



बिहार BIHAR

Serial No. 10161

822 12th 28-03-98 2000 x 92 2000 (-) 98244

કચ્છ કુમાર N/92 (15/1/90) 2/1/90 N/92

सुरेन्द्र पसाद



सुरेन्द्र प्रसाद गुरुतक विवेका

ला० नं० ६५/८/८०

बिहार सरकार निबंधन कार्यालय परिसर, गया

जिला निबंधन कार्यालय, गुवा

पृष्ठांकन का नमूना

दिनांक 24/06/2014 को Deepak Verma द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसने सं० 628800 मुद्रांक शुल्क एवं सं० 158025 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य किया गया। जिन लेखककारियों में मेरे समक्ष इसका निष्पादन स्वीकार किया- उनके साथ उनके पहचानकर्ता के नाम, फोटो, अनुमति के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 9906 के रूप में पुस्तक सं० 1 की खिच सं० 142 के पृष्ठ सं० 314 से 324 तक CD 22 में आज निबधित एवं कुल 11 पृष्ठों में संघारित किया गया।

विद्यार्थी संख्या: _____

SS095-20

दिनांक-24/06/2014

सुकुमार झा
निबंधन पदाधिकारी

DEED OF SALE

VENDOR

Sri Deepak Verma aged about 54 years

Executed Sale deed for 1667.559.57.
land and house and ReCard.
Rs. 78,60,000-00. (Rs. Seventy Eight
lacs Sixty thousand only) vide
RTGS and cash. Read this deed
and found it to be correct.

Deerant.

COCEPAK VARMIN)

24.5 [14]



District Registry Office, Gaya

Token Number 10311

Reg. Year 2014

Serial Number 10161

Deed Number 9906

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Identified By	Rama Shankar Pd.						
Sig.	(RAMASHANKAR PRASAD) S/O RAMESHWAR PRASAD 24.6.2014						
Executant	Deepak Verma						
Sig.	Deepak DEEPAK VARMA 24/6/14						
Presented By	Deepak Verma						
Sig.	Deepak DEEPAK VARMA 24/6/14						
Claimant	Ajay Kumar Tarway						
Sig.	ALT 24/06/14						

SCORE Ver.3.0

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Biometric Captured By 3500sop002



Copy 6

Deepak

DEEPAK VARMA
24/6/14

S/o Late Gopi Krishna Verma resident of 191 Anugrahpuri Colony, In opposite of Bank of India, P.S. Rampur, Dist. Gaya, in the town of Gaya, (Bihar) India by faith Hindu and Nationality Indian. PAN - AECPV2696B

VENDEE

Sri Ajay Kumar Tarway aged about 54 years S/o Late Purnanand Tarway resident of Station Road Gaya, P.S. Kotwali, in the town of Gaya (Bihar) by faith Hindu and Nationality Indian. PAN - ARIPT5912D

NATURE OF DEED

ABSOLUTE SALE DEED

CONSIDERATION MONEY

Rs. 78,60,000/- (Rupees Seventy eight lacs sixty thousand only)

SUBJECT MATTER OF ABSOLUTE SALE

1/4th share in a double storied pucca house and sahan land and open space bearing GRD Plot no. 191 measuring total area 6670 sq. ft. @ 15.31 decimal i.e. 58 ft. north to south and 115 ft. east to west bearing holding no. 146 old and 313/191 new Ward no. 9 A old, 32 new, municipal khesara no. 2344 ka, kha and ga (new) and 516 (old) situated at Mchalla Anugrahpuri Colony, P.S. Rampur, Dist. Gaya, Dist. Registration office, Collectory office and Civil Court Gaya under Gaya Municipal Corporation & G.R.D.A. Gaya. Bounday of the entire building is as follows



Deepank-
(DEEPAK VARMA)
29.04.19

North - Smt. Alka Tarway
South - Dharendra Agrawal
East - A. P. Colony Main Road
West - Community Hall of Anand Shanker

deepak-
(Deepak Verma)
29 JUN 14

<u>Ward no.</u>	<u>Hol. no.</u>	<u>Mc. Plot No.</u>	<u>Total Area</u>
9 A (old)	313/191 part	2344 Ka, kha,	6670 sq. ft.
32 (new)		ga (new)	1/4th share
		516 (old)	of Vendor
			1667.5 sq. ft
			@ 3.82 dec.

MEASUREMENT OF SOLD AREA

North to South - 14'-06"
East to West - 115'-00"

BOUNDARY

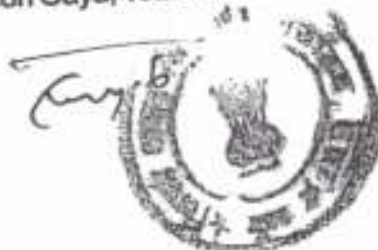
North - Alka Tarway
South - Kanhaiya Verma
East - Road
West - Anand Shanker

TOTAL VALUE OF GUARD LINE REGISTER

Rs. 78,60,000/- (Rupees Seventy eight lacs sixty thousand only)

DETAILS OF VALUATION

Moh. Anugrahpuri Colony, New Ward no. 32, Under municipal Corporation Gaya, Total Area of the land 6670 sq.



ft. share of the vendor 1/4th Area 1667.5 sq. ft. @ 3.82 decimal

Area 1667.5 sq. ft. land along residential main road valuation - Rs. 50,30,000/-

Area 700 sq. ft.x2 = 1400 sq. ft. residential house on main road R.C.C. roof double storied building valuation - Rs. 28,00,000/-

Boundary wall eastern and western side Rs. 30,000/-

Total - 78,60,000/-

Where the above referred vended property which is the subject matter of sale in the ancestral property of the vendor which was purchased by the vendors father Gopi Krishna Verma as a vacant GRDA plot no. 191 and thereafter the said Gopi Krishna Verma constructed a double storied building upon the said plot.

Whereas the vended property was mutated in the name of Gopi Krishna Verma in the record of Municipal Corporation and the receipt was granted in his name and the Revisional Survey Khatiyan of the said GRDA Plot no. 191 was also prepared in the name of Gopi Krishna Verma.

Whereas the said Gopi Krishna Verma died on 26.10.2005 leaving being his four sons Kanhaiya Verma, Rajesh Kumar Verma, Sanjay Kumar Verma and the Vendor Deepak Verma and two daughters Smt. Amla Sinha and Smt. Bimla Sinha and as such entire vended property devolved upon all sons and daughters of Late Gopi Krishna Verma. The wife of Gopi Krishna Verma predeceased her husband.

Whereas the Vendor is being governed by Mitakshara School of Hindu Law.



Deepak Verma
24/5/14

Whereas the Vendor filed a partition suit no. 539/2012 in the court of Principal Sub judge Gaya which was transferred to the court of Sub Judge VII it was numbered as P.S. no. 60/2012. The said suit was decreed vide judgement dt. 12.12.2013.

Whereas the two daughters Smt. Amla Sinha and Smt. Bimla Sinha of Late Gopi Krishna Verma have relinquished their right in the property under partition vide above referred partition suit in favour their brother and this fact was supported by the statement on oath as witness no. 2 by Smt. Amla Sinha and as such the Vendor was entitled for 1/4th share in the said building and the same was decreed vide judgment dt. 12.12.2013.

Whereas after the said judgement, in an amicable family arrangement, the other brothers of the Vendor allotted the extreme Northern portion of the said building measuring 58 feet North to South and 115 Feet East to West of bearing Holding no. 146 (old), Ward no 9A (old) Municipal Khesara no. 2344 Ka, Kha, & Ga situated at Mohalla Anugrahपुरi Colony, P.S. Rampur Dist. Gaya to the Vendor, which just adjacent south to plot no. 192 (the entire plot no. 192 is exclusively owned and possessed by Alka Turway, which has been purchased by Alka Turway from its rightful title holder Smt. Usha Devi W/o Late Sheo Nandan Prasad & others vide registered Sale Deed dt. 14.11.2012 deed no. 15797.

Whereas the Vendor is in exclusive possession of the 1/4th share as allotted and which here in above is being referred to as Vended Property.

Whereas the Vendor is in urgent need of money for legal necessity and for meeting the financial liabilities of




Deepak.
(DEEPAK VARMA)
24 JUN 14

the his family of which he is the Karta, which possible only after selling the Vended property and as such he made General announcement to sell the vended property covered in this Deed, but the negotiation finalized with Vendee alone because, he agreed to pay the highest price, according to the present Market rate.

Deepak-
(DEEPAK VARMA)
24 JUN 14

Whereas the Vendee has paid the entire consideration money i.e. Rs. 78,60,000/- (Rupees Seventy eight lacs sixty thousand only) Rs. 45,00,000/- (Rupees fourty five lacs) RTGS VTR no. SBINRS 2014062400071831 dated 24.06.2014 Bank of India A.P.Colony Gaya A/c no. 448010110000824 account Vendor and received Rs. 33,60,000/- (Rupees Thirty three lacs and sixty thousand only) before signature.

Now this Deed Witnesseth as follows :-

That on payment of entire consideration money the Vendor do hereby convey the entire right, title and interest to the Vendee and has put the Vendee in possession over the land under sale.

That the Vendor or their heirs, successor-in-interest shall have no right to claim any interest in the land under sale.

That the Vendor has given to understand that the land in sale is free from any encumbrances, whatsoever. And further the Vendor undertake to indemnify the Vendee, in case any defect in title is found or any encumbrance is found upon the land in sale, which is the Vended Property.

That now the Vendor doth hereby convey, transfer & assign all his rights, title, interests, claims, benefits in the said portion with super structure standing therein, along with proportional, undivided, indivisible and imperishable



Amey-6

share of ownership rights in the land beneath the same including easements and appurtenances, whatsoever, pertaining to the said PORTION, UNDERSALE, TO HAVE AND TO HOLD THE SAME Unto the Vendees, ABSOLUTELY & FOREVER.

That the Vendor has delivered the vacant physical possession of the said portion to the Vendees on spot.

That all the dues, taxes such as water, electric and house tax in respect of the said portion, till the date of registration of this sale deed shall be paid and borne by the Vendor and thereafter the same shall be paid by the vendees.

That the Vendor admits that he has been left with no right, title, interest, claim or lien of any nature whatsoever in the said portion hereby sold, and the same has become the property of the Vendee with the right to use, enjoy, sell and transfer by whatever means they like, without any demand, objection, claim or interruption by the Vendor, or any person (s) claiming under or in trust for him.

That in case the Vendee is dispossessed or any interference is caused in the peaceful possession of the Vendee over the Vended property, in any manner what so ever and any loss caused is to the Vendee, the Vendor hereby undertakes to compensate any such loss caused to the Vendee.

Whereas the Vendor in sound state of mind and health and without and coercion or undue influence after fully understanding, implications of the recitals of this Deed have appended his signature by way of execution in presence of the witnesses.

We do here by declare that all the information furnished regarding the particulars of the property being

May 6



22/05/2016
24/05/2016
24/05/2016

transferred are true and correct and in case any defects or infirmity is found, we (vendor and vendee) shall be held responsible for that, It is further declared that the property being transferred is not gairmajrui Aaam and red parcha or Government Land or Granted under bhoodan land act and is not under land ceiling.

DEEPAK
DEEPAK VARMA
24 JUN 14

Witnesses

Vendors Signature

(i) 24.06.14
(RAMASHANKAR PRASAD)
SON OF RAMESHWAR PRASAD
195, A.P. Colony Gaya
P.S. Ramdover
Dist. Gaya
San NO - AEI PP 2301 R

DEEPAK
DEEPAK VARMA
24 JUN 14

Vendee Signature

By L T
24/06/2014

(ii) उपादेवी- 24-06-98
गिराज लक्ष्मी गिराज
पति - दिग्विजय प्रसाद

वी.नं. 202 रे. पी. सी. पी. पी.

थाना - रामपुर बिस्वा गिराज

Drafted by: Ravi Prakash (Advocate)
E-110-8798/1999
BATE ASSOCIATES

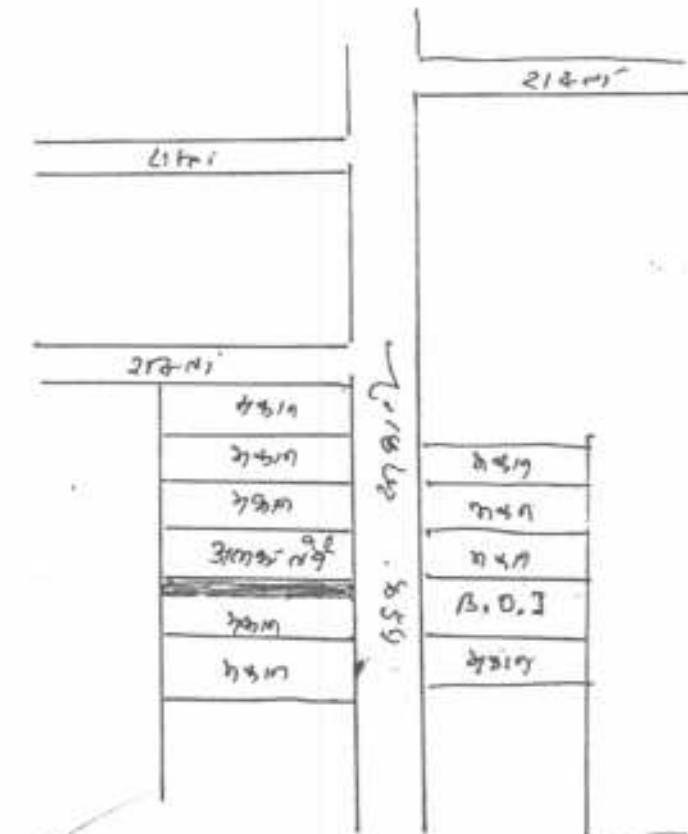
Dated: 24/06/2014

Typed by: Mangalam, Gaya



N
—
S

Vendee - Sri Ajay Kumar Tarway S/o Late Purnanand Tarway resident of Station Road Gaya, P.S. Kotwali, in the town of Gaya (Bihar)



Aug. 6

Deepak.
(DEEPAK VARMA)
24-JUN-14



By 15724106

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, 'a. '23'. Also admissible under section 26(a) of the G. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 471600/-
Addl. Stamp duty paid under Municipal Act Rs. 157200/-

Amt. Paid By N.J Stamp Paper Rs. 5000/-
Amt. paid through Bank Challan Rs. 781325/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	157200	C	0	H1b	0	K1a	0	LI	0	LLR	500	275
	A8	0	D	0	H2	0	K1b	0	LII	0	Proc.Fee	50	
	A9	0	DD	0	I	0	K1c	0	LIII	0	Total	550	
	A10	0	E	0	J1	0	K2	0	ME	0			
	B	0	H1a	0	J2	0	L1	0	NE	0			
	TOTAL=										157200		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										158025			

Date: 24/06/2014

Any.6
Registering Officer
Gaya

Endorsement under section 52

Presented for registration at Registration Office, Gaya Sadar on Tuesday, 24th June 2014 by Deepak Varma Late Cop Krishna Varma by profession Others. Status - Executant

Deepak
DEEPAK VARMA
Signature/L.T.I. of Presentant

24/06/2014

Any.6
Registering Officer
Gaya Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rama Shankar Pd.' age '59' Sex 'M', 'Late Rameshwar P.J.', resident of 'Bhagat Colony Ps-Ranpur, Gaya'), whose Names, Photographs, Fingerprints and Signatures are affixed on the 1st page / pages of the instrument.



