

Govt. of Bihar
District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 09/03/2020 by **Sarita Bhartiya**.
A stamp duty of Rs. 148500/- and other fees of Rs. 21000/- has been paid in it.
The document was found admissible. The names, photographs and 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. 3631 in Book No. 1, Volume No. 92 on pages from 521 to 544 and has been preserved in total 24 pages in C.D. No. 12 / Year 2020

Date: 21/03/2020

Token No: 3263 /2020

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

SCANNED

(Development Agreement)

This development agreement executed and entered into on this
09th day of March, 2020, at Patna.

BETWEEN

MRS. SARITA BHARTIA, Wife of Sri Shyam Sunder Bhartiya,
resident of B-3C, Alakhraj Apartment, East 30th Canal Road,
P.S. Buddha Colony, Town and District Patna, hereinafter

AMBITION HOMES (P) LIMITED
9/03/2020
DIRECTOR

AMBITION HOMES (P) LIMITED
9/03/2020
DIRECTOR

Sarita Bhartiya
9/03/2020
Rakender Agarwal
9/03/2020
DIRECTOR

First Type

Name

Photo

Thumb

Index

Middle

Ring

Claimant

Dilip Kumar Mittal (Dir.
Ambition Homes
Private Limited)



Sig.

[Signature]
9/3/2020

Claimant

Rakesh Kumar
Agrawal (Dir. Ambition
Homes Private
Limited)



Sig.

[Signature]
9/3/2020

Presented

Sarita Bhartiya

By

[Signature]

Sig.

9/3/2020



Executant

Sarita Bhartiya

x Photo

x Thumb

x Index

x Middle

x Ring

x Little

Sig.

[Signature]
9/3/2020

Identified

Nilay Ranjan

By

Sig.

[Signature]
9/3/2020



अभिप्राय प्राप्त कराल निवेष्टक
उपरा पहाकार द्वारा प्रेषित
गोपनीयता के अभाव में
आवश्यक पत्र उभारने
के लिए अभी पत्र लिख रहा हूँ

अरुण कुमार मशर्राज
लिपिक, निवासी

[Signature]

called and referred to as the "LAND OWNER" (which expression shall unless it be repugnant to the context or meaning thereto mean and include her administrators, legal representatives, Executors and successor-in-interest) of the FIRST PART. Mob- 9431011792.

AND

M/S AMBITION HOMES PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, bearing CIN No. U70102BR2009PTC014567 having its Registered office behind Narayan Plaza, Off Exhibition Road, P.S. Gandhi Maidan, Town and District Patna (Bihar), through its Directors SRI DILIP KUMAR MITTAL, Son of Late Prayag Chand Mittal, resident of Mittal Sadan, East Boring Canal Road, P.S. Buddha Colony, District Patna and SRI RAKESH KUMAR AGRAWAL, Son of Late Ram Narayan Agrawal, resident of Flat No. 501, Ambition Residency, Off Exhibition Road, behind Narayan Plaza, P.S. Gandhi Maidan, Town and District Patna, hereinafter referred to as the "BUILDER" (Which expression shall unless excluded by or repugnant to the context mean and include its Successor-in-office, Executors, Administrators and assign of the SECOND PART.

WHEREAS, the property hereby to be developed, fully described in Schedule-I of this Development Agreement, measuring about 01 Katha 09 dhoor, situated at Mauza Dujra, Mohalla Ram Suchit Mishra Path, P.S. Buddha Colony, Town and District Patna, under Thana No. 10/04, Tauzi No. 14C, 1C, Lekraj, 805C, Khata No. 135 part of plot No. 1093, Ward No. 35, within the limit of Patna Municipal Corporation, Sub. and Sadar Registry office Patna. The details of aforesaid land is clearly mentioned in First Schedule of this development agreement.

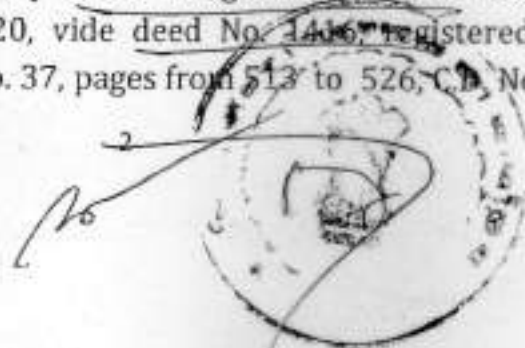
WHEREAS, the aforesaid property is the self acquired property of the Land owner/ First part, who acquired the aforesaid property under a registered deed of absolute sale dated 01/02/2020, vide deed No. 1446 registered in Book No.01, Volume No. 37, pages from 513 to 526, C.D. No. 4/2020,

AMBITION HOMES (P) LIMITED
9/12/2020
DIRECTOR

AMBITION HOMES (P) LIMITED

Rakesh Kumar Agrawal
9/03/2020
DIRECTOR

Sard's Mark
9/3/2020



registered at Registration office Patna, from Sri Vivek Singh, Sri Vikas Singh and Sri Vipul Singh, all Sons of Late Kanhaiya Singh.

WHEREAS, the above named vendors of the First part were the absolute owner of 18 katha 06 dhoors of land, who acquired the aforesaid land by the right of survivorship and inheritance.

WHEREAS, out of 18 katha 06 dhoors of land, 15 katha 11 dhoor land belonged to Smt. Rajmati Devi, wife of Sri Sachidanand Singh, grand mother of Sri Vivek Singh, Sri Vikas Singh and Sri Vipul Singh, and the remaining 02 katha 15 dhoor land belonged to Sri Kanhaiya Singh.

WHEREAS, the said Smt. Rajmati Devi purchased the aforesaid 15 katha 11 dhoors of land by 04 separate registered deed of absolute sale from different vendors. The details of aforesaid sale deeds are as follows :-

Sl.No.	Sale deed No.	dated.	Name of the vendor.	Area
				Katha- dhoors.
1.	307.	10-01-1951.	Jugeshwar Gope.	06. 15.
2.	368.	10-01-1951.	Khairu Rai.	06. 00.
3.	8122.	02-07-1951.	Khairu Rai.	00. 16.
4.	300.	29-10-1956.	Jugeshwar Gope and others	02. 00.

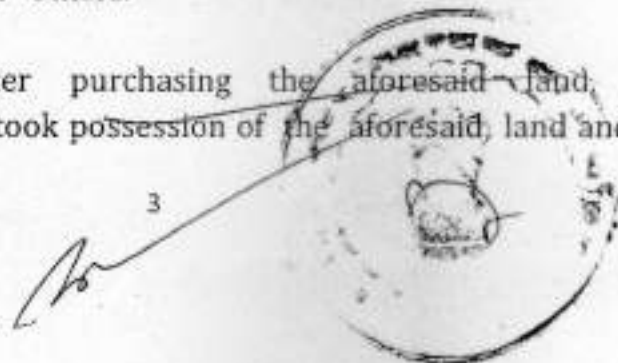
WHEREAS, out of 18 katha-06 dhoors of land, 02 katha 15 dhoor land belonged to Late Kanhaiya Singh, father of Sri Vivek Singh, Sri Vikas Singh and Sri Vipul Singh, who acquired the aforesaid property under a registered deed of absolute sale dated 29-06-1960, vide deed No. 5628 from Sri Jungali Rai and others.

WHEREAS, after purchasing the aforesaid land, Smt. Rajmati Devi took possession of the aforesaid land and got

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9/24/2020
DIRECTOR

AMBITION HOMES (P) LIMITED
Rajender Aggarwal
DIRECTOR 9/24/2020

Sd/- Bhatia
9/24/2020



her name mutated in Government records and was paying ground rent to the State of Bihar through Circle office and accordingly rent receipt was issued in her name. Subsequently, the said Rajmati Devi and her husband died leaving behind their only son Sri Kanhaiya Singh. After the death of Rajmati Devi and her husband Sri Sachidanand Singh, their only son Sri Kanhaiya Singh inherited the aforesaid property by the right of survivorship and inheritance.

WHEREAS, later on Kanhaiya Singh also died leaving behind his three sons namely Sri Vivek Singh, Sri Vikas Singh and Sri Vipul Singh as his only legal heirs, who after the death of Kanhaiya Singh inherited the aforesaid property by the right of survivorship and inheritance and become the absolute owner.

WHEREAS, the above named Sri Vivek Singh, Sri Vikas Singh and Sri Vipul Singh, were in urgent need of money and for that they decided to sell the entire property i.e. 18 katha 06 dhors. Out of the total land, 01 katha 09 dhor land purchased by the above named First part under a registered deed of absolute sale dated 01/02/2020, vide deed No. 1416, registered in Book No.01, Volume No. 37, pages from 513 to 526, C.D. No. 4/2020, registered at Registration office Patna and the remaining 16 katha 17 dhor land purchased by the above named Second part under a registered deed of absolute sale dated 01/02/2020, vide deed No. 1417, registered in Book No.01, Volume No. 37, pages from 527 to 540, C.D. No. 4/2020, registered at Registration office Patna.

WHEREAS, after purchasing the aforesaid 16 katha 17 dhors of land by the second part, prepared a scheme for construction of a multistoried building over the said purchased land

WHEREAS, when the above named first part/land owner came to know that the second part is going to construct a



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DIRECTOR
9/2/2020

AMBITION HOMES (P) LIMITED
DIRECTOR
9/2/2020

Smt. Bhojini
9/2/2020

multistoried building complex over its purchased land then the land owner first part approached the second part and showed her desire to develop her purchased land with the land of the second part. Subsequently, the Land Owner and the Developer entered into a negotiation and on representation and declaration made by the Owner as hereinafter recorded at between the parties hereto upon the terms and conditions hereinafter appearing.

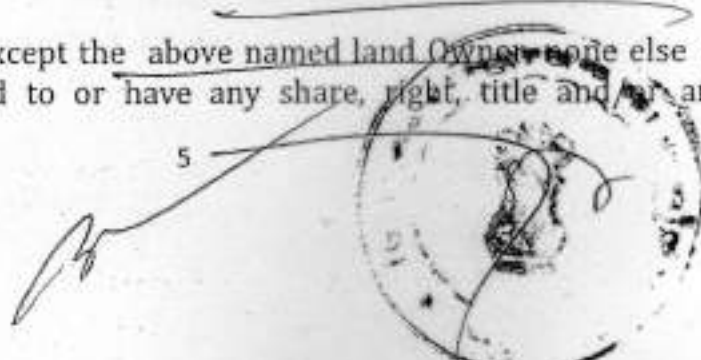
IT IS REPRESENTED & DECLARED BY THE OWNER:—

1. i) That the land fully mentioned in First Schedule of this Development agreement is under the exclusive possession of the First part with absolute right, title and interest and free from all encumbrances and have full right and absolute authority and title to transfer and convey the whole or part of the said property, having full marketable title therein.
- ii) That there is no attachment, either before or after the judgment and there is no claims, demands, suits, decrees, injunctions, orders, lispendance, notices, petition or adjudication order affecting the said property or any part thereof.
- iii) That the Owner has not created any charge or encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, gift, assessment, rights, liens, agreement for leave and license, permission, rent, possession, charges, inheritance or any other encumbrance whatsoever.
- iv) That no notice or notification for acquisition/requisition under ~~any~~ statute of the past or presently enforce, have been received, served or passed by the Patna Regional Development Authority (Dissolved), the Patna Municipal Corporation, Income Tax Department or any other government authority or authorities for acquisitions or requisitions of the said land or any part thereof.
- v) That except the above named land Owner ~~none~~ else is entitled to or have any share, right, title and any

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9/2/2020
DIRECTOR

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9/2/2020
DIRECTOR
Premier. Agarwal

Saity Bhatia
9/2/2020



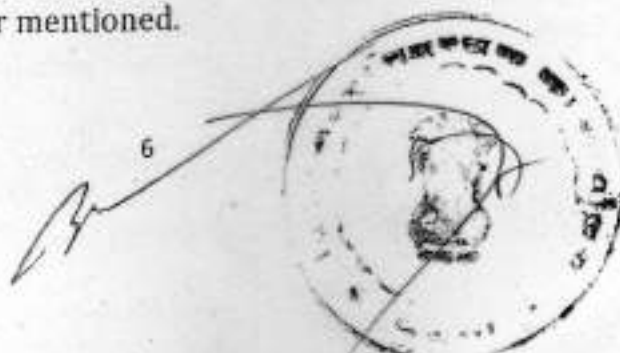
interest over in respect of the said property or any part thereof in any manner whatsoever.

- vi) That the Owner is neither a benamidar nor a Trustee for anyone in respect of the said property or part thereof.
- vii) That the Owner has not entered in the past into any agreement for sale or development of the said property or any part thereof nor have made any agreement with any one whomsoever regarding the said property or any part thereof. The Land Owner declare and agree that any problem, litigation, claim arising due to any agreement made in the past or during the pendency of this agreement or any claim arising thereof has to be sorted out by the land owner/ first part and the developer in no case will be responsible to sort out the said problem, in this regard any loss monetary or otherwise arising due to above reasons the builder will be kept totally indemnified by the Land Owner.

2. As a result of negotiation and declaration made by the First part as herein above recorded an agreement for development of the said property has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

NOW THESE PRESENTS BETWEEN WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:—

- (01) The Owner hereby appoint the aforesaid developer as the developer of the scheduled property and irrevocably grant permission to develop the aforesaid Land by amalgamating the land of the developer second part. The Developer hereby accepts the exclusive right, possession and license to develop the said property, fully described in First Schedule of this Development agreement, hereinafter written in the manner and on the terms and conditions hereinafter mentioned.



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DIRECTOR

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9/2/2020
DIRECTOR

S. B. Bhat
9/2/2020

A. That it is agreed by and between the parties that soon after execution and registration of this development agreement, the developer shall prepare a building plan through an architect for the entire land i.e. 18 katha 06 dhors and submit the same with the competent authority in their own signatures for its approval and will construct one or more multistoried building complex over the said land. It is agreed between the parties that all the expenses to be incurred for the approval of the sanction plan shall be borne and paid by the developer / Second part.

B. That it is agreed by and between the parties that any alteration in the aforesaid plan which is in the parameter of Patna Municipal Corporation building Rules & Regulation, which may permit necessary shall require no consent/ permission of the owner by the developer and the developer alone shall be entitled to make such alteration or modification. There shall no alteration except within permissible limits of Patna Municipal Corporation the replaced body of the PRDA.

C. That soon after execution and registration of this development agreement, the land owner will hand over the vacant possession of the Scheduled land to the developer second part for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne and paid by the Developer.

(02) That after securing building plan from the competent Authority, the developer shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016, at its own cost and expenses. The land owner shall extend all co-operation to the developer by providing all papers, which are in her possession, required consent letter, Authority Letter etc.

(03) The Developer and the land Owner have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be possible to

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DIRECTOR

Sant Bhoir
9/2/2020



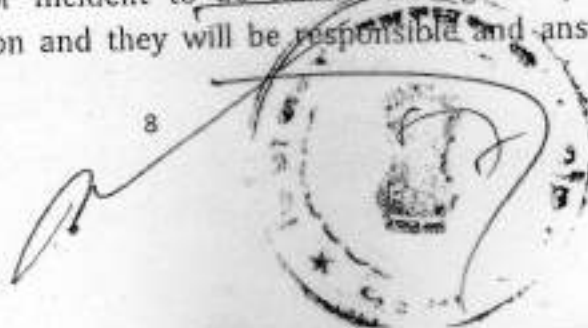
construct total built-up area as approved by Patna Municipal Corporation on the said property.

- (04) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the Land Owner's area/share to the land Owner within **36 (Thirty Six)** months from the date of registration of the project with Real Estate (Regulation and Development) Act, 2016 or from the date of handing over the vacant possession of the Scheduled land by the land owner to the developer, which ever is later. In case the builder fails to complete the construction work within the stipulated time as mentioned above then the land owner will provide **06 (Six)** month more time to the developer as grace period.
- (05) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the work, it would be seen and judged mutually by the land owner and the Developers.
- (06) It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 04 of this development agreement.
- (07) In case any Sale-tax, VAT, purchase tax, GST or any other government duty or tax (not being the Income Tax) is payable in relation to the land Owner's share, the same shall be paid by the land owner. The land owner indemnified the Developer against any such claim or demand that may be made by any authority.
- (08) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable

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9/3/2020
DIRECTOR

AMBITION HOMES (P) LIMITED
20/11/2020
DIRECTOR

Santosh Rishi
27/11/2020



before the court of law for the same. The Land Owner will not be responsible for the same in any way.

