28356

26116

273

बिहार सरकार
जिला निबंधन कार्यालय, पटना

दिनांक **27/11/2007** को श्री/श्रीमती **Shiva Shanker Mishra (Secr)** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रु० **0/-** मुद्रांक शुल्क एवं रु० **379/-** निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित है । इसे दस्तावेज सं० **26116** के रूप में पुस्तक सं० **1** की जिल्द सं० **401** के पृष्ठ सं० **169** से **178** तक **CD 62** में आज निबंधित एवं कुल **10** पृष्ठों में संधारित किया गया ।

ह०
(Om Prakash Gupta)
निबंधन पदाधिकारी

Date : 27/11/2007

Mahadeo Sahkari Grih Nir... Regd. No.408/ Pat Zila Dt.-20.12.84 Pvt. Ltd.

MAHADEO SAHKARI GRIH NIRMAN SAMITI LTD.

Regd. No. 108 Pat/Zila/84

Regd. Office – Shree Krishna Puri, Patna

DEED OF ABSOLUTE SALE

1) **Name of Lessor :-**

MAHADEO SAHKARI GRIH NIRMAN SAMITI LTD. PATNA through its Secretary Sri Shiva Shanker Mishra S/o Late Upendra Mishra of Village/Muhalla – M3-18, S.K.Puri, P.S.- S.K. Puri, P.O.- S.K.Puri, Distt. – Patna by Nationality Indian as FIRST PARTY.

Secretary
Mahadeo Sahkari Grih Nirman Samiti Ltd
Patna

NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER

27.11

Serial No : 28356
Token No : 29102

Deed No : 26116
of 2007

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring
In Favour of	*Prem Nandan Thakur*					
	Prem Nandan Thakur 27.11.07 Signature of Party					
Presented by Self	*Shiva Shanker Mishra (Secr)*					
	Shiva Shanker Mishra 27/11/07 Signature of Party					
Executed by	*Shiva Shanker Mishra (Secr)*					
	Signature of Party					
Identifier	*Haresh Kumar Choudhary* हरेश कुमार चौधरी 27/11/07					
	Signature of Party					

2) Name of Lessee :-

SHRI PREM NANDAN THAKUR, Membership No. 24, S/o Late Mahabir Thakur of Village/Muhalla – Arnia, P.S.- Jandaha, P.O.- Arnia, District – Distt – Vaishali, by Nationality India as SECOND PARTY.

3) Kind of Deed :-

Absolute Sale Deed

4) Consideration Money :-

Total Value of the Plot of Land Rs. 18,670/- (Rupees Eighteen thousand six hundred seventy) only.

5) Description of the Property :-

Tauzi No. 5139 and 5554, Khata No. 14 and 223, Survey Plot No. Part of 164, Society Plot No. 9 (Part) as assigned by the Samiti, Area in Sq. ft. 3734 Muhalla /Village Dhanaut, Revenue Thana No. 20, P.S.- Danapur, Distt.- Patna of Patna Municipal Corporation and within the limits and jurisdiction of P.R.D.A. and Sub-Registry, Danapur, Distt. – Patna, Annual Rent of Rs. 1=00 will payable to Govt. of Bihar through Circle Officer Danapur.

BOUNDARY

North	:-	Plot No. 165
South	:-	Society Road 15'-00" wide
East	:-	Plot No. 188 and 165
West	:-	Part of Society Plot No. 9

DIMENSIONS

North	:-	35'-5"
South	:-	36'-9"
East	:-	104'-0"
West	:-	103'-0"

THIS INDENTURE made on the 27.11. day of November, 2007 in the year 2007 between Shri Shiv Shankar Mishar Secretary of Mahadeo Grih Nirman Samiti Ltd. Patna for and on behalf of the Board of Directors of the Samiti (hereinafter called the First Party which term

Mahadeo Sahkari Grih Nirman Samiti Ltd. Regd. No. 218/ Pat Zila Dt.-20.12.84

Secretary Mahadeo Sahkari Grih Nirman Samiti Ltd Patna

NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER

wherever the context herein so admits shall mean and include his successors in office and assigns) of the one part and Shri Prem Nandan Thakur Son of Late Mahabir Thakur, resident of Arnia, P.O. – Arnia, Distt. – Vaishali (hereinafter called the Second Party, which term wherever the context herein so admits shall include his/her heirs, survivors, successors and assigns) of the other part witnesseth as following.

ii) WHEREAS the Mahadeo Sahkari Grih Nirman Samit Ltd., Patna (hereinafter called the Samit) has acquired land for developing a housing colony and carving out plots and settling them on sale for the construction of buildings for its members.