Date: 24/06/2014

Any.6
Registering Officer
Gaya

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya Sadar in Book 1 Volume No. 142 on pages on 314 - 324, for the year 2014 and stored in CD volume No. CD-22 year 2014. The document no. is printed on the front page of the document.

Date: 24/06/2014

Token No.: 10311

Year: 2014

S.No.: 10161

SCORE Ver.3.0

(35077) 2014
Any.6
Registering Officer
Gaya

Decd No.: 9906

Scanned by *Any.6*

District Registry Office, Gaya

Form No. 27/01

Particulars of the Person

Name of the Person

Age of the Person

Sex of the Person

Signature

Name

Signature

Signature

Signature

Signature

for the purpose of
17.2.2018

Signature of the Person

Age

ALT-7
17/2/18

Signature of the Person

Age

ALT-7
17/2/18

Signature of the Person

Age

ALT-7
17/2/18

Signature of the Person

Age

ALT-7
17/2/18



SCORE Ver.4.0

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Biometric Captured By 3500sop02

ALT-7
17.2.18
✓

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Kotwall, District Gaya, Nationality- Indian, by birth Hindu PAN - ABIPT5912D hereinafter called the Vendor of the One Part.

VENDEE :-

Smt. Anila Sinha aged about 62 Years PAN FPBP50695E, W/o Sri Ashok Kumar Sinha, D/o Late Gopi Krishna Verma Permanent Resident of 191, A.P. Colony Opposite Bank of India P.S. & P.O Rampur Town District Gaya PIN 823001 Bihar, at Present E 1003 Regalia Apartment, Datta Mandir Road Lane, Wakad Pune Maharashtra 411057.

Nature of Deed :- SALE DEED

CONSIDERATION MONEY :- Rs. 14,00,000/ (Fourteen Lakhs Only)

Description of the Vended Property :-

1/5th share, of 1667.5 sq. ft. land reconstructed area only 700 sq.ft. double storied building house of GRDA plot no.191, bearing holding No. 313/191 (o) and 545 New, Ward No 9A (o) 32 New, Khesra No. 2344, ka, kha, Ga New, 516 (Old) situated at Mohalla Anugrah Puri Colony, P.S. Rampur Registration Office & Collecterate Office and Civil court Gaya under Gaya Municipal Corporation Gaya GRDA-Anchal Chandauli District Gaya detailed as below

Ward No.	Holding No.	Municipal Khesra No.	Total Area
9A (old)	313/ 191(o)	2344 Ka. Kha.Ga(new)	1667.5sq.ft.
	168A-1969-70		
32 (new)	Part 545(N)	516(Old)	1/5th Share 333.5sq.ft X.0.765 Dec

North to South- 14' 06"

East to west -115'00"

BOUNDARY- Entire Area (Minjumaia)

North-Alka Terway

South- Kanhaiya Verma and others,

East-Road

West-Anand Shankar



TOTAL VALUE OF GUARD LINE REGISTER Rs.23,72,000/ (Twenty Three Lakh Seventy two Thousand Only)

DETAILS OF VALUATION-

Mohalla - Anugrahpuri Colony, Gaya Ward no. 32 under Municipal Corporation, Gaya

Total Area of the Land - 1667.5 sq. ft. its 1/5th share 333.5 sq ft. = 0.765 Decimal and Total 700 sq. ft double storied building Commercial Office its 1/5th share 140 sq.ft. X 2 = 280 sq. ft.

Total Land	1/5 th share	Description	Value
1667.5 sft	333.5 sft	Commercial (Land) Main Road	Rs.16,63,000/-
700 sft.	140 sft. X 2 = 280sft.	Double Storyed Commercial (Office) RCC roof	Rs. 1171000/-
40% Depreciation (-)		Rs. ~~468000/-~~ Rs. 703000/-	Rs. 703000/-
Boundry Wall East and West side 14'6" X 2 = 29 ft. its 1/5 th Share			Rs. 6000/-
		Total	Rs. 23,72,000/-

1) That the sale of deed is made on this day 15th Feb 2018 at Gaya between.

Ajay kumar Terway aged about 57 years son of late Purnanand Terway resident of Station Road Gaya. P.S. Kotwali in the town of Gaya (Bihar) by faith Hindu and Nationality Indian, herein after called the vendor which unless repugnant to the subject or context shall mean and include his legal heirs executors administrator representatives and assignees and (1) Amla Sinha D/o late Gopi Krishna Verma which herein after called the vendee which unless repugnant to the subject or context shall mean and include their legal heirs executors, administrators, representatives and assignees.

2. Whereas the vendor member of the first party has purchased the entire vended property as detailed above E (subject matter of



absolute sale from Deepak Verma son of Late Gopi Krishna Verma vide Registered sale deed No. 9906 dated 24/06/2014.

- 3) Whereas Shivanadan Prasad and Kamla Verma wife of Gopi Krishna Verma were son and daughter of late Mahavir Prasad, Gopi Krishna Verma owned and possessed plot No. 191 and Shivanadan Prasad owned and possessed plot No. 192 as its absolute owner and after their death their legal heirs became absolute owner their respective plots.
- 4) Whereas Just adjacent north to the vended property is Plot no. 192 Holding no. 312/247, ward no. 9A /32 Mohalla-Anugrahpuri Colony, P.S. -Rampur in the town of Gaya which was purchased by Alka Terway vide registered sale deed no. 15797 dated 12/11/2011 to which the vendee agrees to be a valid and effective sale and $\frac{1}{4}$ th share of Holding number 191 just adjacent south to the H.no.192, which was purchased by the Vendor vide sale Deed n. 9906 dt. 24/06/2014.
- 5) Whereas the after the purchase of the vended property by Ajay Kumar Terway, Sanjay Kumar Verma s/o Late Gopi Krishna Verma filed a title suit no. 598/2014 against Deepak Verma son of late Gopi Krishna Verma and Ajay Kumar Terway for cancellation of sale deed dated 24/06/2014 through which the vendee Ajay Kumar Terway has purchased the vended property from Deepak Verma.
- 6) Whereas later on the said Sanjay Kumar along with the consent of all the legal heirs of Late Gopi Krishna Verma has agreed to withdraw the title suit no.598/2014, and has filed withdrawal Petition dt. 15/02/2018 in the said suit.
- 7) Whereas the above referred vended property which is the subject matter of sale is the $\frac{1}{4}$ th portion of the property which was purchased by the vendee father Gopi Krishna Verma as a vacant GRDA Plot. No. 191 and thereafter the said Gopi Krishna Verma constructed a double storied building upon the said plot.



- 8) Whereas various litigations are pending in the different courts of Gaya with respect to GRDA Plot no. 192 and the said 1/4th share sold by Deepak Verma in GRDA Plot no. 191 in which heirs of late Shivrindan Prasad and late Gopi Krishna Verma and the vendor of this deed Ajay Kumar Terway are parties and it has been agreed and decided that all the said cases or litigations will be withdrawn by the parties who have filed the cases.
- 9) Whereas the vended property was mutated in the name of Gopi Krishna Verma in the record of Municipal Corporation and the receipt was granted in his name and the Revisional Survey Khatian of the said GRDA Plot no. 191 was also prepared in the name of Gopi Krishna Verma.
- 10) Whereas the said Gopi Krishna Verma died on 26/10/2005 leaving behind his four sons Kanhaiya Verma, Deepak Verma, Rajesh Kumar Verma and Sanjay Kumar Verma and two daughters Smt. Amla Sinha and Smt. Bimla Verma and as such entire vended property devolved upon all the sons and daughters of late Gopi Krishna Verma. The wife of Gopi Krishna Verma predeceased her husband.
- 11) Whereas the vendee is being governed by Mitakshara school of Hindu Law.
- 12) Whereas the vendor Ajay Kumar Terway after the purchase of the vended property from Deepak Verma got his name mutated in the municipal corporation Gaya and new holding of the said portion was constituted as H. No.545
- 13) Whereas the Vendor has exclusive possession over the vended property as purchased from Deepak Verma one co sharer in the joint Hindu Family Property and the vendee along with the other legal heirs of Late Gopi Krishna Verma, covenants with the exclusive title and possession of the vendor Ajay Kumar Terway and has agreed to purchase the vended property.

15/2/18

E) That all the dues, taxes such as water, electric and house tax in respect of the said portion, till the date of registration of this sale deed shall be paid and borne by the Vendor and thereafter the same shall be paid by the Vendees.

F) That the Vendor admits that he has been left with no right title, interest, claim or lien of any nature whatsoever in the said portion hereby sold and the same has become the property of the Vendees with the right to use, enjoy, sale and transfer by whatever means they like, without any demand, objection, claim or interruption by the Vendor, or any person (s) claiming under or in trust for him.

Whereas the Vendor in sound state of mind and health and without any coercion or undue influence after fully understanding implication of the recitals of this deed has appended his signature by way of execution in presence of the witnesses.

We hereby declare that all the information furnished regarding particulars of the property being transferred are true and correct and in case any defect or infirmity is found we (vendor and vendees) shall be held responsible for that. It is further declared that the property being transferred is not Gairmajarua Aam and



Red Parcha or Government land or granted under Bhoodan Yagna Act and is not under Land ceiling.

Handwritten Signature
15.2.2018
Signature of Vendee

Handwritten Signature
15/2/18

Signature of vendor

Witnesses

1. Handwritten Name
S/o Late Gopi Krishna Verma
191, A.P. Colony
P.S. Rampur Dist. - Gaya
Date - 15/2/18.
2. Handwritten Name
S/o Late Gopi Krishna Verma
191, A.P. Colony
P.S. Rampur Dist. - Gaya
Date - 15/2/18.

Handwritten Signature
Drafted by Ravi Prakash (Advocate)
E.No. 8798/1999, Gaya Bar Association

Date 15/02/18



NAZRI NAKSHA

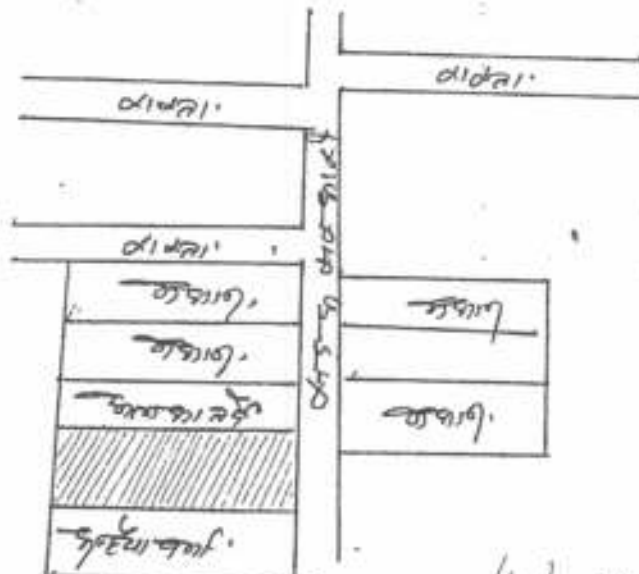
Mohalla- Anugrahpuri Colony, P.S. & P.O Rampur, District Gaya
823001, Ward N09A Jld 32 New Holding No 313/191 Part 545
New M.C Plot No 2344 K, Kha, Ga (New) 516 (Old), Total Area
1667.5 Sq Feet its 1/5th share

VENDOR:-

Ajay Kumar Tarway S/o- Late Purnanand Tarway Station Road,
P.S. Kotwali, District Gaya, Nationality- Indian, by birth Hindu PAN
- ABIPT5912D hereinafter called the Vendor of the One Part.

VENDEE :-

Smt. Amla Sinha aged about 62 Years PAN FBPBS0695E, W/o Sri
Ashok Kumar Sinha, D/o Late Gopi Krishna Verma Permanent
Resident of 191, A.P. Colony Opposite Bank of India P.S. & P.O
Rampur Town District Gaya PIN 823001 Bihar.



Amla Sinha
14.2.2018

Signature of Vendee

15/2/18

Signature of vendor

Endorsement of Certificate of Admissibility

Admissible under Rule 5, duly Stamped (or exempted from or does not require stamp duty) under Stamp Act, 1899, Schedule I in I A, No. 23. Also admissible under section 26(a) of the B. L. Act.

Stamp duty paid under Indian Stamp Act Rs. 135204/-
Addl. Stamp duty paid under Municipal Act Rs. 47440/-

Am. Paid By B.L. Stamp Paper Rs. 1/-
Am. paid through Bank Challan Rs. 2/-

Registration Fee

LLR + Proc Fee Service

A1	45068	C	0	IIIb	0	K1a	0	I	0
A8	0	D	0	II2	0	K1b	0	I	0
A9	0	IIIb	0	I	0	K1c	0	IIb	0
A10	0	I	0	II	0	K2	0	Na	0
B	0	IIIa	0	12	0	I	0		
TOTAL-									45068

LLR	500	
Proc. Fee	50	500
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 46118

Date: 17/02/2018

Registering

Endorsement under section 52

Presented for registration at Registration Office, Gaya on Saturday, 17th February 2018 by Ajay Kumar Tarway Purnanand Tarway by profession Agriculture. Status - Executant

Signature/L.T.I. of Presentant

Date: 17/02/2018

Registering

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by "Bhola Prasad" age 51 Sex 'M', 'S/O Saryu Ram', resident of 'Chhotki Nawada, Ps-Delha, Gaya.'), whose Names, Photographs Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 17/02/2018



Registering

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Gaya in Book 1 Volume No. 40 on pages on 340-351, for the year 2018 stored in CD volume No. CD-7 year 2018. The document no. is printed on the Front Page of the document.

