Serial No. 1727 Circle: Bhagalpur

Syed Md. Nakki 19-1-15

Book No. :- 1 Deed No. 1716

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR 2015

Serial No. 1727

29 JAN 2015

कोषागार पदाधिकारी, भागलपुर

A 009192 A 009192

Deed No. 1716

13621 18-02-15

स्वयम् प्रकाश [illegible] 5000

Govt. of Bihar

District Registry Office ,Bhagalpur

Summary of Endorsement

This document was presented for registration on 20/02/2015 by Vishwapriya Shrivastava

A Stamp Duty of Rs. 1521000/- and other Fees of Rs. 382550/- has been paid in

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. 1716 in Book No. 1, Volume No. 24 on pages from 172 to 205 and has been preserved in total 34 pages in C.D. No. 4 / Year 2015

Syed Md. Naqui
B.Sc. Court Compound
B.Sc. R.L. No 1/87-88

Date: 20/02/2015 Token No: 1865 /2015

Signature with Date
(Satyanarayan Choudhary)
Registering Officer, Bhagalpur

Received Rs. 1,90,00000 for the area sold measuring 17 Decimals

19/02/2015

SCROLL CHECKED

1. Name of the Vendors/ Executant with Parentage and Address etc.: 1. Mr. Vishwapriya Shrivastava,

Pranay Ranjan 19/02/2015

Dinesh Advertance

কোর্টের্ড্যা কেটো বিক্রোয়ার্ড্য রেড্ড কিক্টেন্ড/ ব্যাড্ড কিক্রোয়ার্ড্য সেন্ট্ড্য ব্রুপ্তেন্ড, পেন্ড্যিন্ড নক্ড্যা
মুলক্ষ্যে – ব্রুপ্তিন্ড্যা ট্রোন্ড্য. এক্টেন্ড্যা ব্যাড্ড্যা কেন্ড্যাড্ড্য রেড্ড, ব্যাড্ড্য.ন্ড্য,
কোন ন.ড্ড্য এন্ড্য ইন্ড্যান্ড্য ন্যান্ড্য ড্যিন্ড্যাক্টেন্ড্য কেন্ড্যাড্ড্যিন্ড্য – ব্যাড্ড্যিন্ড্য এন্ড্য ন্যান্ড্যক্টেন্ড্য ড্যিন্ড্য
ন্যান্ড্য/ ন্যান্ড্যান্ড্যা ন্ড্যান্ড্য ড্যেন্ড্য ব্রুন্ড্যেন্ড্য ন্ড্য কিন্ড্যিন্ড্য ন্ড্যান্ড্যা ড্যিন্ড্যাক্টেন্ড্য ড্যেন্ড্য/ .

RCC ন্ড্যান্ড্যাক্টে- 42' x 55' = 2310 x 1200 = 27,72000
RCC ন্ড্যান্ড্যা - 46' x 7'6" = 368 x 1200 = 4,17 0000
RCC ন্ড্যান্ড্যা - 18' x 20' = 360 x 1200 = 3,12 0000.
RCC ন্ড্যান্ড্যাক্টে - 8' x 5' ÷ 40 x 1200 = 48000.
RCC ন্ড্যান্ড্যাক্টে - 3' x 5' = 15 x 1200 = 18000.
ব্রুন্ড্যা ন্ড্যান্ড্যা - 3' x 5' = 15 x 975 = 14000.
RCC ন্ড্যান্ড্যা - 8' x 4 = 12 x 1200 = 15000/-
ন্ড্যিন্ড্যা - 58' 4.5" x 4' 7.5" = 57000.
48' x 4 x 5" = 48000.
ক্রুন্ড্য. 41,39000.

ন্ড্যিন্ড্য ন্ড্যেন্ড্যা ড্য, ন্ড্যান্ড্যা ন্ড্যান্ড্যিক-ন্ড্যিন্ড্যিন্ড্য ন্ড্যিন্ড্যা ড্য ন্ড্যিন্ড্য ন্ড্যান্ড্য ন্ড্যান্ড্যিন্ড্য.
ন্ড্যিন্ড্য ন্ড্যিন্ড্যা ন্ড্য ন্ড্যিন্ড্য.

son of Late Sri Vimalendu Shrivastava resident of 17 A, Tower B Viceroy Park, Thakur Village, Kandivali East, Mumbai-400101 permanent residence in Mohalla Chuniharitola, Rameshwar Narayan Agrawal Road Bhagalpur P.S. Kotwali Sub registry office and District Bhagalpur holding special power of attorney executed by Smt. Nishi Shrivastava PAN – FWSPS7111D W/o Late Sri Vimalendu Shrivastava resident of 17A, Tower B Viceroy Park, Thakur village, Kandivali East Mumbai- 400101 bearing deed no. Baral 2/980/2015 dated 10.02.15 registered in the sub registrar Borivali No. 11 Mumbai bearing book no. 1 and no. of page 30 and himself share also PAN-ABYPS0176N

19/02/2015

(2) Mr. Pranay Ranjan PAN- ADWPR5289D S/o Late Shri Priya Ranjan Prasad Shrivastava resident of flat no. 203 plot no. 104, Gyankhand-1 Indirapuram Ghaziabad- 201014 (U.P.) Parmanent

District Registry Office,Bhagalpur

Token Number 1865	Reg. Year 2015	Serial Number	Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Archana Devi						
Sig.	अर्चना देवी 20.2.15						
Claimant	Manju Singhania						
Sig.	मंजु सिंघानिया 20-2-2015						
Claimant	Shiv Kumar Shiv Singhania						
Sig.	20/2/2015						
Claimant	Swayam Prakash Jhunjhunwala						
Sig.	Swayam Prakash Jhunjhunwala 20/2/2015						
Executant	Alka Sinha						
Sig.	Alka Sinha 20/2/2015						
Executant	Avanish Ratna						
Sig.	20/2/2015						
Executant	Dewesh Srivastava						
Sig.	Dewesh Srivastava 20/2/2015						
Executant	Pranay Ranjan						
Sig.	Pranay Ranjan 20/02/2015						

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residence of Chunihari tola, Rameshwar Narayan Agrawal Road Bhagalpur P.S. Kotwali Sub registry and district Bhagalpur holding special power of attorney no. Dast serial no. Paval 4/11741/2014 dated 19.11.14 bearing book no. 1 registered at the joint Sub registrar, PANVEL-4 executed by Puneet Ranjan PAN- ADXPR8678R S/o Late Shri Priya Ranjan Prasad Srivastava resident of 1702- 1703 17th floor, Jasmine Tower, Regency Garden, Kharghar, Navi Mumbai- 410210 (Maharastra) and permanent address at Chuniharitola, Rameshwar Narayan Agrawal Road Bhagalpur P.S.Kotwali District Bhagalpur and himself share also.

