422.

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SANDALPUR GRIH NIRMAN SAHYOG SAMITI L.T.D.

LANGERTOLI PATNA-4

(Regd. No. 28 (Pat.)/83)

DEED OF ABSOLUTE SALE

Column No. 1 : Name of the Vendor : Sandalpur Grih Nirman Sahyog Samiti Ltd having its Registered Office at ... Police Station Kadamkuan, District Patna, a registerd Co-operative Society Under the ... Societies Act, 1938 (Bihar Act VI of 1936) having its registered Certificate No. 28 PAT of 1983 (hereafter called the VENDOR which term includes and means wherever the context so permits its successor in office administrator legal representatives, executors, agent and assignees or any body claiming through the said Society, Represented by Sri ... Secretary, Bhogeshwar Bhargava Nagar Hall, Patna-4

Column No. 2 Name of the Vendee : Shri/Shrimati ... Ram Kishore ... Son, Wife, Daughter of Late Shaneshwar Prasad Resident of Village/Mohalla ... Police Station ... Sinha ... P.O. ... Gyanpur ... District ... Bhojpur ... at present resident of Vill./Mohalla ... P.O. ... P.S. ... Distt. ... At present the member of the Samiti hereinafter called the VENDEE which term includes his/her heirs, successors, legal representatives executors and assignees wherever the context so permits.

Column No. 3 Nature of the Deed : DEED OF ABSOLUTE SALE

Column No. 4 Amount of Consideration : Rs. ... 48000/- ... Rupees Forty eight thousand only.

Column No. 5 Description of the Vended Property :

A piece and parcel of land measuring an area of ... 2879 ... 17 ... sq. ft. approximately more or less situated at Mauza Sandalpur, police Station Alamganj, District Patna, bearing Tauzi No. ... 293 ... Khata No. ... 15 ... part of C.S. Plot No. ... 1392, 1394 Thana No. ... and marked as Samiti's Sub Plot No. ... 16 ... in the Map attached to this Deed as *Annexure "1"* under the Zamindari of State of Bihar with all appertenants and trees if any, standing over the vended sub-plot.

The vended plot have the following : DIMENSIONS :

North : 95 feet
South : 95 feet
East : 40' 10"
West : 40' 1"

And bounded as follows :

On the north sub-plot/C.S. No. ... 1394 ... allotted to ...
On the South sub-plot/C.S. Plot No. ... allotted to ... Road ...
On the East sub-plot/C.S. Plot No. ... 1395 ... allotted to ...
On the West sub-plot/C.S. Plot No ... allotted to ...

Land rent ... Rs. 1.50 1398 (Road)

WHEREAS the Vendor is a registered Co-operative Society which has been formed to acquire the land for the purpose of allotting to the members of the samiti for construction of their houses and to develop the land worth house construction according to the plan decided by the Samiti.

AND WHEREAS the Samiti has acquired the land at Mauza Sandalpur for making allotment to its members and the said land after acquiring has been developed by the Samiti and has been decided by the resolution of the members of the Board of the Directors of the Samiti to transfer the same to the illegible members of the Samiti.

AND WHEREAS further in compliance of the Samiti's decision, the land mentioned in Column No. 5 above of this Deed and shown in Annexure-'1' of this Deed has been allotted to the Vendee by the Samiti on ... 29.1.1984 ... and as such it has become necessary for the Samiti to execute and register a regular deed of Absolute Sale in favour of the Vendee in respect of the land allotted to the Vendee. The member of the Samiti, the Veedee, prior to the execution and registration of the land described in Column No. 5 above of this Deed applied for permission to purchase the same under the Urban Ceiling Act in Permission Case No ... 39/84 ... of the year 1984 and the Permission has been granted by the Competent Authority under the Urban Ceiling Act by his Order communicated under Memo No. ... 72 ... dated ... 7.1.85 ... to transfer the said land in favour of the Vendee.

AND WHEREAS the Samiti now, on grant of the permission to transfer the land fully described in Column No. 5 above, DOES HEEBY, TRANSFER, SELL, CONVEY, all that right, title, interest and possession in favour of the Vendee for a considreration of Rs ... 48000/- ... /- (Rupees ... Forty eight thousand ...) only, after due devlopment of the said plot as per decision of the Samiti free from all encumbrances and on the said consideration fixed by the Samiti which has already been paid to the Vender by the Vendee under the receipt grahnted by the Samiti. The Vender after execution of this Deed puts the Vendee in possession of the mentioned in Column No. 5 above of this Deed as Absolute OWNER thereof

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and, the Vendor, after execution of this Deed CEASES to have any right, title, interest and possession in respect of the property hereby shown and the Vendee is declared entitled to make construction over the land mentioned in column No. 5 above of this Deed as per RULES and DECISION of the Samiti. The vendee is further declared entitled to get his/her name mutated in respect of the property mentioned in column no. 5 above of this Deed before the Anchal Adhikari and in the Patna Municipal Corporation or anywhere, where-ever it is need and the Vendor shall have no objection to the same.