- (09) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owner and other inmates of the building.
- (10) That the land owner hereby declare and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The Land Owner has not leased out, exchange or executed any kind of deed in favour of any person or persons with respect to the said property.
- (11) The name of the proposed multistoried residential building complex shall be "Ambition Elite" or any other name as mutually agreed upon by both the parties.
- (12) That it is agreed between the parties that in consideration of the value of the aforesaid land, the developer will hand over one flat bearing No. 305, on 3rd Floor, ~~in the proposed multistoried building complex,~~ namely "Ambition Elite" measuring 2202 Sq.ft. super built-up area, little more or less, along with two reserve car parking spaces at the basement floor of the building and one Servant Quarter on the ground floor of the proposed multistoried building with all facilities and amenities to the land owner and the remaining construction / built-up area would be retained with the developer and both the parties would have absolute right, title and interest over their respective shares along with the proportionate share in the land with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons,

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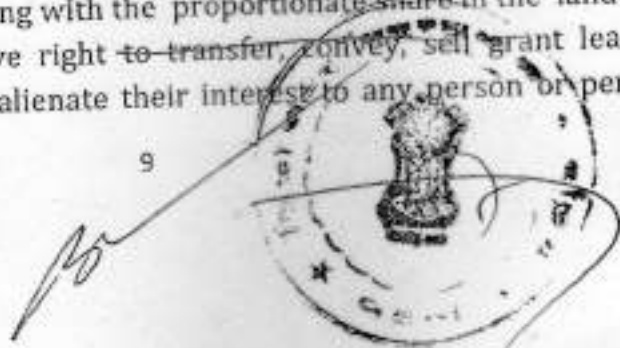
DIRECTOR

AMBITION HOMES (P) LIMITED

DIRECTOR

Saty Bhatia

02/11/2020



association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. It is agreed between the parties that the developer will first hand over the vacant possession of the land owner's share to the land owner with all amenities.

- (13) That after sanctioned of the proposed building plan by the competent authority, the developer will issue an allotment letter in favour of the above named Land Owner.
- (14) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties. In case of any doubt, the architect will take measurement of the built-up area and common service area in presence of both the parties or their authorized representative.
- (15) The Land owner shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various primary development works as stipulated in this agreement. The land owner agree to hand over the scheduled land immediately after execution and registration of this development agreement.
- (16) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owner will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.
- (17) That the Land Owner is entitle to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Land Owner find that the

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9/24/2020
DIRECTOR

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9/24/2020
DIRECTOR

Savit's Bharti

9/24/2020



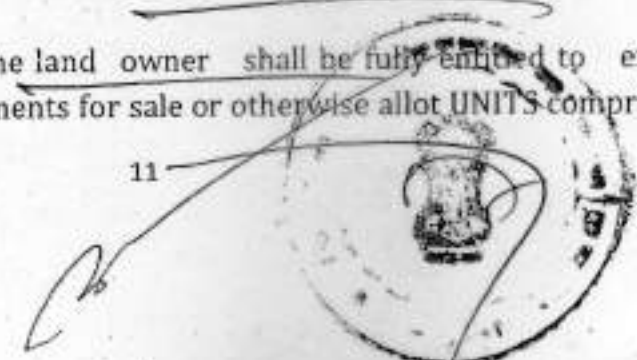
materials to be used for construction is not up to the mark and not of good quality then the land owner should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, but in any case the land owner will not be forced to stop the construction work.

- (18) From the date of delivery of possession of the Owner's area to the Owner or her allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in proportion to their respective share in the said building even without any further act, deed, matter done by the Owner in this regard.
- (19) The Land Owner hereby undertake that after execution and registration of this development agreement, she will not sell, dispose of, alienate, charge, encumber, sub-lease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Land Owner shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.
- (20) The developer shall be entitled to enter into an agreement for sale, or otherwise allot UNITS out of and from the Developer's area in the said building and which does not form part of the land owner's area, whenever required by the Developer by adhering the provision laid down under the Real Estate (Regulation and Development) Act, 2016.
- (21) Similarly the land owner shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised

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DIRECTOR
9/2/2020

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DIRECTOR
9/2/2020
Rakshita Agarwal

Saty Bhaskar
9/2/2020



in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.

- (22) A separate list of detailed specifications for the said building is mentioned in the Second schedule of this development agreement and the same will be treated as part of this Development Agreement.
- (23) After the Registration of this Development Agreement, the Owner and the Developer shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their respective shares directly to its prospective buyers or any Financial Institutions.
- (24) That after the completion of the construction of the building/project, the developer/promoter/land owner shall be absolute owner of their respective shares and they will be entitled to sell/transfer their respective shares/ units as per the Provisions of "The Bihar Apartment Ownership Act, 2006" coupled with RERA.

THE DEVELOPER FURTHER UNDERTAKES:-

- (A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owner.
- (B) That the Developer shall be entitled to mortgage its own share to any financial institution for taking project loan to complete the construction of the proposed multistoried building ~~complex~~ but the developer will be solely responsible to repay the said loan and the land owner will have no concern with the said loan nor will be liable to pay the said loan. However the individual purchasers of the flats/ and car parking spaces may obtain loan from any

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DIRECTOR

DIRECTOR

Smt. Bhatia
9/2/2020

9/2/2020
Director

financial institution or any other authority concerned to purchase flat and car parking space by mortgaging the said unit to be purchased by the intending purchasers and the purchasers are solely responsible to repay the said loan.

- (c) To indemnify the owner and always keep her indemnified and harmless with respect to all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workmen, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.
- (D) That it is also agreed between the parties that the parking space not to be sold to any outsider or stranger other than the inmates of the building.
- (E) All outgoings including municipal taxes and any other charges with respect to the said property shall be borne and paid by the Owner till the date of handing over the vacant possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Land Owner's area/ share to the Land Owner.
- (F) After the delivery the Owner's area to the Land Owner all out going with respect to the said property and the said building thereon shall be borne and paid by the Owner and the Developer and their nominees separately and proportionately in the proportion to their respective share in the total super built-up area
- (G) The Owner and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws, if it is possible to construct any extra built-up area beyond the area already sanctioned by Patna Municipal

AMBITION HOMES (P) LIMITED
9/3/2020
DIRECTOR

AMBITION HOMES (P) LIMITED
Rakesh Kumar Aggarwal
9/3/2020
DIRECTOR

Savitri Bhatnagar
9/3/2020

Corporation or Competent Authority, shall be distributed between the land Owner and the Developer in the same proportion, as mentioned herein above.

- (H) The land Owner will deliver to the developer and/or its duly authorized representative, certified copies/ photocopies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owner agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.
- (I) The developer shall be entitled to retain only photocopies/ Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owner for inspection and the photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owners' society/ Association of Owner /allottees of UNITS.
- (J) The construction of the said building will be deluxe quality and the detailed specification is hereby attached with this development agreement and will be treated as part of this agreement and if the developer manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owner and the developers will have share in the additional area and the share will be decided by mutual consent of both the parties.
- (K) The developer and the inmates of the building may form a Co-operative housing society/association of persons, and body corporate etc. for maintenance of the common service area and external part of the building. And in due course, the unit Owners and their nominee(s) shall become the

AMBITION HOMES (P) LIMITED

AMBITION HOMES (P) LIMITED

Sant's Bhagat

9/24/2020

9/24/2020
DIRECTOR

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DIRECTOR

members of such an organization formed or to be formed by the developer and the unit Owner, her nominees, respective agents, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer and the inmates of the building or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the Co-operative housing society for the maintenance and management of the entire building complex, except the internal part of units.

- (L) The common area shall be jointly owned by all the Owner of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No Owner of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.
- (M) The Owner agrees that if any levy is imposed by the Patna Municipal Corporation or any other public body or bodies or the government for the development/ betterment of the area, in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Land Owner and the developer (or its allottees) proportionally.
- (N) The Owner agrees that in case any fine or penalty/fee /fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the built-up area within the bye-laws then the same shall be borne and paid by the developer.
- (O) That it is agreed that in all transfer/conveyance of land and /or built-up area, the purchasers /transferees shall

AMBITION HOMES (P) LIMITED

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Sd/- Mr. R. K. Sharma

9/2/2020

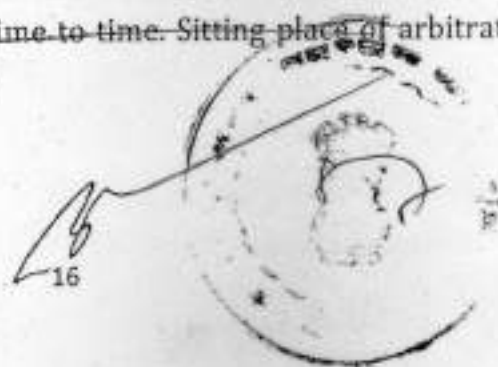
Patna

DIRECTOR

DIRECTOR

bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

- (P) That the Owner agrees and undertakes that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the scheduled property or claiming their right, title or interest though the Owner relating to the right, title and interest regarding the Scheduled property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner and the Owner shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.
- (Q) That the land owner agrees and undertakes that in case of any dispute or litigation by person(s) claiming to be the co-sharer in the scheduled property or claiming her/ their right, title or interest on and over the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter in between the land owner and such person(s) and in this respect the land owner shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.
- (R) That in case of any dispute or differences between the parties arising out or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator(s) appointed by both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time. Sitting place of arbitration will be at Patna only.



AMBITION HOMES (P) LIMITED

AMBITION HOMES (P) LIMITED

DIRECTOR

DIRECTOR

9/9/2020

9/9/2020

Satish Bharti

9/9/2020

- (S) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.
- (T) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building. After purchase or acquire land through the development agreement, the developer will amalgamate the adjacent land with the scheduled land and get sanction the proposed building plan for the entire land and shall prepare a common building plan for the entire land and will construct one or more multistoried building over the said land and for that the land owner will have no objection.

SCHEDULE-1

The details of land owned by the First part.

DESCRIPTION OF PROPERTY.

All that piece and parcel of vacant land measuring area 01 Katha 09 dhoor, equivalent to 19 73.45 Sq.ft. situated at Mauza Dujra, Mohalla Ram Suchit Mishra Path, F.S. Buddha Colony, Town and District Patna, under Thana No. 10/04, Thana Code No. 233, Tauzi No. 14C, 1C, Lekraj, 805C, Khata No. 135, part of plot No. 1093, Ward No. 35, within the limit of Patna Municipal Corporation, which bounded and butted as follows :-



सभी प्रकार के रोक से मुक्त प्राय
5/13/2020
नियमित लिखित
9/13/2020

AMBITION HOMES (P) LIMITED

AMBITION HOMES (P) LIMITED

9/13/2020
DIRECTOR

9/13/2020
DIRECTOR

Santa Singh
9/13/2020

BOUNDARY

NORTH: Front setback area of Konark Apartment and other plot No. 1092
 SOUTH: Plot No. 1100 of other Land owners,
 EAST : Shivani Indira Apartment,
 WEST : Land of Ambition Homes Pvt. Ltd.

IN WITNESS WHEREOF the Land Owner and Developer have set their respective hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in presence of under signed witnesses.

02/02/20
 Smt. Bhabha

WITNESSES :-

Signature of the Land Owner

N. K. Ray

AMBITION HOMES (P) LIMITED

S/O. Mr. B. N. P. Singh

Rajendra Agrawal

Signature of the Developer

9/2/2020
 DIRECTOR

1. J. S. P. Colony
 Kiplaipuri, Patna

2. Shri —
 Shri Suresh Bhatia

3. Late Girind Pd. Bhatia
 B-3C, Alakhya Apartment
 East Boat canal Road
 Patna - 800 001



18

VALUATION OF PROPERTY/LAND

1. Total Area of Land 01 Katha 09 dhoor approx.
equivalent to 19 73.45 Sq.ft. = 4.53 Decimal
Zone-05; Thana Code No.233

2. Govt. Value of the Land

@ Rs.16,25,000/- per dec.

Total Rs. 73,65,000/-

Stamp Rs. 1,48,500

Reg. Rs. 20,000

Scan Rs. 1,000

Total Rs. 1,69,500

Sav's Bharti
9/3/2020

AMBITION HOMES (P) LIMITED

Rubener Agrawal
DIRECTOR
9/3/2020

AMBITION HOMES (P) LIMITED

[Signature]
9/3/2020
DIRECTOR



Endorsement of Certificate of Admissibility

under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Sch. I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 148500/-
Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.I Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 169500/-

Registration Fee

LLR + Proc Fee Service Charge

A1	0	C	0	H1b	0	K1a	0	L1	0
A8	0	D	0	H2	0	K1b	0	L11	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	20000	J1	0	K2	0	Na	0
n	0	H1a	0	J2	0	Li	0		
TOTAL									20000

LLR	0	1000
Proc. Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Date: 09/03/2020

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 09th March 2020 by Sarita Bhartiya W/O Shyam Bhartiya by profession Others. Status - Executant

Sarita Bhartiya
9/3/2020

Signature/L.T.I. of Presentant

Date: 09/03/2020

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nilay Ranjan' age '39' x 'M', 'S/O Brij Nandan Prasad Sinha', resident of 'P. & T. Colony, Kidwaiपुरी, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date: 09/03/2020

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 92 on page no. 521 to 544 for the year 2020 and stored in CD Volume No. 12, year 2020. The document no. is printed on the front Page of the instrument.



Date: 09/03/2020

Year: 2020 S.No. 3230 SCORE Ver. 4.1

Registering Officer
Patna

DEED NO: 3631



INDIA NON JUDICIAL Government of Bihar e-Stamp



2263/2020

Certificate No.	: IN-BR09453432702141S
Certificate Issued Date	: 07-Mar-2020 02:50 PM
Appoint Reference	: SHCIL (FIY brshcl01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL01109194813265295
Purchased by	: AMBITION HOMES PRIVATE LIMITED
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: AMBITION HOMES PRIVATE LIMITED
Stamp Duty Paid By	: AMBITION HOMES PRIVATE LIMITED
Stamp Duty Paid (Rs.)	: 1,48,500 (One Lakh Forty Eight Thousand Five Hundred only)
Reg. fee (Rs.)	: 20,000 (Twenty Thousand only)
LJR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discora SC (Rs.)	: 1,000 (One Thousand only)
Total Amount (Rs.)	: 1,69,500 (One Lakh Sixty Nine Thousand Five Hundred only)



Do not write or type below this line

SR 0006913754

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as provided on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Government.

2263/2020
Patna Stock Holding Corporation Limited
9/3/2020
Gates Bhorin
9/3/2020



Serial No. 973

Deed No. 1417



Govt. of Bihar
District Registry Office, Patna
Summary of Endorsement

This document was presented for registration on **25/01/2020** by **Vivek Singh**

A stamp duty of Rs. **7345000/-** and other fees of Rs. **1838550/-** has been paid in it.

The document was found admissible. The names, photographs and 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. **1417** in Book No. **1**, Volume No. **37** on pages from **527** to **540** and has been preserved in total **14** pages in C.D. No. **4** / Year **2020**

Date: 01/02/2020

Token No: 956/2020

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

दस्तावेज की जाँच किया
गया

सामग्री में अंकित वर्णित दिनांक से मूल माल मिला।

25/1/2020
जी.पी. सिंह
(अरुण कुमार महाराज)

Sealed by

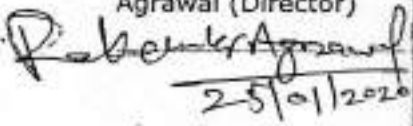
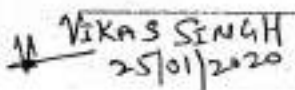
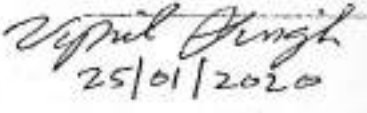
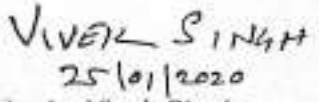
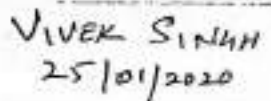
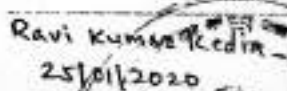
Deed of Absolute Sale (Land & Structure)

This deed of absolute sale is executed on this the 25th
day of January, in the Christian Era of 2020,
BETWEEN



Signature of the seller

Vivek Singh
25/01/2020
Vivek Singh
25/01/2020

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Dilip Kumar Mittal (Director)						
Sig.	 25/01/2020						
Claimant	Rakesh Kumar Agrawal (Director)						
Sig.	 25/01/2020						
Executant	Vikas Singh						
Sig.	 25/01/2020						
Executant	Vipul Singh						
Sig.	 25/01/2020						
Presented By	Vivek Singh						
Sig.	 25/01/2020						
Executant	Vivek Singh	X Photo	X Thumb	X Index	X Middle	X Ring	X Little
Sig.	 25/01/2020						
Identified By	Ravi Kumar Kedia						
Sig.	 25/01/2020						



Vivek Singh
25/01/2020

महोदय कोर्टाउसार मन्तर
मिस्त्रिनाम किम पदुकर
दिया नाम वरिष्ठ मुक
उप जमीन मन्तर
मानवा मन्तर पदु कवार
हे जी मन्तर के
काउन्सिल मन्तर पात्र
जलन. कुम. मन्तर,
लिफिक, जिला निबंधन कार्यालय, पटना.

1. SRI VIVEK SINGH,
2. SRI VIKAS SINGH,
3. SRI VIPUL SINGH,

All Sons of Late Kanhaiya Singh, residents of village Bag Jhauwas, P.S. Kollwar, District Bhojpur, presently residing at "RAJMATI NIWAS", Ram Suchit Mishra Path, P.S. Buddha Colony, Town and District Patna, hereinafter called the VENDORS, (Which expression shall unless excluded by or repugnant to the context be deemed to include their Successors, Executors, Administrators and assign) of the **FIRST PART.**

AND

M/S AMBITION HOMES PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, having its Registered office at behind Narayan Plaza, Off Exhibition Road, P.S. Gandhi Maidan, Town and District Patna (Bihar), through its Director SRI DILIP KUMAR MITTAL, Son of Late Prayag Chand Mittal, resident of Mittal Sadan, East Boring Canal Road, P.S. Buddha Colony, District Patna and SRI RAKESH KUMAR AGRAWAL, Son of Late Ram Narayan Agrawal, resident of 501, Ambition Residency, behind Narayan Plaza, Off Exhibition Road, P.S. Gandhi Maidan, Town and District Patna (Bihar), hereinafter referred to as the Buyer/ Vendee (Which expression shall unless excluded by or repugnant to the context mean and include its Successor-in-office, Executors, Administrators and assign) of the **SECOND PART.**

That this deed is executed by the Vendors / First part in favour of the above named Vendee, for the property fully described in Schedule-I of this Deed of absolute sale.