iii) The Property as stated in Column 5 of this deed was purchased from Shri Dashrath Singh vide Book No. 1 (One), Vol. No. 372, Pages 142 to 151, Being No. 16838 Year 1985 Registered by the Sub Registry Office Calcutta on 06.12.1985 and from Ram Jatan Singh vide Book No. 1, Volume No. 28, Pages 227 to 238 being No. 1777/78 by Registry Office Hazipur on 21.02.86.

iv) AND WHEREAS the samiti carved out plots for construction of buildings.

v) AND WHEREAS the Second Party has applied for and the First Party has agreed to give the settlement of land, pertaining to Tauzi No. 5139, 5554, Khata No. 14 and 223, Survey Plot No. Part of 164, Society Plot No. 9 (Part) as assigned by the Samiti, Mohalla/Village – Dhanaut, Thana No. 20, P.S. – Danapur, Distt.- PATNA, within the limits and jurisdiction of the P.R.D.A. and Sub-Registry Sadar Patna/Danapur, Distt. Patna for the purpose of residential building upon the terms and conditions hereinafter contained. Membership No. 24.

Mahadeo Sahkari Grih Nirman Samiti Ltd. Regd. No. 46/81 Pat Zila Dt.-20.12.84

Secretary Mahadeo Sahkari Grih Nirman Samiti Ltd. Patna

NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER

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NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the terms and covenants hereinafter contained to which the Second Party has agreed, the First Party hereby demises unto the Second Party the aforesaid plot fully described in the Schedule hereto annexed along with a duly delineated lay-our plan to hold the same upto the Second Party.

Mahadeo Sahkari Grih ... Regd. No.466/ Pat Zila Dt.-20.12.84

(A) AND WHEREAS the Society got a lay out of the said land made into plots duly approved by a meeting of the Board of Directors of the Society held at Patna on 31.03.2000.

(B) AND WHEREAS the said plots were allotted to members of the Society at meeting convened for the purpose on 31.03.2000.

(C) AND WHEREAS it is necessary that a formal registered covenant through a Sale-Deed be made in favour of each member by the Society who has made full payment towards the cost of the plot as per rate decided by the Society.

Secretary
Mahadeo Sahkari Grih Nirman ... Ltd
Patna

TERMS AND CONDITIONS

THE SOCIETY hereby convenants with the vendee members as Under :-

(I) THAT the Society has delivered possession of the plot of land sold to the Vendee and it will do all that is necessary in law for fully and peacefully assuming its Ownership and possession over the land according to true intent and meaning of these present so that he may hold it and enjoy for ever without any obstruction and interference.

(II) THAT the Society will at the cost of its members (vendee) within the price to be paid hereafter shall assist construct roads, compound walls, parks, drains water pipe lines and sewers etc, and shall also provide or arrange for amenities, the Society from time to time consider necessary and worth while to its members.

NAMAN DEVELOPERS
PARTNER

THE VENDEE MEMBER Convenants with Society as Under

(i) THAT the vendee shall always keep the Society indemnified against all losses and payments which it may hereto suffer or make up for or on behalf of the Vendee.

(ii) THAT the vendee shall built upon the plot his residential house in accordance with the rules and regulations of the Society framed or issued from time to time and the rules and orders issued from any authority competent to do so.

(iii) THAT the vendee shall pay rent of the land to the Govt. as fixed by Govt. per kathas per annum subject to any revision as decided by the Government from time to time.

(iv) THAT the vendee shall complete the building within the time fixed by the Society according to such plans and specifications as may be approved by the Local Authority in accordance with the provision of all such enactments, rules, and bye-laws as may be enforced for the time being.

(v) THAT the vendee shall not do any act which causes any hinderance in any development Scheme.

(vi) THAT the vendee shall pay Municipal and other taxes and rent as may be payable from time to time in respect of building-site allotted to him/her.

(vii) THAT on matters not specifically-stipulated in these presents and also in case of any dispute, or question arising hereinafter at any time between the vendee and any other members of the Society. Every such case shall be referred to the arbitration of the Executive Committee or Board of Directors of the Society acting as such at the time of reference and its decisions & directions shall be final, conclusive and binding on both the parties.

(viii) THAT except in the case of house Building loans taken from any Government recognized agency, body,

Mahadeo Sahkari Grih ... Regd. No.468/ Pat Zila Dt.-20.12.84

Secretary
Mahadeo Sahkari Grih Nirman Samiti Ltd.
Patna

NAMAN DEVELOPERS
PARTNER

society or compensation in Housing Scheme sponsored by them or under any other provisions provided for the purpose on such terms as may be prescribed by them the vendee shall not sell or otherwise transfer the land or building thereon or both or any part thereof to any person except to his heirs of any degree without the previous permission in writing of the Society and that any transfer contrarily made shall be voidable and ineffective and that the Society may take reasonable proceeding or may pay up to the member or his heirs and successors its equitable and reasonable compensation to be decided upon by the Society.