(3) Mrs. Rekha Verma PAN- AEWPV4418R W/o Mr. Uday Shankar Verma D/o Late Bishwanth Prasad Srivastava resident of flat no. 302 Sri Tower, Kadru Road, Kadru, Ranchi Jharkhand- 834002 holding special power of attorney bearing certificate no. 134646548 Noterial Power of attorney which is certified by the consulate General

19/02/2015

(3) Rakha Verma 19.02.2015

District Registry Office,Bhagalpur

Token Number 1865 | Reg. Year 2015 | Serial Number | Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Praneet Ranjan						
Sig.	Praneet Ranjan 20.02.2015						
Executant	Pratap Ranjan						
Sig.	Pratap Ranjan 20/02/2015						
Executant	Rekha Verma						
Sig.	Rekha verma 20.2.15						
Executant	Ritanath						
Sig.	Rita Nath 20/2/2015						
Executant	Veena Jee						
Sig.	Veenaji 20.2.15						
Executant	Vishwapriya Shrivastava						
Sig.	Vishwapriya 20/12/15						
Presented By	Vishwapriya Shrivastava						
Sig.	Vishwapriya 20/12/15						
Identified By	Anil Kumar Khetan						
Sig.	Anil Kumar Khetan 20/12/15						

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of India, New York bearing USANC1520314 on 12.11.14 executed by Niledu Srivastava (social service no. 075463322) S/o Late Sri Bishwanth Prasad Srivastava resident of 110, Long Hill Rd. Hollis, NH03049, U.S.A. and permanent resident at Mohalla- Chunihari tola, Rameshwar Narayan agrawal Road Bhagalpur P.S. Kotwali District Bhagalpur and herself share also .

(4) Mr. Dewesh Srivastava (social service no. 155700412) s/o Late Sri Nirmalendu Srivastava resident of 150, Glenn Avenue, Norwood NJ 07648 USA holding special power of attorney bearing certificate no. 134346289 Noterial Power of attorney which is certified by the consulate General of India, New York, bearing USANC 1520214 on 11.12.14 executed by Deepawali Srivastava (Social Service No. 112465890) W/o Late Sri Nirmalendu Srivastava resident of 150, Glenn Avenue, Norwood NJ USA and permanent resident at Mohalla- Chunihari tola, Rameshwar Narayan Agrawal Road Bhagalpur P.S.

Kotwali District Bhagalpur and Mr. Dewesh Srivastava (social service no. 155700412) s/o Late Sri Nirmalendu Srivastava resident of 150, Glenn Avenue, Norwood NJ 07648 USA. holding special power of attorney bearing certificate no. 134346296 Noterial special Power of attorney which is certified by the consulate General of India, New York, bearing USANC 1520114 on 11.12.14 executed by Archana Srivastava Amaro (Social service no. 153768349) D/o Late Sri Nirmalendu Srivastava resident of 404, Downs Drive Cherry Hill, NJ 08003 U.S.A. and permanent resident at Mohalla-Chunihari tola, Rameshwar Narayan agrawal Road Bhagalpur P.S. Kotwali District Bhagalpur and himself share also.

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(5) Mr. Avanish Ratna PAN- AKAPR9595B S/o Late Sri Amlendu Shrivastava resident of 55, R.N. Agrawal Road, Bhagalpur, Bihar, India, holding special power of attorney bearing certificate no. 134346463 Noterial Power of attorney which is certified by the consulate General of India, New York, bearing USANC 1520514 on 11.12.14 executed by Atulsheel (Social service no. 023661614) s/o Late Sri Amlendu Srivastava resident of 12, Summerfield

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Road, Amherst, MA012002, USA and permanent resident at Mohalla- Chunihari tola, Rameshwar Narayan agrawal Road Bhagalpur P.S. Kotwali District Bhagalpur and himself share also

(7) Smt. Alka Sinha D/o Late Sri Amlendu Srivastava resident Mohalla- Chunihari tola, Rameshwar Narayan agrawal Road Bhagalpur P.S. Kotwali District Bhagalpur. PAN-AXNPS5137N

(8) Sri Praneet Ranjan S/o Late Sri Priyaranjan Prasad Srivastava resident at Mohalla- Chunihari tola, Rameshwar Narayan agrawal Road Bhagalpur P.S. Kotwali District Bhagalpur PAN-ADXPR8678R

(9) Sri Pratap Ranjan both son of Late Priyaranjan Prasad Srivastava mother of Asha Srivastava resident at Mohalla- Chunihari tola, Rameshwar Narayan agrawal Road Bhagalpur P.S. Kotwali District Bhagalpur PAN-AHPPR8077A

(10) Smt. Veena Jee D/o Late Sri Bishwanath Prasad Srivastava resident at Mohalla- Chunihari tola, Rameshwar Narayan agrawal Road Bhagalpur P.S. Kotwali District Bhagalpur PAN-ABVPV9010H

Alka Sinha 19/2/2015.

Veena Jee 19/2/15

(10) Smt. Ritanath D/o Late Sri Bishwanath Prasad Srivastava resident at Mohalla-Chunihari tola, Rameshwar Narayan agrawal Road Bhagalpur P.S. Kotwali District Bhagalpur PAN- AWZPN4895R

Power executants are alive.

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2. **Name of the purchasers/ Executant in whose favour the document is executed with parentage and address etc:**

SHRYESH KRISHNA CONSTRUCTION office at New Market Anand Katra, Sujaganj, Bhagalpur P.S. Kotwali, District Bagalpur -812002 through its partners

1. Sri Swayam Prakash Jhunjhunwala S/o Balbhadra Prasad Jhunjhunwala PAN- AAJHS3391D
2. Archana Devi W/o Sri Swayam Prakash Jhunjhunwala both by caste Agrawal by profession business and house wife resident of R.N. Agrawal Road Chunihari Tola P.S. Adampur District Bhagalpur PAN- ABUPD5021H
3. Sri Shiv Kumar Shiv Singhania S/o Late Mahavir Singhania PAN- BGJPS6643D (10)
4. Manju Singhania W/o. Sri Shiv Kumar Shiv Singhania both caste Agrawal by profession business and housewife both resident of SHREE GANPATI PLAZA 3rd floor, Khalifabag P.S. Kotwali District Bhagalpur Nationality Indian, PAN-BOAPS0613E

Ritanath 19/2/2015

3. **Nature of the Document:** **Sale Deed out and out (Kewala-bai La-kalami)**

4. **Consideration:** Rs. 1,90,00,000/- (Rupees One Crore Ninety Lakhs only) half of which comes to Rs. 95,00,000/- (Rupees Ninety five Lakhs only).