Vipul Singh
25/01/2020

Vikas Singh
25/01/2020

Vivek Singh
25/01/2020

RECITALWHEREAS,

(1) The above named Vendors are the absolute owner of 18 katha 06 dhoors of land, pertaining to Khesra No. 1090, 1091 & 1093, situated at Mauza Dujra, Ram Suchit Mishra Path, P.S. Buddha Colony, Town and District Patna, who acquired the aforesaid property by the right of survivorship and inheritance.

(2) Out of 18 katha 06 dhoors of land, 15 katha 11 dhoor land belonged to Smt. Rajmati Devi, wife of Sri Sachidanand Singh, grand mother of the above named vendors and the remaining 02 katha 15 dhoor land belonged to Sri Kanhaiya Singh.

(3) The said Smt. Rajmati Devi purchased the aforesaid 15 katha 11 dhoors of land by 04 separate registered deed of absolute sale from different vendors. The details of aforesaid sale deeds are as follows:-

Sl.No.	Sale deed No.	dated.	Name of the vendor.	Area
				Katha- dhoors.
1.	307.	10-01-1951.	Jugeshwar Gope	06. 15.
2.	368.	10-01-1951.	Khairu Rai.	06. 00.
3.	8122.	02-07-1951.	Khairu Rai.	00. 16.
4.	300.	29-10-1956.	Jugeshwar Gope and others	02. 00.

(4) Out of 18 katha 06 dhoors of land, 02 katha 15 dhoor land belonged to Late Kanhaiya Singh, father of the vendors, who acquired the aforesaid property under a registered deed of absolute sale dated 29-06-1960 vide deed No. 5628 from Sri Jungali Rai and others.

(5) After purchasing the aforesaid land, Smt. Rajmati Devi took possession of the aforesaid land and got her name



Vijay Singh
25/01/2020

Vikas Singh
25/01/2020

Vivek Singh
25/01/2020

mutated in Government records and was paying ground rent to the State of Bihar through Circle office and accordingly rent receipt was issued in her name. Subsequently, the said Rajmati Devi and her husband died leaving behind their only son Sri Kanhaiya Singh. After the death of Rajmati Devi and her husband Sri Sachidanand Singh, their only son Sri Kanhaiya Singh inherited the aforesaid property by the right of survivorship and inheritance.

(6) Later on Kanhaiya Singh also died leaving behind his three sons namely Sri Vivek Singh, Sri Vikas Singh & Sri Vipul Singh as his only legal heirs, who after the death of Kanhaiya Singh inherited the aforesaid property by the right of survivorship and inheritance and become the absolute owner.

(7) The above named Vendors are in urgent need of money and for that they decided to sell the entire property as mentioned above. When the above named Vendee came to know the desire of the Vendors, the vendee approached the Vendors and showed its willingness to purchase 16 Katha 17 dhoors of land, out of 18 kathas 06 dhoors of land. After negotiation, the vendee offered to the pay a sum of Rs. 9,18,00,000/- (Rupees Nine Crore and Eighteen lacs) only. The offer of the vendee being the highest, reasonable and according to the prevailing market rate and also no body is ready to pay higher than the offer made by the vendee, so the Vendors accepted the offer of the vendee in their good health, body and sense after considering all its pros and cons for the property without any pressure, threat and coercion. The details of aforesaid land is clearly mentioned in Schedule-I of this deed of absolute sale.

(8) As stated above, the consideration amount of the aforesaid land is of Rs. 9,18,00,000/- (Rupees Nine



Vipul Singh
25/01/2020

Vikas Singh
25/01/2020

Vivek Singh
25/01/2020

Crore and Eighteen lacs only. but the government fixed value is of Rs. 8,90,66,406/- only. As the consideration amount is higher then the government fixed value. Hence, the vendee is paying stamp duty and registration charge over the consideration amount i.e. Rs. 9,18,00,000/-

- (9) In pursuance of the negotiation and discussion, the vendee has already paid the entire consideration amount of Rs. 9,18,00,000/- (Rupees Nine Crore and Eighteen lacs) only to the vendors and the same has been received and acknowledged by the vendors, the details of payments made by the vendee to the vendors are clearly mentioned in Schedule-II of this deed of absolute sale. Thus the total consideration amount stands paid by the vendee to the Vendors and not a single farthing is due to be paid by the vendee to the Vendors. At the request of the vendee, the Vendors does hereby convey and transfer by way of absolute sale all their rights, titles and interests in the said property out of their free will and accord without any pressure, threat, coercion, duress or inducement or any undue influence by any person whatsoever and after fully understanding the implication of the transaction to the vendee and also put in possession of the said property to HAVE and HOLD the same absolutely forever and now the vendee is free to utilize the property as per its own choice and convenience. The Vendors assured to the vendee that they are the sole and absolute owner of the aforesaid property and have not entered into any agreement to sell or otherwise with any person prior to the execution of this Deed of Absolute Sale.

NOW THESE PRESENTS WITNESS:

1. That on receipt of the entire consideration amount paid by the Vendee to the Vendors for the property fully described in Schedule-I of this deed, the vendors hereby convey, transfer and assign unto and to the use of the



Vipul Singh
25/01/2020

AKAS SINGH
25/01/2020

VIVEK SINGH
25/01/2020

Purchaser/Vendee, its successors. All the right, title & interest, property, ~~claim and demand whatsoever~~ of the Vendors into or upon the said property hereby conveyed unto the Vendee ~~absolutely & forever~~, as ordinarily pass on such sale and handed over the possession of the property fully described in Schedule-I of this deed.

2. That the purchaser shall hereafter peacefully hold, use & enjoy the same as its own property without any hindrance, interruption, claim or demand by or from the Vendors or any other person whomsoever.
3. That if the Vendors or any other person on behalf of the vendors claim over the property in question for his or their right, title & interest, then such claim shall be treated as nul and void.
4. That by virtue of this deed of absolute sale, all the rights, titles and interests ~~in the property~~ hereby sold, vested in the Vendee entirely and hereafter the Vendors or their heirs, assignees, successors-in-interest will have no right, title and interest ~~whatsoever in the property~~ hereby sold or transferred nor any responsibility for the sold piece of land. The vendors once having sold will never at any time refund the consideration ~~money to the vendee~~ or any one if no defect in right, title, interest and possession is found in future. If any amount owed by vendor becomes payable to clear any dues of vendor during their possession, The vendee shall be entitled to realize the consideration amount and the amount paid to clear the dues with interest, if any, as admissible in the eyes of law in full or part from any other property movable or immovable as the case may be.
5. That the Vendors hereby transfer all their right, title and interest related with the property, fully described in Schedule-I of this deed to the vendee. Now the Vendee is



Vipul Singh
25/01/2020

Vikas Singh
25/01/2020

Vivek Singh
25/01/2020

free to have & hold the same and utilize the same as they deem fit and proper in future.

6. That after the registration of the Sale Deed, if any fee, tax, rent etc. or any other demand made by the Government or any other Authority payable by the vendors, then the same shall be paid by the Vendors. If the vendors fail to do so, then it shall be realized from the Vendors or from their other property.
7. That this property is free from all litigation and not acquired by the Government or any other authority.
8. That now the Vendee is entitled to get its name mutated in all the Government Seristas and Local Bodies or wherever necessary. The vendee is liable to pay all rents/cess/taxes/charges/demands to the Government of Bihar or authority concerned if any, with respect to the Scheduled property.
9. The Vendors have assured to the Vendee that the property hereby sold is free from all kinds of charges, defects, encumbrances, liens and there is absolutely no defect in the title of the Vendors for conveying the same. They further assured and declared that they are the sole and absolute owner of the property hereby sold.

The Vendee has performed all due diligence before agreeing to purchase the property.

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

Vijay Singh
25/01/2020

Vikas Singh
25/01/2020

Vivek Singh
25/01/2020



SCHEDULE-I
DESCRIPTION OF VENDED PROPERTY.

All that piece and parcel of the land measuring area 16 Katha 17 dhoor equivalent to 52.65625 decimals over which a double storied pucca building has been constructed, measuring built-up area about 3500 Sq.ft. situated at Mauza Dujra, Ram Suchit Mishra Path, Mohalla & P.S. Buddha colony, Town and District Patna, under Thana No. 10/04, Tauzi No. 14C, 1C, Lekraj, 805C, Khata No. 135 & 158, Plot Nos. 1090, 1091, & Part of Plot No. 1093, Ward No. 35, Jamabandi No. 24, Page No. 2 within the limit of Patna Municipal Corporation, which bounded and butted as follows :-

BOUNDARY

NORTH: Nilamber Apartment & Konark Apartment,
SOUTH: 20 feet branch Road and thereafter house of some other person,
EAST : Vendors, now going to purchase Smt. Sarita Bhartia
WEST : 20 feet branch Road.

Yipil Singh
25/01/2020

SCHEDULE-II
DETAILS OF PAYMENT MADE BY THE VENDEE TO THE VENDORS.

SL.NO.	PARTICULARS.	DATED.	DRAWN ON.	Rs.	Pay to Vendor No.
a)	RTGS.	28/10/2019.	Rs. 49,50,000/-		Vendor No.1.
b)	RTGS.	24/01/2020.	Rs. 2,53,44,000/-		Vendor No.1.
c)	TDS.		Rs. 3,06,000/-		
d)	RTGS.	28/10/2019.	Rs. 45,00,000/-		Vendor No.2.
e)	RTGS.	24/01/2020.	Rs. 1,87,80,480/-		Vendor No.2.
f)	TDS.		Rs. 73,19,520/-		
g)	RTGS.	28/10/2019.	Rs. 49,50,000/-		Vendor No.3.
h)	RTGS.	24/01/2020.	Rs. 2,53,44,000/-		Vendor No.3.
i)	TDS.		Rs. 3,06,000/-		
Total. Rs. 9,18,00,000/-					

AKAS SINGH
25/01/2020

Vivek Singh
25/01/2020



सभी प्रकार के रोक से मुक्त पाय
25/01/2020
जॉय लिमिटेड

Details of Valuation of the property

The details of plot Nos. its area and its Value are as follows:-

Plot Nos.	Area	Value
1090	21.2503 Dec.	Rs. 3,45,31,738/-
1091	15.2346 Dec.	Rs. 2,47,56,225/-
1093	16.1684 Dec.	Rs. 2,62,78,443/-
Total	52.65625	Rs. 8,55,66,406

Total plot Area 16 katha 17 dhoor equivalent

To 22932.85 Sq. feet or may say 52.65625

decimal @ Rs. 16,25,000/- per decimal vide thana

code No. 241.

Rs. 8,55,66,406/-

Built-up area 3500 Sq.ft. @ 1000 per Sq.ft.

vide Zone No. (3500 X Rs. 1000/-) Rs. 35,00,000/-

Total Rs. 8,90,66,406/-

In witnesses whereof the Vendors aforesaid have put their respective signatures on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above written in presence of under signed attesting witnesses who have also signed on this Deed.

WITNESSES:-

1 Ravi Kumar Kedia

S/o - Binod Kumar Kedia

garden city complex, next to
S.S.A.S, Dipak Hospital lane,
Mira Road (E), Thane, Mah.

2 Ajeet Kumar Shrivastava

S/o Muneshwar Lal

Vlu. V. V. V.

P.O. + P.S. - Kachas

District - Raichas

WEL SINGH

25/01/2020

SIGNATURE OF VENDOR NO.1.

PAN No. ACJPS7465A.

AADHAAR NO. 3391 4208 2828.

Mob No. 9162030306.

Vikas Singh 25/01/2020

SIGNATURE OF VENDOR NO.2.

PAN No. BQMPS3087A.

ADDHAAR NO.

Mob No. 8879035204.



[Handwritten signature]

Vijal Singh 25/01/2020
SIGNATURE OF VENDOR NO.3.

PAN No. AKXPS9002R.

AADHAAR NO. 2970 6144 4676.

Mob No. 8294633651.

AMBITION HOMES (P) LIMITED
Rakhee B. Aggarwal
25/1/2020 DIRECTOR

AMBITION HOMES (P) LIMITED
[Signature] 25/1/2020
DIRECTOR

SIGNATURE OF VENDEE.

PAN NO. AAHCA7498N.

MOB NO.9431016879.

Drafted as per instruction of the Vendors & Vendee

[Signature]
(Ajay Kumar Singh)
Advocate



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.

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	9183550/-

LLR + Proc Fee Service Charge

LLR	500	1000
Proc.Fee	50	
Total	550	

Registering Officer
Patna

Presented for registration at Registration Office, Patna on Saturday, 25th January 2020 by Vivek Singh Late Kanhaiya Singh by profession Others. Status - Executant

VIVEK SINGH
25/01/2020

Date:25/01/2020

Registering Officer
Patna

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravi Kumar Kedia' age '41' Sex 'M', 'Binod Kedia', resident of 'A/902, Fragrance Garden City Complex, Near Seven Square School, Mira Road, Bhayander, Thane, Maharashtra'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 37 on page no. 527 to 540 for the year 2020 and stored in CD Volume No. 4, year 2020. The document no. is printed on the front Page of the document.



Registering Officer
Patna

Date: 01/02/2020
Token No.: 946

Year: 2020

S.No.:

973

SCORE Ver 4.1

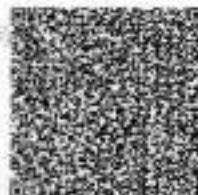
DEED NO: 1417

Deed No. and No. Pat

CO: 2800 20200125014



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Government of Bihar
e-Stamp



Certificate No. : IN-BR08373973155125S
Certificate Issued Date : 24-Jan-2020 04:25 PM
Account Reference : SHCIL (FI) brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference : SUBIN-BRBRSHCIL0109540613732985S
Purchased by : AMBITION HOMES PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : AMBITION HOMES PRIVATE LIMITED
Stamp Duty Paid By : AMBITION HOMES PRIVATE LIMITED
Stamp Duty Paid (Rs.) : 73,45,000 (Seventy Three Lakh Forty Five Thousand only)
Reg. fee (Rs.) : 18,37,000 (Eighteen Lakh Thirty Seven Thousand only)
LLR & P Fee (Rs.) : 550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discre SC (Rs.) : 1,000 (One Thousand only)
Total Amount (Rs.) : 91,83,550 (Ninety One Lakh Eighty Three Thousand Five Hundred And Fifty only)

Vipul Singh
25/01/2020

AKAS SINGH
25/01/2020

VIVEK SINGH
25/01/2020



[Signature]

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
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25 April 2018

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Edit



VIVEK SINGH
25/01/2020





भारत सरकार
GOVERNMENT OF INDIA



विवेक सिंह
Vivek Singh

जन्म वर्ष / Year of Birth : 1961
पुरुष / Male



3391 4208 2828

आधार — आम आदमी का अधिकार

VIVEK SINGH
25/01/2020

Govt



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O कन्हैया सिंह, राजमती
निवास, रामसुचित मिश्र पथ,
पंचामुकी हनुमान मंदिर, पूर्वी
बोरिंग केनाल रोड, पटना, पटना
जी.पी.ओ., बिहार, 800001

Address:

S/O Kanhalya Singh, Rajmati
Niwas, Ramsuchit Mishra
Path, Panchamuki Hanuman
Mandir, East Boring Canal
Road, Patna, Patna G.P.O.,
Bihar, 800001



1800 190 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



P.O. Box No. 1947
Bengaluru 560 001

VIVEK SINGH
25/01/2020

आयकर विभाग

INCOME TAX DEPARTMENT

VIKAS K SINGH

KANHAYA SAOCHIDANAND SINGH

12/04/1964

Permanent Account Number

BOMHS3087A

Signature



भारत सरकार

GOVT OF INDIA



Vikas Singh Pan card.



PERMANENT ACCOUNT NUMBER

AKXPS9002R

NAME

VIPUL SINGH

NAME OF FATHER'S NAME
KANHAIA SINGH

DATE / DATE OF BIRTH

08-10-1966

SIGNATURE

Vipul Singh

COMMISSIONER OF INCOMETAX, PANCHI

25/01/2028

Vipul Singh
25/01/2028

Serial No. 972

Deed No. 1416



1

Govt. of Bihar
District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on **25/01/2020** by **Vivek Singh**

A stamp duty of Rs. **649000/-** and other fees of Rs. **164550/-** has been paid in it.