PROVIDED THAT in case of sale of building and the land for non-payment of the House Building Loans the Society shall have the right of pre-emption over the property sold.

(ix) THAT the vendee shall construct the house on the plot and shall keep it neat and tidy and properly repaired.

(x) THAT the vendee shall ever remain bound by the terms and conditions as laid down in the bye-laws of the Society convenants and agreement entered into this DEED in respect of the land and building even if he withdraws from the membership of the Society or is expelled from it for any reason whatsoever and that in case of breach of any of the conditions herein provided Vendee shall be liable to recompense the Society for remedial measures taken with regard to it.

(xi) THAT if the compensation payable for the land or development charges are enhanced and the Society has to pay more, the vendee member shall pay to the Society or to whom it directs the amount which may be found by the society to be due from him in proportion to the area allotted to the member and in case of failure to pay such dues which shall always be deemed as a debt to the society and which

Mahadeo Sahkari Grih ... Regd. No ... Pat Z... Dt.-20.12.8...

Secretary
Mahadeo Sahkari Grih Nirman Samiti Ltd
Patna

NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER

dues shall be the first charge on the said plot and building constructed thereon

IN WITNESS WHEREOF the parties Viz. The Mahadeo Sahkari Grih Samiti Ltd Patna and the vendee member Shri Prem Nandan Thakur Son of Late Mahabir Thakur, village & P.O.- ARNIA, District – VAISHALI have set their hands on this SALE DEED on 27th day of November 2007 and year first above written.

Mahadeo Sahkari Grih Nirman Samiti Ltd. Regd. No 408/ Pat Zila Dt.-20.12.84

SCHEUDLE

Full particulars of plot allotted :-

1. Village/Muhalla :- Dhanuat
2. Police Station :- Danapur
3. District :- PATNA
4. No. of Society Plot Allotted :- 9 (Part)
5. Area of the Plot allotted :- 3734 sq. ft.

Tauzi No. :- 5139 and 5554
Survey Plot No./Nos. :- Part of 164
Katha No. :- 14 and 223

BOUNDARY

North :- Plot No. 165
South :- Society Road 15'-00" wide
East :- Plot No. 188 and 165
West :- Part of Society Plot No. 9

DIMENSIONS

North :- 35'-5"
South :- 36'-9"
East :- 104'-0"
West :- 103'-0"

Secretary

NAMAN DEVELOPERS
PARTNER

WITNESS :-

(1) MAHESH KUMAR CHOUDHARY
(Signature in full)
S/O RAMSEWAK CHOUDHARY
A-204 RAJMANSION EST
(Address) BOARING ROAD PATNA
Date 26/11/07

(2) Navin Kumar Thakur
R.M.S. Colony, Kankarbagh
(Signature in full) Patna.
S/o Shri Janardan Thakur.

(Address)
Date 26.11.07

Mahadeo Sahkari Grih Nirman Samiti Ltd.
Regd. No 408/
Pat Z
Dt.-20.12.84

Signature of the officer for and on behalf of the Mahadeo Sahkari Grih Nirman Samiti Ltd. Patna
(1) Signature
Date 26/11/07
Designation Secretary Mahadeo Sahkari Grih Nirman Samiti Ltd. Vendor
Patna

(Signature in full of Vendee)
Date 26.11.07
Address of Vendee Vill+P.O. ARNIA
P.S. Jandaha
Dist. Vaishali

NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER

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Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act 1899 Schedule 1 or 1-A, No. 23 Also admissible under section 26(a) of the B. T. Act

Stamp duty paid under Indian Stamp Act Rs. 175
Addl. Stamp duty paid under RDA/Municipal Act Rs. 0
(Paid Rs. 0/- by N.J. Stamp Paper and Rs. 554/- through Bank Challan)

FEE PAID									
A1	0	C	0	H1b	0	Ka1	0	Lii	0	LLR	50	Total Fee
A3	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	25	379
A9	0	DD	0	I	0	K1c	0	Mb	0			
A10	0	E	0	J1	0	K2	0	Na	54			
B	0	H1a	0	J2	0	Li	0	Scan	250			

Date : 27/11/2007

Registering Officer
Patna

Endorsement under section 52

Presented for registration at ***Registry Office, Patna*** *01:52 PM on Tuesday, 27th November 2007 at the District by* ***Shiva Shanker Mishra (Secr)*** *(Executant)* ***S/O Late Upendra Mishra***

by profession ***Others.***

Registering Officer
Patna

Signature of Presentant Date : 27/11/2007

Shiva Shanker Mishra
27/11/07

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photgraphs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Haresh Kumar Choudhary age .... Sex M son/daughter of Sri Ram Sewak Choudhary resident of East Boring Road, Patna.

Date : 27/11/2007

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Patna having 10 pages, in the volume CD-62 and document no. of which is printed on the First Page of the document.