5. **Description of the property hereby transferred and sold out:** **ALL THAT SIXTEEN ANNAS** right, title, interest and possession in and over a open piece of homestead land alongwith a pucca roof single floor constructed building known as B.D Bhawan and its part bearing holding no. 89 situated under Mohalla Chunihari Tola in Rameshwar Narayan Agrawal Road Bhagalpur P.S.Kotwali Sub registry office and district Bhagalpur under Anchal Jagdishpur bearing jamabandi no. 393 under Municipal Corporation Bhagalpur in survey ward no. 7 and Municipal ward no. 8/19/20 Bhagalpur Municipal Survey records of right under khata no. 393 khasra no. 478 k,kha,G area .0705 Hectors equal to 17-44 decimals falling in category no. II bounded and butted as follows:-

North:	**Rakesh Srivastava & others**
South:	**Ganga Sarougi & others**
East:	**Arun Kasyap & Others**
West:	**Rameshwar Narayan Agrawal Road**

Note:- The land measuring .0705 Hector equivalent to 7585.8 sq. ft. equal to 17.44 decimals classified as No. II category in residential hereby sold has also been shown in red colour at Nazri Map attached with the deed and forming part of it and length 142 ft. and width 53.4 ft.

THIS INDENTURE IS MADE THIS THE 19th DAY OF FEBRUARY TWO THOUSAND AND FIFTEEN (2015) BETWEEN

(1) Smt. Nishi Shrivastava W/o Late Shri Vamalendu Shrivasta
(2) Sri Puneet Ranjan S/o Late Shri Priya Ranjan Prasad Srivastava
(3) Sri Nilendu Srivastava S/o Late Shri Bishwanath Prasad Srivastava
(4) Sri Atul Sheel S/o Late Sri Amalendu Srivastava
(5) Smt. Deepawali Srivastava W/o Late Shri Nirmalendu Srivasta
(6) Smt. Archana Shrivastava Amaro D/o Late Shri Nirmalendu Srivasta
(7) Smt. Alka Sinha D/o Late Sri Amalendu Srivastava
(8) Sri Praneet Ranjan S/o Late Sri Priyaranjan Prasad Srivastava
(9) Sri Pratap Ranjan S/o Late Sri Priyaranjan Prasad Srivastava
(10) Smt. Veena Jee D/o Late Sri Bishwanath Prasad Srivastava
(11) Smt. Ritanath D/o Late Sri Bishwanath Prasad Srivastava
(12) Mr. Vishwapriya Srivastava S/o Late Sri Vimalendu Shrivastava
(13) Mr. Dewesh Srivastava S/o Late Sri Nirmalendu Srivastava
(14) Mr. Avanish Ratna S/o Late Sri Amlendu Srivastava

morefully described in column no. 1 above and hereinafter called the "vendors" which terms or

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expression shall unless otherwise excluded by or repugnant to the context mean and include their heirs legal representatives, successor-in-interest executors, administrator and assignees of the ONE PART.

AND

SHRYESH KRISHNA CONSTRUCTION New Market Anand Katra Sujaganj Bhagalpur through its partners 1. Sri Swayam Prakash Jhunjhunwala 2. Archana Devi W/o Sri Swayam Prakash Jhunjhunwala 3. Shiv Kumar Shiv Singhania S/o Late Mahavir Singhania 4. Manju Singhania W/o Sri Shiv Kumar Shiv Singhania morefully described in column no. 2 above and hereinafter called the vendees/ purchasers which term or expression shall unless otherwise excluded or repugnant to the context, mean and include their heirs, legal representatives, successors in interest, executors, administrators and assigns of the OTHER PART.

AND WHEREAS one Bishwanath Prasad Srivastava S/o Late Brahmdeo Sahay of Mohalla Chunihari tola Rameeshwar Narayan Agrawal Road Bhagalpur P.S. Kotwali District Bhagalpure owned and possessed a piece of land measuring .0705 Hector in Mohalla chunihari tola, Rameshwar Narayan Agrawala Road Bhagalpur P.S. Kotwali District Bhagalpur under anchal Jagdishpur under Nagar Nigam/Municipal Corporation Bhagalpur bearing khata no. 393 khasra no. 478 k,kha, G and built a house known as

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B.D. Bhawan and Bishwanath Prasad Srivastava died leaving behind his widow wife Chandrakanta Devi and four sons and four daughters namely Amalendu Srivastava, Vimalendu Shrivastava, Nirmalendu Srivastava, Nilendu Srivastava and Asha Srivastava, Veena Jee, Rekha Verma and Ritanath and all four daughter of Bishwanath Prasad Srivastava are being married in the lifetime of Bishwanath Prasad Shrivastava and they are living with their husband and family hence the name of four daughters of Bishwanath Prasad Srivastava was not mentioned during the final publication of khatiyan in the recent survey operation 1985 and Bishwanath Prasad Srivastava and his four sons only came in the final khatiyan of recent survey entry for the area .0705 Hectors in Survey ward no. 7 of Nagar Palika Bhagalpur bearing **khata no. 393 khasra no. 478 k,kha and G** and after death of Bishwanath Prasad Shrivastava his four daughters inherited the equal share in the joint Hindu family property in the same manner as the son and have the same right in the coparcenary property as per provision of Hindu successesion Act 1956 hence the daughters of Bishwanath Prasad Shrivastava came in the column no. 1 as a vendor and after death of Asha Srivastava D/o Late Bishwanath Prasad Srivastava her sons became the vendors in this deed of sale.

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AND WHEREAS the aforementioned the vendors of column no. 1 jointly inherited the said property as mentioned in column no. 5 above, peacefully seized, possessed and enjoyed the same without any interruption or hindrances from others.

