty Two Lacs Only) per Katha for 11.155 Kathas (Eleven Kathas Three Dhurs & Two Dhurki) of Land with old construction with tin & Khapra shed.

Received consideration amount of
Rs. 4,68,51,000/-
3.10.2012
Shri. S. K. Singh

3.10.2012



Government Valuation of Property

a. Land 11.155 Kathas equal to 34.85 Decimal - 3.83.35000/-

@ Rs. 11,00,000 per decimal

b. Khapra and Tin Shed 1800 sqft 12,60,000/-

@ Rs. 700 per sq

c. TOTAL 3,95,95,000/-

5. DESCRIPTION OF THE PROPERTY: Total area of 11 kathas 3

Dhur 2 Dhurki of land equivalent to 11.155 Kathas with 1800 sqft. of Khapra and Tin shed old construction in Sheikhpura lying and situate at West of J.D. Women's College, on Connecting Road to Shashtri Nagar, P.S. Shastri Nagar in the town and district of Patna computer code no. 046 in the Thana no. 9, Khata No. 454, 443 & 384, Khesra (Plot) No. 1413, 1421 & 1412 in survey Thana Phulawari in Patna, bounded by :

On or towards the East	-	Public Road (Connecting Road to Shashtri Nagar)
On or towards the South	-	Maa Vindhyavashini & Maa Chhin Mastika Complex
On or towards the West	-	Presently occupied by survey office G.O.I.
On or towards the North	-	Rajsheela Apartment along- with approach Road

hereafter referred to as the " Said Property "

WHEREAS, Raja Radhika Raman Prasad Singh, purchased 8 Kathas 13 Dhur of land from Narain Singh and others in Khata no. 454 & 443 falling in Khesra No. 1413 & 1421 in survey thana Phulwari, Thana No. 9 in village Hamidpur Dost alias Sheikhpura in Patna, by a registered Deed of Sale dated 08.02.1950 and another piece of adjacent land measuring 10 Kathas 17 Dhur 12 Dhurki in Khata no.



Prasanna Singh
3.12.2012
Shyamsingh 3.12.2012

384 in Khesra no. 1412 in survey Thana Phulwari, Thana No. 9 in village Hamidpur Dostpur alias Sheikhpora in Patna was purchased by Udaya Raj Sinha Son of Raja Radhika Raman Prasad Singh on 18.02.1950 from one Jagaman Singh and others by another registered Deed of Sale dated 18.02.1950.

AND WHEREAS upon purchase of the aforesaid two pieces of land, the family of the VENDORS came in possession of the above landed property. Upon the death of his father Raja Radhika Raman Prasad Singh, Shri Udaya Raj Sinha inherited the share of above land purchased by his father and continued the possession of the Property including portion of land purchased by him.

AND WHEREAS Shri Udaya Raj Sinha executed a Registered Deed of Gift on 16.11.1970 in favour of his son Pramath Raj Sinha (who was at the date of execution of Gift deed a minor) and his wife Smt Sheela Sinha whereby Shri Udaya Raj Sinha gifted the Property under khesra No. 1412 and the Property inherited from his father under Khesra Nos. 1413 & 1421 to his son and his wife jointly (VENDORS to this Deed). The VENDORS accordingly came in possession of the larger Property of which the property under sale in this Deed comprises a portion. The VENDORS name was mutated in place in the revenue records by C.O. Patna Sadar vide Zamabandi No. 1052 in the joint names of Smt Sheela Sinha and Shri Pramath Raj Sinha and rent receipt was issued in their names. The piece of land measuring 11.155 Kathas (11 Kathas 3 Dhur and 2 Dhurki) being sold hereunder has since then remained in the exclusive possession of the VENDORS.

AND WHEREAS about 1800 sq. ft. structure was constructed by the VENDORS thereupon with tin & Khapra shed, where a Security Guard stays now. The above described property is fully under control and possession of the VENDORS.



