

THIS DEED OF ABSOLUTE SALE MADE this the 25th day of January, 2003 (Two Thousand Three)

BETWEEN

SRI SHIVA MURTI RAI son of Late Kapildeo Rai of

Village and P.O. TAJPUR MANJHA P.S. Zamania District



(2)

GHAJIPUR (U.P.) , Presently residing at Q/No. 5/60 , Officer's Flat s , Bailey Road , P.S. Kotwali , District Patna , by caste Bhumihar Brahmin , by profession Service , hereinafter called the "VENDOR" of the FIRST PART , which term will include his heirs , assigns , representative and successors in- interest.



(3)

AND

(1) SRI KRISHNA KUMAR son of Late Triveni Kumar

(2) SMT. NISHITA SINHA wife of Sri Krishna Kumar

(3) SRI AKHILESH KUMAR son of Late Triveni Kumar

(4) SMT. KUMKUM KUMARI wife of Sri Akhilesh Kumar



all are residing at Dumaria Bujurg , P.S. Parbatta District Khagaria

(5) SRI CHANDAN KUMAR son of Sri R.K. Sharma

(6) SMT. REETA SHARMA wife of Sri R.K. Sharma

both are residing at village Sheetalpur P.S. Dighwara District Saran

hereinafter called the "VENDEES" of the SECOND PARTY .



which term will include their heirs assigns , representative and successors in- interest.

WHEREAS plot No. 3 measuring 4.10 Acres (Four Acres ten decimals) and Plot No. 4 measuring 4.05 Acres (Four Acres Five Deciarnals) bearing Khata No. 26 and Tauzi No.



(6)

5516 Khewat No. 3/2 situated in village Jalalpur , Pargana Phulwari Police Station Dinapore Survey Thana No. 22 Dinapore was recoded in Cadestral Survey in the name of Sri Chunni Lal Singh uncle of Sri Sharda Nand Singh as Bakasta Malik but in fact it



(7)

was treated as the joint property of Sri Chunni Lal Singh and his three brothers, namely Sri Munni Lal Singh, Sri Ramjiwan Singh and Sri Ram Autar Singh,

V

2012-13						

2012-13						



AND

WHEREAS thereafter a portion was acquired by the Government for construction of the existing P.W.D. Road commonly known as Patna - Dinapore Bye pass Road



(9)

AND

WHEREAS the aforesaid lands were partitioned privately later and on this private partition Sri Muni Lal Singh , brother of Sri Chuni Lal Singh , got One Bigha Seven Kathas Seventeen Dhurs and Twelve Dhurkies around 1947 as part of Survey Plot No. 4 (Four) and this land had been in his peaceful possession since then .

25/1/03



(10)

AND

WHEREAS Sri Muni Lal Singh had an only son Sri Shardha Nand Singh who after the death of Sri Muni Lal Singh came into the possession of this property along with his sons Umesh and Chottan.



25/11/03

(11)

AND

WHEREAS this land was Bakasta l and , and the land rent was fixed under Sections 5 , 6 and 7 of the B. I. R. Act , and the land re it receipts have been issued in the name of Sri Shardha Nand Singh and Sri Shardha Nand Singh was coming in peaceful

5000 Rs.



25/1/03

possession of the same and Sri Shardha Nand Singh being in urgent need of money to construct and repair his house sold a peace of land measuring an area 9 (Nine) Kathas ; 9 (Ninr) Dhurs and 7 (Seven Dhurkies) out of his property to the Vendor of this deed and executed a Deed of Absolute Sale on 11 th. day of June'.



1974 which was registered in Book No. I , Volume No. 37 , page No. 1 to 11 Deed No. 4794 of 1974 at the office of Sub Registrar Danapur and since then the Vendor is coming in peaceful possession and the name of Vendor is duly mutated in the record of Govt. under Zamabandi No. 62 and he is paying rent regularly.



(14)

AND

WHEREAS the Vendor being in urgent need of money to fulfil his personal legal necessities and having found it difficult to raise money by any means other than the sale of the land fully mentioned in Schedule here in below announced its sale.



AND

WHEREAS the aforesaid Vendees agreed to purchase the said plot and the Vendor has agreed to sell the aforesaid property as the offer made by the Vendees was just highest, reasonable and according to prevailing market value.

5000Rs.



N O W

THIS DEED OF ABSOLUTE SALE WTNESSETH

that in pursuance of the above said agreement and in consideration of Rs.10,00,000/- Rupees Ten Lac only which is being paid by Vendees to the Vendor prior to the execution of this deed through following Bank Drafts.