NOW THEREFORE, the Vendor, hereby convenants and bind with the Vandee that the property hereby conveyed shall be HAVE and HOLD by the Vandee absolutely and FOREVER and the Vendor shall not interfare in any manner in free enjoyment and use of the property hereby conveyed by the Vendee. The Vendor has assure the Vandee that it has right, title, interest and possession in the property hereby transferred and has power to transfer the same in accordance with the co-operative Society Act and rules and bye-laws farmed thereunder it.

The Vendee convenants himself/herself that, not withstanding any terms and condition of this deed, the Vendee shall be liable to pay the cost for any further development or supply of essential requirement to the plot hereby conveyed for habitation as determind and decided by the Samiti under its rules and bye-laws by the meeting of the Bord of Directors or General body.

The Vendee undertakes to pay to the Samiti such sum as the Samiti may require to be paid from the Vandee for providing or maintaining of or improving the common facility of the kind contemplated by the Patna Municipal Corporation Act or Patna Regional Development Authority Act to be supplied to the residents within the Patna Munidipalr Areas. But actually not supplied. The vendee convenants that he/she shall pay annually or as decided and determined under the byelaws of the samiti such other sum for the general utility and development for the benifit of its purchasing members and their houses.

In WITNESS of the above, the Vendor have set its hands to token of executing this Deed of ABSOLUTE SALE in favour of the Vendee through its Secretary and the President duly authorised and empowered to execute the Deed for and on behalf of the Vendor on the date, month and year given below.

WITNESS :

1. [illegible]
Address [illegible]

2. Vill - Masai
Address P.O. - Ekangar Sarai
Ma Sumbha

Xerox
Duplicate

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

Secretary 22/1/85
सचिव
सन्दलपुर गृह निर्माण स० समिति लि०
Sandalpur Grih Nirman
Sahyog Samiti Ltd. Langdandi
Patna-4

Seal of the Office

सन्दलपुर गृह निर्माण स० समिति लि० (रजि० सं० २८ (पैट)) १९८३ ई० लंगरटोली, पटना-४

Signature of
Vendee member

Gangadhar Mahto
22/1/85
अध्यक्ष
President सन्दलपुर गृह निर्माण स० समिति लि०
लंगरटोली, पटना-४
Sandalpur Grih Nirman
Sahyog Samiti Ltd. engartoli
Patna-4

431 1·50

420

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SANDALPUR GRIH NIRMAN SAHYOG SAMITI L.T.D.

LANGERTOLI PATNA-4

(Regd. No. 28 (Pat)/83)

DEED OF ABSOLUTE SALE

Column No. 1 Name of the Vendor : Sandalpur Grih Nirman Sahyog Samiti Ltd. having its Registered Office at Dwarika Bhawan Langertoli, Patna-4, Police Station Kadamkuan, District Patna, a registered Co-operative Society Under the Bihar and Orissa Co-Operative Societies Act, 1935 (Bihar Act VI of 1935) having its registered Certificate No. 28 PAT of 1983 hereinafter called the VENDOR which term includes and means wherever the context so permits its successor in office Administrators, legal representatives, executors, agent and assignees or any body claiming through the said Society, Represented by Surendra Prasad Hony. Secretary Dwarika Bhawan Langertoli, Patna-4

Column No. 2 Name of the Vendee : Shri/Shrimati Rita Sinha

Son/Wife/Daughter of Sri Ramkishore Singh Resident of Village/Mohalla Nawagarh (Suhani Bigha) Police Station ... Gurua ... P.O. ... Gangapur ... District Gaya ... at present resident of Vill./Mohalla ... x ... P.O. ... x ... P.S. ... x ... Distt ... x ...

At present the member of the Samiti hereinafter called the VENDEE which term includes his/her heirs, successors, legal representatives executors and assignees wherever the context so permits.

Column No. 3 Nature of the Deed : DEED OF ABSOLUTE SALE

Column No. 4 Amount of Consideration : Rs. 48,000/- ... Rupees Forty eight thousand only.