Pramath Raj Sinha
3.10.2012
Shalini Sinha 3.10.2012

AND WHEREAS one of the VENDORS Smt. Sheela Sinha has become aged and her son Shri Pramath Raj Sinha, the other part of the VENDORS has been travelling for his business in India and abroad, hence they jointly decided to sell off the property fully described in column 5 above to a buyer who offered the best terms and conditions including the price. The VENDEE approached the VENDORS on getting information from the market and offered the price of Rs. 42 lacs Per Katha for 11.155 Kathas of land with small portion of construction in dilapated condition which the VENDORS found to be the best offer among all offers received by them. The VENDORS accordingly accepted the offer of the VENDEE at the price offered for their property described in column 5 above by the VENDEE.

AND WHEREAS upon the VENDORS having agreed to sell the aforesaid Property to the VENDEE as above, the VENDEE paid the VENDORS a sum of Rs 40,00,000/- (Rupees Forty Lacs only) vide Cheque No 033417 dated 4th May 2012 drawn on State Bank of Bikaner & Jaipur, R-Block Patna, as advance money to be adjusted in the final sale price and also agreed to pay the VENDORS the balance amount of Rs. 4,28,51,000/- (Rupees Four Crore Twenty Eight Lacs Fifty One Thousand only) simultaneously upon execution of the Deed of Absolute Sale by the VENDORS being these presents.

NOW THIS DEED WITNESSESS that in pursuance of the said understanding and in consideration of the sum of Rs 4,68,51,000 (Rupees Four Crore Sixty Eight Lacs Fifty One Thousand) only paid in the following manner ;

Rs.40,00000/- Lacs (Rupees Forty Lacs) only Paid by the VENDEE
Vide Cheque No 033417 dated 04th May 2012 drawn on State Bank of Bikaner & Jaipur, R-Block Patna;



Pramath Raj Sinha
3.10.2012
Sheela Sinha 3.10.2012

Rs. 4,28,51,000/- (Rupees Four Crore Twenty Eight Lacs Fifty One Thousand only) paid by the VENDEE through RTGS to the account of Shri Pramath Raj Sinha in his saving bank account of Kotak Mahindra Bank Ltd. Vide UTR No.SBBJH12277301114 Dated 03 October 2012 from State Bank of Bikaner & Jaipur, R- Block, Patna; totaling Rs. 4,68,51,000 (Rupees Four Crore Sixty Eight Lacs Fifty One Thousand only) which said sums the VENDORS hereby acknowledge as having received and discharge the VENDEE of and from the same forever, & the VENDORS hereby convey, transfer and assign into and to the use of the VENDEE, its successors -in- interest and assigns, all that land admeasuring 11.155 Kathas with old construction thereupon, lying & situate at connecting Road to Shashtri Nagar, West of J.D. Women's College in Mohalla Sheikhpora, Patna more fully described in column 5 above of this Deed AND ALL THE RIGHT, title, interest, claim and demand in the property of the VENDORS hereby conveyed unto the VENDEE Ms/ Jagat Developers Limited, Patna absolutely and forever.

AND THE VENDORS do hereby covenant and declare for themselves, their heirs, executors, representatives and assigns, that they, the VENDORS, now have good title and absolute authority to sell, convey and transfer the said Property hereby conveyed unto the VENDEE, its successors and assigns in the manner aforesaid.

AND THAT THE VENDEE shall hereafter peaceably hold, use and enjoy the same as its own property absolutely without any hindrance, interruption, claim or demand by or from the VENDORS or any other person whomsoever claiming through or under them.

AND THAT THE VENDORS and all the persons claiming through or under them shall and will, from time to time, and at all times, upon the request and at the cost of the VENDEE, its successors, and assigns, do and execute or cause to be done and executed all such



Pramath Raj Sinha
3.10.2012

Shula Sinha 3.10.2012

acts, deeds and things whatsoever for further and more perfectly assuring the said Property and every part thereof unto the VENDEE, its successors-in- interest , and assigns and placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

AND IT IS HEREBY DECLARED BY THE VENDORS that the said Property hereby transferred is free from all encumbrances, charges, claims or demands and that they, the VENDORS , have not done anything whereby the Said Property may be subject to any attachment or lien of any court or person whatsoever.

AND THE VENDORS declare and assure the VENDEE that the Said Property hereby conveyed in not the subject matter of any suit or proceeding in any court of law or before any Government or judicial authority nor is the Said Property affected by any lis pendens.