Registering Officer
Patna

Date : 27/11/2007

Token No.29102 Year - 2007 Sl.No. 28356 SCORE Ver. 2.0 Deed No. 26116 NIC-Bihar

NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER

964

FORM-X

FORM OF NOTICE FOR COMMENCEMENT OF WORK
(TO BE FURNISHED BY THE PLOT OWNER(S) AND THE BUILDER/ DEVELOPER)
BYE LAWS NO -8(6)(F), 10

From

Sanjay kumar Singh
Punpun, Pakri
Punpun, Patna

(Name and address of the applicant in block letters)

To

Executive officer
Nagar parisad
Danapur Nizamat

Sir,

I/We hereby give notice of the erection of building in with respect of Plot No (CS)..... Plot No (MSP) 164 Khata No 14, 223 Holding No ..... Village.....Mohalla Gola Road Ward No.....of..... Municipal Corporations/ Municipal Council/ Nagar Panchayats/ Metropolitan area/ Planning Area under..... Planning Authority/ Gram Panchayat areas covered under.....Development Plan/ Planning Authorities/ or Planning Scheme notified under Bihar Urban Planning and Development Act 2012 within the development plan area of 1340.27 to be commenced on ..... as per the permission given in your letter no. 114 dated 23/01/20 Under the supervision of ..... authority/ empanelled Architect/ Engineer/ Structural Engineer Shailesh Ranjan Regd. No 05/ER/2015/NPDA in accordance with the approved plan.

A.2 Jus
28/8/24

Yours faithfully,
NAMAN DEVELOPERS
Sanjay Kumar Singh
Signature(s) of the OWNER PARTNER

NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER

2682

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262

बिहार सरकार
जिला निबंधन कार्यालय, पटना

दिनांक **09/02/2008** को श्री/श्रीमती **Shiva Shanker Mishra** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रु० **0/-** मुद्रांक शुल्क एवं रु० **379/-** निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित है । इसे दस्तावेज सं० **2395** के रूप में पुस्तक सं० **1** की जिल्द सं० **42** के पृष्ट सं० **250** से **259** तक **CD 7** में आज निबंधित एवं कुल **10** पृष्टों में संधारित किया गया ।

ह०

Date : 09/02/2008

(Om Prakash Gupta)
निबंधन पदाधिकारी

Hw. 2662/08 Kanwal.

SCANNED

Mahadeo Sahkari Grih Nir... Regd. No.408/ Pat Zi... Dt.-20.12.84 Pvt. Ltd.

MAHADEO SAHKARI GRIH NIRMAN SAMITI LTD.

~~Regd. No. 108 Pat/Zila/84~~

Regd. Office – Shree Krishna Puri, Patna

DEED OF ABSOLUTE SALE

1) ~~Name of Lessor :-~~

MAHADEO SAHKARI GRIH NIRMAN SAMITI LTD. PATNA through its Secretary Sri Shiva Shanker Mishra S/o Late Upendra Mishra of Village/Muhalla – M3-18, S.K. Puri, P.S.- S.K. Puri, P.O.- S.K.Puri, Distt. – Patna by Nationality Indian as FIRST PARTY.

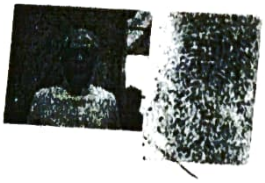
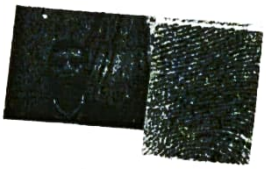
Shiva Shankar Mishra 8.2.2008

Secretary
Mahadeo Sahkari Grih Nirman Samiti Ltd
Patna

NAMAN DEVELOPERS
PARTNER

Serial No : 2682
Token No : 2662

Deed No : 2395
of 2008

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Li
In Favour of	Hanuman Pd. Choudhary						
	H/anuman prasad Chowdhary 9/2/08 Signature of Party						
Presented by Self	Shiva Shanker Mishra Shiva Shanker Mishra 9.2.2008 Signature of Party						
Executed by	Shiva Shanker Mishra						
	Signature of Party						
Identifier	Prem Nandan Thakur Prem Nandan Thakur 09.02.08 Signature of Party						

2) Name of Lessee :-

SHRI HANUMAN PRASAD CHOUDHARY, Membership No. 25, S/o Late Sabhakant Choudhary of Village/Muhalla – BASHA, P.S.- Ashok Paper Mill, Rameshwar Nagar, P.O.- Basha Mirjapur, District – Darbhanga, by Nationality Indian as SECOND PARTY.

3) Kind of Deed :-

Absolute Sale Deed

4) Consideration Money :-

Total Value of the Plot of Land Rs. 18,670/- (Rupees Eighteen thousand six hundred seventy) only.