Column No. 5 Description of the Vended Property :

A piece and parcel of land measuring an area of 3879.17 ... sq. ft. approx mately more or less situated at Mauza Sandalpur police Station Alamganj, District Patna, bearing Tauzi No. 293 ... Khata No. 153 ... part of C.S. Plot No. 1392 ... Thana No. 11 ... and marked as Samiti's Sub Plot No. ... 17 ... in the Map attached to this Deed as Annexure "1" under the Zamindari of State of Bihar with all appertenants and trees if any, standing over the vended sub-plot.

The vended plot have the following : DIMENSIONS :

North : 95'
South : 95'
East : 40' 10"
West : 40' 10"

And bounded as follows :

On the north sub-plot/C.S. No. ... 16 ... allotted to Sri Ramkishore Singh
On the South sub-plot/C.S. Plot No. ... 18 ... allotted to Srimati Maharani Devi
On the East sub-plot/C.S. Plot No. 1393 ... allotted to ... x ...
On the West sub-plot/C.S. Plot No ... 1398 (Road) allotted to ... x ...

Land rent ... Rs. 1.50

WHEREAS the Vendor is a registered Co-operative Society which has been formed to acquire the land for the purpose of allotting to the members of the samiti for construction of their houses and to develop the land worth house construction according to the plan decided by the Samiti.

AND WHEREAS the Samiti has acquired the land at Mauza Sandalpur for making allotment to its members and the said land after acquiring has been developed by the Samiti and has been decided by the resolution of the members of the Board of the Directors of the Samiti to transfer the same to the illegible members of the Samiti.

AND WHEREAS further in compliance of the Samiti's decision, the land mentioned in Column No. 5 above of this Deed and shown in Annexure-'I' of this Deed has been allotted to the Vendee by the Samiti on 29/4/84 ... and as such it has become necessary for the Samiti to execute and register a regular deed ~~of Absolute Sale in favour~~ of the Vendee in respect of the land allotted to the Vendee. The member of the Samiti, the Veedee, prior to the execution and registration of the land described in Column No. 5 above of this Deed applied for permission to purchase the same under the Urban Ceiling Act in Permission Case No 39.83 ... of the year 1984 and the Permission has been granted by the Competent Authority under the Urban Ceiling Act by his Order communicated under Memo No. 65 ... dated 7/1/85 to transfer the said land in favour of the Vendee.

AND WHEREAS the Samiti now, on grant of the permission to transfer the land fully described in Column No. 5 above, DOES HEEBY, TRANSFER, SELL, CONVEY, all that right, title, interest and possession in favour of the Vendee for a consideration of Rs 48,000/- ... (Rupees Forty eight thousand ...) only, after due devlopment of the said plot as per decision of the Samiti free from all encombrances and on the said consideration fixed by the Samiti which has already been paid to the Vender by the Vendee under the receipt grahnted by the Samiti. The Vender after execution of this Deed puts the Vendee in possession of the mentioned in Column No. 5 above of this Deed as Absolute OWNER thereof

Executed Sale deed
Surendra Prasad
22/1/85

सन्दलपुर गृह निर्माण स० स० लि०
सचिव
लंगरटोली, पटना-४

Executed Sale deed

सन्दलपुर गृह निर्माण स० समिति लि०
अध्यक्ष
लंगरटोली, पटना-४

55.

and, the Vendor, after execution of this Deed CEASES to have any right, title, interest and possession in respect of the property hereby shown and the Vandee is declared entitled to make construction over the land mentioned in column No. 5 above of this Deed as per RULES and DECISION of the Samiti. The vendee is further declared entitled to get his/her name mutated in respect of the property mentioned in column no. 5 above of this Deed before the Anchal Adhikari and in the Patna Municipal Corporation or anywhere, where-ever it is need and the Vendor shall have no objection to the same.

NOW THEREFORE, the Vendor, hereby convenants and bind with the Vandee that the property hereby conveyed shall be HAVE and HOLD by the Vandee absolutely and FOREVER and the Vendor shall not interfare in any manner in free enjoyment and use of the property hereby conveyed by the Vendee. The Vendor has assure the Vendee that it has right, title, interest and possession in the property hereby transferred and has power to transfer the same in accordance with the co-operative Society Act and rules and bye-laws farmed thereunder it.

The Vendee convenants himself/herself that, not withstanding any terms and condition of this deed, the Vendee shall be liable to pay the cost for any further devlopment or supply of essential requirement to the plot hereby conveyed for habitation as determind and decided by the Samiti under its rules and bye-laws by the meeting of the Bord of Directors or General body.