AND THE VENDORS further declare and assure the VENDEE that all the taxes and dues in respect of the Said Property hereby conveyed on account of land revenue, Property tax, Municipal rates, Electricity charges and water charges are paid upto the date of these presents and if the VENDEE is called upon by any authority or Govt. body to pay any unpaid dues of a date prior to this Deed on the above account, the VENDORS shall fully compensate for the same to the VENDEE.

AND THE VENDORS confirm, assure and undertake that they or any body claiming through or under them has not done anything nor executed any document, Deed or writing whereby their good and marketable title to the Said Property is affected in any manner or which may cause THE VENDEE to be dis- possessed of part or whole of the said Property at any time, as a result of any such act of cmission or commission by the VENDORS.



Pranab K. Saha
3/10/2017
Shale Saha 3/10/2017

Endorsement of Certificate of Admissibility

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

Stamp duty paid under Indian Stamp Act Rs. 2811160/-
Addl. Stamp duty paid under Municipal Act Rs. 937020/-

Amt. Paid By N.J Stamp Paper Rs. 1000/-
Amt. paid through Bank Challan Rs. 4685004/-

Registration Fee												LLR + Proc Fee		Service Charge	
FEE PAID	A1	937020	C	0	H1b	0	K1a	0	L1	0	0	LLR	0	500	
	A8	0	D	0	H2	0	K1b	0	L11	0	0	Proc. Fee	0		
	A9	0	DD	0	I	0	K1c	0	Mb	0	0	Total	0		
	A10	0	E	250	J1	0	K2	0	Na	54	0				
	B	0	H1a	0	J2	0	L1	0							
	TOTAL										937324				
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -														937824	

Date: 03/10/2012

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 03rd October 2012 by Sheela Sinha W/O- Late Udaya Raj Sinha by profession Others. Status - Executant

Sheela Sinha
8.10.12

Signature/L.T.I. of Presentant

Date: 03/10/2012

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Prabhu Nath Sinha' age '53' Sex 'M', 'S/O-Gaurilal Sinha', resident of 'House No.-42, Mainpura, Patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date: 03/10/2012

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book 1 Volume No. 502 on pages on 471 -482, for the year 2012 and stored in CD volume No. CD-20 year 2012. The document no. is printed on the Front Page of the document.

Date: 03/10/2012

Token No. : 32709

Year: 2012

S.No.:

31907

SCORE Ver.3.0

Registering Officer
Patna

Deed No. : 26282

AND THE VENDORS hereby agree, assure and undertake to indemnify and keep indemnified the VENDEE from and against any loss, liability, claim or demand that the VENDEE may suffer arising out of any pending dispute in respect to the Said Property or any action of the VENDORS whereby the VENDEE is dispossessed of part or whole of the Said Property at any time.

THE VENDORS have simultaneously with the execution of this DEED put the VENDEE in vacant and peaceful possession of the Said Property to have and to hold and enjoy FOREVER without any interruption, hindrance, obstruction, claim or demand from the VENDORS or anybody claiming through or under them.

IN WITNESSES WHERE OF the Parties hereto have signed and subscribed to this Deed on the Day, Month and Year first above written;

WITNESSES:

1. Bablu Nath Singh
S/o Late Gauri Lal Singh
H. No 42, Mainpura
Patna-800001

2 03.10.2012

Santosh K. Singh
S/o Late H.P. Singh
Shrikishore, Durga
Ashram Gali, Patna-14

WITNESSES:

1.



SIGNED AND DELIVERED
by the VENDORS abovenamed

Sheela Sinha
3.10.2012
Smt. Sheela Sinha
PAN No AQRPS5467Q

Pramath Raj Sinha
3.10.2012
Sri Pramath Raj Sinha
PAN No AAVPS3335B

SIGNED AND DELIVERED
by the VENDEE abovenamed

JAGAT DEVELOPERS LTD.
FOR JAGAT DEVELOPERS LTD. PAN No AACCM6220H

Krishna Prakash Singh Keshri
3.10.2012
DIRECTOR Through its Director
Sri Krishna Prakash Singh Keshri