5) Description of the Property :-

Tauzi No. 5139 and 5554, Khata No. 14 and 223, Survey Plot No. Part of 164, Society Plot No. 9 (Part) as assigned by the Samiti, Area in Sq. ft. 3734 Muhalla /Village Dhanaut, Revenue Thana No. 20, P.S.- Danapur, Distt.- Patna of Patna Municipal Corporation and within the limits and jurisdiction of P.R.D.A. and Sub-Registry, Danapur, Distt. – Patna, Annual Rent of Rs. 1=00 will payable to Govt. of Bihar through Circle Officer Danapur.

BOUNDARY

North	:-	Plot No. 165
South	:-	Society Road 15'-00" wide
East	:-	Part of Society Plot No. 9
West	:-	Part of Society Plot No. 10

DIMENSIONS

North	:-	35'-7"
South	:-	37'-3"
East	:-	103'-0"
West	:-	102'-0"

THIS INDENTURE made on the 9/12 day of February in the year 2008 between Shri Shiv Shankar Mishra Secretary of Mahadeo Grih Nirman Samiti

Mahadeo Sahkari Grih ... Regd. ... Pat Z Dt.-20 ...

Shiv Shankar Mishra 8.2.2008 Secretary Mahadeo Sahkari Grih Nirm... ...miti Ltd Patna

NAMAN DEVELOPERS
PARTNER

Ltd. Patna for and on behalf of the Board of Directors of the Samiti (hereinafter called the First Party which term wherever the context herein so admits shall mean and include his successors in office and assigns) of the ONE PART and Shri Hanuman Prasad Choudhary Son of Late Sabhakant Choudhary, resident of Basha, P.O. – Basha Mirzapur, Distt. – Darbhanga (hereinafter called the Second Party, which term wherever the context herein so admits shall include his/her heirs, survivors, successors and assigns) of the other part witnesseth as following.

ii) WHEREAS the Mahadeo Sahkari Grih Nirman Samit Ltd., Patna (hereinafter called the Samit) has acquired land for developing a housing colony and carving out plots and settling them on sale for the construction of buildings for its members.

iii) The Property as stated in Column 5 of this deed was purchased from Shri Dashrath Singh vide Book No. 1 (One), Vol. No. 372, Pages 142 to 151, Being No. 16838 Year 1985 Registered by the Sub Registry Office Calcutta on 06.12.1985 and from Ram Jatan Singh vide Book No. 1, Volume No. 28, Pages 227 to 238 being No. 1777/78 by Registry Office Hazipur on 21.02.86.

iv) AND WHEREAS the samiti carved out plots for construction of buildings.

v) AND WHEREAS the Second Party has applied for and the First Party has agreed to give the settlement of land, pertaining to Tauzi No. 5139, 5554, Khata No. 14 and 223, Survey Plot No. Part of 164, Society Plot No. 9 (Part) as assigned by the Samiti, Mohalla/Village – Dhanaut, Thana No. 20, P.S. – Danapur, Distt.- PATNA, within the limits and jurisdiction of the P.R.D.A. and Sub-Registry Sadar Patna/Danapur, Distt. Patna for the purpose of residential building upon the terms and conditions hereinafter contained. Membership No. 25.

Mahadeo Sahkari Grih Nirman Samiti Ltd. Regd. No. 418/ Pat Z. Dt.-20.2.8. Pat-1

Shri - Shankar Prasad 8.2.2008 Secretary Mahadeo Sahkari Grih Nirman Samiti Ltd. Patna

NAMAN DEVELOPERS Sanjay Kumar Singh PARTNER

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NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the terms and covenants hereinafter contained to which the Second Party has agreed, the First Party hereby demises unto the Second Party the aforesaid plot fully described in the Schedule hereto annexed along with a duly delineated lay-our plan to hold the same upto the Second Party.

(A) AND WHEREAS the Society got a lay out of the said land made into plots duly approved by a meeting of the Board of Directors of the Society held at Patna on 31.03.2000.

(B) AND WHEREAS the said plots were allotted to members of the Society at meeting convened for the purpose on 31.03.2000.

(C) AND WHEREAS it is necessary that a formal registered covenant through a Sale-Deed be made in favour of each member by the Society who has made full payment towards the cost of the plot as per rate decided by the Society.

Maharaja Sahkari Grih ... Regd. No. ... Pat Z Dt.-20...

TERMS AND CONDITIONS

THE SOCIETY hereby convenants with the vendee members as Under :-

(I) THAT the Society has delivered possession of the plot of land sold to the Vendee and it will do all that is necessary in law for fully and peacefully assuming its Ownership and possession over the land according to true intent and meaning of these present so that he may hold it and enjoy for ever without any obstruction and interference.

