3. That the vendee shall not do any act which causes any hinderance in any development scheme of the society.

4. That the vendee shall keep the area allotted and the house constructed over it quite neat and clean and in proper condition.

5. That except in the case of House Building loans taken from Government or any Government recognised agency on Housing scheme sponsored by them, or under any provision for the purposes on such terms as may be prescribed by them the vendee shall not sell and otherwise transfer the land or building thereon or both or any part thereof to any persons or persons except his heirs of any degree without the prior permission in writing of the society and that any transfer contrarily made shall be viodable and ineffective and Society may take reasonable proceeding it may pay up to the members or his heirs and successors its equitable and reasonable compensation to be decided upon by the Society.

6. That on matters not specifically stipulated on these presents and also in case of any dispute or question arising hereinafter at any time between the vendee and any other members of the Society every such disputes shall be referred to the Arbitration of the Executive Committee of the Board of Directors of the Society or any body or authority acting as such at the time of reference and its decision shall be final, conclusive and binding on both the parties subject to the provision of Bihar & Orissa Cooperative Societies Act and within the frame of the Rules and Bye laws of the vendor-Society.

7. That the Vendee or any member would not encroach upon any portion of the land carved out by the society for the purpose of Road, Park or other community purposes and in case of any such encroachment, the society shall be entitled to evict such defaulting members from the same by force and to recover the expenses so incurred from such member.

8. That the vendee shall ever remain bound by the terms and conditions as laid down in the bye laws of the society covenants and agreement entered into this deed in respect of the land and building even if he/she withdraws from the membership of the society or is expelled from it for any reason whatsoever and that in case of breach of any of the conditions stipulated in this deed or bye laws of the society, the vendee shall be liable to compensate the society for remedial measures taken with regard to it together with cost and interest.

9. That if at any time any sum is required for the development of the colony, the vendee member shall pay his contributory amount to the society. In case of failure to pay such demands which shall always be deemed as a debt to this society and would be the first charge against the vendee.

In witnesses whereof the parties, viz Federal cooperative House Construction Society Ltd. through the Secretary duly authorised by the general body of society under

M. Dot. 26-2-93
Secretary
Federal Cooperative Housing
Society Ltd. Patna.

(4)

Resolution No... 271 ... dt. 18-6-21 ... and the vendee member Sri/Smt Md. IMRAN ALAM ... S/o ~~W~~o. ~~D~~/o M.A. RASHID ... have set their hands on this indenture on ... day of ... 199

SCHEDULE

Details of the plots sold :

1. Survey plot No... 4152 ... Tauzi No... 5212 ... Khata No. 1151 ...
   Municipal plot No... ~~4~~ ... Holding No... 9 ... Ward No... ...
   Circle No... ~~4~~ ... Situated at village... SAMRA ...
   P. S. PHULWARI ... Survey Thana No... 35 ...
   District... PATNA ... Annual rent Rs... 1/- ... paid only.

2. Society Plot No... 46 and 47 ... As given by the Society.
   Area of the Plot allotted... 5040 Sft ... ft (south to north)... (East to west) approximately ... Sq. feet.

Dimension :

North	88'-0"	
South	96'-0" Provisionally	Subject to variation
East	52'-4"	
West	60'-4"	

Boundary : North... Society plot ... South ... Society plot ...
East... 20ft road ... West ... Others land.

Certified that original and the duplicate are true and exact copies of each other.

Secretary... 26-2-23 ...

Secretary
Federal Co-operative Housing
Society Ltd, Patna.

Federal Co-operative House Construction Society Ltd.
Phulwari Sharif, Patna.

1. Witness Md. Kalimuddin At/Po
   Address P.S. Phulwari Sharif Patna
2. Witness Shamshad Raza At/Po.
   Addsss P.S. Phulwari Sharif Dist. Patna.

Federal Co-operative Housing
Society Ltd. Patna.

1-3-95

o.R. Rs. 3500/ sub - Phulwa.

1470 As per receipt u/s 26 of Urban Land Ceiling & Regulation Act 1976 vide Case No. 5859 dated 16.9.92

1373

26.2.93

9.3.93

1.3.93

The Federal Co-operative House Construction Society Ltd.

PHULWARI SHARIF, PATNA-801 505

Regd. No. 36, Pat of 1986

DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale deed is executed this...... 1-3-93 ... day of... ... ...19 BETWEEN Federal Co-operative House Construction Society Ltd., a society registered under the Bihar & Orissa Co-operative Societies (Act VI of 1935) having its registered office at Phulwari Sharif, Patna through its Secretary... A. DOJANA S/O RAHMATTULLAH Resi. Moh. SYEDANA PHULWARI SHARIF DIST. PATNA ... herein after referred to as the "Society" which expression shall unless excluded by or repugnent to the context mean and include its legal representative, administrator, nominee and assigns (herein called the Vendor) of the One Part and Mr./Mis/Mrs. AZRA RAUF ... S/o w/o Mr. ABDUL RAUF ... At... BASANTPUR P.O. ARARIYA ... P.S. ARARIYA District... ARARIYA ... a member of the above named society (herein called the "Vendee" which expression shall unless excluded by or repugnent to the context mean and include his heirs legal representative, executors, nominees and assigns) of the other Part called the Vendee.

WHEREAS in the ordinary course of its business and in order to provide land to its members for building the residential house thereon, the society acquired by purchase land situated at village... ... ... X... Survey thana no... X ... P.S.... X ... District ... X ...from Shree/Smt... X ... and others under sale deed dt... ... ...Book No ... ... Volume No... ... ...Page No... ... ... of the year... X ...which was ancestral Property of Sri/Smt.... X ... X ... S/o. W/o... X ... or purchased from Sri/Smt... X ... S/o. W/o .. X ...vide sale deed.