(17)

Name of Bank	Bsnk Draft N0.	Dated	Amount
State Bank of Gaya	980909	12-2002	90,000/-
Central Bank of India , Boring Road Branch , Patna	055228	11-12-2002	1,00,000/-
State Bank of India , Bsiley Rosad , Patna	012964	18-12-2002	1,50,000/-
Do	012966	19-12-2002	1,00,000/-
Vijaya Bank , Kadamkuan	105660	23-12-2002	92,000/-
Punjab National Bank Exhibition Road ,Branch	615231	23-12-2002	74,887/-

23/1/03



Name of Bank	Bsnk Draft N0.	Dated	A m o u n t
ICICI , Bank Patna	101622	23-12-2002	2 4 , 9 5 0 / -
entral Bank of India, Boring Road , Patna	055348	23-12-2002	50,000/-
Central Bank of India Gayaa , Branch	055163	26-12-2002	76500/-
Vijaya Bank , Patna Branch	165930	16-01-2003	15,000/-
Do	165931	16-01-2003	13,300/-
State Bank of India , Secratariate , Branch	631935	24-12-2002	1,50,000/-
Do	315519	24-01-2003	63,163/-
		Cash ----------	200/-
		Total Rs.	10,00,000/-

Anil 25/1/03



In this way total consideration has been paid to to the Vendor by the Vendees (which receipt the Vendor does hereby acknowledge) the Vendor being in sound state of mind and in full senses and after fully understanding the implication of the transaction does hereby convey and transfer by way of Absolut Sale all his right , title and interest in the said property fully

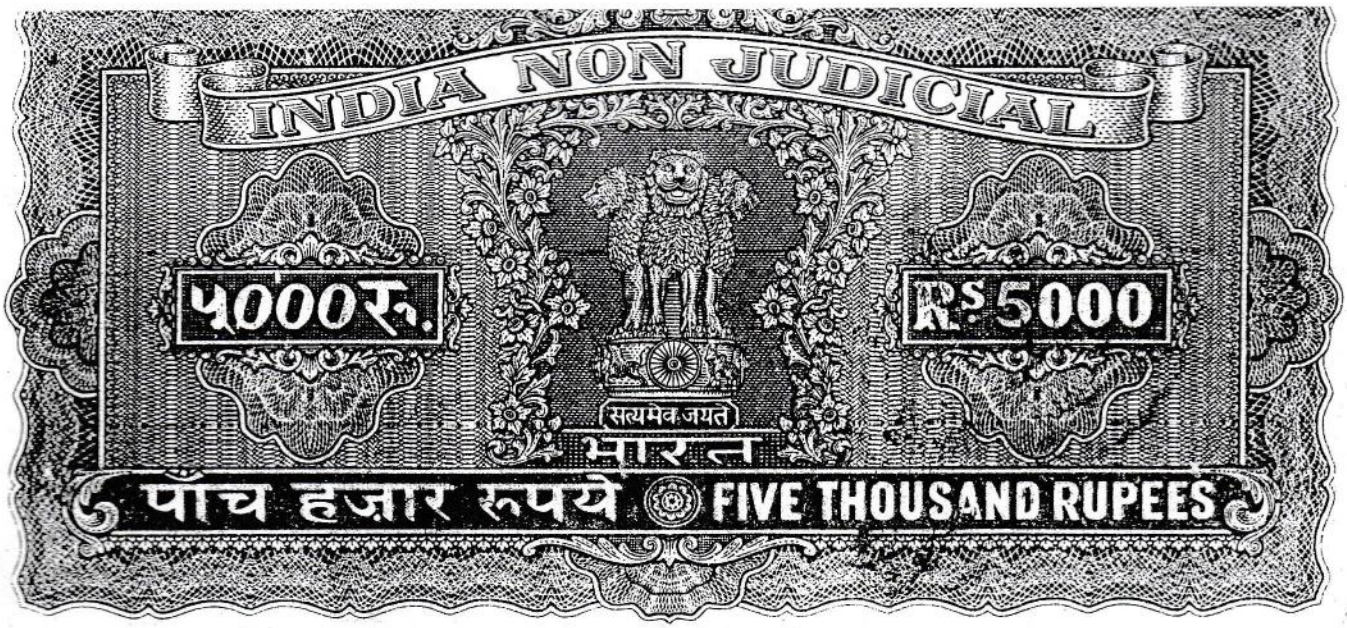


25/11/03

described in the Schedule below and every part thereof , out of his free will and accord and without any duress , coercion , inducement or undue influance by any person whatsoever , to the Vendees to whom possession of the same will be deemed to have been delivered from the date of the execution of the Deed



and who will now have and hold the same absolutely without let or hindrance and forever subject to the payment of rent and taxes to the authorities concerned after getting their names mutated in place of the aforesaid Vendor in the record of the authorities concerned.