(II) THAT the Society will at the cost of its members (vendee) within the price to be paid hereafter shall assist construct roads, compound walls, parks, drains water pipe lines and sewers etc. and shall also provide or arrange for amenities, the Society from time to time consider necessary and worth while to its members.

Shri - Shamsad Husain 8.2.2008
Secretary
Maharaja Sahkari Grih Nirman Samiti Ltd
Patna

NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER

THE VENDEE MEMBER Convenants with Society as Under :

(i) THAT the vendee shall always keep the Society indemnified against all losses and payments which it may hereto suffer or make up for or on behalf of the Vendee.

(ii) THAT the vendee shall built upon the plot his residential house in accordance with the rules and regulations of the Society framed or issued from time to time and the rules and orders issued from any authority competent to do so.

(iii) THAT the vendee shall pay rent of the land to the Govt. as fixed by Govt. per kathas per annum subject to any revision as decided by the Government from time to time.

(iv) THAT the vendee shall complete the building within the time fixed by the Society according to such plans and specifications as may be approved by the Local Authority in accordance with the provision of all such enactments, rules, and bye-laws as may be enforced for the time being.

(v) THAT the vendee shall not do any act which causes any hinderance in any development Scheme.

(vi) THAT the vendee shall pay Municipal and other taxes ~~and rent as may be payable from~~ time to time in respect of building-site allotted to him/her.

(vii) THAT on matters not specifically-stipulated in these presents and also in case of any dispute, or question arising hereinafter at any time between the vendee and any other members of the Society. Every such case shall be referred to the arbitration of the Executive Committee or Board of Directors of the Society acting as such at the time of reference and its decisions & directions shall be final, conclusive and binding on both the parties.

(viii) THAT except in the case of house Building loans taken from any Government recognized agency, body,

Mahadeo Sahkari Grih Nirman Samiti Ltd
Regd. No. 68/
Pat Z
Dt.-20

Shiva Shankar Singh
Secretary
Mahadeo Sahkari Grih Nirman Samiti Ltd
Patna

NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER

society or compensation in Housing Scheme sponsored by them or under any other provisions provided for the purpose on such terms as may be prescribed by them the vendee shall not sell or otherwise transfer the land or building thereon or both or any part thereof to any person except to his heirs of any degree without the previous permission in writing of the Society and that any transfer contrarily made shall be voidable and ineffective and that the Society may take reasonable proceeding or may pay up to the member or his heirs and successors its equitable and reasonable compensation to be decided upon by the Society.

Mahadeo Sahkari Grih Nir... Regd. No. ... Pat Z Dt.-20 ... Pat

PROVIDED THAT in case of sale of building and the land for non-payment of the House Building Loans the Society shall have the right of pre-emption over the property sold.

(ix) THAT the vendee shall construct the house on the plot and shall keep it neat and tidy and properly repaired.

(x) THAT the vendee shall ever remain bound by the terms and conditions as laid down in the bye-laws of the Society convenants and agreement entered into this DEED in respect of the land and building even if he withdraws from the membership of the Society or is expelled from it for any reason whatsoever and that in case of breach of any of the conditions herein provided Vendee shall be liable to recompense the Society for remedial measures taken with regard to it.

Shiva - Sharma Singh 8.7.2008
Secretary
Mahadeo Sahkari Grih Nirman Samiti Ltd
Patna

(xi) THAT if the compensation payable for the land or development charges are enhanced and the Society has to pay more, the vendee member shall pay to the Society or to whom it directs the amount which may be found by the society to be due from him in proportion to the area allotted to the member and in case of failure to pay such dues which shall always be deemed as a debt to the society and which

NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER

dues shall be the first charge on the said plot and building constructed thereon.

IN WITNESS WHEREOF the parties Viz. The Mahadeo Sahkari Grih Samiti Ltd Patna and the vendee member Shri Hanuman Prasad Choudhary Son of Late Sabhakant Choudhary, village & P.O.- BASHA, District – DARBHANGA have set their hands on this SALE DEED on 9th day of February 2008 and year First above written.

Mahadeo Sahkari Grih ... Regd. No. 21... Pat Z. Dt.-20.2.0... Pat...

SCHEUDLE

Full particulars of plot allotted :-

1. Village/Muhalla :- Dhanuat
2. Police Station :- Danapur
3. District :- PATNA
4. No. of Society Plot Allotted :- 9 (Part)
5. Area of the Plot allotted :- 3734 sq. ft.