Date : 17/02/2018

Token No. : 3080 Year : 2018 S.No. : 2860 SCORE Ver.4.1

Deed No. : d No. :

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GAYA MUNICIPALITY

Municipal Office, Gaya

Receipt Book No. 11

4524

Receipt No. 1072

on account of Municipal taxes, as per details below

1928-29 Rs. 52-00 (राय से) लगाया गया।

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1928-29 Rs. 52-00 (राय से) लगाया गया।

1928-29 Rs. 52-00 (राय से) लगाया गया।

PID : 1201001649
CNO : 235339

Citizen's Copy

Date of Deposit :
Date of Filing : 18/06/2015

Gaya Municipal Corporation				
Payment of Property Tax				
Payment made for the Period: 01/04/2015 to 31/03/2016				
:				
Circle: GAYA		Ward : 32	R.Circle : NA-	
Name : AJAY KUMAR TARWAY				
Father's / Husband's Name : PURNANAND TARWAY				
Address : A p colony in front of BOI gaya, Pin - 823001				
PID : 1201001649		Contact No. : 9334117518		
Ratable Area (in sq. feet):	Commercial	Residential	Other	Total
	-NA-	980	-NA-	980
VL Area(in Sq.Ft.) : 667.5		PTax on VL(Rs.): 307.05		
Old Holding No.: 313/191		New Holding No.: 545		
Previous Arrear	Tax (Rs.): 0.00	Penalty (Rs.): 0.00	Total (Rs.): 0.00	
Last Receipt No.: 99987		Last Paid Amt. (Rs.): 1,994.00		
Last Payment Date: 23-3-2015		Quarter: 4	Payment Made Upto: 2014-15	
Annual Tax(Rs.): 1,828.50				
Advance Amount (Rs.): 0.00		Adjusted Tax Dues (Rs.): 1,829.00		
Discount (Rs.): 91.00		Penalty / Fine (Rs.): 0.00		
Onetime Payment for Water Charges (Rs.): 0.00			Water Harvest: No	
Additional Charges(Rs.): 0.00				
Amount Payable (Rs.): 1,738.00				
Amount Payable in Words (Rs.): One thousand seven hundred thirty eight Only				
Mode of Payment : Cash/ Cheque/ DD (Please tick one)				
Payment by cheque is subject to realization				
Cheque / DD No. :		Cheque / DD Date :		
Bank Name :		Branch :		
Transaction ID :				

Signature & Stamp
(Authorized Representative)

Signature of the Depositor

Payment of tax shall not confer any legal status of such building structure under building bye-laws or master plan for Patna and/or a legal title upon their payee. This Challan is Valid Upto : 30/06/2015.

Please see your property details at <http://ptax.nagarseva.in> using your Property ID



15 बिहार BIHAR

Serial No. 2863

17-2-

29962 दि. 17-02-18 21025 पुनरुप गुरु पिता 190 गोपी कुमारी 200-1110 (1982) A 238619
 21025 पुनरुप गुरु पिता 190 गोपी कुमारी 200-1110 (1982) 200-1110 (1982) 200-1110 (1982)



लोक सं 43/5/88

बिहार सरकार
 जिला निबंधन कार्यालय, गया

पुनर्गणन का सार

दिनांक 17/02/2018 Ajay Kumar Tarway द्वारा यह दस्तावेज निम्न हेतु उपस्थिति में किया गया। इसमें रु 189760 मुद्रांक मुक्त एक रु 48240 निम्न तथ्य अन्य कृतक का प्रमाण किया गया। दस्तावेज सफल रहा गया। जिन

189760 मुद्रांक मुक्त एक रु 48240 निम्न तथ्य अन्य कृतक का प्रमाण किया गया। दस्तावेज सफल रहा गया। जिन
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दिनांक 17/02/2018
 189760 मुद्रांक मुक्त एक रु 48240 निम्न तथ्य अन्य कृतक का प्रमाण किया गया। दस्तावेज सफल रहा गया। जिन

दस्तावेज नं. 2018/2018

17-2-18

जिला न्यायाधीश
 जिला न्यायाधीश
 जिला न्यायाधीश

T-3079
Sund

DEED OF SALE

VENDOR:

Ajay Kumar Tarway S/o- Late Purnanand Tarway Station Road, P.S. 685794

checked by
 17-2-18



Executed Sale deed of 1/5th
 Share of estate of late Purnanand Tarway
 with force received to the
 (Karta family) vide pay order
 no-175004 dt 14-2-18-2018
 AP Colony, Gaya. Recd the
 deed and bind it with

By L T
 15/2/18

District Registry Office, Gaya

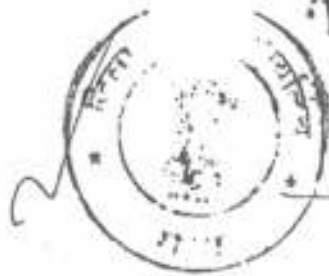
Token Number 3079 Reg. Year 2018 Serial Number 2863 Deed Number 273

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajesh Kumar Verma						
Sig.	Rajesh Kumar Verma 17/02/18						
Presented By	Ajay Kumar Tarway						
Sig.	AJT 12/2/18						
Executant	Ajay Kumar Tarway						
Sig.	AJT 12/2/18						
Identified By	Bhola Prasad						
Sig.	Bhola Prasad 17/2/18						

SCORE Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 3500sop022



AJT
17/2/18

Kotwali, District Gaya, Nationality- Indian, by birth Hindu PAN -
ABIPT5912D hereinafter called the Vendor of the One Part.

VENDEE :-

Sri Rajesh Kumar Verma aged about 54 Years PAN AJFPK7172H,
S/o Late Gopi Krishna Verma Permanent Resident of 191, A.P.
Colony Opposite Bank of India P.S. & P.O Rampur Town District
Gaya PIN 823001 Bihar, at Present residing at Tower 4-C Flat 401
Gurjinder Vihar AV/HO Colony Sector CHI Greater NOIDA, (U.P.)
here-in-after called the Vendee of the Other Part.

Nature of Deed :- SALE DEED

CONSIDERATION MONEY :- Rs. 14,00,000/ (Fourteen Lakhs Only)

Description of the Vended Property :-

1/5thth share, of 1667. sq. ft. land reconstructed area only 700 sq.ft.
double storied building house of GRDA plot no.191, o, bearing
holding No. 313/191 (o) and 545 New, Ward No 9A-(o) 32 New,
Khasra No. 2344, ka, kha, Ga New, 516 (Old) situated at Mohalla
Anugrah-Puri Colony, P.S. Rampur Registration Office & Collectariate
Office and Civil court Gaya under Gaya Municipal Corporation Gaya
GRDA Anchal Chandauti District Gaya detailed as below

Ward No.	Holding No. Municipal Khasra No.	Total Area
9A (old)	313/ 191(o) 2344 Ka. Kha.Ga(new) 168A-1969-70	1667.5sq.ft.
32 (new)	Part 545(N) 516(Old)	1/5 th Share 333.5sq.ft X.0.765 Dec

North to South- 14' 06"

East to west -115'00"

BOUNDARY- Entire Area (Minjumala)

North-Alka Terway

South- Kanhaiya Verma and others,

East-Road

West-Anand Shankar



TOTAL VALUE OF GUARD LINE REGISTER Rs.23,72,000/ (Twenty Three Lakh Seventy two Thousand Only)

DETAILS OF VALUATION-

Mohalla – Anugrahpuri Colony, Gaya Ward no. 32 under Municipal Corporation, Gaya

Total Area of the Land - 1667.5 sq. ft. Its 1/5th share : 333.5 sq ft. = 0.765 Decimal and Total 700 sq. ft double storied building Commercial Office its 1/5th share 140 sq.ft. X 2 = 280 sq. ft.

Total Land	1/5 th share	Description	Value
1667.5 sft	333.5 sft	Commercial (Land) Main Road	Rs.16,63,000/-
700 sft.	140 sft. X 2 = 280sft.	Double Storied Commercial (Office) RCC roof	Rs. 1171000/-
40% Depreciation (-)		Rs. 468000/-	
		Rs. 703000/-	Rs. 703000/-
		Boundry Wall East and West side 14'6" X 2 = 29 ft. Its 1/5 th Share	Rs. 6000/-
		Total	Rs. 23,72,000/-

- 1) That the sale of deed is made on this day 15th Feb 2018 at Gaya between _____
Ajay kumar Terway aged about 57 years son of late Purnanand Terway-resident of Station Road Gaya. P.S. Kotwali in the town of Gaya (Bihar) by faith Hindu and Nationality Indian, herein after called the vendor which unless repugnant to the subject or context shall mean and include his legal heirs executors administrator representatives and assignees and (1) Rajesh Kumar Verma son of late Gopi Krishna Verma which herein after called the vendee which unless repugnant to the subject or context shall mean and include their legal heirs executors , administrators, representatives and assignees.

2. Whereas the vendor member of the first party has purchased the entire vended property as detailed above E (subject matter of



absolute sale from Deepak Verma son of Late Gopi Krishna Verma vide Registered sale deed No. 9906 dated 24/06/2014.

- 3) Whereas Shivanadan Prasad and Kamla Verma wife of Gopi Krishna Verma were son and daughter of late Mahavir Prasad, Gopi Krishna Verma owned and possessed plot No. 191 and Shivanadan Prasad owned and possessed plot No. 192 as its absolute owner and after their death their legal heirs became absolute owner their respective plots.
- 4) Whereas Just adjacent north to the vended property is Plot no. 192 Holding no. 312/247, ward no. 9A /32 Mohalla-Anugrahpuri Colony, P.S. -Rampur in the town of Gaya which was purchased by Alka Terway vide registered sale deed no. 15797 dated 12/11/2011 to which the vendee agrees to be a valid and effective sale and 1/4th share of holding number 191 just adjacent south to the H.no.192, which was purchased by the Vendor vide sale Deed n. 9906 dt. 24/06/2014.
- 5) Whereas the after the purchase of the vended property by Ajay Kumar Terway, Sanjay Kumar Verma s/o Late Gopi Krishna Verma filed a title suit no. 598/2014 against Deepak Verma son of late Gopi Krishna Verma and Ajay Kumar Terway for cancellation of sale deed dated 24/06/2014 through which the vendee Ajay Kumar Terway has purchased the vended property from Deepak Verma.
- 6) Whereas later on the said Sanjay Kumar along with the consent of all the legal heirs of Late Gopi Krishna Verma has agreed to withdraw the title suit no.598/2014, and has filed withdrawal Petition dt. 15/02/2016 in the said suit.
- 7) Whereas the above referred vended property which is the subject matter of sale is the 1/4th portion of the property which was purchased by the vendee father Gopi Krishna Verma as a vacant GRDA Plot. No. 191 and thereafter the said Gopi Krishna Verma constructed a double storied building upon the said plot.



- 8) Whereas various litigations are pending in the different courts of Gaya with respect to GRDA Plot no. 192 and the said 1/4th share sold by Deepak Verma in GRDA Plot no. 191 in which heirs of late Shivanandan Prasad and late Gopi Krishna Verma and the vendor of this deed Ajay Kumar Terway are parties and it has been agreed and decided that all the said cases or litigations will be withdrawn by the parties who have filed the cases.
- 9) Whereas the vended property was mutated in the name of Gopi Krishna Verma in the record of Municipal Corporation and the receipt was granted in his name and the Revisional Survey Khata of the said GRDA Plot no. 191 was also prepared in the name of Gopi Krishna Verma.
- 10) Whereas the said Gopi Krishna Verma died on 26/10/2005 leaving behind his four sons Kanhaiya Verma, Deepak Verma, Bajesh Kumar Verma and Sanjay Kumar Verma and two daughters Smt. Amla Sinha and Smt. Bimla Verma and as such entire vended property devolved upon all the sons and daughters of late Gopi Krishna Verma. The wife of Gopi Krishna Verma predeceased her husband.
- 11) Whereas the vendee is being governed by Mitakshara school of Hindu Law.
- 12) Whereas the vendor Ajay Kumar Terway after the purchase of the vended property from Deepak Verma got his name mutated in the municipal corporation Gaya and new holding of the said portion was constituted as H. No. 545
- 13) Whereas the Vendor has exclusive possession over the vended property as purchased from Deepak Verma one co sharer in the joint Hindu Family Property and the vendee along with the other legal heirs of Late Gopi Krishna Verma, covenants with the exclusive title and possession of the vendor Ajay Kumar Terway and has agreed to purchase the vended property.
- 14) Whereas there are several litigations between the Vendor and vendee and the other family members of the Vendee and as such the Vendor and vendee decide to settle all the disputes and the Vendee

17/11/21

84



accepted the title of Ajay Kumar Tarway and agreed to purchase the Vended Property. And the Vendor to have the mental peace agreed to sell the vended property as the price offered by the Vendee.

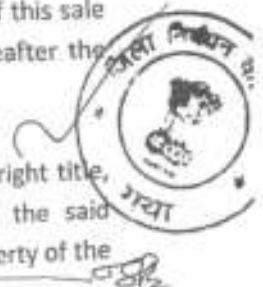
- 15) Whereas the Vendee has paid the entire consideration money i.e. Rs.14,00,000 (Fourtyteen Lakhs vide Bank pay order No. 175004 dated 14/02/2018, SBI A.P. Colony of Gaya drawn in the name of the vendor Ajay kumar Terway.