The document was found admissible. The names, photographs and 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. **1416** in Book No. **1**, Volume No. **37** on pages from **513** to **526** and has been preserved in total **14** pages in C.D. No. **4** / Year **2020**

Date: 01/02/2020

Token No: 953 /2020

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

दस्तावेज की जाँच किया
मैंने
दस्तावेज में अतिरिक्त किमती के अनुबद्ध रही प्रया।
25/01/2020
जॉब सिपिक
(अरुण कुमार महाराज)

Scanned By

**Deed of Absolute Sale
(Land & Structure)**

This deed of absolute sale is executed on this the 25th
day of January, in the Christian Era of 2020,
BETWEEN



Signature of the executant

Vikas Singh
25/01/2020
Vivek Singh

Received
original
Shyam
25/01/2020

District Registry Office, Patna

Token Number 953

Reg. Year 2020

Serial Number 972

Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Sarita Bhartia						
Sig.	Sarita Bhartia 25/01/2020						
Executant	Vikas Singh						
Sig.	VIKAS SINGH 25/01/2020						
Executant	Vipul Singh						
Sig.	Vipul Singh 25/01/2020						
Presented By	Vivek Singh						
Sig.	VIVEK SINGH 25/01/2020						
Executant	Vivek Singh	X Photo	X Thumb	X Index	X Middle	X Ring	X Little
Sig.	VIVEK SINGH 25/01/2020						
Identified By	Ravi Kumar Kedia						
Sig.	Ravi Kumar Kedia 25/01/2020						



आदेशानुसार कचले निर्देशानुसार
विभा पञ्चायत द्वारा निर्देशानुसार
पञ्चायत कार्यालय में आवेदन
शारदा सुन्दर रा. कावाराचल
है, जो पञ्चायत में
आवृत्त नहीं पाया

25/01/2020
वर्तमान कुमार महाराज,
लिपिक, जिला निबंधन कार्यालय, पटना।



VIVEK SINGH
25/01/2020

SCOR

Powered by IL&FS Technologies Ltd.

Biometric Captured By 2800sop112

1. SRI VIVEK SINGH,
2. SRI VIKAS SINGH,
3. SRI VIPUL SINGH,

All Sons of Late Kanhaiya Singh, residents of village Bag Jhauwas, P.S. Koilwar, District Bhojpur, presently residing at "RAJMATI NIWAS", Ram Suchit Mishra Path, P.S. Buddha Colony, Town and District Patna, hereinafter called the VENDORS, (Which expression shall unless excluded by or repugnant to the context be deemed to include their Successors, Executors, Administrators and assign) of the **FIRST PART.**

AND

MRS. SARITA BHARTIA, Wife of Sri Shyam Sunder Bhartia, resident of B-3C, Alakhraj Apartment, East Boring Canal Road, P.S. Buddha Colony, Town and District Patna hereinafter referred to as the Buyer/ Vendee (Which expression shall unless excluded by or repugnant to the context mean and include her Successors, Executors, Administrators, legal heirs, and assign) of the **SECOND PART.**

That this deed is executed by the Vendors / First part in favour of the above named Vendee, for the property fully described in Schedule-I of this Deed of absolute sale.

RECITAL

WHEREAS,

(1) The above named Vendors are the absolute owner of 18 katha 06 dhoors of land, pertaining to Khesra (Plot) Nos. 1090, 1091 & 1093, situated at Mauza Dujra, Ram Suchit Mishra Path, P.S. Buddha Colony, Town and District Patna, who acquired the aforesaid property by the right of survivorship and inheritance.

(2) Out of 18 katha 06 dhoors of land, 15 katha 11 dhoor land belonged to Smt. Rajmati Devi, wife of Sri

Vipul Singh 25/01/2020

VIKAS SINGH 25/01/2020

VIVEK SINGH 25/01/2020



[Signature]

Sachidanand Singh, grand mother of the above named vendors and the remaining 02 katha 15 dhoor land belonged to Sri Kanhaiya Singh.

- (3) The said Smt. Rajmati Devi purchased the aforesaid 15 katha 11 dhoors of land by 04 separate registered deed of absolute sale from different vendors. The details of aforesaid sale deeds are as follows :-

Sl.No.	Sale deed No.	dated.	Name of the vendor.	Area Katha- dhoors.
1.	307.	10-01-1951.	Jugeshwar Gope.	06. 15.
2.	368.	10-01-1951.	Khairu Rai.	06. 00.
3.	8122.	02-07-1951.	Khairu Rai.	00. 16.
4.	300.	29-10-1956.	Jugeshwar Gope and others	02. 00.

- (4) Out of 18 katha 06 dhoors of land, 02 katha 15 dhoor land, belonged to Late Kanhaiya Singh, father of the vendors, who acquired the aforesaid property under a registered deed of absolute sale dated 29-06-1960 vide deed No. 5628 from Sri Jungali Rai and others.

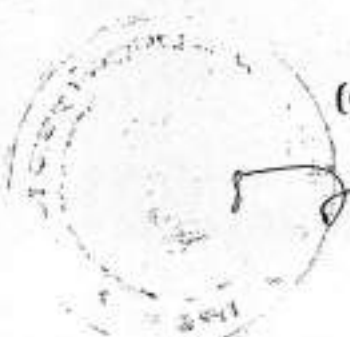
- (5) After purchasing the aforesaid land, Smt. Rajmati Devi took possession of the aforesaid land and got her name mutated in Government records and was paying ground rent to the State of Bihar through Circle office and accordingly rent receipt was issued in her name. Subsequently, the said Rajmati Devi and her husband died leaving behind their only son Sri Kanhaiya Singh. After the death of Rajmati Devi and her husband Sri Sachidanand Singh, their only son Sri Kanhaiya Singh inherited the aforesaid property by the right of survivorship and inheritance.

- (6) Later on Kanhaiya Singh also died leaving behind his three sons namely Sri Vivek Singh, Sri Vikas Singh and

Vipul Singh
25/01/2020

VIKAS SINGH
25/01/2020

VIVEK SINGH
25/01/2020



Sri Vipul Singh as his only legal heirs, who after the death of Kanhaiya Singh inherited the aforesaid property by the right of survivorship and inheritance and become the absolute owner.

- (7) The above named Vendors are in urgent need of money and for that they decided to sell the entire property as mentioned above. When the above named Vendee came to know the desire of the Vendors, the vendee approached the Vendors and showed her willingness to purchase 01 Kaha 09 dhoor out of 18 kathas 06 dhoors of land. After negotiation, the vendee offered to the pay a sum of Rs. 81,00,000 (Rupees Eighty One lacs) only. The offer of the vendee being the highest, reasonable and according to the prevailing market rate and also no body is ready to pay higher than the offer made by the vendee, so the Vendors accepted the offer of the vendee in their good health, body and sense after considering all its pros and cons for the property without any pressure, threat and coercion. The details of aforesaid land is clearly mentioned in Schedule-I of this deed of absolute sale.
- (8) As stated above, the consideration amount of the aforesaid land is of Rs. 81,00,000/- (Rupees Eighty one lacs) only but the government fixed value is of Rs. 78,63,200/- (Rupees Seventy Eight lacs Sixty Three thousand and Two hundred) only. As the consideration amount is higher then the government fixed value. Hence, the vendee is paying stamp duty and registration charge over the consideration amount i.e. Rs. 81,00,000 /-
- (9) In pursuance of the negotiation and discussion, the vendee has already paid the entire consideration amount of Rs. 81,00,000/- (Rupees Eighty One lacs) only to the vendors and the same has been received and acknowledged by the vendors, the details of payments made by the

Vipul Singh
25/01/2020

Vikas Singh
25/01/2020

Vivek Singh
25/01/2020



vendee to the vendors are clearly mentioned in Schedule-II of this deed of absolute sale. Thus the total consideration amount stands paid by the vendee to the Vendors and not a single farthing is due to be paid by the vendee to the Vendors. At the request of the vendee, the Vendors does hereby convey and transfer by way of absolute sale all their rights, titles and interests in the said property out of their free will and accord without any pressure, threat, coercion, duress or inducement or any undue influence by any person whatsoever and after fully understanding the implication of the transaction to the vendee and also put in possession of the said property to HAVE and HOLD the same absolutely forever and now the vendee is free to utilize the property as per her own choice and convenience. The Vendors assured to the vendee that they are the sole and absolute owner of the aforesaid property and have not entered into any agreement to sell or otherwise with any person prior to the execution of this Deed of Absolute Sale.

NOW THESE PRESENTS WITNESS:

1. That on receipt of the entire consideration amount paid by the Vendee to the Vendors for the property fully described in Schedule-I of this deed, the vendors hereby convey, transfer and assign unto and to the use of the Purchaser/Vendee, its successors. All the right, title & interest, property, claim and demand whatsoever of the Vendors into or upon the said property hereby conveyed unto the Vendee absolutely & forever, as ordinarily pass on such sale and handed over the possession of the property fully described in Schedule-I of this deed.
2. That the purchaser shall hereafter peacefully hold, use & enjoy the same as her /own property without any hindrance, interruption, claim or demand by or from the Vendors or any other person whomsoever.

Vipul Singh
25/01/2020

Vikas Singh
25/01/2020

Vivek Singh
25/01/2020



3. That if the Vendors or ~~any other person~~ on behalf of the vendors claim over the property in question for his or their right, title & interest, then such claim shall be treated as nul and void.
4. That by virtue of this deed of absolute sale, all the rights, titles and interests in the property hereby sold, vested in the Vendee entirely and hereafter the Vendors or their heirs, assignees, successors-in-interest will have no right, title and interest whatsoever in the property hereby sold or transferred nor any responsibility for the sold piece of land. The vendors once having sold will never at any time refund the consideration money to the vendee or any one if no defect in right, title, interest and possession is found in future. If any amount owed by vendors becomes payable to clear any dues of vendors during their possession, The vendee shall be entitled to realize the consideration amount and the amount paid to clear the dues with interest, if any, as admissible in the eyes of law in full or part from any other property movable or immovable as the case may be.
5. That the Vendors hereby transfer all their right, title and interest related with the property, fully described in Schedule-I of this deed to the vendee. Now the Vendee is free to have & hold the same and utilize the same as they deem fit and proper in future.
6. That after the registration of the Sale Deed, if any fee, tax, rent etc. or any other demand made by the Government or any other Authority payable by the vendors, then the same shall be paid by the Vendors. If the vendors fail to do so, then it shall be realized from the Vendors or from their other property.
7. That this property is free from all litigation and not acquired by the Government or any other authority.



Vipul Singh
25/01/2020

VIKAS SINGH
25/01/2020

VIVEK SINGH
25/01/2020

8. That now the Vendee is entitled to get its name mutated in all the Government Seristas and Local Bodies or wherever necessary. The vendee is liable to pay all rents/cess/taxes/charges/demands to the Government of Bihar or authority concerned if any, with respect to the Scheduled property.
9. The Vendors have assured to the Vendee that the property hereby sold is free from all kinds of charges, defects, encumbrances, liens and there is absolutely no defect in the title of the Vendors for conveying the same. They further assured and declared that they are the sole and absolute owner of the property hereby sold.

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

SCHEDULE-I

DESCRIPTION OF VENDEE PROPERTY.

All that piece and parcel of vacant land measuring area 01 Katha 09 dhoor, situated at Mauza Dujra, Ram Suchit Mishra Path, Mohalla & P.S. Buddha Colony, Town and District Patna, under Thana No. 10/04, Tauzi No. 14C, 1C, Lekraj, 805C, Khata No. 135, part of Plot No. 1093, Ward No. 35, within the limit of Patna Municipal Corporation, which is bounded and butted as follows:- Jamabandi no - 24



[Signature]

सभी प्रकार के रोक से मुक्त पाय

11/2/2020 लिपिक

[Signature]
25/01/2020

[Signature]
25/01/2020

[Signature]
25/01/2020

[Signature]

BOUNDARY

NORTH: Front setback area of Konark Apartment and other plot No. 1092,
 SOUTH: Plot No. 1100 of other Land owners,
 EAST : Shivani Indira Apartment,
 WEST : Vendors, now going to purchase by Ambition Homes Pvt. Ltd.

SCHEDULE-II**DETAILS OF PAYMENT MADE BY THE VENDEE TO THE VENDORS.**

SL.NO.	PARTICULARS.	DATED.	Rs.	Paid to Vendor
a)	RTGS.	24/01/2020.	Rs. 26,73,000/-	Vendor No.1.
b)	TDS.		Rs. 27,000/-	
c)	RTGS.	24/01/2020.	Rs. 20,54,160/-	Vendor No.2.
d)	TDS.		Rs. 6,45,840/-	
e)	RTGS.	24/01/2020.	Rs. 26,73,000/-	Vendor No.3.
f)	TDS.		Rs. 27,000/-	
Total.				Rs. 81,00,000/-

Details of property Valuation

- Total plot Area 01 katha 09 dhoor equivalent to 1973.45 Sq. feet. Or may say 4. 5312 decimal @ Rs. 16,25,000/- per decimal vide thana code No. 241. **Rs. 73,63,200/-**
 - Built-up area 500 Sq.ft @ 1000 per Sq.ft. vide Zone No.(500 X Rs.1000/-) **Rs. 5,00,000/-**
- Total Rs. 78,63,200/-**

Vijal Singh
25/01/2020

Vikas Singh
25/01/2020

Vivek Singh
25/01/2020



[Signature]

In witnesses whereof the Vendors aforesaid have put their respective signatures on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above written in presence of under signed attesting witnesses who have also signed on this Deed.

WITNESSES:-

1 Ravi Kumar Kedia.
S/o - Nitod Kumar Kedia.
 Garden city Complex, next to
 SSAS, Relpak Hospital lane,
 Mira Road (E), Thane, Mah.

2 Ajay Kumar Shrivastava
S/o - Muneshwar Lal
Vitel - Udaipur
P.O. + P.S. - Kachay
District - Ratnagiri

Vivek Singh 25/01/2020
SIGNATURE OF VENDOR NO.1.

PAN No. ACJPS7465A.
 AADHAAR NO. 3391 4208 2828.
 Mob No. 9162030306.

Vikas Singh 25/01/2020
SIGNATURE OF VENDOR NO.2.

PAN No. BQMPS3087A.
 Mob No. 8879035204.

Vipul Singh 25/01/2020
SIGNATURE OF VENDOR NO.3.

PAN No. AKXPS9002R.
 AADHAAR NO. 2970 6144 4676.
 Mob No. 8294633651.

Sartu Bharti
 25/1/2020

SIGNATURE OF VENDEE.
 PAN NO. ADQPB6766P
 MOB NO. 9431011782.

Drafted as per instruction of the Vendors & Vendee

(.....)

(AJAY KUMAR SINGH)
 Advocate



[Handwritten signature]

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. 487000/-
Addl. Stamp duty paid under Municipal Act Rs. 162000/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 813550/-

FEE PAID	Registration Fee										LLR + Proc Fee		Service Charge	
	A1	163000	C	0	H1b	0	K1a	0	LII	0	LLR	500	1000	
	A8	0	D	0	H2	0	K1b	0	LIII	0	Proc.Fee	50		
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	550		
	A10	0	E	0	J1	0	K2	0	Na	0				
	B	0	H1a	0	J2	0	LI	0						
TOTAL-										163000				

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 164550

Registering Officer
Patna

Date: 25/01/2020

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 25th January 2020 by Vivek Singh Late Kanhaiya Singh by profession Others. Status - Executant

VIVEK SINGH
25/01/2020

Signature/L.T.I. of Presentant

Date: 25/01/2020

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravi Kumar Kedia' age '41' Sex 'M', 'Binod Kedia', resident of 'A/902, Fragrance Garden City Complex, Near Seven Square School, Mira Road, Bhayander, Thane, Maharashtra'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 25/01/2020

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 37 on page no. 513 to 526 for the year 2020 and stored in CD Volume No. 4, year 2020. The document no. is printed on the front Page of the document.



Token No. : 953
Date : 01/02/2020

Year : 2020

S No. : 953

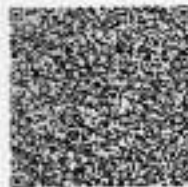
SCORE Ver.4.1

Registering Officer
Deed No. : 1416
Patna

DEED NO: 1416



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INDIA NON JUDICIAL
Government of Bihar
e-Stamp



[Signature]

N: 953/2020.