That the Vendees shall have all rights , title , interest , claim , easement and appurtenances to the said property and shall Hold and Enjoy the same without any let , hindrance , obstruction , claim or demand whatsoever from the Vendor or



any body claimi!ng through or under him , and all the right , title or interest in respect of the said property which vested in the Vendor shall henceforth vest in the Vendees to whom the same has been conveyed absolutely.



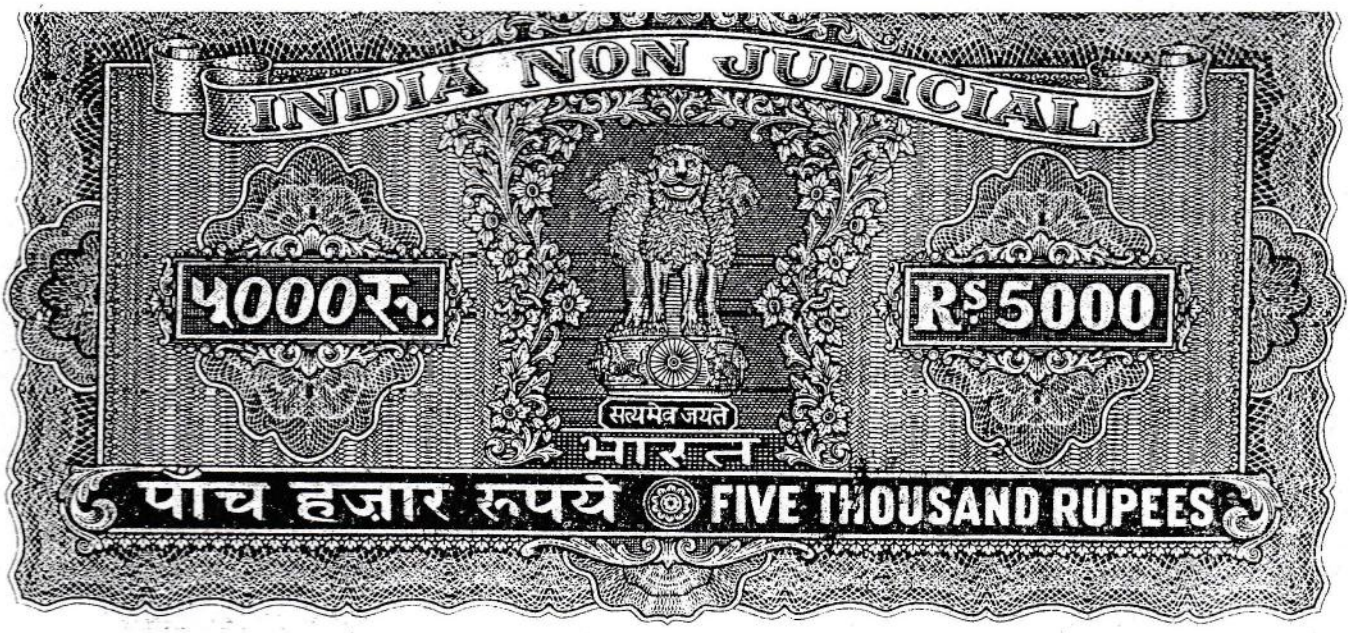
That the Vendor has assured the Vendees that the property conveyed is free from all kinds of charges and encumbrances and that there is absolutely no defect in the title. He has further assured the Vendees that neither the aforesaid plot of land has ~~been notified~~



for acquisition in the p!ublic interest nor has the aforesaid Vendor been served with any notice till the date of execution of this Deed intimating him about any such acquisition by the State of Bihar and that the rent ~~has been~~ paid up to date and that the aforesaid



Vendor is the Absolute Owner of the propery hereby conveyed and has full right to transfer the same. If in future the Vendees are dispossessed of the entire or any part thereof due either to defect in the title or encumbrances or the procedure of Land Acquisition based on any notification having been made or notice having been



25/11/03

served on the aforesaid Vendor till the date of execution of this document . the Vendees , their heirs or represantatives will be entitled to realise from the persons or the properties of the Vendor or his heirs or represantatives the entire or proportionate amount of consideration with a rate of interest of 12% per annum from the date of dispossession with such damages as the Vendees will be entitled in the eyes of Law.



SCHEDULE

ALL THAT piece and parcel of land measuring 9 (Nine) Kathas , 9 (Nine) Dhurs 7 (Seven) Dhurkies more or less ~~out~~ filled with Earth. 25/11/03 alongwith boundary walls, bearing Plot No. 4 (Four) , Tauzi No. 5516 (Five Thousand Five Hundred Sixteen) , Khata No. 26 (Twenty Six) , situated at Village Jalalpur Pargana Phulwari , Police Station Dinapore , District Patna , Survey Thana No. 22 (Twenty Two) Dinapore ~~in the~~ District of Patna and Situated within the Jurisdiction of Sub - Registry Office ~~Dinapore and District~~ Registry at Patna annual Rent Rs. 3.37 paise (Rupees Three and paise Thirty Seven) only payable to the State of Bihar through the Circle Officer , Dinapore which is bounded as follows.