Tauzi No. :- 5139 and 5554
Survey Plot No./Nos. :- Part of 164
Katha No. :- 14 and 223

BOUNDARY

North :- Plot No. 165
South :- Society Road 15'-00" wide
East :- Part of Society Plot No. 9
West :- Society Plot No. 10

DIMENSIONS

North :- 35'-7"
South :- 37'-3"
East :- 103'-0"
West :- 102'-0"

Shri - Shankar Jhunjhunwala
8.2.2008
Secretary
Mahadeo Sahkari Grih Nirman Samiti Ltd.
Patna

NAMAN DEVELOPERS
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WITNESS -

(1) Prem Nandan Thakur

(Signature in full)

Vill+P.O - ARNIA

Dist. VAISHALI

(Address)

Date 08-02-08

(2) Rameshwar Pd Singh

S/o Late Jagdish Pd Singh

(Signature in full)

Punaichak Mokanpur

Patna- 23.

(Address)

Date 8.2.2008

Signature of the officer for and on behalf of the Mahadeo Sahkari Grih Nirman Samiti Ltd. Patna

(1) Signature Shiva - Shankar Singh

Date 8.2.2008

Designation Secretary

Mahadeo Sahkari Grih Nirman Samiti Ltd Patna

Hanuman Prasad Choudhary

(Signature in full of Vendee)

Date 08-02-2008

Address of Vendee Vill+P.O - Basaha Mirza

P.S. - Ashok Paper Mills

Dist - Darbhanga

NAMAN DEVELOPERS

Sanjay Kumar Singh

PARTNER

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Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 : 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.** **0**

Addl. Stamp duty paid under RDA/Municipal Act **Rs.** **0**

(Paid **Rs. 0/-** *by N.J. Stamp Paper and* **Rs. 379/-** *through Bank Challan.)*

FEE PAID										
A1	0	C	0	H1b	0	Ka1	0	Lii	0	LLR	50	Total Fee
A8	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	25	379
A9	0	DD	0	I	0	K1c	0	Mb	0			
A10	0	E	0	J1	0	K2	0	Na	54			
B	0	H1a	0	J2	0	Li	0	Scan	250			

Date : ***09/02/2008***

Registering Officer
Patna

Endorsement under section 52

Presented for registration at ***03:11 PM*** *on* ***Saturday,*** ***09th*** ***February*** ***2008*** *at the* ***District Registry Office, Patna***

by ***Shiva Shanker Mishra***
(Executant) ***S/O Late Upendra Mishra***

by profession ***Others.***

Shiva Shankar Mishra
7.2.08
Signature of Presentant

Date : 09/02/2008

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Prem Nandan Thakur age .... Sex M son/daughter of S/O Late Mahabir Thakur resident of Arnia, Vashaili.

Date : 09/02/2008

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Patna having 10 pages, in the volume CD-7 and document no. of which is printed on the First Page of the document.

Date : ***09/02/2008***

Registering Officer
Patna

Token No. 2662 **Year - 2008** **Sl.No. 2682** **SCORE Ver. 2.0** **Deed No. 2395** NIC-Bihar

NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER

Scl. XIV—F. No. 180V. बि० ग० प्रेस, गया ।

रसीद मालगुजारी । फरद मालकी/फरद रैयती ।

नाम सर्किल । नाम मौजा मय [illegible] नाम रैयत मय वल्दियत मसकनी 8096

थाना वो थाना नम्बर । [illegible] वो जमाबन्दी नम्बर ।

[illegible]	20	श्री हनुमान	प्रसाद	चौधरी

[illegible] 73 456 60 16 223 6/12 164

[illegible] [illegible] [illegible] तफसील हिसाब [illegible] ।

3734	[illegible] चौधरी [illegible]

खेत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का ।

2010-11 मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	
माल- (नगदी)	2.00				2.00	2.00
गुजारी (भावली)	0.50				0.50	0.50
सेस ...	1.00				1.00	1.00
*सूद ...	1.00				1.00	1.00
मुतफरकात ...	0.40				0.40	0.40
मीजान	4.90				4.90	4.90

तफसील अदायकारी ।

2010-11 अदायकारी बाबत ।	बकाया				मोतावल्ल हाल ।	फाजिल
	तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।		
माल- (नकदी)				2.00	2.00	
गुजारी (भावली)				0.50	0.50	
सेस ...				1.00	1.00	
*सूद ...				1.00	1.00	
मुतफरकात ...				0.40	0.40	
मीजान अदायकारी				4.90	4.90	= 9.80

(१) मीजान कुल (लफ्जों में) — नौ रुपया, अस्सी पैसा मात्र

(२) नाम देहिन्दा — [illegible]

(३) कुल बकाया — [illegible] दस्तखत वो तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर [illegible] बकायों पर जिन पर [illegible] सर्टिफिकेट [illegible]

WITHOUT PREJUDICE

For NAMAN DEVELOPERS

Sanjay Kumar Singh

PARTNER

अध

अनुसूची–14 फारम सं0 562

आदेश–पत्रक

(देखें अभिलेख हस्तक 1941 का नियम 129)