The Vendee undertakes to pay to the Samiti such sum as the Samiti may require to be paid from the Vandee for providing or maintaining of or improving the common facility of the kind contemplated by the Patna Municipal Corporation Act or Patna Regional Development Authority Act to be supplied to the residents within the Patna Munidipalr Areas. But actually not supplied. The vendee convenants that he/she shall pay annually or as decided and determined under the byelaws of the samiti such other sum for the general utility and development for the benifit of its purchasing members and their houses.

In WITNESS of the above, the Vendor have set its hands to token of executing this Deed of ABSOLUTE SALE in favour of the Vendee through its Secretary and the President duly authorised and empowered to execute the Deed for and on behalf of the Vendor on the date, month and year given below.

WITNESS :

1. [illegible] (सुहागीसिंघाड़ा) पोस्ट-नेगाड़ा
जिला - जमा थाना - [illegible]

Address

2. [illegible]

Address Vill Pandeybak
P.O - Bakhund
P.S - Nagarnausa (Nalanda)

Edwardhan Mahto
22/1/85

Phasad triplicate

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

Secretary 22.1.85
Sandalpur Grih Nirman Sahyog Samiti Ltd. Langertoli Patna-4
सचिव
सन्दलपुर गृह निर्माण स० समिति लि०
लंगरटोली, पटना-४

Seal of the Office
सन्दलपुर गृह निर्माण स० समिति लि० (नि० सं० २८ (पटना) सन् १९८३ ई०) लंगरटोली, पटना-४

President
अध्यक्ष
सन्दलपुर गृह निर्माण स० समिति लि०
Sandalpur Grih Nirman Sahyog Samiti Ltd. Langertoli
Patna-4

Signature of
Vendee member

1.30 437 Sqm 49300 Rupees

Permission of Competent Authority
Urban Land (Ceiling & Regulation)
Act 1976.-Case No. 3922 Qm.

SANDALPUR GRIH NIRMAN SAHYOG SAMITI L.T.D.
LANGERTOLI PATNA-4
(Regd. No. 28 (Pat.)/83)

DEED OF ABSOLUTE SALE

Column No. 1 : Name of the Vendor : Sandalpur Grih Nirman Sahyog Samiti Ltd. having its Registered Office at Dwarka Bhawan Langertoli, Patna-4, Police Station Kadamkuan, District Patna, a registerd Co-operative Society Under the Bihar and Orissa Co-Operative Societies Act, 1935 (Bihar Act VI of 1935) having its registered Certificate No. 28 PAT of 1983 hereinafter called the VENDOR which term includes and means wherever the context so permits its successor in office Administrators, legal representatives, executors, agent and assignees or any body claiming through the said Society. Represented by Surendra Prasad Yadav, Secretary, Dwarka Bhawan Langertoli, Patna-4

Column No. 2 Name of the Vendee : Shri/Shrimati Maharani Devi Son/Wife/Daughter of ... Sidheshwar Prasad Resident of Village/Mohalla Nawgarh (Suhani Bigha) Police Station ... Ghosi ... P.O. ... Gangapur ... District Gaya ... at present resident of Vill./Mohalla ... P.O. ... P.S. ... Distt ... At present the member of the Samiti hereinafter called the VENDEE which term includes his/her heirs, successors, legal representatives executors and assignees wherever the context so permits.

Column No. 3 Nature of the Deed : DEED OF ABSOLUTE SALE

Column No. 4 Amount of Consideration : Rs. 49300/- Rupees Forty nine thousand three hundred only.

Column No. 5 Description of the Vended Property :

A piece and parcel of land measuring an area of ... 3752.52 ... sq. ft. approximately more or less situated at Mauza Sandalpur, police Station Alamganj, District Patna, bearing Tauzi No. ... 243 ... Khata No. ... 453 ... part of C.S. Plot No. ... 1392 ... Thana No. ... 11 ... and marked as Samiti's Sub Plot No ... 18 ... in the Map attached to this Deed as Annexure "1" under the Zamindari of State of Bihar with all appertenants and rights if any, standing over the vended sub-plot.

The vended plot have the following DIMENSIONS

North : 95 feet
South : 95 feet
East : 39'6"
West : 39'6"

And bounded as follows :

On the north sub-plot C.S. No. ... 17 ... allotted to Smti. Rita Sinha
On the South sub-plot C.S. Plot No. ... 19 ... allotted to Smti. Shanti Devi
On the East sub-plot C.S. Plot No. 1393 ... allotted to ...
On the West sub-plot C.S. Plot No. ... 1395 (Road) allotted to ...

Land rate Rs 1.30

WHEREAS the Vendor is a registered Co-operative Society which has been formed to acquire the land for the purpose of allotting to the members of the samiti for construction of their houses and to develop the land worth house construction according to the plan decided by the Samiti.