17/12/19

THIS DEED WITNESSETH AS FOLLOWS:-

- A) That on payment of entire consideration money the Vendor do hereby convey the entire right, titles and interest to the Vendee and has put the Vendee in possession over the Vended property under sale.
- B) That the Vendor or his legal heirs, successor-in-interest shall have no right to claim any interest in the property under sale.
- C) That the Vendee has given to understand that the land in sale is free from any encumbrances, if found any, upon the property in sale, the same shall be the liability of the Vendor.
- D) That now the Vendor doth hereby convey, grant, transfer and assign all his rights, title, interests, claims, benefits in the said portion with superstructure standing therein along with proportional, undivided, indivisible and impartial share of ownership rights in the vended property beneath the same including easements and appurtenances, whatsoever, pertaining to the said PORTION, UNDER-SALE, TO HAVE AND TO HOLD THE SAME unto the vendees, ABSOLUTELY & FOREVER.
- E) That all the dues, taxes such as water, electric and house tax in respect of the said portion, till the date of registration of this sale deed shall be paid and borne by the Vendor and thereafter the same shall be paid by the Vendees.
- F) That the Vendor admits that he has been left with no right title, interest, claim or lien of any nature whatsoever in the said portion hereby sold and the same has become the property of the

84



NAZRI NAKSHA

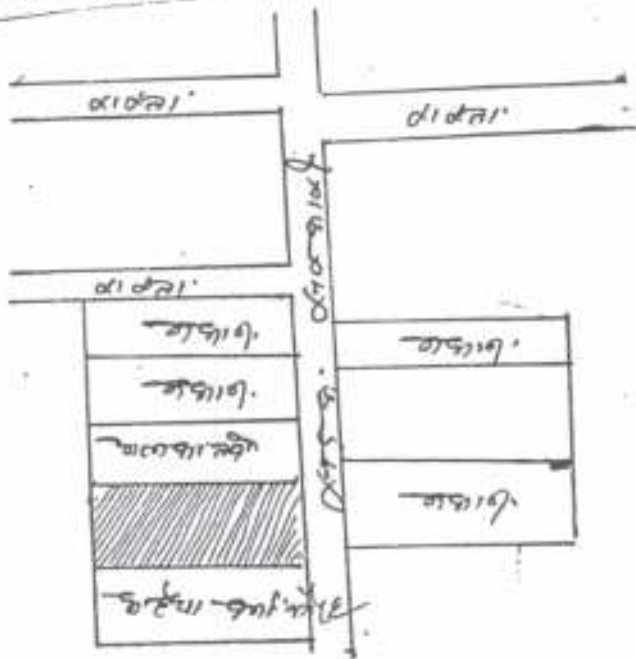
Mohalla- Anugrahpuri Colony, P.S. & P.O Rampur, District Gaya
823001, Ward N09A Jld 32 New Holding No 313/191 Part 545
New M.C Plot No 2344 K, Kha. Ga. 1667.5 (Old). Total Area
1667.5 Sq Feet its 1/5th share.

VENDOR:-

Ajay Kumar Tarway S/o- Late Purnanand Tarway Station Road,
P.S. Kotwali, District Gaya, Nationality- Indian, by birth Hindu PAN
- ABIPT5912D hereinafter called the Vendor of the One Part.

VENDEE :-

VENDEE :-
Sri Rajesh Kumar Verma aged about 54 Years PAN AJFPK7172H.
S/o Late Gopi Krishna Verma Permanent Resident of 191, A.P.
Colony Opposite Bank of India P.S. & P.O. Rampur Town District
Gaya PIN 823001 Bihar.



Rajesh Kumar Vam
TS/02/1P
Signature of Venice



Signature of Vendor: M L T
15/2/18

Scanned with CamScanner

District Registry Office, Gaya

Token Number 3076

Reg. Year 2018

Serial Number 2861

Deed Number 2737

PresType

Name

Photo

Thumb

Index

Middle

Ring

Little

Claimant Kanhaiya Verma

Sig. Kanhaiya Verma
12/2/18



Presented Ajay Kumar Tarway

Sig.

ALT
17/2/18



Executant Ajay Kumar Tarway

Sig.

ALT
17/2/18



Identified Bholu Prasad

Sig.

ALT
17/2/18



SCORE Ver.4.0

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Biometric Captured By 3500sop022



ALT

17-5-18

Kotwali, District Gaya, Nationality- Indian, by birth Hindu PAN -
ABIPT5912D hereinafter called the Vendor of the One Part.

VENDEE :-

Kanhaiya Verma - Age 60 yrs. S/o- Late Gopi Krishna Verma,
Permanent Resident of 191, A.P. Colony Opposite Bank of India P.S.
& P.O. Rampur Town District Gaya PIN 823001 Bihar; at Present
residing at 3F 406 Gurjinder Vihar AWHO Colony Sector CHI Greater
NOIDA, (U.P) PAN ABYPV 7039 B here-in-after called the Vendee
of the Other Part.

Nature of Deed :- SALE DEED

CONSIDERATION MONEY :- Rs. 14,00,000/ (Fourteen Lakhs Only)

Description of the Vended Property :-

1/5th share, of 1667.5 sq. ft. land reconstructed area only 700 sq.ft.
double storied building house of GRDA plot no.191, o, bearing
holding No. 313/191 (o) and 545 New, Ward No 9A (o) 32 New,
Kheshra No. 2344, ka, kha, Ga New, 516 (Old) situated at Mohalla
Anugraha Puri Colony, P.S. Rampur Registration Office & Collectorate
Office and Civil court Gaya under Gaya Municipal Corporation Gaya
GRDA Anchal Chandauti District Gaya detailed as below

Ward No.	Holding No. Municipal Khesra No.	Total Area
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32 (new)	Part 545(N) 516(Old)	1/5 th Share 333.5sq.ft X.0.765 Dec

North to South- 14' 06"

East to west -115'00"

BOUNDARY- Entire Area (Minjumala)

North-Alka Terway

South- Kanhaiya Verma and others.

East-Road

West-Anand Shankar



TOTAL VALUE OF GUARD LINE REGISTER Rs.23,72,000/ (Twenty Three Lakh Seventy two Thousand Only)

DETAILS OF VALUATION-

Mohalla - Anugrahपुरी Colony, Gaya Ward no. 32 under Municipal Corporation, Gaya

Total Area of the Land - 1667.5 sq. ft. its 1/5th share 333.5 sq ft. = 0.765 Decimal and Total 700 sq. ft double storied building Commercial Office its 1/5th share 140 sq.ft. X 2 = 280 sq. ft.

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1667.5 sft	333.5 sft	Commercial (Land) Main Road	Rs.16,63,000/-
700 sft.	140 sft. X 2 = 280sft.	Double Storied Commercial (Office) RCC roof	Rs. 1171000/-
40% Depreciation (-)		Rs. 468000/-	
		Rs. 703000/-	Rs. 703000/-
		Boundry Wall East and West side 14'6" X 2 = 29 ft. its 1/5 th Share	Rs. 6000/-
		Total	Rs. 23,72,000/-

- 1) That the sale of deed is made on this day 15th Feb 2018 at Gaya between.

Ajay kumar Terway aged about 57 years son of late Purnanand Terway resident of Station Road Gaya. P.S. Kotwali in the town of Gaya (Bihar) by faith Hindu and Nationality Indian; herein after called the vendor which unless repugnant to the subject or context shall mean and include his legal heirs executors administrator representatives and assignees and (1) Kanhaiya Verma son of late Gopi Krishna Verma which herein after called the vendee which unless repugnant to the subject or context shall mean and include their legal heirs executors, administrators, representatives and assignees.

2. Whereas the vendor member of the first party has purchased the entire vended property as detailed above E (subject matter of



absolute sale from Deepak Verma son of Late Gopi Krishna Verma
vide Registered sale deed No. 9906 dated 24/06/2014.

18/2/18
11/7/18

3) Whereas Shivanadan Prasad and Kamla Verma wife of Gopi Krishna Verma were son and daughter of late Mahavir Prasad., Gopi Krishna Verma owned and possessed plot No. 191 and Shivanadan Prasad owned and possessed plot No. 192 as its absolute owner and after their death their legal heirs became absolute owner their respective plots.

4) Whereas Just adjacent north to the vended property is Plot no. 192 Holding no. 312/247, ward no. 9A /32 Mohalla- Anugrahpuri Colony, P.S. -Rampur in the town of Gaya which was purchased by Aja Terway vide registered sale deed no. 15797 dated 12/11/2011 to which the vendee agrees to be a valid and effective sale and 1/4th share of Holding number 191 just adjacent south to the H.no.192, which was purchased by the Vendor vide sale Deed n. 9906 dt. 24/06/2014.

5) Whereas the after the purchase of the vended property by Ajay Kuma Terway, Sanjay Kumar Verma s/o Late Gopi Krishna Verma filed a title suit no. 598/2014 against Deepak Verma son of late Gopi Krishna Verma and Ajay Kumar Terway for cancellation of sale deed dated 24/06/2014 through which the vendee Ajay Kumar Terway has purchased the vended property from Deepak Verma.

6) Whereas later on the said Sanjay Kumar along with the consent of all the legal heirs of Late Gopi Krishna Verma has agreed to withdraw the title suit no.598/2014, and has filed withdrawal Petition dt. 15/02/2018 in the said suit.

7) Whereas the above referred vended property which is the subject matter of sale is the 1/4th portion of the property which was purchased by the vendee father Gopi Krishna Verma as a vacant GRDA Plot. No. 191 and thereafter the said Gopi Krishna Verma constructed a double storied building upon the said plot.

2/11

Handwritten signature



8) Whereas various litigations are pending in the different courts of Gaya with respect to GRDA Plot no. 192 and the said 1/4th share sold by Deepak Verma in GRDA Plot no. 191 in which heirs of late Shivanandan Prasad and late Gopi Krishna Verma and the vendor of this deed Ajay Kumar Terway are parties and it has been agreed and decided that all the said cases or litigations will be withdrawn by the parties who have filed the cases.

8/11/21
C-174

9) Whereas the vended property was mutated in the name of Gopi Krishna Verma in the record of Municipal Corporation and the receipt was granted in his name and the Revisional Survey Khatian of the said GRDA Plot no. 191 was also prepared in the name of Gopi Krishna Verma.

10) Whereas the said Gopi Krishna Verma died on 26/10/2005 leaving behind his four sons Kanhaiya Verma, Deepak Verma, Rajesh Kumar Verma and Sanjay Kumar Verma and two daughters Smt. Amila Sinha and Smt. Bimla Verma and as such entire vended property devolved upon all the sons and daughters of late Gopi Krishna Verma. The wife of Gopi Krishna Verma predeceased her husband.

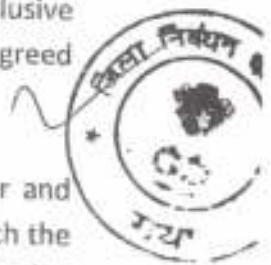
11) Whereas the vendee is being governed by Mitakshara school of Hindu Law.

12) Whereas the vendor Ajay Kumar Terway after the purchase of the vended property from Deepak Verma got his name mutated in the municipal corporation Gaya and new holding of the said portion was constituted as H. No.545

13) Whereas the Vendor has exclusive possession over the vended property as purchased from Deepak Verma one co sharer in the joint Hindu Family Property and the vendee along with the other legal heirs of Late Gopi Krishna Verma, covenants with the exclusive title and possession of the vendor Ajay Kumar Terway and has agreed to purchase the vended property.

14) Whereas there are several litigations between the Vendor and vendee and the other family members of the Vendee and as such the Vendor and vendee decide to settle all the disputes and the Vendee

See



SB

accepted the title of Ajay Kumar Tarway and agreed to purchase the Vended Property. And the Vendor to have the mental peace agreed to sell the vended property as the price offered by the Vendee.

- 15) Whereas the Vendee has paid the entire consideration money i.e. Rs.14,00,000 (Fourtyteen Lakhs vide Bank pay order No. 175003 dated 14/02/2018, SBI A.P. Colony of Gaya drawn in the name of the vendor Ajay kumar Terway.

By VIT
15/2/18

THIS DEED WITNESSETH AS FOLLOWS:-

- A) That on payment of entire consideration money the Vendor do hereby convey the entire right, titles and interest to the Vendee and has put the Vendee in possession over the Vended property under sale.
- B) That the Vendor or his legal heirs, successor-in-interest shall have no right to claim any interest in the property under sale.
- C) That the Vendee has given to understand that the land in sale is free from any encumbrances, if found any, upon the property in sale, the same shall be the liability of the Vendor.
- D) That now the Vendor doth hereby convey, grant, transfer and assign all his rights, title, interests, claims, benefits in the said portion with superstructure standing therein along with proportional, undivided, indivisible and impartial share of ownership rights in the vended property beneath the same including easements and appurtenances, whatsoever, pertaining to the said PORTION, UNDER SALE, TO HAVE AND TO HOLD THE SAME unto the vendees, ABSOLUTELY & FOREVER..
- E) That all the dues, taxes such as water, electric and house tax in respect of the said portion, till the date of registration of this sale deed shall be paid and borne by the Vendor and thereafter the same shall be paid by the Vendees.
- F) That the Vendor admits that he has been left with no right title, interest, claim or lien of any nature whatsoever in the said portion hereby sold and the same has become the property of the

8/11



SR

Vendees with the right to use, enjoy, sale and transfer by whatever means they like, without any demand, objection, claim or interruption by the Vendor, or any person (s) claiming under or in trust for him.

14/2/18
15/2/18

Whereas the Vendor in sound state of mind and health and without any coercion or undue influence after fully understanding implication of the recitals of this deed has appended his signature by way of execution in presence of the witnesses.

We hereby declare that all the information furnished regarding particulars of the property being transferred are true and correct and in case any defect or infirmity is found we (vendor and vendees) shall be held responsible for that. It is further declared that the property being transferred is not Gairmajarua Aam and Red Parcha or Government land or granted under Bhoodan Yagna Act and is not under Land ceiling.