AND WHEREAS Bishwanath Prasad Srivastava died in or about 1985 and her wife Chandrakanta Devi died in or about 1993 and his elder son Amalendu Shrivastava S/o Bishwanath Prasad Srivastava died in or about 1988 and Vimalendu Shrivastava S/o Bishwanath Prasad Srivastava died in or about 1998 and Nirmalendu Srivastava S/o Bishwanath Prasad Srivastava died in or about 2010 and Asha Shrivastava D/o Bishwanath Prasad Srivastava died in or about 1997 living behind her husband Priyaranjan Prasad Srivastava and four sons Pranaya Ranjan, Praneet Ranjan, Puneet Ranjan and Pratap Ranjan.

AND WHEREAS the vendors at present living different place in India and outside of India hence without looking after the said property of column no. 5 in being abandoned, unprotected and useless the vendors have no yield from the said property under mentioned in column no. 5 nor have any intention to make any construction over the same and have, therefore, decided to dispose of the said property of column no. 5 by the process of sale thereof

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because the vendors have made them in capable and helpless to take care of manage, control and supervise all their business affairs and property, beside above, the vendors have also fell in acute need of money to meet their and their family, legal requirement inclusive of investment of money derived from sale in their running business and next business contemplated to be started and comfortably manageable and as such for the purpose as aforesaid, the vendors decided to dispose of the property detailed in column no. 5 above for a total consideration of Rs. 1,90,00,000/- (Rupees One crore ninety lakhs only) free from all shorts of encumbrances whatsoever.

AND WHEREAS the purchasers herein having come to know the actuating intention and desire of the vendors became desirous and agreed to purchase the property under column no. 5 of this instrument and offered to purchase the said property for the said consideration of Rs. 1,90,00,000/- and simultaneously demanded relevant papers relating to the above property so as to veryify, ascertain and confirm the title of the vendors and accordingly the vendors on demand and to ensure their title thereto, produced relevant documents which the purchasers, intently perused and booked into and found them to be genuine, legal and valid and thus having been fully satisfied, the purchasers agreed to purchase the

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aforesaid property known as B.D. Bhawan for the said consideration of rupees 1,90,00,000/- (Rupees One crore ninety lakhs only) free from all encumbrances.

AND WHEREAS the vendors agreed to sell the said property under column no. 5 known as B.D. Bhawan for the consideration of Rs. 1,90,00,000/- which is highest so far agreed by any body till date and is must reasonable and equitable.

NOW THIS INDENTURE/DEED OF SALE WITNESSES AS FOLLOWS:-

That in pursuance of the said agreement and in consideration of the said sum Rs. 1,90,00,000/- (Rupees One crore ninety lakhs) only paid to the vendors by the purchaser through

Cheque no.	**Name of Bank**	**Date**
142016	Axis Bank Bhagalpur	16.02.15
142017	Axis Bank Bhagalpur	16.02.15
156005	Axis Bank Bhagalpur	16.02.15
156006	Axis Bank Bhagalpur	16.02.15
621699	SBI Main Branch Bhagalpur	17.02.15
621697	SBI Main Branch Bhagalpur	17.02.15
442444	SBI Main Branch Bhagalpur	19.02.15
442443	SBI Main Branch Bhagalpur	19.02.15
442442	SBI Main Branch Bhagalpur	19.02.15
635579	SBI Main Branch Bhagalpur	18.02.15
635580	SBI Main Branch Bhagalpur	18.02.15
D.D. No.	**Payable at**	**Date**
467776	Payable at Bombay	19.02.15
467077	Payable at Bombay	19.02.15

the receipt hereof the vendors hereby acknowledge and from the same and every part thereof, hereby release the purchasers, the vendors hereby transfer, convey and grant to the purchasers by way of absolute sale ALL THAT SIXTEEN ANNAS interest in the piece or parcel of land measuring area .0705 hectors with a part of pucca house known as B.D. Bhawan fully described in column no. 5 above and for greater and better clarify is delineated in the nazri map annexed with this deed and shown in red colour with all heraditaments, right of easements, air and light with all claims and demands whatsoever that the vendors are or may hereinafter be entitled without any suit or action TO HAVE AND TO HOLD the same absolutely and forever free from all encumbrances whatsoever.

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THE VENDORS HEREBY COVENANT WITH THE PURCHASERS:-

1. That notwithstanding any act deed or thing by the vendors done execute or knowingly suffered to the contrary the vendors are now lawfully rightfully and absolutely seized and possessed of or otherwise will or sufficiently entitled to the said property under mentioned in column no. 5 hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition or use trust or other things whatsoever to alter defeat encounter or make void the same.

2. That the PURCHASERS shall any may be at liberty all times hereafter peacefully quietly hold and posses and enjoy the said landed property for making construction and every part thereof as absolute owner, without any claims and demand what so ever or by the VENDORS or any other person or persons lawfully claiming there under or in trust for them.
3. That the vendors have made over vacant possession of the property of column no. 5 hereby granted to the purchasers.
4. That the vendors have valid and good title to the land and building hereby granted and conveyed and have right to transfer the same.
5. That the PURCHASERS are free to get their name mutated and recorded in the Sherista of Bihar Sarkar under Anchal Jagdishpur Bhagalpur and under Nagar Nigam Bhagalpur and it required the VENDORS shall give their consent before such authority.
6. That the vendors shall from time to time and at all times execute or cause to be executed and/or do or caused to be done and executed all such acts deed things or documents at the cost and on the request of the purchasers, which may be necessary for more perfectly assuming the property hereby transferred to the purchasers to all intents and purpose of this deed.
7. That in case the purchasers are dispossessed from the land and building under mentioned in column no. 5 of this deed hereby conveyed and transferred or part thereof for any defect of title in the vendors, the purchasers shall be entitled to be reimbursed the

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entire consideration money or part thereof as the case may be together with interest at the rate of 12% per annum.

IN WITNESSES where of the VENDORS have signed on the Deed in presence of witnesses on the Day, Month and Year aforesaid.

19/02/2015

Witness:-

1. Anil Kumar Khetan
S/o Sri Ganga Ram Khetan
Prem Kunj Apartment
Raghunath Shay Lane
Chuniharitola, Katwali
Bhagalpur 19/2/2015

2. [signature]
S/o Late Krishna Jee
Red Ho-19
S-K Hajar
Patna- 800001
19/2/2015

Name of Vendees

Suyam Prakash Jhun Jhunwala
19.2.2015
अर्चना देवी
19.2.15

[signature]
(प्रिय कुमार प्रिय)
19/2/2015
मंजु सिंघानिया
19-2-2015

Typed by
A.K.Jha

Drafted by
Ajay Kumar Singh.
Advocate.
Civil Court, Bhagalpur
L.R.No. 1285/88
S/o Late Hiralal Singh.
Sultanganj
Bhagalpur
Mob- 9973756324.