25/11/03



BOUNDRY

NORTH:- Road

SOUTH:- Part of Plot No. 3 and 4

EAST:- Part of Plot No. 4

WEST:- Part of Plot No. 3 and 4

That the Vendor has filed a Notice U/S 26 (i) of Urban Land (Ceiling and Regulation) Act 1976 before Competant Authority Patna on 24-10-2002 bearing No. 10185 of 2002 and sixty has passed and Govt. has neither made any notice of acquisition nor has reject the notice , therefor the Vendor is now free to to dispose off the property to any one u/s 26 (ii) of Urban Land (Ceiling and Regulation) Act 1976



IN WITNESSES WHEREOF THE aforesaid Vendor has executed this Absolute Sale Deed on this the 25 day of January 2003 in presence of the witnesses.

Certify that original and duplicate has been prepared in two copies cosisting of thirty four pages which are true and exact reproduction of each other

25/1/03

SIGNATURE OF THE VENDOR



SIGNATURE OF THE VENDEE No. 1



Krishna Kumar
25.1.03



SIGNATURE OF VENDEE NO. 2

Nishita Sinha
25.1.03







SIGNATURE OF VENDEE NO. 3

Akhilesh Kumar
25.01.03





SIGNATURE OF VENDEE NO 4

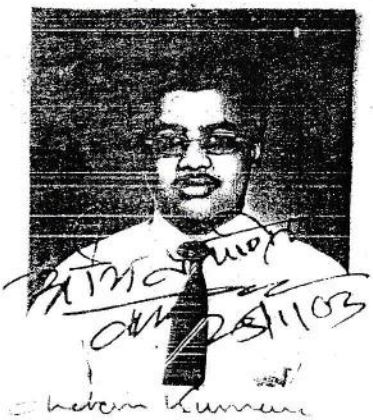
Rumkum Kumari
25.01.03,







(33)



SIGNATURE OF VENDEE NO. 5

25/1/2003





SIGNATURE OR VENDEE NO.. 6

रीता रैना
25/1/03



रीता रैना



25/1/03

DRAFTED BY:-

Udai Kumar Sinha
Rani Jaipal Nagar
Dewan Patna

Sch. XIV.—F.No. 180 V.

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

V

बि०स०मु०, पटना। X
फरद मालकी / फरद रैयती। 103
नाम रैयत मय वल्दियत जमाबन्दी
वो सकुनत। नम्बर 4796

00650880

अराजी नगदी

जोत का सालाना

माल— (नकदी) / गुजारी (भावली)	सालगी	बकाया ज्यादा			चालू	हील
माल— (नकदी)	10.00				10.00	10.00
गुजारी (भावली)	2.50				2.50	2.50
सेस ...	5.00				5.00	5.00
*सुद ...	5.00				5.00	5.00
मुतफरकात ...	2.00				2.00	2.00
मीजान	24.50				24.50	24.50

तफसील अदायकारी।

अदायकारी बाबत	बकाया तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	मोतालबा हाल	फाजिल
माल— (नकदी) / गुजारी (भावली)				10.00	10.00	
				2.50	2.50	
सेस ...				5.00	5.00	
*सुद ...				5.00	5.00	
मुतफरकात ...				2.00	2.00	
मीजान अदायकारी				24.50	24.50	—

(1) मीजान कुल (लफ्जों में) — पच्चीस रुपया आठ
(2) नाम देहिन्दा —
(3) कुल बकाया —

दस्तखत वो तारीख अमला तहसील कुनिन्दा

9/9/15.

* जारी महसूल की बकाया जात जाता है।

ये (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो

अंचल कार्यालय दानापुर (पटना)

कैम्प कोट

हल्का नं०:- ग्राम दिनांक

2.	3.	4.	5.	6.	7.	8.	9.	10.	11.
18		2301			158				
20		1587			1589				
20		1108			161	136			
		161			191				
20		2556			56				
12		1.2			36				

अंचला अधिकारी, दानापुर (पटना)

तुलना कर्ता

01.02.08.10 ક્રમ.12

CMO-1207
2/7/14

ઉમેદવાર ની
સહી

પુર્વનો ક્રમ

स्टाम्प - ₹ 202
डाकखर्च - ₹ 20
फीस - ₹ 20
कुल - ₹ 242 (पन्द्रह रुपये दो पैसे मात्र)

जप्त किये गये
दिनांक 21 मई 2014