Kanhaiya Verma
Signature of Vendee 15-2-18

Signature of vendor

14/2/18
15/2/18

Witnesses

1. मेरन शर्मा
पति - अमर शर्मा - वैशाली

7876 4136 1533 मेरन शर्मा - 3 MS Dns
15/2/18
2034-5265

2. Rajesh Kumar Verma
पति - Late Gopal Kanhaiya Verma 12: A.P. Colony
PS - A.P. Colony (Rampur), Dist - Gaya
Ravi Prakash
15/2/18

Drafted by Ravi Prakash (Advocate) 15/02/18
E.No. 8798/1999, Gaya Bar Association

Date 15.02.2018



NAZRI NAKSHA

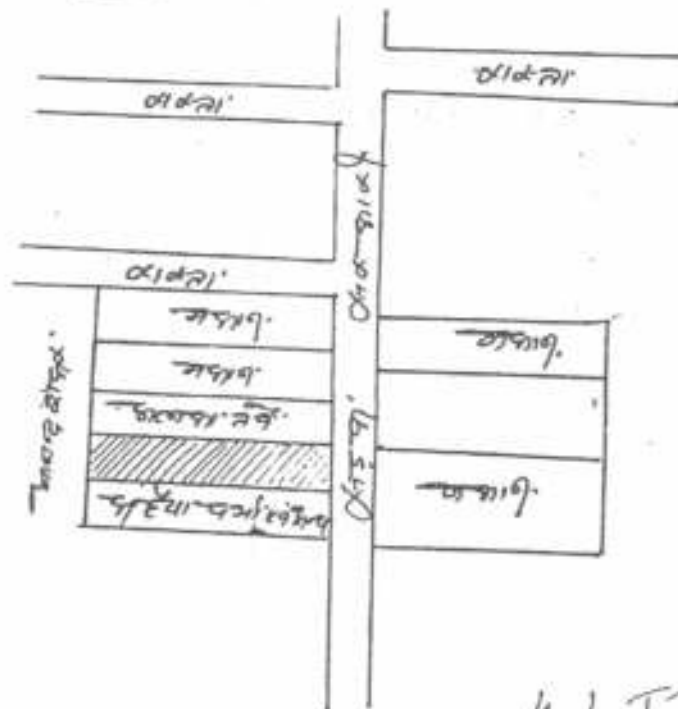
Mohalia- Anugrahpuri Colony, P.S. & P.O Rampur, District Gaya
823001, Word N09A)ld 32 New Holding No 313/191 Part 545
New M.C Plot No 2344 K. Kha. Ga (New) 516 (Old), Total Area
1667.5 Sq Feet its 1/4th share

VENDOR:-

Ajay Kumar Tarway S/o- Late Purnanand Tarway Station Road,
P.S. Kohwali, District Gaya, Nationality- Indian, by birth Hindu PAN
- ABIPT5912D hereinafter called the Vendor of the One Part.

VENDEE :-

Kankhaya Verma - Age 60 yrs. S/o- Late Gopi Krishna Verma,
Permanent Resident of 191, A.P. Colony Opposite Bank of India
P.S. & P.O Rampur Town District Gaya PIN 823001 Bihar.



Kankhaya Verma
Signature of Vendee 15/2/18

15/2/18

Signature of vendor



Endorsement of Certificate of Admissibility

Admissible under Rule 5, duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 142320/-

Add Stamp duty paid under Municipal Act Rs. 47440/-

Amt. Paid By N.T Stamp Paper	Rs.	5060/-
Amt. paid through Bank Challan	Rs.	233000/-

Registration Fee

A1	47440	C	0	H1b	0	K1a	0	L1	0
A2	0	D	0	H2	0	K1b	0	L1	0
A3	0	E	0	I	0	K1c	0	M1	0
A10	0	F	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	L1	0		

LLR + Proc Fee	Service Char
LLR	500
Proc. Fee	50
Total	550

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. = 48240

Date: 17/02/2018

Registering Officer
Gaya

Endorsement under section 52

Presented for registration at Registration Office, Gaya on Saturday, 17th February 2018 by Ajay Kumar Tarway S/O Late Purnanand Tarway by profession Others. Status - Executant

M L T
17/2/18
Signature/L.T.I. of Presentant

Date: 17/02/2018

Registering Officer
Gaya

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Bhoja Prasad' age '50' S/o 'M', S/O Saryu Ram, resident of 'Chhotki Nawada, P.S. Belha, Gaya.'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page 7 pages of the instrument.



Date: 17/02/2018

Registering Officer
Gaya

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya in Book 1 Volume No. 4Q on pages on 352 -360, for the year 2018 and entered in CD volume No. CD-7 year 2018. The document no. is printed on the Front Page of the document.

Date: 17/02/2018

Registering Officer
Gaya

Doc No. : 3076 Year : 2018 S.No. : 2861 SCORE Ver.4.1

Deed No. : d No. : 2737

Scanned by...

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GAYYA MUNICIPALITY RECEIPT FOR MUNICIPALITY

Receipt Book No. 11

932A
Receipt No. 1074

Account of Municipal taxes, as per details below

Sl. No.	Particulars	1st quarter	2nd quarter	3rd quarter	4th quarter	Total
1	House tax	100	100	100	100	400
2	Shop tax	50	50	50	50	200
3	Industrial tax	20	20	20	20	80
4	Professional tax	10	10	10	10	40
5	Land tax	30	30	30	30	120
6	Water tax	15	15	15	15	60
7	Electricity tax	10	10	10	10	40
8	Telephone tax	5	5	5	5	20
9	Post office tax	5	5	5	5	20
10	Police tax	10	10	10	10	40
11	Fire tax	5	5	5	5	20
12	Sanitation tax	10	10	10	10	40
13	Public works tax	10	10	10	10	40
14	Education tax	10	10	10	10	40
15	Health tax	10	10	10	10	40
16	Other taxes	10	10	10	10	40
17	Grand Total	300	300	300	300	1200



PID : 1201001649
CNO : 235339

Citizen's Copy

Date of Deposit :
Date of Filing : 18/06/2015

Gaya Municipal Corporation			
Payment of Property Tax			
Payment made for the Period: 01/04/2015 to 31/03/2016			
Circle: GAYA	Ward : 32	R.Circle : NA	
Name : AJAY KUMAR TARWAY			
Father's / Husband's Name : PURNANAND TARWAY			
Address : A p colony in front of BOf gaya, Pin - 823001			
PID : 1201001649	Contact No. : 9334117518		
Ratable Area (in sq. feet):	Commercial	Residential	Other
	NA	980	NA
VL Area(in Sq.Ft.) : 667.5	PTax on VL(Rs.): 307.05		
Old Holding No.: 313/191	New Holding No.: 545		
Previous Arrear	Tax (Rs.): 0.00	Penalty (Rs.): 0.00	Total (Rs.): 0.00
Last Receipt No.: 99987	Last Paid Amt. (Rs.): 1,994.00		
Last Payment Date: 23-3-2015	Quarter: 4	Payment Made Upto: 2014-15	
Annual Tax(Rs.): 1,920.30	Adjusted Tax Dues (Rs.): 1,829.00		
Advance Amount (Rs.): 0.00	Penalty / Fine (Rs.): 0.00		
Discount (Rs.): 91.00	Water Harvest: No		
Onetime Payment for Water Charges (Rs.): 0.00			
Additional Charges(Rs.): 0.00			
Amount Payable (Rs.): 1,738.00			
Amount Payable in Words (Rs.) : One thousand seven hundred thirty eight Only			
Mode of Payment : Cash/ Cheque/ DD (Please tick one)			
Payment by cheque is subject to realization			
Cheque / DD No. :	Cheque / DD Date :		
Bank Name :	Branch :		
Transaction ID :			

Signature & Stamp
(Authorized Representative)

Signature of the Depositor

Payment of tax shall not confer any legal status of such building structure under building bye-laws or master plan for Patna and/or a legal title upon their payee. This Challan is Valid Upto : 30/06/2015.
Please see your property details at <http://ptax.nagarseva.in> using your Property ID



2088 BIHAR 5210/- 687/232 200 Rs.



As amended by Section 86 of the
Bihar Town Planning & Improvement
Trust Act 1951

For paid	137.80
Av	37.00
Net	5.00
	42.00
	104.20
	242.00

Slut 25 paid into the 25th
of the year 1951
25-10-67

137.80
104.20
242.00
25-10-67

on
25/10

THIS INSTRUMENT OF SALE made on 24th day of
October 1951, One thousand Nine hundred sixty-seven -
between GAYA IMPROVEMENT TRUST a corporate body under
the provision of section 3 of the Bihar Town Planning
and Improvement Trust Act 1951 (hereinafter called the
"Vendor") of the one Part and SHRI GOPI KISHORE VERMA
son of late Shri Yasheshwari Prasad resident of 190
Anandpur, Gaya (hereinafter called the Purchaser) of the
other Part.



WHEREAS the Vendor has been and is in
possession of 57 acres of land situate west of Gaya
Circuit House, in Rampur a quarter of the town of Gaya,
which has been acquired at its cost, by the Government
of Bihar for development of Colony named Anandpur,
under the Vendor's Improvement Scheme no. 1.

WHEREAS the lands so acquired as referred to
cost...

7
2421 -

Sri Krishna Vekma Sri. Maheshwari P.S.
MOS-mo-192 Anuprahast Colony, Bangalore
of 101 Rs. 249/-
6/10/67

Rs. 200/- f - Rs. 200/-
Rs. 40/- 1 - Rs. 40/-
Rs. 21/- 1 - Rs. 21/-
Rs. 249/-

Rs. Two hundred forty two 42

Presented for registration at 11.30 Am
on this the 25th day of October 1967, At
the Sadr Registration Office, Mysore.
Sri. Zafaruddin Ahmad, Chairman
Ganga Infants Trust - Mysore as per
his letter No 1706 of 24.10.67

Execution of Sri Zafaruddin
Ahmad, Chairman, P.S. - Government
ment. Trust, P.S. who is executor
from personal experience
interview under 208B Act 1951
1951 is proper & his seal &
signature.

Execution is also
admitted by Sri Zafaruddin
Vekma 2nd - Sri Maheshwari
Vekma - Anuprahast, P.S.
who is executor of Sri
Brother Narain 5th, alias
Hare Babu 2nd - Sri Narain
Sri. M. Narain, P.S.
Advocate
as 219 - as per
side similar and
as discussed with.



to above vest in the Vendor, and it has accordingly advertised for sale of plot or plots conveniently carved out for residence in a part of the colony named Anwarshahi.

Whereas the Vendor has developed a portion of the area, and has proposed to sell plot or plots carved out in pursuance of the scheme aforesaid.

Whereas the Vendeo has applied for, and the Vendor agreed to sell on payment of the provisional sale price fixed for sale in the lump for plot no. 191 on Road no. 1 measuring 741 square yards in the said colony for the purpose of construction of a building on terms and conditions laid down in the Gays Improvement Trust (Disposal of Lands) Rule, 1951.

Now this Deed is made witness that in pursuance of the said Agreement, and in consideration of the sum of ₹ 5209-23 (Rupees five thousand two hundred nine and twenty-three ₹) only the provisional price fixed for the sale, paid by the Vendeo to the Vendor aforesaid (the receipt whereof the Vendor aforesaid hereby acknowledges) and in consideration of the balance of the price payable, if any, when the final price is fixed under Rule 5 of the said Rules, the Vendor hereby sells, conveys, transfers and assigns unto the Vendeo aforesaid, all that piece and parcel of land in the said colony bearing Plot no. 191 on Road no. 1 measuring 741 square yards, fully described in the schedule hereto annexed, to hold the same to the

---contd....

6/10/67
Main Street

Gopi Krishna Verma. 25.10.67.

9. I thank you Sir for your
kindness.

Krishna Varma

Brayden Naranjo

Answer by 6994

25-10-67

Ref
22/10



to the Vendee as an absolute owner thereof, with all liberties, privileges and easement, advantages and appurtenances whatsoever or in any way appertaining thereto, or usually held or occupied, or reputed to belong to the said premises on terms and conditions set forth hereunder. The Vendor doth hereby covenant with the Vendee as follows :-

1. (a) The said premises shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Vendee without any interruption or disturbance by the Vendor or any person claiming through it and under it, and without lawful disturbance or interruption by any other person whatsoever.
1. (b) The interest hereby transferred subsists, and subject to the provisions of rule 12 of the said rules and on full payment of the price fixed under rule 5 of the said rules, the Vendee has power to sell the same.
2. (a) The said Vendee hereby covenants with the Vendor as follows :-
2. (b) The vendor shall pay whenever demanded to Vendor aforesaid all money, in addition to provisional price, already paid, by the Vendee to the Vendor, that would be necessary to...
..costd...



Edwin Morgan Morris & Maher & Co. 101

9/11/10

6/10/16

25/10

complete and cover the sum of the final price that would be fixed in terms of Rule 5 of the said rules in respect of the land here in demised and sold, more fully described in the schedule hereto annexed and the sale sum of money, that falls short of the final price after deduction of provisional price already paid for the sale of the land described in the schedule annexed hereto shall be, and remain a charge on the plot hereinafter sold and demised, and fully described in the schedule hereto and of all the structures and buildings constructed or to be constructed thereon by the Vendee.

IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET THEIR HANDS AND SEALS.

Signed, sealed and delivered by 1 .

Umesh
Chairman, 23/8/17
Gaya Improvement Trust,
GAYA.

in presence of one of
the Trustees of Gaya
Improvement Trust.

Gopi Krishna Varma .
Second Part.

19th September 24.8.67
One of the Trustees of Gaya
Improvement Trust, GAYA.

Secretary
Secretary, Gaya Improvement Trust
GAYA.

..contd...



Neil
25/10

Witnesses.

1. Tripathi Sharan, Gaya
2. Sury Kumar, Advocate, Gaya
3. Bhikshu Kumar, Advocate, Gaya

4.

5.

Schedule.

Location and the plot.

Plot no. 191.

Boundaries.

North. . . Plot no. 192

South . . . Plot no. 188

East . . . road no. 1

West . . . Plot no. 204.



Witnessed by:
[Signature]
Deputy P.D. Officer,
Kod. tarkhena, Gaya.

The 23rd October 1967.