Value of wall-

53' 4.5" x 4' x 5" = Rs. 53000/-

48' x 4' x 5" = Rs. 48000/-

East- west (wide- 42') North- South (lenth-55') = 2310 x 1200

= Rs. 27,72,000/-

North- south Length- 46' x 7' 6" = 368 x 1200 = Rs. 4,42,000/-

Tin Chouni Shaid- 25' x 28' = 450 x 925 = Rs. 4,17,000/-

R.C.C. construction- 13' x 20' = 260 x 1200= Rs. 3,12,000/-

Bathroom- 8' x 5' = 40 x 1200= Rs. 48000/-

Bathroom- 3' x 5' = 15 x 1200= Rs. 18000/-

Khapra – 3' x 5' = 15 x 925= Rs. 14000/-

RCC- 3' x 4' = 12 x 1200= Rs. 15000/-

Total Value of Construction- Rs. 41,39,000/-

Total value of Land (commercial)- Rs. 1,48,61,000/-

Value of property- 1,90,00,000/-

16/02/2015

निबंधन कार्यालय भागलपुर

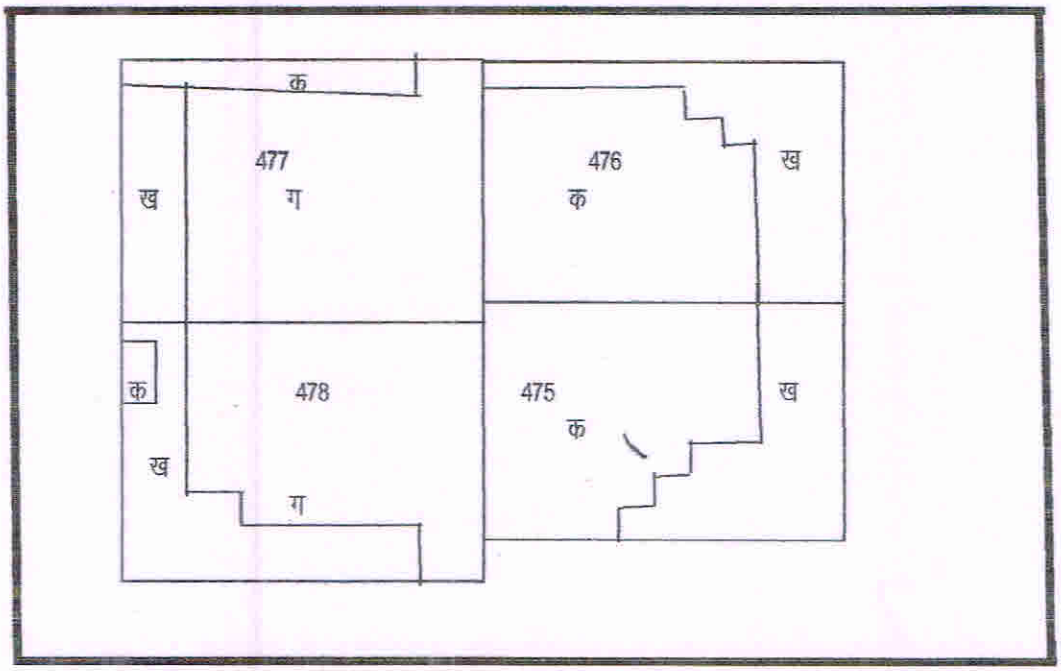
टोकन सं0– सिरियल नं0– दस्तावेज नं0– दिनांक–

Name of Vendors:- 1. Mr. Vishwapriya Shrivastava 2.Mr. Pranay Ranjan 3. Mrs. Rekha Verma 4. Mr. Devesh Srivastava 5. Mr. Devesh Srivastava 6. Mr. Avanish Ratna 7. Smt. Alka Sinha 8. Sri Praneet Ranjan 9. Sri Pratap Ranjan 10. Smt. Veena jee 11. Smt. Ritanath all perment address Chunihari Tola, Rameshwar Narayan Agrawal Road, P.S. Kotwali District- Bhagalpur.

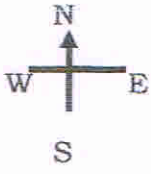
Name of Vendees:- Sri Swayam Prakash Jhunjhunwala 2. Archana Devi 3. Sri Shiv Kumar Shiv Singhania 4. Manju Singhania of Kotwali, Bhaglapur.

Mohalla- Chunihari Tola, ward No. 7/20, Holding No. 89, P.S. Kotwali, District Bhagalpur

Nazri Map



That the Nazri Map prepared and made around the 50 meter redious.



Signature of the Draftsman&

Ajay Kumar Singh. Advocate
19/02/15

Vendors

19/02/2015

Rekhaverma
19. 2. 2015

Veenaji
19. 2. 2015

19/02/2015

Rita Nath
19/2/2015

Devesh Srivastava
19/02/2015

Alka Sinha 19/2/2015

Praneet Ranjan 19.2.2015

19/2/2015

Vendees

Swayam Prakash Jhun Jhunwala
19.2.2015

अर्चना देवी
19.2.15

(शिव कुमार शिव)
19/02/2015

मंजु सिंघानिया
19-2-2015



This is my left hand finger and thumb impression.

Archana Srivastava Amaro Archana Srivastava Amaro

NOTE: This document is only for the Sale of the property known as "B.D. Bhawan" located at Bhagalpur, Ward No. 7 Municipal Area and recorded in the continuous Khatian at Khata No. 393, Plot No. 478(Ka)(Kha)&(Ga), on Rameshwar Aggrawal Road, Chunihari Tola, Bhagalpur-2, Bihar, India.