आदेश पत्रक ता0.....तक

जिला .....सन् 200 – 200

केस का प्रकार दा0 खा0 वाद सं0 929 सन् 10 11

आदेश की कम संख्या और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कारवाई के बारे मे टिप्पणी तारीख सहित
20/1/11	श्री हनुमान प्रसाद चौधरी पिता/पत्नि स्व० लभाकान्त चौधरी ग्राम0 कानहा थाना आंशिक पटोरी/रामपुर नंगा जिला दरभंगा ने निम्नलिखित जमीन का नामंकन हेतु आवेदन पत्र दिया है। जिसे वसीका सं0 9395 दिनांक 21/2/08 द्वारा इन्होने श्री महादेव सरकारी गृह निर्माण स० स० पका वल्द श्री..... ग्राम0.....थाना.....जिला पटना से कय किया है।	

जमीन का विवरण

मौजा	थाना सं0	तौजी सं0	खाता सं0	खेसरा सं0	रकबा
कानहा	20		14 x 13	164 – 3734	

CMO 572 3.3.11

हल्का कर्मचारी एवं अंचल निरीक्षक से जॉच प्रतिवेदन की मांग करें। अभिलेख दिनांक 25/1/11 .....को उपरथापित करें।

अंचल अधिकारी

25/1/11 रा0 कर्म0 एवं अंचल निरीक्षक से आवेदित जमीन के सम्बंध मे स्थानीय तौर पर और राजस्व अभिलेखों से जॉच कराई गई। उन्होनें प्रतिवेदित किया है कि जमीन –

(1) रैयती है।

(2) आवेदक के पूर्ण दखल में है।

(3) जमाबन्दी .....के नाम से कायम है।

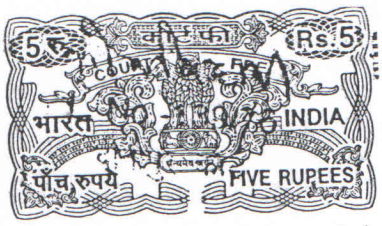
For NAMAN DEVELOPERS

PARTNER

आदेश की कम संख्या और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कारवाई के बारे मे टिप्पणी तारीख सहित
	(4) यह जमीन गरमजरूआ आम एवं खास नही है। यह जमीन भूहदबन्दी के अन्तर्गत नही है। मूल जमाबन्दी रैयत /आम नोटिश निर्गत करें। अभिलेख दिनांक 25/1/11 को उपस्थापित करें। अंचल अधिकारी	
25/1/11	मूल जामाबन्दी रैयत को निर्गत नोटिस /आम ईत्तेहार का तामिला प्राप्त है। मामिला प्रतिवेदन देखा। कोई आपति प्राप्त नहीं हुआ है। आवेदित भूमि केता के दखल कब्जा में है। अतः सूचना/रा0 कर्म0 एवं अंचल निरीक्षक के जॉचं प्रतिवेदन के आधार पर राजस्व संग्रहण के हित में बंटवारा/ उतराधिकारी /दान पत्र /बिकय –पत्र दाखिल खारीज करने की ..... दी जाती है। शुल्क पत्र निर्गत करें। लेखापति एवं संषोधित दानापुर अंचल अधिकारी	

For NAMAN DEVELOPERS

PARTNER



दाखिल खारिज–प्रतिवेदन

मु० केश नम्बर – 124/8 साल – 20/1-11 हल्का नम्बर – 8 अंचल–दानापुर
ग्राम – [illegible] राजस्व थाना नम्बर – 20 जिला–पटना
मु० मे जमीन रकबा – प्राप्त का जरिया – कय
जरशमन – केबाला – 2395 तिथि – 7/2/08

जमाबंदी रैयत का नाम	खाता	प्लौट	रकबा	लगान	जमाबंदी नम्बर 2891
मस्दिप सहकारी गृह निर्माण स० लि० पटना	14 223	164 190	1·69	16·00	अंचल अधिकारी दानापुर आवेदक के आवेदन एवं कागजों किला खसरा [illegible] से मिलान किला संख्या II में रकबा का नाम दर्ज है जमीन केवाला के प्रयोजन में है जमीन अंचली है और जाम सालिक [illegible] खारिजी है अतः अग्रहणी से मुक्त है अतः अपनी पारित आज किसी को कोई आपत्ति नहीं होने पर खारिज खतीज की स्वीकृति दी जाती है।
बचा हुआ रकबा					
नया जमाबंदी रैयत	खाता	प्लौट	रकबा	लगान	
श्री हनुमान प्रसाद चौधरी पिता - स्व० सभाकान्त चौधरी सा. बसहा थाना - अशोक पेपर मिल्स रामेश्वर नगर दरभंगा	14 223	164	3434 वर्गफिट	2·00	

5/10 572 3.3-11

अंचल अधिकारी
दानापुर पटना

3-2-11

For NAMAN DEVELOPERS
Sanjay Kumar Singh
PARTNER