Certificate No.	: IN-BR08374749087280S
Certificate Issued Date	: 24-Jan-2020 04:56 PM
Account Reference	: SHCIL (FI)/brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL0109542043304847S
Purchased by	: SARITA BHARTIA
Description of Document	: Article 23 Conveyance
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: SARITA BHARTIA
Stamp Duty Paid By	: SARITA BHARTIA
Stamp Duty Paid (Rs.)	: 6,49,000 (Six Lakh Forty Nine Thousand only)
Reg. fee (Rs.)	: 1,63,000 (One Lakh Sixty Three Thousand only)
LLR & P Fee (Rs.)	: 550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 1,000 (One Thousand only)
Total Amount (Rs.)	: 8,13,550 (Eight Lakh Thirteen Thousand Five Hundred And Fifty only)

Vipul Singh
 25/01/2020

NIRAS SINGH
 25/01/2020

NIRAL SINGH
 25/01/2020



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VOID VOID VOID VOID VOID
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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Airtel 4G

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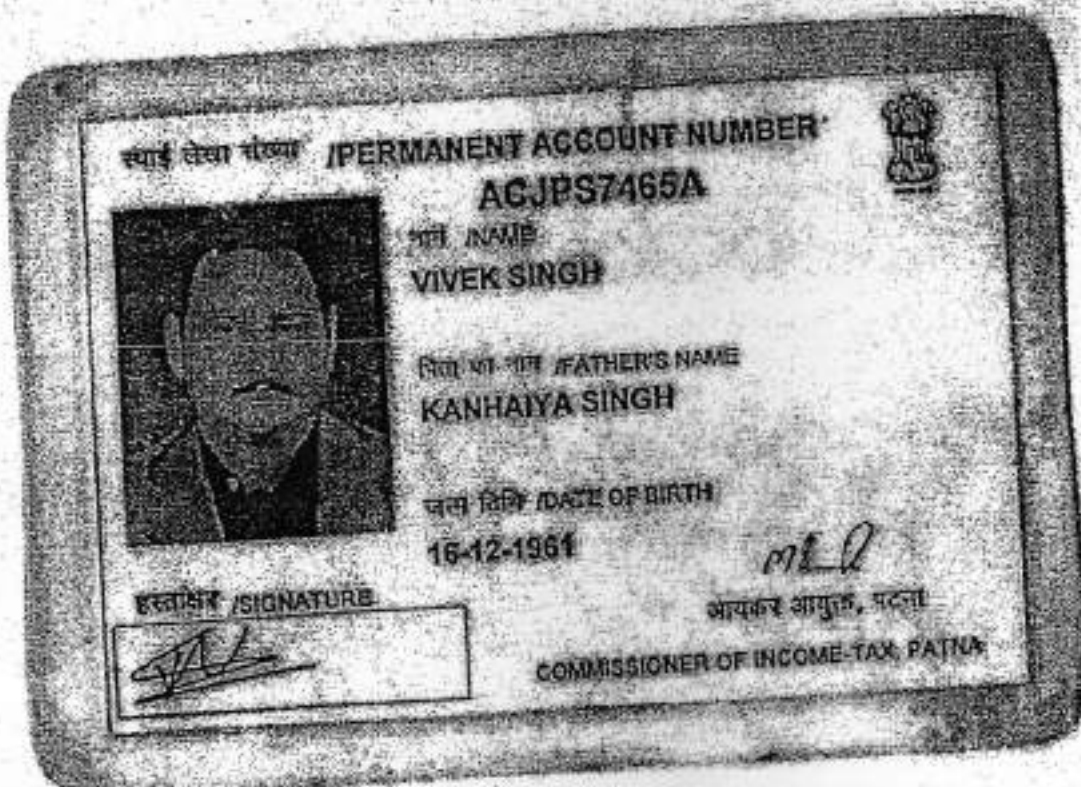
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25 April 2018

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Edit



VIVEK SINGH
25/01/2020





भारत सरकार
GOVERNMENT OF INDIA



विवेक सिंह
Vivek Singh

जन्म वर्ष / Year of Birth : 1961

पुरुष / Male



3391 4208 2828

आधार — आम आदमी का अधिकार

VIVEK SINGH
25/10/2020



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O कन्हैया सिंह, राजमती
निवास, रामसुचित मिश्र पथ,
पंचामुकी हनुमान मंदिर, पूर्वी
बोरिंग केनाल रोड, पटना, पटना
जी.पी.ओ., बिहार, 800001

Address:

S/O Kanhaiya Singh, Rajmali
Niwas, Ramsuchit Mishra
Path, Panchamuki Hanuman
Mandir, East Boring Canal
Road, Patna, Patna G.P.O.,
Bihar, 800001



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P.O. Box No. 1947,
Bengaluru-560 001

VIVEK SINGH
25/01/2020

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

VIKAS K SINGH

KANHAYA SACHCHIDANAND SINGH

12/04/1964

Permanent Account Number

BONIPSS3087A

Signature



Vikas Singh Pan card.

	
PERMANENT ACCOUNT NUMBER AKXPS9002R	
NAME VIPUL SINGH	
FATHER'S NAME KANHAIYA SINGH	
DATE OF BIRTH 03-10-1966	
SIGNATURE 	
OFFICIAL SIGNATURE  	
COMMISSIONER OF INCOME TAX, RANCHI	

Vipul Singh
25/01/2020



भारत सरकार

GOVERNMENT OF INDIA

Vipul Singh

Year of Birth : 1986

Male



2970 6144 4676



आधार — आम आदमी का अधिकार

Vipul Singh
25/01/2020



रुक सा पचास
INDIA

Black Hills, S.D. Registration
July 11, 1941 - 1942
124-76000 - 1942
1942 - 1943 - 1944
1943 - 1944 - 1945
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ॐ नमो भगवते वासुदेवाय ॥ १ ॥
 श्रीकृष्णाय नमः ॥ २ ॥
 श्रीगुरुभ्यो नमः ॥ ३ ॥
 श्रीगणेशाय नमः ॥ ४ ॥
 श्रीविष्णवे नमः ॥ ५ ॥
 श्रीशिवाय नमः ॥ ६ ॥
 श्रीब्रह्माय नमः ॥ ७ ॥
 श्रीमहेश्वराय नमः ॥ ८ ॥
 श्रीनारायणाय नमः ॥ ९ ॥
 श्रीरामाय नमः ॥ १० ॥
 श्रीकृष्णाय नमः ॥ ११ ॥
 श्रीगुरुभ्यो नमः ॥ १२ ॥
 श्रीगणेशाय नमः ॥ १३ ॥
 श्रीविष्णवे नमः ॥ १४ ॥
 श्रीशिवाय नमः ॥ १५ ॥
 श्रीब्रह्माय नमः ॥ १६ ॥
 श्रीमहेश्वराय नमः ॥ १७ ॥
 श्रीनारायणाय नमः ॥ १८ ॥
 श्रीरामाय नमः ॥ १९ ॥
 श्रीकृष्णाय नमः ॥ २० ॥

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सुहागु रोता गो। पचास सभा: 94
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क्रीकान 0-307

स्टाम्प-150पया + 150पया

नाम्नोकिर

जुगेशर गोप सुदवोपेदरवोक्ती होरिक्प्रसादवो परमण प्रेम नारायणा
पेशरान नवालिगान सुदवो जंगली गोप सुदवो पेदर वो क्ली गो
प्रसादवो जमुनाप्रसादपेशरान नवालिगान सुद

पेशरान लालधदास गोप वैकुण्ठवास

जातगोवाला साकिनान मोजा दुजरा टोला क अरव
थाना दोघा जिलापटना पेशा कास्तकारी।

नाम्नोकिरखलेह

श्रीमती राजमति देवी धर्मपत्नी बाबु सचितानन्दसिंह
हैलकायम वी जात राजपुत कर्मान मोजा वाग मफउजा
पोस्ट नया महमदपुरयानावो प्रमता कोइलपुर जिला शाहाबाद
हालमोकाम कदमकुवा पटना पेशा कास्तकारी।

सही जुगेशर गोप सुदवो पेदरवो क्ली होरिक् प्रसाद
वो प्रेम नारायण नवालिग केवाला वयलाजामो लिखासो
सही मजकु पडवाकर सुन सम कलियावा प्तास

10-1-51

सही जगन्नी गोप सुदवोक्ती गोपाप्रसाद वो जमुनाप्रसाद
नवालिगान केवाला वयलिहासोसही मजकु कातिव से
पडवाकर सुन सम कलिया

10-1-51

किसीमकीका :- केवाला बयलाकलापी।

तायदाव जखमन

नो०-8000)रूपया

तपसीलस्यकोवहवा

मवाजी 6कठा पन्द्रह धुर अराजीहकियत कास्त रैयती कायमी वसिने

नकदी वाके मौजा दुजरा मौसनु मालगुजारी वो सरवे धाना फलवारी हाल धाना

दीपा सवाडिपिजे वो सब रजिस्ट्री वो कलकट्टीवो मुसफती वो जिला वो

सबर रजिस्ट्री पटना तोजीन०-14 सी लाहराज धाना न०-4

वजमिन्दारी वावु दोजारिका मछो साकि दुजरा डाकखाना पटना

जिलापटना मालगुजारी सालानामोवलिग-रूपया 7खाना

मासखलावा शेण।

सातान अररान अराजी चौहदी
उतर

दक्षि

पुरव

पश्चिम

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शमिताल

शमिताल

नीज

हाल खरीदार

मि०-53ठि०

17धुर

10धुरकी गोप

गोप

कैजानिव पुरव

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वरसातन

गोप

जानिव पश्चिम

6कठा 15धुर

दिगर तसरीहात

अजाजाके मनमोकिरान को जखरत रूपयाका वास्तु अदाय देन महाजनान जवानो वो सर्व वनाने मकान वो सर्व शादी लहका वो अदाय मालगुजारी मालकान वो सर्व जखरी केअसद दरपेश हवावगैर करने कोइ मामला के रुपैसोना जखरीजात सदरका जेवहास से मनमोकिरान अजाम होना मुजिबल है इसलिये कमखरे वहीसाहानकानूनी यह राय मौसतहक करारमाया अराजी सकोवह्या हाजा को फरोख्त कर के जरसमन से उसके कार हाय मोतजिरके सदर से सुसुक पके

सही जु गेशर गोपवा आस

गवाह रामकृष्ण पाण्डेय साकि जकारम धाना दीपा

गवाह राम आतार सपरिाय साकि जकारम धाना दीपा वा आस

निशान ०-254 सही जुगैर गोप

वांछास मो०-750 रुपया इनाम पाया वांछास

10-1-51

निशान ०-255 सही जंगली गोप मोवलिंग-750 रुपया इनाम

पाया वांछास अतार शाय

10-1-51

सही राम अतार राय मोकिर दिसण निशान मेरे सामने बनाया वांछास

10-1-51

सही राम अतार राय मोकिर ने निशान मेरे सामने

बनाया वांछास

10-1-51

दोष हासिल करे ज्ञानचै वास्ते परोक्षतमो अराजी समयोवह्याके निजद
चन्द अससास के पैगाम किया लेकिन कोइसतस तरीदारीपर अराजीमज्जुर के
बादा वो मुस्तेद नही हुये वीलखालस मोकिरखलेह तरीदारीपर अराजी
सयमोवह्या के आमादा वो मुस्तेद हुयेवो क्तसससससराजण अराजी तुरफनेन
वो जरसमन अराजी सयमोवह्या का मो०-४०००)हपया तय वो तनकीह
पाया वोअकद वय का मोतसहसम करारपाया वो यही किमत पर्गसवस
वनिस वाजार भाव काफीवो पस ह इससे कैसी किमत कोइ दुसरा सत्स
नहीदेसकता हे हलहालममोकिर वहालत वहालत सेहत बात वो सवात अकल वो
वदुस्तगी होसवो हवास विला जव्वो दवाव नाजायम विला वल्काने
वो पनुसलानेवो धमकाने विला तरगीव वो हरिस किसी के महज नेक नियती वो
सुझीवो साहिब के अपने अराजीसयमोवह्या को ववदलकिमत बदलमो०-४०००)
हपया के निसफत उसका मो०-४०००)हपया जरवमोसुफता होता हे
वैला अर्पितसवो तैयार वदस्त मोकिरखलेह क्सीका हाजा के वैवा
वो वयताकलामीकियावो वो जरसमन अराजी सयमोवह्या का वदलफसील कसुल
पाया केमा०-५०)हपया कवलतहरीरक्सीका हाजा ससस कजरिये क्सीका मोवाहदानामा
हाजा मरकुमा तारीख २५-१२-५० नावस्ते मनमोकिरान वदस्त मोकिरखलेह कसुल
पावुके हे उसमो जरसमन मे तरीदार मौसुफ को मौजरादिया वो भावकिये
मो०-७५०)हपया ववक्त एकरार क्सीका क्मोकावले जनाव सवरजिस्टार साहब
वहादुर मो०मटना केकसुलमाकर रफे जरगीआत मोतजिरके सदर मेदरलाया इसकर
तमामवोक्माल जरसमन मनमोकिरान का कसुलवो वैवाक होगया अब एक
हरमोहरा मिनजुमला जरसमन के मनमोकिरान का वाकी नही रहावो न
हैवो न किसी वक्त कोइ उजुर निस्कत अदम कसुली जरसमन या क्सी
जरसमन के मनमोकिरान साह वारसाम कायम मोकामियान
मनमोकिरान पेश नहीलोवेखग किसी किसी क्मो क्सीम का

हजगवाह जनकसिंह

10-1-51

सही जुगैसरगोपवा आस

10-1-51

का कोई उजुर पेश लावे तो कमीकावते कमीका हाजा रद वो वाक्ति मोतसवर
 हेवो होगा वो आजके तारीख से मोकिरजलेह कमीका हाजा को सयमोवइया हाजा
 पर काविज दखिल गरदाना वो जो कुछ एक वो एक अराजी सयमोवइया हाजा
 परमतमकिर के हासिलया या बाइन्दा हासिलहोता वह सब कुल एकवो एक
 मनमोकिरान से खजाया वो साकित होकर मोकिरजलेह कमीका हाजा को
 कमीनसहु हासिलहुआ अब सयमोवइया से मनमोकिरान को कोई इलाका वो सरोकार
 नहीरहावो नहीहे चाहियेके मोकिरजलेह कमीका हाजा आजके तारीख से
 सयमोवइया हाजापर काविज दखिल सिरहोकर वो रक्कर तरदुद वो तलास करार बाके
 करके वो कराके अराजी सयमोवइया हाजा मे मकान बनवावे या जो इत आम
 माकुल समझे करे वो किसिरिस्तेजमिन्दारी कसबाम- कस्तारिज नाम मनमोकिरान
 नाम अपना ब्राजकरालेवे इसमे नवे उजुर मनमोकिरानया वारसान कायम
 मोकामियान मनमोकिरान का नहीहोवो नहीहोगा वो सयमोवइया हाजा
 पर हरकिसिम के सल्लिहात फिमेष वो मसदुसात से पाक वो साफहे
 किसी किसीमका वारदेन वो नोक्सहकियतसयमोवइया हाजा पर
 नहीहोवो अगर किसीकन कोई नोक्सहकियत या कोई वारदेन अदाय
 करना पड़े या जुज या कुल सयमोवइया हाजा से मोकिरजलेह वेदल्ल हो
 जावे ता कैहालत मे कुलजरमवेदाय असल मय सुद पनीसद मो-इपया
 माहवारी वो कजरसम कदरवेदल्ली सयमोवइया असल मय सुद
 कसरह सदर जातवो दिगरजायदाद नामीवो केनामी फाकुला वो
 गेरमनकुला नामीवो केनामी मनमोकिरान या वारसान कायम
 मोकामियान मनमोकिरान से कसुलकरालेवे इसने किसीकिसीमका कोई
 उजुर मनमोकिरान या

सही जुमेशरगोपवा खास

10-1-51

पण्डित

वारसान क फ मोकामियान मनमोकिरानको नही ह्वो नही होगा।

इसवास्ते यह कसीका केवाला वक्ताकस्तानी वक्सुत तनामवो कमाल
जरसमान के लिखदियाके वक्ताकाम बावे।

पतकत।

नहरीरतारीह 10-1-51 मोताकि माह पुष सन् 1358

कातिवक्सीका हाजा शिवचन्द्रप्रसाद

सहीजुमेसर पोपवावास

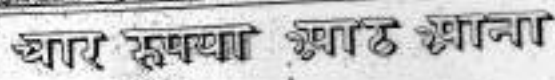
10-1-51

टंक

गोविन्दशरणशर्मा

अदालत कचहरीपटना

दिनांक 4-2-19



កិច្ចសន្យា អំពីការប្រើប្រាស់ទំនិញ និងសេវា

[illegible]

$\frac{44191}{972} \quad \frac{44191}{4050}$

$y = \sqrt[3]{\frac{44191}{972}}$
 $\approx \sqrt[3]{\frac{44191}{972}}$
 $\approx y$

Dim: 1201211212

910-908-649

7061471044

Wm. - Jan 1851.
10. 1. 51.

๓๔๕๖๗๘ ๙๐๑๒- ๓๔๕๖๗๘ ๙๐๑๒- ๓๔๕๖๗๘ ๙๐๑๒
 ๓๔๕๖๗๘ ๙๐๑๒- ๓๔๕๖๗๘ ๙๐๑๒- ๓๔๕๖๗๘ ๙๐๑๒- ๓๔๕๖๗๘ ๙๐๑๒-
 ๓๔๕๖๗๘ ๙๐๑๒- ๓๔๕๖๗๘ ๙๐๑๒- ๓๔๕๖๗๘ ๙๐๑๒- ๓๔๕๖๗๘ ๙๐๑๒- ๓๔๕๖๗๘ ๙๐๑๒-

T. No. 27
 Date 15-1-51
 Khurda
 15-1-51



સરકારી મહાવિદ્યાલય મોક્ષીનગર રાજકોટ
 મ.વ.સ. - નં. 9-49
 28/1/51



Insp. Khurda
 10/1/51

[illegible]

21! - 21! + 12! - 12!