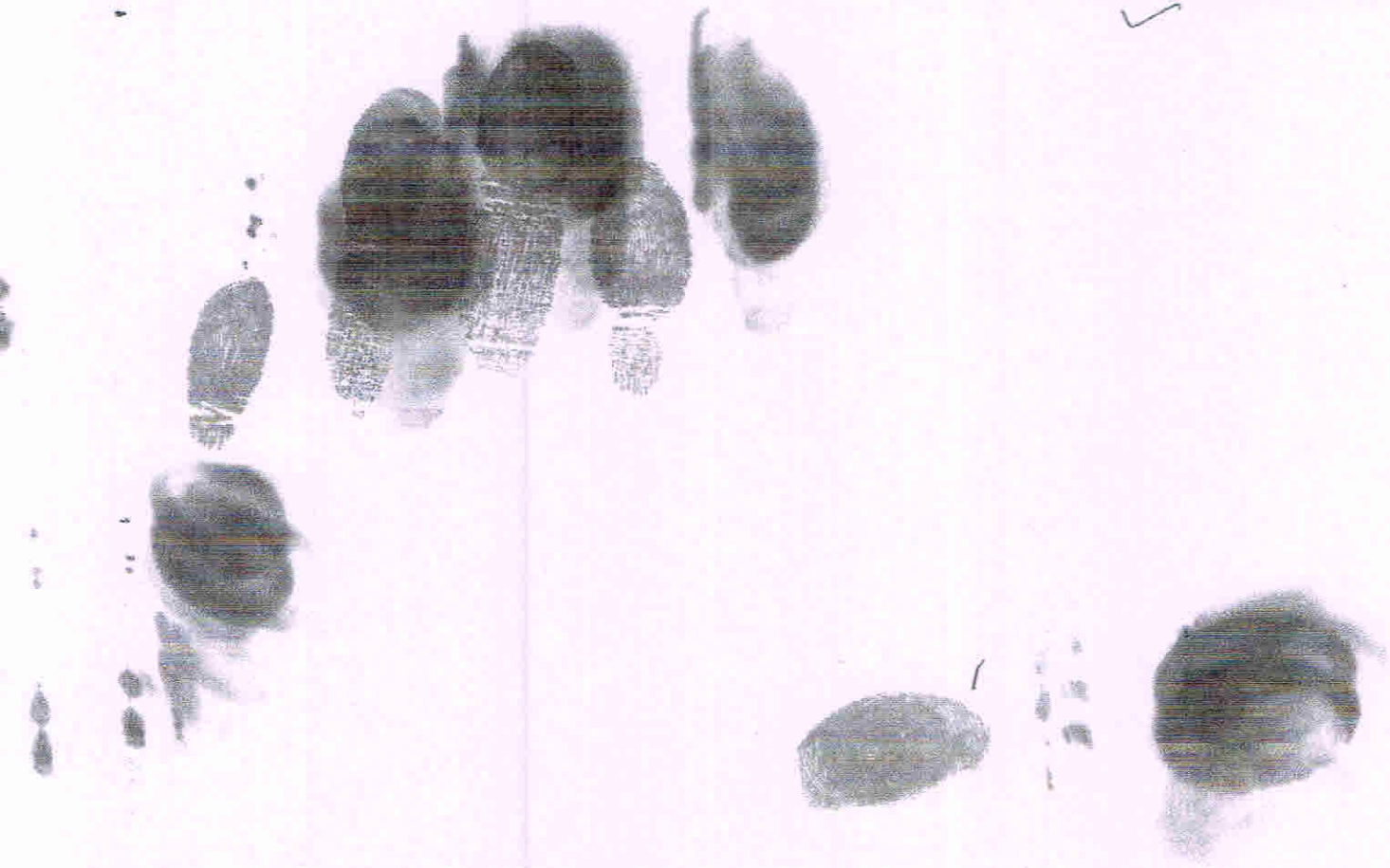
THIS IS MY LEFT HAND FINGER AND THUMB IMPRESSION.

NISHI SHRIVASTAVA Nishi Srivastava

NOTE: This document is only for the sale of the property known as "B.D. Bhawan" located at Bhagalpur, ward NO. 20 (NEW) and 8 (old), located at Bhagalpur on Rameshwar Narayan Agarwal Road, Chunihari Tola, Bhagalpur - 812002 and recorded in the Continuous survey Khatiyan at Word no 7 at Khata NO-393, Plot NO-478 (Ka) (Kha) & (Ga), Under Anchal - Jagdishpur, P.S - Kotwa District - Bhagalpur, BIHAR, INDIA.



This is my left hand finger and thumb impression.



Atul Sheel February 3rd 2015

NOTE: This document is only for the Sale of the property known as "B.D. Bhawan" located at Bhagalpur, Ward No. 7 Municipal Area and recorded in the continuous Khatian at Khata No. 393, Plot No. 478(Ka)(Kha)&(Ga), on Rameshwar Aggrawal Road, Chunihari Tola, Bhagalpur-2, Bihar, India.



This is my left hand finger and thumb impression.

Dipawali Srivastava Dipawali Srivastava

NOTE: This document is for the Sale of BD Bhavan in Bhagalpur, Bihar only and to be presented for Registration in February 2015.

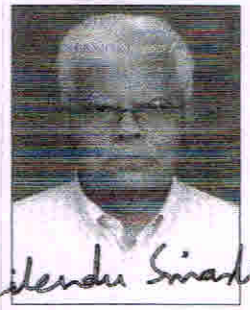




This is my left hand finger impression given for execution of the sale of property mentioned in my Special Power of Attorney executed on 19/11/2014 at the office of Joint Sub Registrar Panvel 4.

Puneet Ranjan





Nilendu Srivastava

This is to certify that this is my left hand fingers impression given for the sole purpose of execution of the sale of property mentioned in my Special Power of Attorney executed on November 12th, 2014 at Hillsboro, State of New Hampshire, USA and which was apostiile by the Consulate General of India, New York, USA on December 11th, 2014. This document cannot be used for any other purpose.

Nilendu Srivastava

Nilendu Srivastava.

सेवा में,
श्रीमान् अंचलाधिकारी तथा दीपुर भागलपुर

विषय - वंशावली सूची जाँच प्रतिवेदन

महाशय,

आवेदक विश्वप्रिय श्रीवास्तव पिता स्व० विमलेन्दु श्रीवास्तव साकिन रामेश्वर नारायण अग्रवाल रोड चुनिहारी थाना कोतवाली जिला भागलपुर का स्थायी निवासी है आवेदक का वंशावली सूची इस प्रकार है।

स्व० विश्वनाथ प्रसाद श्रीवास्तव पिता स्व० ब्रह्मदेव सहाय
पत्नी स्व० चन्द्र कान्ता देवी मृत

(1) स्व० अमलेन्दु श्रीवास्तव मृत — पत्नी स्व० आशा श्रीवास्तव मृत
(2) स्व० विमलेन्दु श्रीवास्तव मृत — पत्नी निशी श्रीवास्तव जीवित
(3) स्व० निर्मलेन्दु श्रीवास्तव मृत — पत्नी दीपावली श्रीवास्तव जीवित
(4) नीलेन्दु श्रीवास्तव जीवित — पत्नी श्रीमति वेणु श्रीवास्तव