25710

2002-00
July
July 2002

417 = 423 = Regulation
19232
19677
11-6788
Year
77777777
99- 6-62



District Registry Office, Gaya

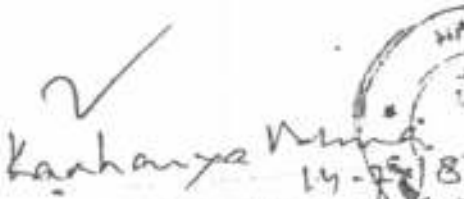
Token Number 13269

Reg. Year 2018

Serial Number 12766

Deed Number 361

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Agent	Sanjay Kumar Verma						
Sig.	<i>Sanjay Kumar Verma</i> 16.07.2018						
Principal	Amla Sinha						
Sig.	<i>Amla Sinha</i> 16.7.2018						
Principal	Bimla Verma						
Sig.	<i>Bimla Verma</i> 16.07.2018						
Presented By	Kanhaiya Verma						
Sig.	<i>Kanhaiya Verma</i> 16.7.18						
Principal	Kanhaiya Verma						
Sig.	<i>Kanhaiya Verma</i> 16.7.18						
Principal	Rajesh Kumar Verma						
Sig.	<i>Rajesh Kumar Verma</i> 16.07.18						
Identified By	Rajeev Ranjan Singh						
Sig.	<i>Rajeev Ranjan Singh</i> <i>Slovesh Singh</i> 16/07/2018						


 Kanhaiya Verma
 16/7/18


PAN ABYPV 7039B son of Late Gopi Krishna Verma Permanent resident of 191, A.P. Colony Opposite Bank of India P.S. Rampur Town / Dist. Gaya at present residing at 3F 406 Gurjinder Vihar AWHO Colony Sector CHI Greater NOIDA (2) **Sri Rajesh Kumar Verma** aged about 55 years PAN AJFPK 7172H son of Late Gopi Krishna Verma Permanent resident of 191, A.P. Colony Opposite Bank of India P.S. Rampur Town/Dist. Gaya at present residing at Tower 4-C Flat 401 Gurjinder Vihar AWHO Colony Sector CHI Greater NOIDA (3) **Smt. Amla Sinha** aged about 65 years PAN FPBPS 0695E W/o Sri Ashok Kumar Sinha, D/o Late Gopi Krishna Verma Permanent resident of 191, A.P. Colony Opposite Bank of India P.S. Rampur Town/Dist. Gaya at present E 1003 Regalia Apartment, Datta Mandir Road Lane, Wakad Pune Maharastra 411057 (4) **Smt. Bimla Verma** aged about 57 years PAN ANDPV 2821L W/o Sri Nirmal Kumar Sinha D/o Late-Gopi Krishna Verma Permanent resident of 191, A.P. Colony Opposite Bank of India P.S. Rampur Town/Dist. Gaya at present residing at 85C Rajat Vihar, Sector 62 Noida (U.P.). Indian citizen and we jointly along with our attorney **Sri Sanjay Kumar Verma** owned and possessed land and premises situated at Mohalla Ahugrahपुरi Colony P.S. Rampur, Anchal Chandauti Town/Dist. Gaya under Ward No. 9 (old) Survey Ward No. 26 present ward no. 32 Holding No. 146(old) thereafter 313 thereafter 191 at present 203 PID No. 1201034457 & 1201001649 under Gaya Municipal Corporation Gaya under **G.R.D.A. Plot 191, M.S. Plot No.2344 Ka,Kha& Ga (New) under Khata no. 74 which survey is not final , Old Plot No. 5169 measuring Area 6670 sq. ft. equivalent to 15.33 decimals or 741 Sq. Yard , by measurement** North to South: 58'-00", East to West : 115'-00" **bounded as** North-Smt. Alka Terway South- Sri Dharendra Agrawal, East - A.P.Colony main road West- Community Hall of Anand Shankar and we along with our brother or attorney Sri Sanjay Kumar Verma jointly entered into a Development Agreement registered at Gaya in Book No.1 Volume No. 176, Page No.269 to 292 bearing deed no.12139, dated 13.07.2018 Token No.13068 stored in C.D. 28 to develop the said land and premises by constructing

Verma & Vining 14.7.18

(4) Executed the deed of general power of attorney and read the content of deed and found correct
A. ... - Vining

(3) Executed the deed of general power of attorney and read the content of deed and found correct
A. ... - Vining 14.7.2018

multistoried building in the name of **Kamalalaya Brinda Residency** as per the plan map to be sanctioned by the Gaya Municipal Corporation and as we have to live out side of Gaya and it is not possible for us to manage or to sign or execute the require documents personally in respect to terms and conditions stipulated under said deed of Development Agreement, so we do hereby appoint, constitute and nominate **our brother Sri Sanjay Kumar Verma aged about 54 years PAN ABHPV2425N S/o Late Gopi Krishna Verma r/o 191 A.P.Colony , opposite Bank of India , P.S. Rampur Town/ Distt. Gaya** within the territory of India as our true and lawful attorney to act on our behalf and we authorise him to represent us in our name and on our behalf, to do and execute all or any of the acts, deeds, and things in connection with the terms and conditions mentioned in said Development Agreement dated 13.07.2018 for completion of proposed multistoried building in the name of "**Kamalalaya Brinda Residency**" situated at Anugrahpuri Colony, P.S. Rampur, Town/District Gaya.

We, do hereby undertake to ratify and confirm all such deeds and things that our said attorney shall do and execute by virtue of the power of attorney hereby and all acts done by our attorney shall be construed to have been done as if by ourself and shall be binding on us.

In witness whereof we do hereunto put our signatures in this deed on 14th day of July 2018.

Signature of Attorney

Sanjay Kumar Verma
14/7/18

Signature of Principal

Kashanay Verma 14.7.18

Rafesh Kumar Verma 14.7.18

Drafted by: *Ambar Singh* 14.7.2018

Lincence No. *1195/93*

Date 14th day of July 2018

Typed by:- Sinha Computer Civil Court

Bijula Verma 14/07/18

Kashanay Verma 14.7.18
Rafesh Kumar Verma
Ambar Singh
AT. Nitesh S/o S.B. Verma
11 Khet-1/2, P.S. Rampur
P.S. Rampur
Distt. Gaya
Devil Panyan Singh
S/o Umesh Singh
M.O. Chand Chauhan

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '48'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 1000/-	Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 1250/-
Registration Fee			
LLR + Proc Fee Service Charge			
LLR 0			
Proc. Fee 0 250			
Total 0			
TOTAL- 1000-			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1250			

Date: 16/07/2018

Registering Officer
Gi

Endorsement under section 52

Presented for registration at Registration Office, Gaya on Monday, 16th July 2018 by Kanhaiya Verma Late Gopi Kris Verma by profession Agriculture. Status - Principal

Kanhaiya Verma
Signature/L.T.I. of Presentant

Date: 16/07/2018

Registering Officer
Gi

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rajeev Ranjan Singh' age '22' Sex 'M', 'Umesh Singh', resident of 'Chand Choura Ps-Vishnupad, gaya'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 16/07/2018

Registering Officer
Gi

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya in Book 4 Volume No. 7 on pages on 247 -256, for the year 2018 and stored CD volume No. CD-22 year 2018. The document no. is printed on the Front Page of the document.

Date : 16/07/2018

Token No. : 13269

Year : 2018

S.No. :

12766

SCORE Ver.4.1

Registering Officer
Gi

Deed No. : d No. : 3

Scanned by

Scanned with CamScanner

District Registry Office, Gaya

Token Number 3081

Reg. Year 2018

Serial Number 2864

Deed Number 2249

PresType Name

Claimant Sanjay Kumar Verma

Sig. *[Signature]*

Sanjay Kumar Verma
17.02.2018

Presented Ajay Kumar Tarway

By *[Signature]*

17/2/18

Executant Ajay Kumar Tarway

Sig. *[Signature]*

17/2/18

Identified Bhole Prasad

By *[Signature]*

Sig. *[Signature]*

17/2/18



SCORE Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 3500sop

[Signature]

17.2.18

Kotwali, District Gaya, Nationality: Indian, by birth Hindu PAN -
ABHP75912D- hereinafter called the Vendor of the One Part.

VENDEE :-

Sri Sanjay Kumar Verma, aged about 53 years PAN ABHPV2425N
S/o Late Gopi Krishna Verma Permanent Resident of 191, A.P
Colony Opposite Bank of India P.S. & P.O Rampur Town District
Gaya PIN 823001 Bihar.

Nature of Deed :- SALE DEED

CONSIDERATION MONEY :- Rs. 14,00,000/ (Fourteen Lakhs Only)

Description of the Vended Property :-

1/5th^m share, of 1667.5 sq. ft. land reconstructed area only 700 sq.ft.
double storied building house of GRDA plot no.191, o, bearing
holding No. 313/191 (o) and 545 New, Ward No 9A (o) 32 New,
Khesra No. 2344, ka, kha, Ga New, 516 (Old) situated at Mohalla
Anugrah Puri Colony, P.S. Rampur Registration Office & Collectariate
Office and Civil court Gaya under Gaya Municipal Corporation Gaya
GRDA Anchal Chandauti District Gaya detailed as below

Ward No.	Holding No.	Municipal Khesra No.	Total Area
9A (old)	313/ 191(o)	2344 Ka. Kha.Ga(new)	1667.5sq.ft.
	168A-1969-70		
32 (new)	Part 545(N)	516(Old)	1/5 th Share 333.5sq.ft X.0.765 Dec

North to South- 14' 06"

East to west -115'00"

BOUNDARY- Entire Area (Minjumala)

North-Alka Terway

South- Kanhaiya Verma and others,

East-Road

West-Anand Shankar



TOTAL VALUE OF GUARD LINE REGISTER .Rs.23,72,000/ (Twenty Three Lakh Seventy two Thousand Only)

DETAILS OF VALUATION-

Mohalla - Anugrahpuri Colony, Gaya Ward no. 32 under Municipal Corporation, Gaya

Total Area of the Land - 1667.5 sq. ft. its 1/5th share 333.5 sq ft. =0.765 Decimal and Total 700 sq. ft double storied building Commercial Office its 1/5th share 140 sq.ft. X 2 = 280 sq. ft.

Total Land	1/5 th share	Description	Value
1667.5 sft	333.5 sft	Commercial (Land) Main Road	Rs.16,63,000/-
700 sft.	140 sft. X 2 = 280sft.	Double Storied Commercial (Office) RCC roof	Rs. 1171000/-
40% Depreciation (-)		Rs. 468000/- Rs. 703000/-	Rs. 703000/-
Boundry Wall East and West side 14'6" X 2 =29 ft. its 1/5 th Share			Rs. 6000/-
		Total	Rs. 23,72,000/-

1) That the sale of deed is made on this day 15th Feb 2018 at Gaya between.

Ajay kumar Terway aged about 57 years son of late Purnanand Terway resident of Station Road Gaya. P.S. Kotwali in the town of Gaya (Bihar) by faith Hindu and Nationality Indian, herein after called the vendor which unless repugnant to the subject or context shall mean and include his legal heirs executors administrator representatives and assignees and (1) Sanjay Kumar Verma Verma son of late Gopi Krishna Verma which herein after called the vendee which unless repugnant to the subject or context shall mean and include their legal heirs executors , administrators, representatives and assignees.

2. Whereas the vendor member of the first party has purchased the entire vended property as detailed above E (subject matter of

absolute sale from Deepak Verma son of Late Gopi Krishna Verma vide Registered sale deed No. 9906 dated 24/06/2014.

MLT
15/02/18

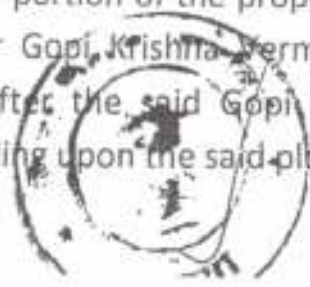
3) Whereas Shivanadan Prasad and Kamla Verma wife of Gopi Krishna Verma were son and daughter of late Mahavir Prasad, Gopi Krishna Verma owned and possessed plot No. 191 and Shivanadan Prasad owned and possessed plot No. 192 as its absolute owner and after their death their legal heirs became absolute owner their respective plots.

4) Whereas Just adjacent north to the vended property is Plot no. 192 Holding no. 312/247, ward no. 9A /32 Mohalla-Anugrahpuri Colony, P.S. -Rampur in the town of Gaya which was purchased by Alka Terway vide registered sale deed no. 15797 dated 12/11/2011 to which the vendee agrees to be a valid and effective sale and 1/4th share of Holding number 191 just adjacent south to the H.no.192, which was purchased by the Vendor vide sale Deed n. 9906 dt. 24/06/2014.

5) Whereas the after the purchase of the vended property by Ajay Kumar Terway, Sanjay Kumar Verma s/o Late Gopi Krishna Verma filed a title suit no. 598/2014 against Deepak Verma son of late Gopi Krishna Verma and Ajay Kumar Terway for cancellation of sale deed dated 24/06/2014 through which the vendee Ajay Kumar Terway has purchased the vended property from Deepak Verma.

6) Whereas later on the said Sanjay Kumar, along with the consent of all the legal heirs of Late Gopi Krishna Verma has agreed to withdraw the title suit no.598/2014, and has filed withdrawal Petition dt, 15/02/2018 in the said suit.

7) Whereas the above referred vended property which is the subject matter of sale is the 1/4th portion of the property which was purchased by the vendee father Gopi Krishna Verma as a vacant GRDA Plot. No. 191 and thereafter the said Gopi Krishna Verma constructed a double storied building upon the said plot.



By LT
15/10/18

- 8) Whereas various litigations are pending in the different courts of Gaya with respect to GRDA Plot no. 192 and the said 1/4th share sold by Deepak Verma in GRDA Plot no. 191 in which heirs of late Shivanandan Prasad and late Gopi Krishna Verma and the vendor of this deed Ajay Kumar Terway are parties and it has been agreed and decided that all the said cases or litigations will be withdrawn by the parties who have filed the cases.
- 9) Whereas the vended property was mutated in the name of Gopi Krishna Verma in the record of Municipal Corporation and the receipt was granted in his name and the Revisional Survey Khatian of the said GRDA Plot no. 191 was also prepared in the name of Gopi Krishna Verma.
- 10) Whereas the said Gopi Krishna Verma died on 26/10/2005 leaving behind his four sons Kanhaiya Verma, Deepak Verma, Rajesh Kumar Verma and Sanjay Kumar Verma and two daughters Smt. Amla Sinha and Smt. Bimla Verma and as such entire vended property devolved upon all the sons and daughters of late Gopi Krishna Verma. The wife of Gopi Krishna Verma predeceased her husband.
- 11) Whereas the vendee is being governed by Mitakshara school of Hindu Law.
- 12) Whereas the vendor Ajay Kumar Terway after the purchase of the vended property from Deepak Verma got his name mutated in the municipal corporation Gaya and new holding of the said portion was constituted as H. No.545
- 13) Whereas the Vendor has exclusive possession over the vended property as purchased from Deepak Verma one co sharer in the joint Hindu Family Property and the vendee along with the other legal heirs of Late Gopi Krishna Verma, covenants with the exclusive title and possession of the vendor Ajay Kumar Terway and has agreed to purchase the vended property.
- 14) Whereas there are several litigations between the Vendor and vendee and the other family members of the Vendee and as such the Vendor and vendee decide to settle all the disputes and the Vendee



accepted the title of Ajay Kumar Tarway and agreed to purchase the Vended Property. And the Vendor to have the mental peace agreed to sell the vended property as the price offered by the Vendee.