6m-6-06-11C

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7727782779278027812782278327842785278627872788278927902791279227932794279527962797279827992800280128022803280428052806280728082809281028112812281328142815281628172818281928202821282228232824282528262827282828292830283128322833283428352836283728382839284028412842284328442845284628472848284928502851285228532854285528562857285828592860286128622863286428652866286728682869287028712872287328742875287628772878287928802881288228832884288528862887288828892890289128922893289428952896289728982899290029012902290329042905290629072908290929102911291229132914291529162917291829192920292129222923292429252926292729282929293029312932293329342935293629372938293929402941294229432944294529462947294829492950295129522953295429552956295729582959296029612962296329642965296629672968296929702971297229732974297529762977297829792980298129822983298429852986298729882989299029912992299329942995299629972998299930003001300230033004300530063007300830093010301130123013301430153016301730183019302030213022302330243025302630273028302930303031303230333034303530363037303830393040304130423043304430453046304730483049305030513052305330543055305630573058305930603061306230633064306530663067306830693070307130723073307430753076307730783079308030813082308330843085308630873088308930903091309230933094309530963097309830993100310131023103310431053106310731083109311031113112311331143115311631173118311931203121312231233124312531263127312831293130313131323133313431353136313731383139314031413142314331443145314631473148314931503151315231533154315531563157315831593160316131623163316431653166316731683169317031713172317331743175317631773178317931803181318231833184318531863187318831893190319131923193319431953196319731983199320032013202320332043205320632073208320932103211321232133214321532163217321832193220322132223223322343225322632273228322932303231323232333234323532363237323832393240324132423243324432453246324732483249325032513252325332543255325632573258325932603261326232633264326532663267326832693270327132723273327432753276327732783279328032813282328332843285328632873288328932903291329232933294329532963297329832993300330133023303330433053306330733083309331033113312331333143315331633173318331933203321332233233324332533263327332833293330333133323333333433353336333733383339334033413342334333443345334633473348334933503351335233533354335533563357

कसीका न०-368

स्टाम्प-150/- 40पया 80पया + 30पया

नाममोकिर

लैह राय वल्ल शास्त्रालराय कैकुष्ठवास बुदवोपेदरवोक्ती शिक्ताधराय वो
लालराय नवातिग साकि मोजा कजरव धाना दीघा जिलापटना
जात गोआला पेशा कास्तकारी

नाममोकिरखलेह

श्रीमती राजमति देवी धर्मपत्नी बाबु सजितानन्द सिंह हलकाय
जातराजपुत वर्तमान मोजा वाग मफड्या पोस्ट नया महमदपुर धाना वो
परगना कोइलवर जिला शाहाबाद हालमोकाम महला कदमकुआ
जिलापटना पेशा नौकरी

सही लैह राय बुदवोपेदरवो व्ती शिक्ताध राय वो लाल राय नवातिगान
केवाला कपलाकलामी लिखायोसही मजबुन बुदपदकर कातिकोपडवाकर सुन समझ
लियावाप्तास

10-1-51

गवाह रामकृष्ण पाण्डेय साकि कजरव

दिनांक 10-1-51 को रजिस्ट्री आफिस में सैठ राय ने
रजिस्ट्री के लिये उपस्थित किया।

उपरोक्त सैठ राय ने लेखिका निष्पादन स्वीकार किया तथा
उनका पहचान रामखोतार राय ने किया।

तथा 59000 रुपया जला सपर दिया गया।

सही सैठ राय नं० 59000 रुपया पाया जाता

10-1-51

किसी प्रकार :- केवाला व्यक्ताकलामी

तायदाद जरसम मो० 72०० रुपया

तपस्वील्लायदाद

सयमोवहया

मवाजी ६८८ अराजी हकियत कास्त रेयती नकदी कायमीवाकेमोजा
कुजरा महाल परे दुजरा मौसुमे माहूरक परगना वो घाना फुलवारी
हालथाना दीघा सबडिकिनवो सब रजिस्ट्री वो मुनसफती वो कलकट्टी
वोजिला वोसदर रजिस्ट्री पटना तीजीन०-१ सीताबराज घाना न०-४
कमिन्दारी वावु दोवारिका महली साकिन दुजरा डाकखाना पटना जिला
पटना मालगुजारी कजमाखालाना मो०-१ रुपया खाना मालखलावा कैस

सातानखसरान० अराजी उत्तर दलिन पुरव पश्चिम

158 1०9०

मि०-४३ डि०

६८८ तिलाधारी

मिनजुमला कैजानिव

गोपबगैरह डगर लालचन्दगोप नीज नम्बर हाजा

पुरव

दिनर तसरीहात

अजाजाके मनामोकिरको करत रुपया का वास्ते अदाय जरडिगरी वखलत वाकी
डिगरी मोकदमा न०-४१६ सन् १९४८ ई० वो इजराय न०-१३७ सन् १९५० ई० वखसफ
वखजलास मुन्सिफ साहेब वहादुर मोकाम पटना श्रीक नारायण सिंह
साकिन मोलघर

सही कै राय वा खस

१०-१-५१

गवाह राम अतार राम साकिन कखरव घाना दीघा

वा खस

विटनैश जकसिह

निशान-256 सही राम अंतार राय मोकिर को

पहचानते हवा खास

19-1-51

धाना कोतवाली शहरपटना डिगरीदार काम मनमोकिर महीउन वो
 सचा अनजान शादी दोस्त अपने वो भी दिगर रखराजात जहरी के
 असद दरपेश हेवो वगैर करने कोई मामला के रफे होना जहरीवात
 सदरका जेक्कास से मनमेकिर के अनजान होना मुश्किल है इसलिये
 कमशवरे वहीला हान कानूनी यह राय मोसवकम करार
 पाया के अराजी समयोवइया को फरोत करके जरसफ से उसके इजराय मोतजिके
 सदर से चुकु दोष कल कानवे वास्ते फरोक्ती अराजी समयोवइया

के नीज चन्दअसलास के पैगाम किया लेकिन कोई
 सलस खरीदारी अराजी मजकुर के अमादेवो मुत्तेद
 नहीं हुये विलवालस मोकिर अलेह खरीदार पर
 अराजी तुरफैन जरसफ अराजी समयोवइया का
 मो ०८ 720०पया तय पाया वो तनकीह पाया
 वो अकदक्य का मोसवकम करार पाया वो यही
 किमत कील बाजार भाव का बाजीववो फस है

इससे कसी किमत कोई दूसरा सलस नहीं देखता है इलहात मनमोकिर
 वहालत सेहत जात वो यवात अकल वो कुलस्तगी होसवो हवास
 विला जह वो दाव नाजायज विला वकाने वो पनुसताने वो
 धमकाने विला तरगीववो तहरिस किये के

सहा. खैर राय वाप्तास

10-1-51

महज नेक नियती वो लुशीवो लाहिर से अपनी अराजो सयमोवइयाको वदल
 किमत बदलमो०-72०००पया के निबपन उसका मो०-3 6००)इपया
 जरवमोसुफाहोता है वेला अतीपिससवो लेयार वदस्त मोकिरअलेह कसीका हाजा
 के वेवा वो केवाला वयलाकलाभीकियावो जरसन अराजी सयमोवइया का
 वइतफसील कुलमाया के मो०-13०००पया कवततहरीर कसीका हाजा कजरिये
 कसीका मोहदानामा मरकुमा तारीख 26-12-5०नबिस्ते मनमोकिर वदस्त
 मोकिरअलेहा कसीका हाजा के कुल पाचुके है उसको जरसन मे तरीदार
 मोसुफ को मोजरादिया वो वकियेमो०-59०००पया वदस्त एकरार कसीका हाजा
 कमोकावले कसिफण जनाव सब रजिस्ट्रार साहब वहादुर मोकाम पटना
 कुलमाकर रपने जहरीआत मोतजिके सदर मे दरलावा
 इसकर तमाम वोक्मास जरसन मे मोकिरका कुलवो वेवाक
 हांगया अब एक सरमोहरा जिमे जरसन के मनमोकिर का वाकी नहीरहा वो न
 है वो न न किसी वक्त कोई उजुर निस्वत अदन कुली जरसन
 या कभीजरसन मनमोकिरान साह वारसानकायम मोकामि यान
 मनमोकिरान पेश नहीलावेगे अगर किसी किसीमका कोई उजुर
 पेश लावे तो कमोकावले कसीका हाजा रद वो वात्ति मोतसवर है
 वो होगा वो आजके तारीख से मोकिरअलेह कसीका हाजा को
 सयमोवइया हाजापर काकिज दखिल गरदाना वो जो कुछ छुवो छुक्क अराजी
 सयमोवइया हाजापरमनमोकिर को हासिल था या आइन्दा हासिलहोता
 वह सब कुलछुक्क वो छुक्क मनमोकिर से जायत वो साकित होकर मोकिरअलेहा
 कसीका हाजा को कजीनसहु हासिलहुवा अब सयमोवइया हाजा से
 मनमोकिर को कोई इत्ताका वो सरोक र नहीरहा वो नही है
 चाहिये के मोकिर अलेहा कसीका हाजा आज के तारीख से सयमोवइया हाजा पर
 काकिज वोदखिलहोकर वो रखर तरदुद तलाज करार वाके करके वो

सही से रायवा आता

10-1-51

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This is also under section 26 HCy
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about the loss of money -
The receipt is dated 1st Dec. 31st
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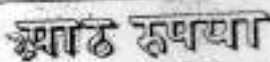
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Rs. 960
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ਮਨਮਾਤਰ ਭੀ. ਏ. ਤੇਜਾ ਸਿੰਘ ਨੇ ਸਹਿਮਤੀ ਦਿੱਤੀ ਹੈ।

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ਗੁਰਮਤਿ ੨੭੦੫੨ ਗੰਗਾ-ਜੀ-ਤ੍ਰਿਪਾਠੀ-ਜੀ-ਭਗਤ-ਜੀ

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સાલન-ગામ(સાંઈ) પુ. રે. ૧૫૦-૩૧/૦-૧૨/૦૫/૧૯

મિત્રાઈ ની ઘા. મિત્રાઈ ની ઘા ને વળગી - હાથ

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स्टाम्प-12 रुपया 8 आना, अक्षर 8 रुपया 7 आना

नाम मोकिर

एष्य सैर राय बल शमलाराम केठुवाच सुद
वो पेशवा की शिवाय राय बोलाला राय पेशवान
नवालिगान सुद जात गवाला साकि मोजा दुजरा डोला क
अरव धाना दीघा प्रभा फुलवारी जिलापटना पेशा कास्तकारी।

नाममोकिरअलेह

श्रीमती राजमति देवी धर्मजी बाबु सक्तानन्दसिंह कर्मान
जात राजपुत साकि मोजा बाग मफउवा डा जया महमदुर एलाके धाना वो
परभा कोस्तवर जिला शाहाबाद हालमोकाम कदमकुवा
एलाके धाना कदमकुवा जिलापटना पेशा कास्तकारीवो
नौकरी

विशेषकीका :- केवाला कस्तकामी।

सही सैर रायवा ध्यलिसासोसही कागज
का तिकोपडेवाकर सुतसमफलियावा आस

2-7-51

दिनांक 16-8-51 को रजिस्ट्रीजामिन में लेख राय ने
रजिस्ट्री के लिये उपस्थित किया

सही लेख रायवा खास

16-8-51

उपरोक्त लेख राय ने लेखका निष्पादन स्वीकार
किया तथा उनका पहचान माधोलालने
कर किया।

निष्ठान 0-99 सही लेख रायवा खास

16-8-51

सही माधो लाल वा खास

16-8-51

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तायदाद जरसभा

मो०-9608 पया

सराहत समयोवस्था

हमगीवो तमाभी सोलह धुर अराजो हकियत कास्त रैयती कायमी
बगि नकदी वो जितकीमालगुजारीमालाना मो०-8855 पया 16 पाई
मय सेस होता हे बाकैमोजा दुजरा महाल दुजरा मासुमे मास्सन क प्रगता वो
सरवे धाना फुलवारी धाना न०-4 हल धाना दीघा सब वो सदर रजिस्ट्री
वो जिलापटना कतीजीन ०-14 सी साखराज वो साता न०-158
वो लसरा सरके ०-1090 मिजुमला 43 डि०

उत्तर- श्रीमती राजमतीदेवी मोकिरलेहा तरीदार

दखिन- हमर

पुर्व- श्रीमती राजमतीदेवी मोकिरलेहा तरीदार अवतपष्टिसण

मिजुमला लसरा सरके ०-1090

पश्चिम- नीज मिजुमला लसरा सरके ०-1090

सही वैनु राय वा श्वास

सही मिठुलाल साकि क अरव धाना दीघा

वा श्वास

नामजमिन्दार

बाबु दोआरिका महली साकिन मौजा दुजरा डाण्डना जीभीओ
जिनापटना

मजामीन

बू मनमोकिर क्त वो नवालिगान आपस मे सामिलवो साथ तावे शास्त्र मितादार
के हेवो मनमोकिरअपसरवो कता खानदान खमाल के अपने हेवो

मनमोकिर वो नवालिगान को रुपया का वास्ते अदाय देन दस्तगर्दा

वो खर्खानेदारीवो मरम्मत मकान के दरपेश हेवगेर करने कोइ

मामला हे सामान रुपयाका होन ही सकता हे इसलिये मनमोकिर

ने एलान किकी अराजी मुत्तरहेवाला का कियावो मोकिरअलेहा

अराजी मुत्तरहेवाला को वगरज खाने मकान तरीदकरने वो किमत

मोनासिव देनेपर अभादा हुये मामगला हाजाके होने से बेह्तरीवो

सहो के रायवाण्डा

गवाह परमेश्वर दयाल साकिन वाकरगज

शहरपटना

फायदा वह्क मनमोकिर वो नवालिगान वो तानदान मनमोकिरका है

हसवाप्ते मनमोकिर खुदवो वहेसियत कती नावालिग वो वहेसियत

अपनसरवो कताखानदान अपने सुशीवो खाहिस से वदुहस्तगी होसवो हवा

वेला जववो दवाव नाजायज म किसी के नफवो नोखान को अपने समझवो

बुझकर वो मेश्वरा आजादानालेकरमवाजी सोलह धुर बराजी कास्त रैकी

मुत्सरहेवाला मुन्दजेतानान 0-5 क्सीका हाजा जिसका पैला सिरक खुदवो वहेसियत

कती नवालिगानवेला शतीपनसलवो से काविजोदतिल हेंछे

मय जुमला ह्नुक को वकिमत मो 0-960 रुपया जिसका आधा मोवलिंग

480 रु या होता हेंजो मौजूदा वक्त वाजीव किमत है

साथ मोकिरजलेहा मुन्दजे तानान 0-2 क्सीका हाजा के पैला शत

पिनसल वो सेयार के पैचावो वख्ताकलामीकियावो कुलजरसन्नी वक्ता

एकरार रजिस्ट्री कमीकावले रजिस्ट्रीन अफसर तरीदारे मौसुफासे

कुलमाकर तेहत वो तसहपन्ने अपने दरलायावो वक्सुल तमामवो

कमालजरसन्नी तरीदारे मौसुफा का समनावस्था हाजापर का कि

वोदतिल वो मालिक मुस्तकिल गरदाना

सही खैर रायवा आस

गवाह रामकृष्णसिंहाकिन मरांची घाना पुनपुन जिलापटा

वो जो कुछ हक मनमोकिर वो नवालिगान को समयोवस्था मे हासिल था
 या आइन्दा हासिल होता वह सब खीनसहु वो केला तगरका
 तरीदारे मौसुफा को हासिलहुआ अब मनमोकिर वो नवालिगान को
 समयोवस्थासे किसी किसी का खतुखो तरीकार नहीरहा अगर
 तैलाफत इसके मनमोकिर वो नवालिगान वनिस्वतसमोवस्था लाह
 जरसमसाय तरीदारे मौसुफा वो वारसान वो कायम मौकाभियान
 उनके दावा वो उजुरपेशकरे तो वह काफिल समायत के न
 होगा वो मनमोकिर ने तरीदारे मौसुफा को विश्वासदिलायाहकि
 समय मोवस्था हाजा हरतरह के वारदान केफालत वो

वारदान चार्य वा नुक्सहकियत वा दिगर इन्तकालसे

पाक वो वो साफ है मनमोकिर ने समयोवस्था हाजा

को किसीदूसरे जगह नकफुल वो मछुस रेहा लाह इन्तकाल नही किय है

अगर खनेल मनमोकिर हाहवण वषपसिमामण वारसान कायम

मौकाभियान मनमोकिर लाह वजह जहुर नुक्सहकियत

जुज या कुल समयोवस्था से तरीदारे मौसुफा वेदखल होजावे

या कोई वारदान समयोवस्थापर अवसण आयद होवेवो तरीदो

सही लेख शाय वासलास

मौसुफा को देना पड़े तो केसे हासत में खरीदारे मौसुफा वो बारखान कायम
 मोकामियान को उनके अलतियार हासिल हवो होगा के जरसमन कुत
 या जुजक्करवेदस्ती वो कुतरकम अदायकरदे अलावा सेसारा तावान
 अपना हरक्सीम के जायदाद मनकुलावो गैरमनकुला नानीवो
 कैामी वो जात से मनमोकिर वो नवातिगानवो बारखान वोकायम
 मोकामियान सेमनमे किर कसुतकरलेवेगे या जो मोनासिव जानेगे
 अमलमेलावेगे इसमे कुह उजुर मनमोकिर वो नवातिगवो
 बारखान कायम मोकामियान से मनमोकिर के कसुतकरलेवे
 या जो मोनासिव जाने गे अमल मे लावेगे इसमे कुह उजुर मनमोकिर
 वो नवातिग वो बारखान कायम मोकामियान मनमोकिर को नही हवो न
 होगा वो खरीदारे मौसुफा नाम अपना वनिस्वत्सय मोवश्या वसिर्रिस्ते
 जमिन्दार वख्तराज नाम मनमोकिर दरज करावेगे इसमे भी कुह
 मनमोकिरवो बारखान कायम मोकामियान मनमोकिर को नही हवो न होशा
 इसवास्ते यह क्सीका केवाला वक्लाकलामी लिखदिया के वक्तपरकाम आवे।
 तहरीरतारीख 2 माह जुलाई 1951 ई०
 सही खैरू राय वास्ताव
 कातिब लक्ष्मीनाराय तसिंह साकि वाकरगंज धाना कदमकुवा
 जिलापटना ककरारमोकिर का लिखापइकर मोकिरको सुनावो
 समझादिया।