विश्वप्रिय श्रीवास्तव

- अलका सिन्हा, पुत्री
- अविनीश रत्न, पुत्र
- अतुलशील, पुत्र
- देवेश श्रीवास्तव, पुत्र
- अर्चना श्रीवास्तव अमला, पुत्री
- रचना सचदेव, पुत्री
- माधवेन्द्र श्रीवास्तव, पुत्र

(5) आशा श्रीवास्तव पुत्री मृत — पति प्रियरंजन स्व० श्रीवास्तव
(6) वीणा जी पुत्री जीवित — पति गोविन्द जी जीवित
(7) देवकी वर्मा पुत्री जीवित — पति श्री अजय शंकर वर्मा जीवित
(8) रीता नाथ पुत्री जीवित — पति स्व० धीरेन्द्र नाथ मृत

- प्रणय रंजन, पुत्र
- प्रणीत रंजन, पुत्र
- पुनीत रंजन, पुत्र
- प्रताप रंजन, पुत्र

अतः शपथ पत्र 7211 5-2-15 नोटरी पब्लिक के आलोक में वंशावली प्रमाण पत्र निर्गत किया जा सकता है।

विश्वासभाजन

विश्वप्रिय

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

बिहार BIHAR 2015

29 JAN 2015

कोषागार पदाधिकारी

भागलपुर

12904
02-02-15

विश्वप्रिय श्रीवास्तव, चुनिहारी टोला भागलपुर K 666650

Syed Md. Naqui
S. V. Court Compound
B.G.P. R.L. No 1/87-88

Serial No. 72 dated 05.2.15

समक्ष,

श्रीमान नोटरी पब्लिक, भागलपुर।

शपथ पत्र

मैं विश्वप्रिय श्रीवास्तव पिता स्व0 विमलेन्दु श्रीवास्तव साकिन रामेश्वर नारायण अग्रवाल रोड चुनिहारी टोला थाना कोतवाली जिला भागलपुर का हूँ वो शपथ पूर्वक व्यान करता हूँ कि

1. यह कि मेरा मकान बी0डी0 भवन रामेश्वर नारायण अग्रवाल रोड चुनिहारी टोला भागलपुर अंदर थाना कोतवाली अंदर अंचल जगदीशपुर वो नगर निगम भागलपुर में सर्वे वार्ड नं0 7 नगर निगम वार्ड नं0 20 में अवस्थित जिसका होल्डिंग नं0 89 वो जमाबंदी नं0 393 है। खाता नं0 393 खेसरा नं0 478 क,ख,ग है जिसका हाल सर्वे खतियान मेरे पिताजी वो चाचाजी वगैरह के नाम दर्ज होकर सम्मिलित निर्गत किया गया है।
2. यह कि मुझे मेरे परिवार के वंशावली प्रमाण पत्र की आवश्यकता निबंधन कार्यालय भागलपुर में दाखिल करने हेतु है जो निम्न प्रकार है।

NOTARY
M. Sharjim Akhter
Advocate
No-1481/J
Bhagalpur
GOVT. OF BIHAR

Endorsement of Certificate of Admissibility

missible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian amp 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. 1141000/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Stamp duty paid under Municipal Act	Rs. 380000/-	Amt.paid through Bank Challan	Rs. 1898550/-

Registration Fee

A1	380000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	381000

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 382550

LLR + Proc Fee		Service Charge
LLR	500	1000
Proc.Fee	50	
Total	550	

Date: 20/02/2015

Registering Officer
Bhagalpur

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Friday, 20th February 2015 by Vishwapriya Shrivastava Vimalendu Shrivastava by profession House Wife. Status - Executant

20/2/15

Signature/L.T.I. of Presentant

Date:20/02/2015

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anil Kumar Khetan' age '41' Sex 'M', 'Ganga Ram Khetan', resident of 'Prem Kunj Apartment, Chunihari Tola, Bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 20/02/2015

Registering Officer
Bhagalpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 24 on pages on 172 -205 , for the year 2015 and stored in CD volume No. CD-4 year 2015 .The document no. is printed on the Front Page of the document.