- 15) Whereas the Vendee has paid the entire consideration money i.e. Rs.14,00,000 (Fourtyteen Lakhs vide Bank pay order No. 175005 dated 14/02/2018, SBI A.P. Colony of Gaya drawn in the name of the vendor Ajay kumar Terway.

14/2/18
15/2/18

THIS DEED WITNESSETH AS FOLLOWS:-

- A) That on payment of entire consideration money the Vendor do hereby convey the entire right, titles and interest to the Vendee and has put the Vendee in possession over the Vended property under sale.
- B) That the Vendor or his legal heirs, successor-in-interest shall have no right to claim any interest in the property under sale.
- C) That the Vendee has given to understand that the land in sale is free from any encumbrances, if found any, upon the property in sale, the same shall be the liability of the Vendor.
- D) That now the Vendor doth hereby convey, grant, transfer and assign all his rights, title, interests, claims, benefits in the said portion with superstructure standing therein along with proportional, undivided, indivisible and impartial share of ownership rights in the vended property beneath the same including easements and appurtenances, whatsoever, pertaining to the said PORTION, UNDER SALE, TO HAVE AND TO HOLD THE SAME unto the vendees, ABSOLUTELY & FOREVER..
- E) That all the dues, taxes such as water, electric and house tax in respect of the said portion, till the date of registration of this sale deed shall be paid and borne by the Vendor and thereafter the same shall be paid by the Vendees.
- F) That the Vendor admits that he has been left with no right title interest, claim or lien of any nature whatsoever in the said portion hereby sold and the same has become the property of the

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100

Vendees with the right to use, enjoy, sale and transfer by whatever means they like, without any demand, objection, claim or interruption by the Vendor, or any person (s) claiming under or in trust for him.

Whereas the Vendor in sound state of mind and health and without any coercion or undue influence after fully understanding implication of the recitals of this deed has appended his signature by way of execution in presence of the witnesses.

We hereby declare that all the information furnished regarding particulars of the property being transferred are true and correct and in case any defect or infirmity is found we (vendor and vendees) shall be held responsible for that. It is further declared that the property being transferred is not Gairmajarua Aam and Red Parcha or Government land or granted under Bhoodan Yagna Act and is not under Land ceiling.

Signature of Vendee

Rajesh Kumar Verman
15/2/18
Witnesses *शिवराम शर्मा*

Signature of vendor

MLT
15/2/18

1.

पति - राजेश कुमार वर्मा
पत्नी - रीता वर्मा
पता - 3081 Old 15.02.18
मोबा 9876 6136 1533

2.

Rajesh Kumar Verman
पता - 1st Ganga Kishore Verman
191, A.P. Colony, Gaya
15/02/18
Ravi Prakash

Drafted by Ravi Prakash (Advocate), 15/02/18

E.No. 8798/1999, Gaya Bar Association

Date 15-02-2018



NAZRI NAKSHA

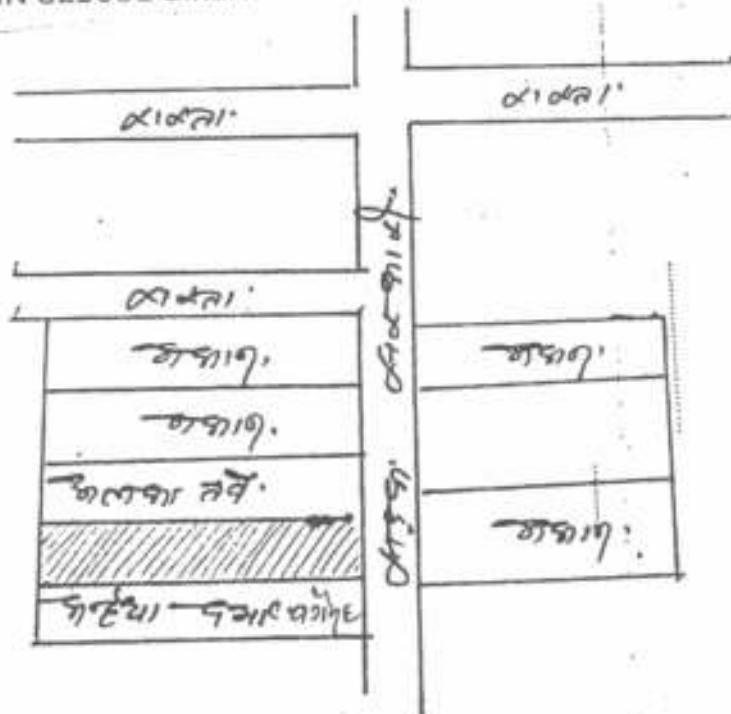
Mohalla- Anugrahpuri Colony, P.S. & P.O Rampur, District Gaya
823001, Ward NO9A Id 32 New Holding No 313/191 Part 545
New M.C Plot No 2344 K, Kha, Ga (New) 516 (Old), Total Area
1667.5 Sq. Feet its 1/5th share

VENDOR:-

Ajay Kumar Tarway S/o- Late Purnanand Tarway Station Road,
P.S. Kotwali, District Gaya, Nationality- Indian, by birth Hindu PAN
- ABIPT5912D hereinafter called the Vendor of the One Part.

VENDEE :-

Sri Sanjay Kumar Verma , aged about 53 years PAN ABHPV2425N
S/o Late Gopi Krishna Verma Permanent Resident of 191, A.P.
Colony Opposite Bank of India P.S. & P.O Rampur Town District
Gaya PIN 823001 Bihar.



Sanjay Kumar Verma
15/2/18
Signature of Vendee



Ajay Kumar Tarway
15/2/18
Signature of vendor

Endorsement of Certificate of Admissibility

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

Stamp duty paid under Indian Stamp Act Rs. 142320/-
 Amt. Paid By N.J Stamp Paper Rs. 5000/-
 Addl Stamp duty paid under Municipal Act Rs. 47440/-
 Amt. paid through Bank Challan Rs. 233250/-

Stamp duty used under Municipal Act										Rs. 47440/-		Arre. paid		LLR + Proc Fee		Service Charge	
Registration Fee												LLR		500			
												Proc.Fee		50		500	
												Total		550			
ALL PAID	At	47440	C	0	111b	0	K1a	0	LL	0							
	At	0	D	0	112	0	K1b	0	LII	0							
	At	0	DD	0	1	0	K1c	0	Mb	0							
	At	0	F	0	11	0	K2	0	Na	0							
	At	0	111a	0	12	0	L1	0									
	TOTAL-										47440						
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										48490							

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 48490

(Registering Office
Gaya

Date: 17/02/2018

Endorsement under section 52

Presented for registration at Registration Office, Gaya on Saturday, 17th February 2018 by Ajay Kumar Tarway 13
 Particular Tarway by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 17/02/2018

(Registering Office
Ga

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Bhola Prasad' age '50'
 Sex 'M', 'Surya Ram', resident of 'Mahalla-Chhtki Nawada Gaya Ps-Delha Dist-Gaya'), whose Names,
 Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date: 17/02/2018

(Registering Offi-
Gi

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya in Book 1 Volume No. 40 on pages on 380 -389, for the year 2018 and etc
 in CD volume No. CD-7 year 2018. The document no. is printed on the Front Page of the document.

Date: 17/02/2018

Token No.: 3081 Year: 2018 S.No.: 2864 SCORE Ver.4.1

(Registering Off
G

RECEIPT

Receipt book No. 11

Receipt No. 1114

9324

Amount of Municipal taxes, as per details below

Rs. 35-00 (वायु शुल्क) सिविल सेवा

Rs. 20-00 (वायु शुल्क) सिविल सेवा

Rs. 10-00 (वायु शुल्क) सिविल सेवा

Rs. 5-00 (वायु शुल्क) सिविल सेवा

Rs. 2-00 (वायु शुल्क) सिविल सेवा

Rs. 1-00 (वायु शुल्क) सिविल सेवा

Rs. 0-00 (वायु शुल्क) सिविल सेवा

Rs. 0-00 (वायु शुल्क) सिविल सेवा

Rs. 0-00 (वायु शुल्क) सिविल सेवा

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Rs. 0-00 (वायु शुल्क) सिविल सेवा

Rs. 0-00 (वायु शुल्क) सिविल सेवा

PID : 201001649

CNO : 235339

Citizen's Copy

Date of Deposit :

Date of Filing : 18/06/2015

Gaya Municipal Corporation

Payment of Property Tax

Payment made for the Period: 01/04/2015 to 31/03/2016

Circle: GAYA		Ward : 32		R.Circle : -NA-	
Name : AJAY KUMAR TARWAY					
Father's / Husband's Name : PURNANAND TARWAY					
Address : A.P. Colony Behind 14 B.O. Gaya, Pin - 823001					
PID : 1201001649		Contact No. : 9334117518			
Ratable Area (in sq. feet):	Commercial	Residential	Other	Total	
	-NA-	980	-NA-	980	
VL Area (in Sq.Ft.) : 667.5		PTax on VL (Rs.): 307.05			
Old Holding No.: 313/191		New Holding No.: 545			
Previous Arrear	Tax (Rs.): 0.00	Penalty (Rs.): 0.00	Total (Rs.): 0.00		
Last Receipt No.: 99987		Last Paid Amt. (Rs.): 1,994.00			
Last Payment Date: 23-3-2015		Quarter: 4	Payment Made Upto: 2014-15		
Annual Tax (Rs.): 1,829.50					
Advance Amount (Rs.): 0.00		Adjusted Tax Dues (Rs.): 1,829.00			
Discount (Rs.): 91.00		Penalty / Fine (Rs.): 0.00			
Onetime Payment for Water Charges (Rs.): 0.00		Water Harvest: No			
Additional Charges (Rs.): 0.00					
Amount Payable (Rs.): 1,738.00					
Amount Payable in Words (Rs.): One thousand seven hundred thirty eight Only					
Mode of Payment : Cash/ Cheque/ DD (Please tick one)					
Payment by cheque is subject to realization					
Cheque / DD No. :		Cheque / DD Date :			
Bank Name :		Branch :			
Transaction ID :					

Signature & Stamp
(Authorized Representative)

Signature of the Depositor

Payment of tax shall not confer any legal status of such building structure under building bye-laws or master plan for Patna and/or a legal title upon their payee. This Challan is Valid Upto : 30/06/2015.

Please see your property details at <http://ptax.nagarseva.in> using your Property ID

District Registry Office, Gaya

Token Number 3078 Reg. Year 2018 Serial Number 2862 Deed Number 2138

PreType Name

Claimant Bimla Verma

Sig. Bimla Verma.

17.02.2018

Presented Ajay Kumar Tarway
By

Sig.

AJT
17/2/18

Executant Ajay Kumar Tarway

Sig.

AJT
17/2/18

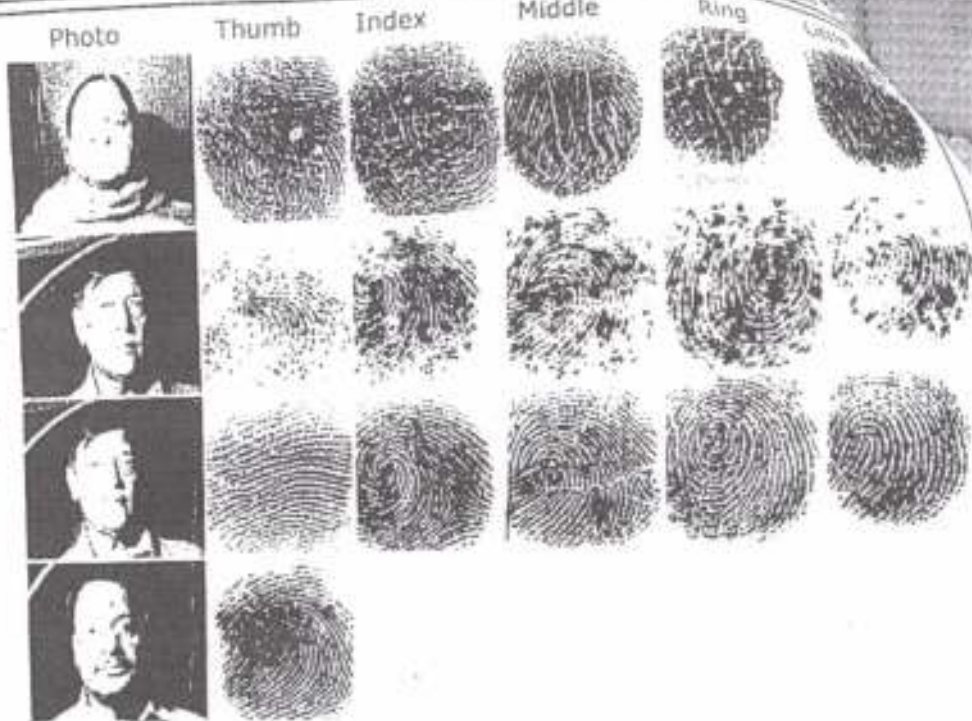
Identified Bhola Prasad

By

मेहनत प्रसाद

Sig.

मेहनत प्रसाद
17/2/18



SCORE Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 3500sop022



17.02.18

Kotwali, District Gaya, Nationality- Indian, by birth Hindu PAN - ABIPT5912D hereinafter called the Vendor of the One Part.

VENDEE :-

Smt. Bimla Verma aged about 56 Years PAN ANDPV2821L, W/o Sri Nirmal Kumar Sinha D/o Late Gopi Krishna Verma Permanent Resident of 191, A.P. Colony Opposite Bank of India P.S. & P.O Rampur Town District Gaya PIN 823001 Bihar, at Present residing at 85C Rajat Vihar, Section 62 Noida (U.P).