51/21 -

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BIHAR

INDIA

पांच
रुपयापांच
रुपया

FIVE RUPEES भारत FIVE RUPEES

श्री गरी राजमती देवी उर्मि पत्नी श्री
श्रीमानन्द सिंह जीवित अति राजपुत्र
ग्राम नाम अफरवां बाला और प्रगना
का बलाह जिला साहाबगढ़ हाल गन्नाम
बागें में सं. बौनी कोतवाली जिला
पटना गन्नाम खेती और नोकरी।

कनका देवी उर्मि पत्नी
मानसिंह कल) दो हजार रुपया।
जिला साहाबगढ़ हाल गन्नाम

गवांजी (रा कदा) राजाजी हदि
गत्र कागत्र पत्नी कायसी बहीने जदी
के निमसी अलन गरी गन्नाम मा.
जिला साहाबगढ़ हाल गन्नाम
दुखसा मौरुम माहल मक प्रगना
को गन्ना गन्ना मौरुम माहल मक प्रगना
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गन्नाम माहल मक प्रगना

जिला साहाबगढ़ हाल गन्नाम

गन्नाम माहल मक प्रगना

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वो राजाजी मुतसरहाला के आस पास
वन लाग भक्तन बनान के लिये जमीन
हासिल कर मुत के जो वन लाग भक्तन
बना रहे है। नवजद इसक राजाजी मुतसरह
नाला लायक भक्तन भक्तनकारी के नही रहा।
कारनकारी करन में गारा है। ना भक्तन
क्रियनको जरूरत राखा कि नोखे मरगा
तापीरी भक्तन ना भक्तनकारी के दरगा
है। गिन जानिय भक्तनकारिण स्थान बित्री
जापदा मुतसरहाला का क्रिया गया। मुना
भोकिर अलेहा बेगज बनाने वकान बेगरेह
के खरीद करन जो कीमत मुनासिब देने
पर भोकोद है। नदर भोकोद भक्तनकारिण
जो भोकिर नाला जो ० २०००० दो, हजार
रुपया जरूरत तब पाया। रौनाप भोकिर
अलेहा के काद पिनर सरनस इसकदर
गा इससे बेसी कीमत देने पर भोकोद
नही हू। भोकोद होजा के हो। से
बेहदरी जो जापदा वहक भक्तनकारिण
जो भोकोद भक्तनकारिण मुतसरह है।
इसलिये भक्तनकारिण भक्तनकारिण जो
नलाभेवन भक्तन जो ग्राहिक से अपन
अपन नदर भक्तन होले जो हवास

27/11/27 27/11/27 27/11/27
27/11/27 27/11/27 27/11/27
27/11/27 27/11/27 27/11/27

अपराध है या 'न' किसी क्रिम

का तडालुक नो सरकार नही रहा।

काजार नलताक इराक मनमादिरान

रक्षा वारसान कायम आकाशान गग.

मोक्षिराज बजिराज जे मावइया माव

जर सकल माय स्वरीदारे ना वारणा

कामम माकामान इनके दाता नो...

पिस कर तो वह काविल मनामत के

नं हाजा। नं अंगमा निराज नो सरीफ

को निवास दिया गया है कि श्री मोहनदास

इस तरह के वादों के फलस्वरूप वे वादों

भा. नि. वां सु. १७ लक्ष्मण वां पिता

इन्तकाल ये पाठ गा साफ है। मगम।

किरात ने जो आवस्था हाजा को करी

दुसर जगह अकपल ना महबुरा रहन

इसका इंतकाल नहीं दिया है। अगर

नफला मल गार्ने रंगान ग्राह गारमान सपन

गोकार्पोनम अनका। मरान उवाह नव गह जह

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य सखीदार नदरगत हो जान या न

आरुण २० मा. १० मा. पर आरुण हार

ना ज्वरोपारे जो दना पत्र तो मेसे हाल

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Brent 10-25
John

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1. $\sqrt{12}$ (12) માટે
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कसीका न०-300

स्टाम्प-75 रूपया -। 5 रूपया

नाममोकिरण

श्री जुगेश्वरगोप | पिता कानाम्बलालदास गोप
2-जंगलीगोप | स्वर्गवासी

3- श्री हरिप्रसाद | पेशरान नवालिगान श्री जुगेश्वर गोप
5- श्री प्रेम नारायण | मोकिरण-1

वक्ताकृष्ण जुगेश्वरगोपमजकुर पैदरवोक्ती वो कुदरतीवो खैरलाह

5- श्री गंगाप्रसाद

6- श्री जमुनाप्रसाद पेशरान नवालिगान श्री जंगलीगोप
पैदरवोक्तीवोण्कुल कुदरतीवो खैरलाह

जाति ग्वाला ग्राम हुजरा टोला कवरव घाना दीघाजिलापटना
धंधा खैती।

सहीजुगेश्वर गोपसुदवोक्ती होरक प्रसाद वोप्रेम नारायण
नवालिगान नवालिग वयलिलासोसही

सही जंगली गोप सुद वो वती गंगाप्रसादवो जमुना
प्रसाद केवाला वयलिलासोसही मजकुन

पडवाकर सुन समफलिया

वाप्लास

निशान जुगेश्वर गोप

निशान- जंगलीगोप

दिनांक 29-10-56 को रजिस्ट्रीवाफिस में जुगेश्वर गोपने
रजिस्ट्रीकेलिये उपस्थित किया।

सही जुगेश्वर गोपवा० राघो गो० राय
सही राघोराय मोकिर ने निशान मेरे
सामने कायावा० खास
29-10-56

उपरोक्त जुगेश्वर गोप और उनकी माई जंगली गोपने लेख्यका निष्पादन
स्वीकार किया तथा उनका पहचान राघोराय ने किया।

तथा झलासपर दो हजार रुपये मेरे सामने
दिया गया।

निशान-181 सही जुगेश्वर गोप दो हजार रुपये पाया वा०
वा० खास
29-10-56

सही जंगली गोप वा० राघो राय सही राघोराय

मोकिर निशान मेरे
सामने काया वा० खास
29-10-56

नाममौकिरखलेहा

श्रीमती राजमतीदेवी धर्मपत्नी श्री सचितानन्दसिंह जीवित
जाति राखपुत ग्राम बाग मफउवा थाना और प्रग्ना
कोइलवर जिला शाहाबाद हालमोकाम वोरिंग रोड
थाना कोतवाली जिलापटना पेशा हैती वो नौकरी

किसीमकसीका :- केवाला वकलाकलामी।

तायदाब्जरस्मन

मो०-2000पया

सराहत सयगोवह्या

मवाजी 2दौकठा जराजी हकियत कास्त रंकी काय्मी
वसुमैकदीके जिसकी मालगुजारीसालाना मो०-पौने सात थाना
मय्सेस मे बाकिमोजा दुजरा मौसुम माह्कक प्रग्ना
वो थाना पलुवारी थाना न०-4

वो हात्थाना दोघा सब वो सदर रजिस्ट्रीवोजिलाटना

सही जुमसर गोपवा०राघोराय सही राघोराय
मौकिर निशान मेरे सामने सामनेकनायावाब्बास

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वतीजीन ०-14 सीलाहराज साविक हाल तोजीनम्बर

805 सीलाहराज घाना न०-4 वो तातान ०-135

वो लहरा सहके ०-1093 मिनजुम्ला 35डि० अन्दर बाडन ०-33

अन्दरपटना मुनिसपल कारपोरेशन कमिन्दारी स्टेट विहार

उत्तर-

वालचन्दगौप

दल्लि-वालचन्दगौप

पुर्व-निजममैकिरान जुजौलहरान ०-1093

पश्चिम जुजौ लहरान ०-1093मौकिरल्लेह तरीदार

मजकुर

चूममौकिरान आपसमे सामिलवो साथ तावे शास्त्र

मितादाराकेह ममौकिर न०-1 अक्सर वो कताखानदान

इज्जमत के अपने हवो पटना टाउन कीजावादी

दिन व दिन बढ़ती जाती है

सही जुमसुर गौप वांराघोराय

सहीराघोरायमौकिर निशान मेरेसामने

कायावांवास

गवाह जगद सिंह

29-10-83 56

वो अराजी मुत्तरहेवाला के बासपास चन्दलोलम्कान बनाने कैलिये
जमीन हासिलकरजुके हेवो चन्दलोलम्कान का रहेहै।

वजह इसके अराजी मुत्तरहेवाला लायक मरफक कास्तकारी केहीरहा
का स्तकारी करने मेघाटा है। वो मनमोकिरान को जरूरत
रूपया के वास्ते मरम्मत तामिरी मकान वो तब तानेदारी केदरपेस

है भिजानिव मनमोकिरान एतान किजीजायाद मुत्तरहेवालाका

किया गया चुनानते मोकिरजलेहा वमरजकाने मकान धरैरह के

खरीदव करने तावो किमत मोनासिव देनेपरजमादा है

वदरि मयान मनमोकिरान वो मोकिरजलेहा मो 0-2000)

रूपयाजरसमन तय पाया सेवाय मोकिरजलेहा के कोई दिगर सत्स

इसकदर या इससे कैसी किमत देनेपरजमादानही हुये

मालमला हाजा के होने सेवेह्तरीवापनायदावहकमोकिरान वो

खानदान मनमोकिरान मुसतवर हेसलियेमनमोकिरानजालतजवो

वलायतन सुशीवो साहसि से अपनअपनी वदुस्तनी हासिवा

हवास

सही जुमेसुरगोपवाअराघोराय

सहीराघोरायमोकिरनिशान मेरे

सामनेकाया

गवाह ज कसिह

सयमोवध्या हाजा से किसी किसीक का तालुक वो सरोकार नहीरहा
 अगर खिलाफ इसके मनमोकिरान साहवारसानकायम मौकामियान
 मनमोकिर वनिस्कत सयमोवध्या साह जरसमाशाय तरीदारेवोवारसानकायम
 मौकामियान उनकेदावावो उरुपेशकरे तोवह ए का विलसमाय त केन होगा।
 वो मनमोकिरान ने तरीदारेको विश्वासदिलाया हैकिसयमोवध्या
 हरतरह केवारदेन फालतवो वारदेन यानि वोनुक्सहकियत
 वोदिगरइन्तकालसेपाकवो साफहै मनमोकिरान ने सयमोवध्या हाजा
 को किसीदूसरेजगह मकफुलवोमहसुरेहसाह इन्तकालनहीकियाहै।
 अगर कनेलमनमोकिरानसाहवारसानकायम मौकामियानमनमोकिरान
 साह वक्जह जहुरनुक्सहकियतजुज या कुखेमोवध्या से
 तरीदारे वेदततहोजाय जाए या कोईवारदेन सयमोवध्या
 पर जायद होवे वो तरीदारेको देना पड़े तोंकैहालतमे

सहीजुमेसर गोपवा० राघो राय

सहीराघोरायवा ७७ मौकिर निशान मेरे

सामनेकायवा०

सहीजनकरपयसिंह29-10-56

मे तहरीदारी वो वारसानवो काम मोकामियान को उनके अस्तियार
हासिल होगा के जरसमत कुल या जुज कदर वैदसती या कुलरकम
अदाय करदे वो जरसर्च करदे अतावा खेसारा तावान अपना हर किसीम
के जायदाद मनकुलावो भेरमकुला नामीवो केना १ वो जात सेमनमे किरान वो
वारसान काम मोकामियान सेमन मोकिरान फव के प्येवससप्फरसेवे के वसुत
करलेवे इसमे कुछ उजुर नही हवो न होगा।

इसवास्ते यह क्लीका केवाला बयलाकलामी लिखदियाके वक्तपरकाम
आवे।

तहरीरतारीख 29 माह अक्टुबरसन् 1956 ई०
कालिव लक्ष्मी नारायणसिन्हा साकिन वाकरगंज पटना
धाना कदमकुला जिलापटना ककरार मोकिरान का लिखा
पढ़कर मोकिरान को सुनावो सम्पत्तादिया।

सही जुगेश गोप बाबराघो राय सही राघोराय मोकिर
तिशान मेरे सामनेकनायावा आस

ह०जनकसिंह

29-10-56

टंकक

गोविन्दशरणशर्मा

अदालत कचहरीपटना

दिनांक 5-2-19

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11/6/11

12/3/11

20/11

20/11

महाराष्ट्र सरकार
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महाराष्ट्र सरकार
मुंबई
२०/११/११

२०/११/११

२०/११/११

नामको श्री गुरुजी (K. K. Lal Singh)
जन्म - १९०५
पत्नी - श्री गुरुजी (K. K. Lal Singh)
दा माता (K. K. Lal Singh) पत्नी दा माता (K. K. Lal Singh)
सहो सपुत्रा कोरींगरोड (Bearing Road)
पत्नी गुरुजी सपुत्रा कोरींगरोड (Bearing Road)
को गुरुजी सपुत्रा कोरींगरोड (Bearing Road)

३ गुरुजी के नामा मुद्रा मुद्रा
करीका
Sale deed



1 नाममा गी० २५०० सता रुस सी पचास १००
 रुपा
 सामा निगदु मा० १३५ तंरुसी पमदुत
 रूपमा / -



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तजसी दमर्ग - नो तमासी - मयाणी उरानो दो -
 १२५०० रु० पंचद रु० दिकमत कारत २२५००
 आगरी वरा ... मयला कोरीग
 रीति धाम दिमा ...
 सबडिनीजान नो सन रीतिरु ...
 परीगा निजाना पदमा - ११/१०/२००७ J.N. 805
 १४८
 २०११/१०/१३२ २०१२/१०/१०५३ मीन
 जुमाले उराना मा० ३५३०० ५००००
 जामसद अंदर ३००००० ११

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डु०२५	डि०२५	पु०१५	२००००
डु०२५	डि०२५	पु०१५	२००००

मोजागिम
 जाम जाम के स० मा० के निजसकी



PATNA MUNICIPAL CORPORATION



PID :- 2011771		RECEIPT F.Y.: 2020-2021			
Receipt No.	Date	Related To			
CNT0771866	10-02-2021	Tax and Revenue			
Received From	MS AMBITIONS HOMES PVT LTD DIRECTOR DILIP MITTAL RAKESH KUMAR AGARWAL SMT SARITA BHARTIA				
Subject	Property Tax Self-Assessment And Payment				
Narration	Circle : Patliputra Circle, Ward : 25, Property No. 2011771, Revenue Circle:245, New Holding: 706, Old Holding:544/5				
Owner	MS AMBITIONS HOMES PVT LTD DIRECTOR DILIP MITTAL RAKESH KUMAR AGARWAL SMT SARITA BHARTIA				
Guardian Name					
Mobile No.	9430511011				
Address	RAJMATI NIWAS EAST BORING CANAL ROAD PATNA, 800001				
Payment Mode	Amount(Rs.)				
CASH	7,790.00				
Bill No.	Bill Date	Details	Payable Amount(Rs.)		Received Amount(Rs.)
			Arrears	Current	Arrears Current
111612	10-02-2021	Holding Tax	0.00	6,912.00	0.00 6,912.00
111611	10-02-2021	Interest on Arrears Bill	0.00	518.40	0.00 518.40
111610	10-02-2021				
111609	10-02-2021				
111608	10-02-2021				
Total Amount			0.00	7,430.40	0.00 7,430.40
Payable Amt.: Rs. 7,430.00		Rebate Amt.: Rs. 0.00		Rain Water Harvesting Rebate.: Rs. 0.00	
One Time Water Charge.: Rs. 0.00		Adjusted Advance.: Rs. 0.00		Adjusted Arrear.: Rs. 0.00	
Waste User Charge.: Rs. 360.00		Actual Payable Amt.: Rs. 7,790.00			
Total Received Amt. Rs.: 7,790.00		Outstanding Amt. (Till Receipt Date): Rs. 0.00			
Amount In Words	Seven Thousand Seven Hundred Ninety Rupees				
Received By	DEVBRAT KUMAR PATLIPUTRA COUNTER		Dated	10-02-2021 16:16:06	
Note : 1. For any query dial Toll Free Number : 1800-121-8545. 2. Cheque/Craft/ Bankers Cheque are Subject to realisation. 3. कर का भुगतान इमारत / दफ्तों को कोई कानूनी हेसियत प्रदान नहीं करेगा और / या न ही भुगतान कर्ता को कोई कानूनी अधि प्रदान करेगा । * You may validate receipt by scanning QR Code.					
For Details Please Visit : https://patnamunicipal.net			PATNA MUNICIPAL CORPORATION		
OR Call us at 1800 121 8545			In Collaboration with		
Phone No. : 0512-2578381			Sparrow Softtech Pvt. Ltd.		