AND WHEREAS the Samiti has acquired the land at Mauza Sandalpur for making allotment to its members and the said land after acquiring has been developed by the Samiti and has been decided by the resolution of the members of the Board of the Directors of the Samiti to transfer the same to the allegible members of the Samiti.

AND WHEREAS further in compliance of the Samiti's decision, the land mentioned in Column No. 5 above of this Deed and shown in Annexure-1 of this Deed has been allotted to the Vendee by the Samiti on 5/5/84 and as such it has become necessary for the Samiti to execute and register a regular deed of Absolute Sale in favour of the Vendee in respect of the land allotted to the Vendee. The member of the Samiti, the Vendee, prior to the execution and registration of the land described in Column No. 5 above of this Deed applied for permission to purchase the same under the Urban Ceiling Act in Permission Case No. 3922 of the year 1984 and the Permission has been granted by the Competent Authority under the Urban Ceiling Act by his Order communicated under Memo No. 63 dated 7/1/85 to transfer the said land in favour of the Vendee.

AND WHEREAS the Samiti now, on grant of the permission to transfer the land fully described in Column No. 5 above, DOES HEEBY, TRANSFER, SELL, CONVEY, all that right, title, interest and possession in favour of the Vendee for a considreration of Rs 49300/- (Rupees Forty nine thousand three hundred) only, after due devlopment of the said plot as per decision of the Samiti free from all encumbrances and on the said consideration fixed by the Samiti which has already been paid to the Vendor by the Vendee under the receipt grahnted by the Samiti. The Vender after execution of this Deed puts the Vendee in possession of the mentioned in Column No. 5 above of this Deed as Absolute OWNER thereof

and, the Vendor, after execution of this Deed CEASES to have any right, title, interest and possession in respect of the property hereby shown and the Vandee is declared entitled to make construction over the land mentioned in column No. 5 above of this Deed as per RULES and DECISION of the Samiti. The vendee is further declared entitled to get his/her name mutated in respect of the property mentioned in column no. 5 above of this Deed before the Anchal Adhikari and in the Patna Municipal Corporation or anywhere, where ever it is need and the Vendor shall have no objection to the same.

NOW THEREFORE, the Vendor, hereby convenants and bind with the Vandee that the property hereby conveyed shall be HAVE and HOLD by the Vandee absolutely and FOREVER and the Vendor shall not interfare in any manner in free enjoyment and use of the property hereby conveyed by the Vendee. The Vendor has assure the Vendee that it has right, title, interest and possession in the property hereby transforred and has power to transfer the same in accordance with the co-operative Society Act and rules and bye-laws farmed thereunder it.

The Vendee convenants himself,herself that, not withstanding any terms and condition of this deed, the Vendee shall be liable to pay the cost for any further devlopment or supply of essential requirement to the plot hereby conveyed for habitation as determind and decided by the Samiti under its rules and bye-laws by the meeting of the Bord of Directors or General body.

The Vendee undertakes to pay to the Samiti such sum as the Samiti may require to be paid from the Vandee for providing or maintaining of or improving the common facility of the kind contemplated by the Patna Municipal Corporation Act or Patna Regional Development Authority Act to be supplied to the residents within the Patna Munidipalr Areas. But actually not supplied. The vendee convenants that he,she shall pay annually or as decided and determined under the byelaws of the samiti such other sum for the general utility and development for the benifit of its purchasing members and their houses.

In WITNESS of the above, the Vendor have set its hands to token of executing this Deed of ABSOLUTE SALE in favour of the Vendee through its Secretary and the President duly authorised and empowered to execute the Deed for and on behalf of the Vendor' on the date, month and year given below.

WITNESS :

1. सुरेश प्रसाद पिता- श्री राम (सुखारी बिगहा) पोस्ट-लंगरटोली
ग्राम- लोदी जिला- पटना।
Address

2. बच्चू प्रसाद पिता- स्व० रामपोख सरदार
ग्राम- पंडारक जिला- पटना।
Address

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

Secretary

Sandalpur Grih Nirman
Sahyog Samiti Ltd. Langertoli
Patna-4

Seal of the Office

सन्दलपुर गृह निर्माण सहकारी समिति लि०
नि० सं० २८ (पैट)) १९८३ ई०
लंगरटोली, पटना-४

President

Sandalpur Grih Nirman
Sahyog Samiti Ltd. angartoli
Patna-4

Signature of
Vendee member

सचिव
सन्दलपुर गृह निर्माण स० समिति लिं०
लंगरटोली, पटना-४

अध्यक्ष
सन्दलपुर गृह निर्माण स० समिति लि०
लंगरटोली, पटना-४