Nature of Deed :- SALE DEED

CONSIDERATION MONEY :- Rs. 14,00,000/ (Fourteen Lakhs Only)

Description of the Vended Property :-

1/5th share, of 1667.5 sq. ft. land reconstructed area only 700 sq.ft. double storied building house of GRDA plot no.191; o, bearing holding No. 313/191 (o) and 545 New, Ward No 9A (o) 32 New, Kheshra No. 2344, ka, kha, Ga New, 516 (Old) situated at Mohalla Anugrah Puri Colony, P.S. Rampur Registration Office & Collectariate Office and Civil court Gaya under Gaya Municipal Corporation Gaya GRDA Anchal Chandauti District Gaya detailed as below

Ward No.	Holding No.	Municipal Khesra No.	Total Area
9A (old)	313/ 191(o)	2344 Ka. Kha.Ga(new)	1667.5sq.ft.
	168A-1969-70		
32 (new)	Part 545(N)	516(Old)	1/5 th Share 333.5sq.ft X.0.765 Dec

North to South- 14' 06"

East to west -115'00"

BOUNDARY- Entire Area (Minjumala)

North-Alka Terway

South- Kanhaiya Verma and others,

East-Road

West-Anand Shankar



TOTAL VALUE OF GUARD LINE REGISTER Rs.23,72,000/- (Twenty
Three Lakh Seventy two Thousand Only)

DETAILS OF VALUATION-

Mohalla - Anugrahpuri Colony, Gaya Ward no. 32 under Municipal
Corporation, Gaya

Total Area of the Land - 1667.5 sq. ft. its 1/5th share 333.5 sq
ft. = 0.765 Decimal and Total 700 sq. ft double storied building
Commercial Office its 1/5th share 140 sq.ft. X 2 = 280 sq. ft.

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700 sft.	140 sft. X 2 = 280sft.	Double Storied Commercial (Office) RCC roof Rs. 1171000/- Rs. 468000/- Rs. 703000/-	Rs. 703000/-
40% Depreciation (-)			
Boundry Wall East and West side 14'6" X 2 = 29 ft. its 1/5 th Share			Rs. 6000/-
		Total	Rs. 23,72,000/-

- 1) That the sale of deed is made on this day 15th Feb 2018 at Gaya
between:
Ajay kumar Terway aged about 57 years son of late Purnanand
Terway resident of Station Road Gaya. P.S. Kotwali in the town of
Gaya (Bihar) by faith Hindu and Nationality Indian, herein after called
the vendor which unless repugnant to the subject or context shall
mean and include his legal heirs executors administrator
representatives and assignees and (1) Bimala Verma D/o late Gopi
Krishna Verma which herein after called the vendee which unless
repugnant to the subject or context shall mean and include their
legal heirs executors, administrators, representatives and assignees.

Whereas the vendor member of the first party has purchased
the entire vended property as detailed above E (subject matter of



absolute sale from Deepak Verma son of Late Gopi Krishna Verma vide Registered-sale deed No. 9906 dated 24/06/2014.

3) Whereas Shivanadan Prasad and Kamla Verma wife of Gopi Krishna Verma were son and daughter of late Mahavir Prasad, Gopi Krishna Verma owned and possessed plot No. 191 and Shivanadan Prasad owned and possessed plot No. 192 as its absolute owner and after their death their legal heirs became absolute owner their respective plots.

4) Whereas Just adjacent north to the vended property is Plot no. 192 Holding no. 312/247, ward no. 9A /32 Mohalla- Anugrahpur Colony, P.S. -Rampur in the town of Gaya which was purchased by Alka Terway vide registered sale deed no. 15797 dated 12/11/2011 to which the vendee agrees to be a valid and effective sale and 1/4th share of Holding number 191 just adjacent south to the H.no.192, which was purchased by the Vendor vide sale Deed n. 9906 dt. 24/06/2014.

5) Whereas the after the purchase of the vended property by Ajay Kuma Terway, Sanjay Kumar Verma s/o Late Gopi Krishna Verma filed a title suit no. 598/2014 against Deepak Verma son of late Gopi Krishna Verma and Ajay Kumar Terway for cancellation of sale deed dated 24/06/2014 through which the vendee Ajay Kumar Terway has purchased the vended property from Deepak Verma.

6) Whereas later on the said Sanjay Kumar along with the consent of all the legal heirs of Late Gopi Krishna Verma has agreed to withdraw the title suit no.598/2014, and has filed withdrawal Petition dt, 15/02/2018 in the said suit.

7) Whereas the above referred vended property which is the subject matter of sale is the 1/4th portion of the property which was purchased by the vendee father Gopi Krishna Verma as a vacant GRDA Plot. No. 191 and thereafter the said Gopi Krishna Verma constructed a double storied building upon the said plot.

8) Whereas various litigations are pending in the different courts of Gaya with respect to GRDA Plot no. 192 and the said 1/4th share sold by Deepak Verma in GRDA Plot no. 191 in which heirs of late Shivanandan Prasad and late Gopi Krishna Verma and the vendor of this deed Ajay Kumar Terway are parties and it has been agreed and decided that all the said cases or litigations will be withdrawn by the parties who have filed the cases.

9) Whereas the vended property was mutated in the name of Gopi Krishna Verma in the record of Municipal Corporation and the receipt was granted in his name and the Revisional Survey Khatian of the said GRDA Plot no. 191 was also prepared in the name of Gopi Krishna Verma.

10) Whereas the said Gopi Krishna Verma died on 26/10/2005 leaving behind his four sons Kanhaiya Verma, Deepak Verma, Rajesh Kumar Verma and Sanjay Kumar Verma and two daughters Smt. Amla Sinha and Smt. Bimla Verma and as such entire vended property devolved upon all the sons and daughters of late Gopi Krishna Verma. The wife of Gopi Krishna Verma predeceased her husband.

11) Whereas the vendee is being governed by Mitakshara school of Hindu Law.

12) Whereas the vendor Ajay Kumar Terway after the purchase of the vended property from Deepak Verma got his name mutated in the municipal corporation Gaya and new holding of the said portion was constituted as H. No.545

13) Whereas the Vendor has exclusive possession over the vended property as purchased from Deepak Verma one co sharer in the joint Hindu Family Property and the vendee along with the other legal heirs of Late Gopi Krishna Verma, covenants with the exclusive title and possession of the vendor Ajay Kumar Terway and has agreed to purchase the vended property.



14) Whereas there are several litigations between the Vendor and vendee and the other family members of the Vendee and as such the Vendor and vendee decide to settle all the disputes and the Vendee accepted the title of Ajay Kumar Tarway and agreed to purchase the Vended Property. And the Vendor to have the mental peace agreed to sell the vended property as the price offered by the Vendee.

15) Whereas the Vendee has paid the entire consideration money i.e. Rs.14,00,000 (Fourtyteen Lakhs vide Bank pay order No. 175007 dated 14/02/2018, SBI A.P. Colony of Gaya drawn in the name of the vendor Ajay kumar Terway.

THIS DEED WITNESSETH AS FOLLOWS:-

- A) That on payment of entire consideration money the Vendor do hereby convey the entire right, titles and interest to the Vendee and has put the Vendee in possession over the Vended property under sale.
- B) That the Vendor or his legal heirs, successor-in-interest shall have no right to claim any interest in the property under sale.
- C) That the Vendee has given to understand that the land in sale is free from any encumbrances, if found any, upon the property in sale, the same shall be the liability of the Vendor.
- D) That now the Vendor doth hereby convey, grant, transfer and assign all his rights, title, interests, claims, benefits in the said portion with superstructure standing therein along with proportional, undivided, indivisible and impartial share of ownership rights in the vended property beneath the same including easements and appurtenances, whatsoever, pertaining to the said PORTION, UNDER SALE, TO HAVE AND TO HOLD THE SAME unto the vendees, ABSOLUTELY & FOREVER.



E) That all the dues, taxes such as water, electric and house tax in respect of the said portion, till the date of registration of this sale deed shall be paid and borne by the Vendor and thereafter the same shall be paid by the Vendees.

F) That the Vendor admits that he has been left with no right title, interest, claim or lien of any nature whatsoever in the said portion hereby sold and the same has become the property of the Vendees with the right to use, enjoy, sale and transfer by whatever means they like, without any demand, objection, claim or interruption by the Vendor, or any person (s) claiming under or in trust for him.

Whereas the Vendor in sound state of mind and health and without any coercion or undue influence after fully understanding implication of the recitals of this deed has appended his signature by way of execution in presence of the witnesses.

We hereby declare that all the information furnished regarding particulars of the property being transferred are true and correct and in case any defect or infirmity is found we (vendor and vendees) shall be held responsible for that,. It is further declared that the property being transferred is not Gairmajarua Aam and



Red Parcha or Government land or granted under Bhoodan Yagna Act and is not Under Land Ceiling.



Himla Verma
Signature of Vendee

Signature of vendor

Witnesses

1. श्रीमती प्रिया - 22/2/18
मो - 9846616153
पता - 3087, गुलाब नगर - 9846616153

2. Sanjay Kumar Verma
S/o Late Gopi Krishna Verma
191 A.P. Colony
P.S. Rampur, Distt - Gaya
Date - 15/2/18

Ravi Prakash

Drafted by Ravi Prakash (Advocate)
E.No. 8798/1999, Gaya Bar Association

Date 15/02/18



NAZRI NAKSHA

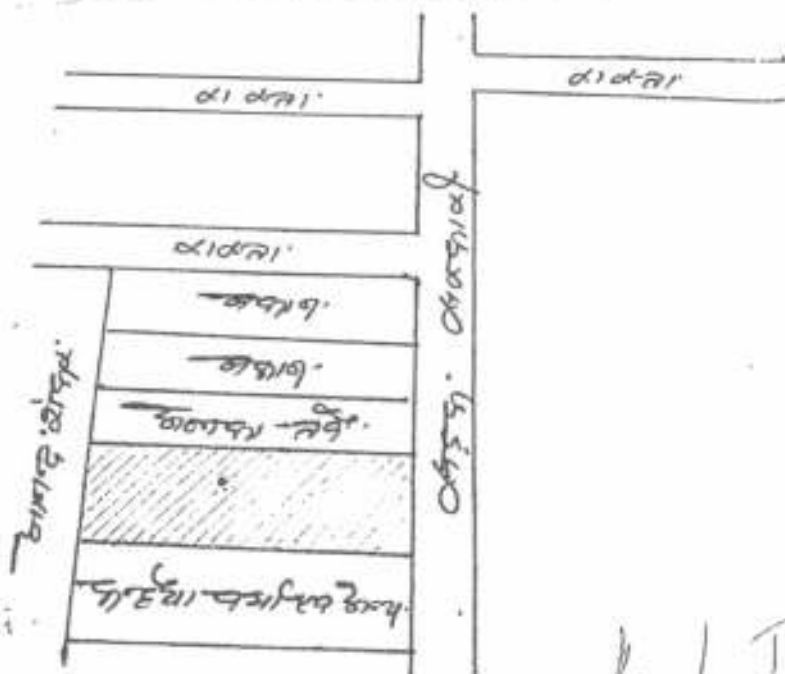
Mohalla- Anugrahpuri Colony, P.S. & P.O Rampur, District Gaya
823001, Ward N09A Id 32 New Holding No 313/191 Part 545
New M.C Plot No 2344 K, Kha, Ga (New) 516 (Old), Total Area
1667.5 Sq Feet its 1/5th share

VENDOR:-

Ajay Kumar Tarway S/o- Late Purnanand Tarway Station Road,
P.S. Kotwall, District Gaya, Nationality- Indian, by birth Hindu PAN
- ABIPT5912D hereinafter called the Vendor of the One Part.

VENDEE :-

Smt. Bimla Verma aged about 56 Years PAN ANDPV2821L, W/o Sri
Nirmal Kumar Sinha D/o Late Gopi Krishna Verma Permanent
Resident of 191, A.P. Colony Opposite Bank of India P.S. & P.O
Rampur Town District Gaya PIN 823001 Bihar.



Bimla Verma

15.02.2018

Signature of Vendee



Signature of vendor

Endorsement of Certificate of Admissibility

Admissible under Rule 5 - duly stamped (or exempted from or does not require stamp duty) under the Stamp Act, 1899, Schedule I in 1 A, No. 17 F. Also admissible under section 26(a) of the B. 1. Act.

Stamp duty paid under Indian Stamp Act Rs. 135324/-
 And Stamp duty paid under Municipal Rs. 47320/-

Amt. Paid By N.I Stamp Paper
 Amt. paid through Bank Chalan

Rs. 500/-
 Rs. 223512/-

		Registration Fee					
LLR	45068	0	111b	0	K1a	0	LH
AD	0	0	112	0	K1b	0	LH
AN	0	00	0	1	0	K1c	0
AD	0	1	0	11	0	K2	0
R	0	111a	0	12	0	L1	0
				TOTAL-		45068	

LLR + Proc Fee		Service Charge	
LLR	500		
Proc. Fee	50		250
Total	550		

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 45868

Date: 17/02/2018

Endorsement under section 52

Presented for registration at Registration Office, Gaya on Saturday, 17th February 2018 by Ajay Kumar Tarway S
 Late Purnanand Tarway by profession Others. Status - Executant

Signature/L.T.I. of Presentant
 17/2/18

Date: 17/02/2018

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Bhola Prasad' age '50' Sex 'M', 'S/O Saryu Ram', resident of 'Chhotki Nawada, Ps-Delha, Gaya.'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 17/02/2018

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya in Book 1 Volume No. 40 on pages on 361 -370, for the year 2018 and stored in C17 volume No. C17 / year 2018 .The document no. is printed on the Front Page of the document.

Date : 17/02/2018
 Token No. : 3078

Year : 2018 S.No. : 2862 SCORE Ver.4.1

Registering Officer
 Gaya
 Deed No. : d No. : 2738

Scanned by

MUNICIPALITY

Receipt Book No. 11

922A

Receipt No. 1074

Amount of Municipal taxes, as per details below

32-00 (Twenty two Rupees only)

Rs. 32-00

Total

Rs. 32-00

Amount of Municipal taxes

Rs. 32-00

Rs. 32-00

Rs. 32-00

Rs. 32-00

Rs. 32-00

Rs. 32-00

Rs. 32-00

Rs. 32-00

Rs. 32-00

Rs. 32-00

Rs. 32-00

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Rs. 32-00

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Rs. 32-00