Received the Receipt No. CNT0771866 at 10-02-2021 16:16:06 of Rs. 7,790.00 against Payment of Property Tax of PID 2011771.

Issued By Sparrow Softtech Ltd.
For Patna Municipal Corporation



Signature of Recipient



PATNA MUNICIPAL CORPORATION

पटना नगर निगम

No. 2545



Cashier
कोषाध्यक्ष

Certified of forrio copies

प्रतिलिपि (जकल) के लिए पूर्णों के लिए प्रतिपत्र

जकल बनाया नामांकन याद सं०-309/2020-21, सर्किल सं०-245, होलिडिंग सं०- 706/544/5, आवेदक का नाम- मेसर्स एमविशन होम्स प्राइवेट लिमिटेड श्री दिलीप कुमार मिश्र पिता स्व० प्रयाग चन्द्र मिश्र, रमेश कुमार अग्रवाल पिता स्व० राम राम अग्रवाल एवं श्रीमती सरिता भारतीया पति रमण सुन्दर भारतीया, अभिलिखित गृहस्वामी- श्री सच्चिदानन्द सिंह पिता स्व० राम प्रसाद सिंह, राजमति निवास, पूर्वी बोरिंग कैनाल रोड, पटना में कार्यपालक पदाधिकारी, पाटलीपुत्र अंचल, पटना नगर निगम का पारित आदेश दिनांक - 21.01.2021 का अवतरण।

का० पद० / उ० पद०

कृपया यह मामला नामांतरण से संबंधित है। अतः अनुसार सर्किल संख्या 245 होलिडिंग संख्या 706/544/5 मोहल्ला पूर्वी बोरिंग कैनाल रोड स्थित राजमति निवास के आवेदकगण मेसर्स एमविशन होम्स प्राइवेट लिमिटेड के निदेशक श्री दिलीप कुमार मिश्र पिता स्व० प्रयाग चन्द्र मिश्र, श्री रमेश कुमार अग्रवाल पिता स्व० राम नारायण अग्रवाल एवं श्रीमती सरिता भारतीया पति श्री रमण सुन्दर भारतीया ने वर्तमान होलिडिंग के अभिलिखित गृहस्वामी श्री सच्चिदानन्द सिंह पिता स्व० राम प्रसाद सिंह के पौत्रगण श्री विवेक सिंह, श्री विकास सिंह एवं श्री विपुल सिंह पिता स्व० कन्हैया सिंह से छाता सं० 1090, 1091, 1093 को बिहार सरकार जिला निबंधन कार्यालय द्वारा दस्तावेज संख्या 1416, 1417, दिनांक 01.02.2020 को क्रय कर लिया गया है। क्रय कागजात की छाया प्रति एवं निगम कर भुगतान रसीद की छाया प्रति को द्वारा आवेदकगण ने वर्तमान होलिडिंग के अभिलिखित गृहस्वामी के स्थान पर नामांतरण करने का अनुरोध किया है। नामांकन शुल्क निगम कोष में जमा कर दिया गया है एवं नोटिस निर्गत की गयी है।

अतः सर्किल संख्या 245 होलिडिंग संख्या 706/544/5 मोहल्ला पूर्वी बोरिंग कैनाल रोड स्थित राजमति निवास के आवेदकगण द्वारा प्रस्तुत की गयी स्वामित्व से संबंधित निर्बंधित क्रय कागजात की छाया प्रति, निगम कर भुगतान 2019-20 रसीद की छाया प्रति को देखते हुए वर्तमान होलिडिंग के अभिलिखित गृहस्वामी श्री सच्चिदानन्द सिंह पिता स्व० राम प्रसाद सिंह के स्थान पर आवेदकगण मेसर्स एमविशन होम्स प्राइवेट लिमिटेड के निदेशक श्री दिलीप कुमार मिश्र पिता स्व० प्रयाग चन्द्र मिश्र, श्री रमेश कुमार अग्रवाल पिता स्व० राम नारायण अग्रवाल एवं श्रीमती सरिता भारतीया पति श्री रमण सुन्दर भारतीया को उक्त होलिडिंग पर नामांतरण की स्वीकृति प्रदान की जा सकती है।

पंकज झा /14.01.2021

क्षेत्रीय कर संग्राहक

उ० पद० / प्र० पद०

कृपया यह मामला नामांतरण से संबंधित है। क्षेत्रीय कर संग्राहक के स्थल जाँच प्रतिवेदन सचिका में संलग्न निर्बंधित क्रय कागजात की छाया प्रति निगम कर भुगतान रसीद की छाया प्रति को देखते हुए वर्तमान होलिडिंग के अभिलिखित गृहस्वामी श्री सच्चिदानन्द सिंह पिता स्व० राम प्रसाद सिंह के स्थान पर मेसर्स एमविशन होम्स प्राइवेट लिमिटेड के निदेशक श्री दिलीप कुमार मिश्र पिता स्व० प्रयाग चन्द्र मिश्र, श्री रमेश कुमार अग्रवाल पिता स्व० राम नारायण अग्रवाल एवं श्रीमती सरिता भारतीया पति श्री रमण सुन्दर भारतीया को उक्त होलिडिंग पर नामांतरण की स्वीकृति प्रदान की जा सकती है।

ह०- राजीव रंजन /15.01.2021

सहायक/ प्र० पु० अ०

उ० पद०

कृपया अंश 'क' पर नामांतरण की स्वीकृति प्राप्त की जा सकती है।

ह०- संजय कुमार /18.01.2021

प्र० पद०/ प्र० पु० अ०

का० पद०

क्षेत्रीय कर संग्राहक के स्थल जाँच प्रतिवेदन एवं कार्यपत्रिका तथा निबंधन विक्रय पत्र के आधार पर अंश 'क' नामांकन की स्वीकृति दी जा सकती है।

ह०- रवि कान्त /19.01.2021

उ० पद०/ प्र० पु० अ०

मिलान केय

Rajeev

सहायक

ह०- प्रतिभा सिन्हा

21.01.2021

कार्यपालक पदाधिकारी

पाटलीपुत्र अंचल

अभिप्रमाणित सचिव प्रतिलिपि

प्रशाखा पदाधिकारी
पाटलीपुत्र अंचल

कृपया

राजस्व एवं भूमि सुधार विभाग, बिहार सरकार
प्रपत्र-XIV ख
(देखें नियम-10)
लगान रसीद

ऑनलाइन
Running Unique No.: 0850527599
(Receipt No.)

बिहार भूमि

जिला:- Patna	अंचल:- Patna Sadar
हल्का:- Patliputra	मौजा:- दुजरा
जमाबंदी सं०:-	मौजा/थाना सं०:- 10/4
भाग वर्तमान:- 24	पता:- B-3C ALAKHRAJ APARTMENT EAST BORING CANAL
पृष्ठ संख्या:- 25	RAOD BUDDHA COLONY PATNA
जमाबंदी रैयत का नाम:- MRS SARITA BHARTIA	
अभिभावक का नाम:- SRI SHYAM SUNDER BHARTIA	

खाता संख्या 135	खेसरा संख्या 1093	रकबा/डिसमिल 0 एकड़ 4.5312 डिसमील 0 हेक्टर
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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	10.00	10.00	0.00	20.00	2019-2020 से 2020-2021
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	14.50	14.50	0.00	30.00	2019-2020 से 2020-2021
कुल	24.50	24.50	24.50	0.00	50.00	2019-2020 से 2020-2021

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	10.00	10.00	20.00	2019-2020 से 2020-2021	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	14.50	30.00	2019-2020 से 2020-2021	
कुल	24.50	24.50	50.00	2019-2020 से 2020-2021	

कुल बकाया-50.00
वसूल की गयी राशि शब्दों में- Fifty Rupees

तिथि- 08-04-2020



यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

आदेश

तिथि
Apr 6 2020

आदेश पर की
गई कारवाई

अभिलेख आज प्रस्तुत किया गया। क्षेत्रीय कर्मचारी ने अंचल निरीक्षक के माध्यम से प्रतिवेदन समर्पित किया। प्राप्त प्रतिवेदनानुसार आवेदित जमीन मौजा दुजरा थाना Patna

खाता	प्लॉट	रकबा
135	1093	0 एकड़, 4.5312 डिसमील, 0 हेक्टर

का बिक्रेता

विक्रेता का नाम	रिश्ता	अभिभावक का नाम
VIVEK SINGH	पिता/बाप/अबू	LATE KANHIYA SINGH
VIKASH SINGH	पिता/बाप/अबू	LATE KANHIYA SINGH
VIPUL SINGH	पिता/बाप/अबू	LATE KANHIYA SINGH

है जिन्होंने निबंधित बिक्री, बिक्री-केवाला संख्या 1416 दिनांक MMM d yyyy के द्वारा आवेदक को बिक्री किए हैं। उक्त जमीन का खतियानी / जमाबंदी रियत

रियत का नाम	रिश्ता	अभिभावक का नाम
VIVEK SINGH	पिता/बाप/अबू	LATE KANHAIYA SINGH
VIKASH SINGH	पिता/बाप/अबू	LATE KANHAIYA SINGH
VIPUL SINGH	पिता/बाप/अबू	LATE KANHAIYA SINGH

वर्तमान जमीन पर आवेदक का दखल है। सर्वसाधारण सूचना का तामिला प्रतिवेदन प्राप्त हुआ। किसी ने कोई आपत्ती नहीं की है। क्षेत्रीय कर्मचारी / अं.नि. ने आवेदित भूमि का नामान्तरण आवेदक के नाम से करने हेतु अनुशंसा किया है।

राजस्व कर्मचारी एवं राजस्व अधिकारी द्वारा दाखिल खारिज हेतु अनुशंसा सहित जाँच प्रतिवेदन प्राप्त है। नोटिस उपरान्त किसी व्यक्ति के द्वारा आपत्ति प्राप्त नहीं है। राजस्व संप्रदायिक विभाग द्वारा खारिज की स्वीकृति दी जाती है। अलावे सेस के साथ नामान्तरण स्वीकृत

शुद्धि पत्र हस्ताक्षरित कर निर्गत किया जाता है। ह0 कर्मचारी पंजी II में आवश्यक संशोधन के पश्चात एक प्रति कार्यालय में वापस करें।

Digitally Signed by : Pravin Kumar Pandey
अंचलाधिकारी Patna Sadar

राजस्व एवं भूमि सुधार विभाग, बिहार सरकार
प्रपत्र-XIV ख
(देखें नियम-10)
लगान रसीद

ऑनलाइन
Running Unique No.: 0393914570
(Receipt No.)

जिला - Patna	अंचल - Patna Sadar
हल्की - Patliputra	मौजा - दुजरा
जमाबंदी सं० -	मौजा/धाना सं० - 10/4
भाग वर्तमान - 24	
पृष्ठ संख्या - 26	
जमाबंदी रैयत का नाम - M/S AMBITION HOMES PVT LTD DILIP KUMAR MITTAL, RAKESH KUMAR AGRAWAL	पता - MITTAL SADAN EAST BORING CANAL ROAD BUDDHA COLONY PATNA, 501 AMBITION RESIDENCY BEHIND NARAYAN PLAZA GANDHI MAIDAN PATNA
अभिभावक का नाम - LATE PRAYAG CHAND MITTAL, LATE RAM NARAYAN AGRAWAL	

खाता संख्या
135,158

खेसरा संख्या
1090, 1091, 1093

रकबा/डिसमिल
0 एकड़ 52.6533 डिसमिल 0 हेक्टर

सालाना मांग/बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभिवृत्ति (बकाया का वर्ष कद से कद तक)
जमाबंदी लगान	40.00	40.00	40.00	0.00	80.00	2019-2020 से 2020-2021
सेस (लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	58.00	58.00	58.00	0.00	120.00	2019-2020 से 2020-2021
कुल	98.00	98.00	98.00	0.00	200.00	2019-2020 से 2020-2021

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि (बकाया का वर्ष कद से कद तक)	अभिवृत्ति
लगान	40.00	40.00	80.00	2019-2020 से 2020-2021	
सेस (लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	58.00	58.00	120.00	2019-2020 से 2020-2021	
कुल	98.00	98.00	200.00	2019-2020 से 2020-2021	

कुल बकाया - 200.00

वसूल की गयी राशि शब्दों में - Two Hundred Rupees

तिथि - 08-04-2020



यह एक कंप्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंताधिकारी से संपर्क करें।

राजस्व एवं भूमि सुधार विभाग, बिहार सरकार
प्रपत्र-XIV ख
(देखें नियम-10)
लगान रसीद

ऑनलाइन
Running Unique No.: 0393914570
(Receipt No.)

बिहार भूमि

जिला - Patna	अंचल - Patna Sadar
हल्का - Patliputra	मौजा - दुजरा
जमाबंदी सं० -	मौजा/धाना सं० - 10/4
भाग वर्तमान - 24	
पृष्ठ संख्या - 26	
जमाबंदी रैयत का नाम - M/S AMBITION HOMES PVT LTD DILIP KUMAR MITTAL, RAKESH KUMAR AGRAWAL	पता - MITTAL SADAN EAST BORING CANAL ROAD BUDDHA COLONY PATNA, 501 AMBITION RESIDENCY BEHIND NARAYAN PLAZA GANDHI MAIDAN PATNA
अभिभावक का नाम - LATE PRAYAG CHAND MITTAL, LATE RAM NARAYAN AGRAWAL	

खाता संख्या
135,158

खेसरा संख्या
1090, 1091, 1093

रकबा/डिसमिल
0 एकड़ 52.6533 डिसमिल 0 हेक्टर

साताना मांग (बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	साताना दर	बकाया	वर्तमान	सूद	कुल	अभिवृत्ति (बकाया का वर्ष कद से कद तक)
जमाबंदी लगान	40.00	40.00	40.00	0.00	80.00	2019-2020 से 2020-2021
सेस (लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	58.00	58.00	58.00	0.00	120.00	2019-2020 से 2020-2021
कुल	98.00	98.00	98.00	0.00	200.00	2019-2020 से 2020-2021

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि (बकाया का वर्ष कद से कद तक)	अभिवृत्ति
लगान	40.00	40.00	80.00	2019-2020 से 2020-2021	
सेस (लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	58.00	58.00	120.00	2019-2020 से 2020-2021	
कुल	98.00	98.00	200.00	2019-2020 से 2020-2021	

कुल बकाया - 200.00

वसूल की गयी राशि शब्दों में - Two Hundred Rupees

तिथि - 08-04-2020



यह एक कंप्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंवलधिकारी से संपर्क करें।

आदेश

तिथि
Apr 6 2020

आदेश पर की
गई कारवाई

अभिलेख आज प्रस्तुत किया गया। क्षेत्रीय कर्मचारी ने अंचल निरीक्षक के माध्यम से प्रतिवेदन समर्पित किया। प्राप्त प्रतिवेदनानुसार आवेदित जमीन मौजा दुजरा थाना Patna

खाता	प्लॉट	रकबा
158	1090	0 एकड़, 21.2503 डिसमील, 0 हेक्टर
135	1091	0 एकड़, 15.2346 डिसमील, 0 हेक्टर
135	1093	0 एकड़, 7.5784 डिसमील, 0 हेक्टर
135	1093	0 एकड़, 8.59 डिसमील, 0 हेक्टर

का बिक्रेता

विक्रेता का नाम	रिश्ता	अभिभावक का नाम
VIVEK SINGH	पिता/बाप/अबू	LATE KANHAIYA SINGH
VIKASH SINGH	पिता/बाप/अबू	LATE KANHAIYA SINGH
VIPUL SINGH	पिता/बाप/अबू	LATE KANHAIYA SINGH

है जिन्होंने निबंधित बिक्री, बिक्री-केवाला संख्या 1417 दिनांक MMM d yyyy के द्वारा आवेदक को बिक्री किए हैं। उक्त जमीन का खतियानी / जमाबंदीरियत

रियत का नाम	रिश्ता	अभिभावक का नाम
VIVEK SINGH	पिता/बाप/अबू	LATE KANHAIYA SINGH
VIKASH SINGH	पिता/बाप/अबू	LATE KANHAIYA SINGH
VIPUL SINGH	पिता/बाप/अबू	LATE KANHAIYA SINGH

वर्तमान जमीन पर आवेदक का दखल है। सर्वसाधारण सूचना का तामिला प्रतिवेदन प्राप्त हुआ। किसी ने कोई आपत्ती नहीं की है। क्षेत्रीय कर्मचारी / अं/नि. ने आवेदित भूमि का नामान्तरण आवेदक के नाम से करने हेतु अनुशंसा किया है।

राजस्व कर्मचारी एवं राजस्व अधिकारी द्वारा दाखिल खारिज हेतु अनुशंसा सहित जाँच प्रतिवेदन प्राप्त है। नोटिस उपरान्त किसी व्यक्ति के द्वारा आपत्ति प्राप्त नहीं है। राजस्व संग्रहण अधिकारी ने दाखिल खारिज की स्वीकृति दी जाती है। अलावे सेस के साथ नामान्तरण स्वीकृत

शुद्धि पत्र हस्ताक्षरित कर निर्गत किया जाता है। ह0 कर्मचारी पंजी II में आवश्यक संशोधन के पश्चात एक प्रति कार्यालय में वापस करें।

Digitally Signed by : Pravin Kumar Pandey
अंचलाधिकारी Patna Sadar