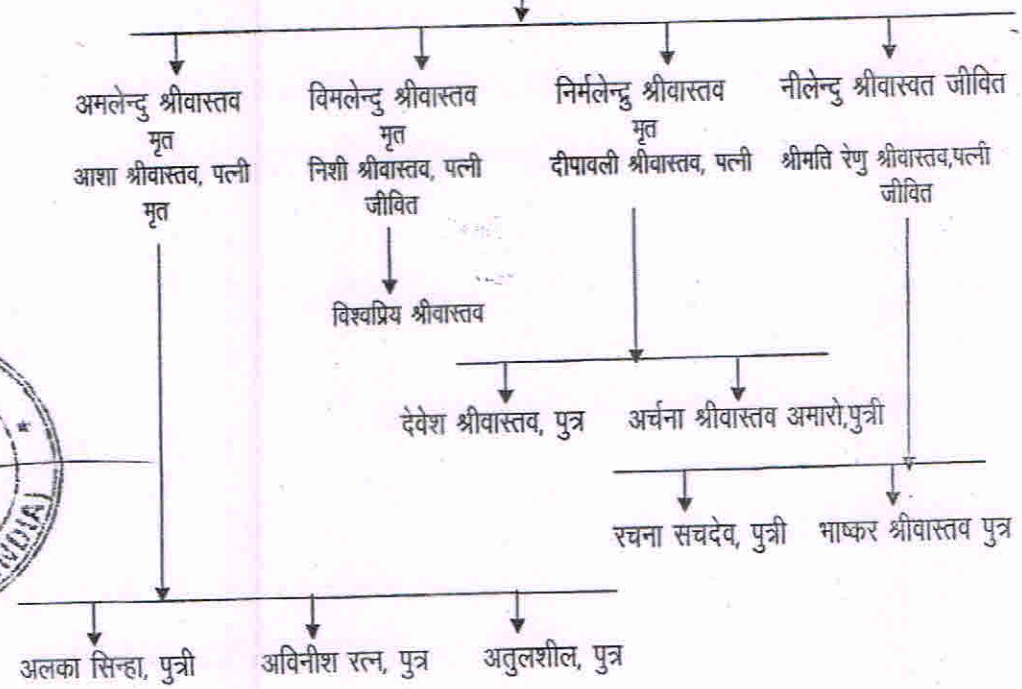
Date : 20/02/2015

Registering Officer
Bhagalpur

Token No. : 1865 Year : 2015 S.No. : 1727 SCORE Ver.3.0 Deed No. : 1715

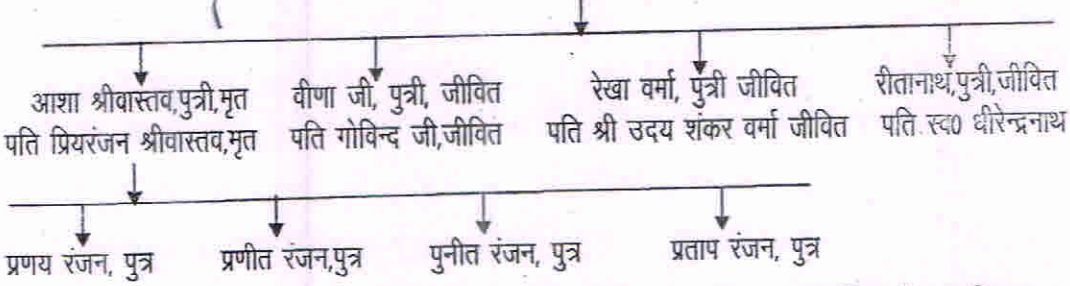
Scanned By
Sd/-
Computer Operator

विश्वनाथ प्रसाद श्रीवास्तव, मृत पिता स्व0 ब्रह्मदेस सहाय
चन्द्रकान्ता देवी (पत्नी) मृत



NOTARY
M. Shamim Akhter
Advocate
No-1481/J
Bhagalpur
GOVT. OF BIHAR (INDIA)

विश्वनाथ प्रसाद श्रीवास्तव, मृत पिता स्व0 ब्रह्मदेस सहाय
चन्द्रकान्ता देवी (पत्नी) मृत

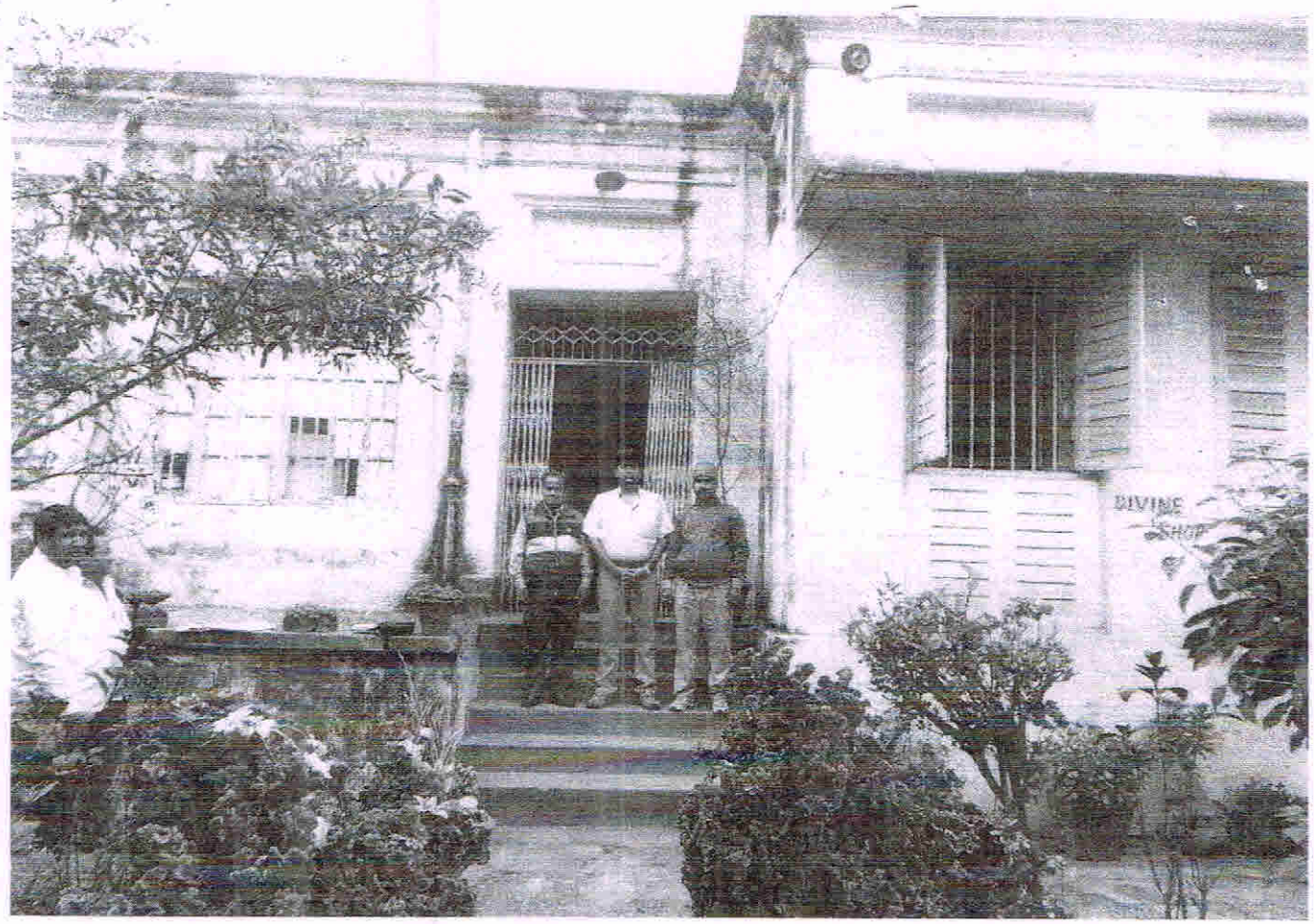


3. यह कि उपरोक्त मेरे परिवार का वंशावली प्रमाण पत्र श्रीमान अंचलाधिकारी जगदीशपुर अपने स्तर से जाँचोपरांत निर्गत करने की कृपा करें।
4. यह कि उपरोक्त सभी कथन मेरी जानकारी ज्ञान वो विश्वास में बिल्कुल सही एवं सत्य है इस शपथ पत्र का कोई भी अंश असत्य नहीं है।

शपथकर्त्ता
विश्वप्रिय श्रीवास्तव

पहचानकर्त्ता
Ram Kumar
E.M. BR1061/14
अधिवक्ता 05/2/15

Deponent.....
Who is identified by.....
Solemnly affirmed & declared
before me.
5.2.15
M. Shamim Akhter
Notary Public, Bhagalpur



Ajay Kumar Singh
20/02/15

Vishwadeep 20/02/2015

20/2/15