AND WHEREAS the society got a lay out on the said land into plots duly approved by the General body meeting of the members of the society held at Patna on... 2nd ... 18-6-91 ... ...wherein the Secretary was authorised to get the plotting done of the land acquired or to be acquired by the society and to allot the same to respective members through sale deed.

A. Dojana 26-2-93

Secretary
Federal Co-operative House
Society Ltd.

A.D.O.
26-2-93
1-3-93

A.D.O.
1-3-93



1.3.93

AND WHEREAS on the basis of the aforesaid authority the plots have been allotted to the vendee members of the society by the Secretary.

AND WHEREAS it is necessary that a formal registered conveyance by way of sale deed be made in favour of each member by the society who have made full payment towards the cost of the plot as per rate decided by the society.

NOW THIS DEED OF SALE WITNESS AS HEREUNDER

That in consideration of the sum of Rs. 35000/- only Thirty five thousand Rupees ...only which includes the cost of land for 15' Road already paid by the vendee member, to the society (Vendor), the receipt of whereof the society hereby acknowledges, the society transfers and sells to the Vendee member S/f/Smt. AZRA RAUF ... W/o, S/o, D/o. Sri ABDUL RAUF ... by way of absolute sale free from all encumberance all that Free Hold/Society plot no ...4.8.A... a part of survey plot no. 411, 412 ... as delineated on plan of society with all rights, title, interest and easement existing now or accruing thereafter for the purpose of construction on it a residential house subject only to the covenants herein under entered into between the parties.

THE SOCIETY HEREBY COVENANTS WITH THE VENDEE AS HEREUNDER :

1. That the society has delivered the possession of the plot of land sold to the vendee fully described in schedule below, it will do all that is necessary in law for fully and peacefully assuming its ownership and possession over the land according to true intent and meaning of those present so that the vendee may hold it and enjoy for ever without any obstruction and interference whatsoever.

2. That the society may at the cost of its member (including Vendee) within the price to be paid hereafter construct, develop roads, lane, drains, water pipes and sewer etc. and may also provide or arrange for amenities the society from time to time consider necessary and worth while for its members.

THE VENDEE MEMBER COVENANTS WITH SOCIETY AS HEREUNDER.

1. That the Vendee shall always keep the society indemnified against all losses and payments which it may herein suffer or make up for or on behalf of Vendee.

2. That the vendee shall construct upon the plot his/her residential house in accordance with the rules and regulations of the society framed or issued from time to time and the rules and orders issued from any authority competent to do so.

A. Das 29-2-93

3. That the vendee shall not do any act which causes any hinderance in any development scheme of the society.

4. That the vendee shall keep the area allotted and the house constructed over it quite neat and clean and in proper condition.

5. That except in the case of House Building loans taken from Government or any Government recognised agency on Housing scheme sponsored by them, or under any provision for the purposes on such terms as may be prescribed by them the vendee shall not sell and otherwise transfer the land or building thereon or both or any part thereof to any persons or persons except his heirs of any degree without the prior permission in writing of the society and that any transfer contrarily made shall be voidable and ineffective and Society may take reasonable proceeding it may pay up to the members or his heirs and successors its equitable and reasonable compensation to be decided upon by the Society.

6. That on matters not specifically stipulated on these presents and also in case of any dispute or question arising hereinafter at any time between the vendee and any other members of the Society every such disputes shall be referred to the Arbitration of the Executive Committee of the Board of Directors of the Society or any body or authority acting as such at the time of reference and its decision shall be final, conclusive and binding on both the parties subject to the provision of Bihar & Orissa Cooperative Societies Act and within the frame of the Rules and Bye laws of the vendor-Society.

7. That the Vendee or any member would not encroach upon any portion of the land carved out by the society for the purpose of Road, Park or other community purposes and in case of any such encroachment, the society shall be entitled to evict such defaulting members from the same by force and to recover the expenses so incurred from such member.

8. That the vendee shall ever remain bound by the terms and conditions as laid down in the bye laws of the society covenants and agreement entered into this, deed in respect of the land and building even if he/she withdraws from the membership of the society or is expelled from it for any reason whatsoever and that in case of breach of any of the conditions stipulated in this deed of bye laws of the society, the vendee shall be liable to compensate the society for [illegible] which, regard to it together with cost and interest.

9. That if at any time any sum is required for the development of the colony, the vendee member shall pay his contributory amount to the society. In case of failure to pay such demands which small always be deemed as a debt to this society and would be the first charge against the vendee.

In witnesses whereof the parties, viz Federal cooperative House Construction Society Ltd. through the Secretary duly authorised by the general body of society under

(4)

Resolution No. 2nd dt. 18-6-91 and the vendee member

S/d/Smt AZRA RAUF

S/o Wo. D/o ABDUL RAUF have set their hands on

this indenture on ..... day of 199

SCHEDULE

Details of the plots sold :

1. Survey plot No. 4172 Tauzi No. 5212 Khata No. 1151
   Municipal plot No. ..... Holding No. ..... Ward No. 2
   Circle No. ..... Situated at village ISOPUR
   P. S. PHULWARI Survey Thana No. 35
   District PATNA Annual rent Rs. ..... paid only.

2. Society Plot No. 48 A As given by the Society.
   Area of the Plot allotted 2020 sft (south to north) ..... ft.
   (East to west) approximately ..... Sq. feet.

   Dimension : North 30-0 Provisionally Subject to variation
   South 29-10
   East
   West 30-2

   Boundary : North Society plot South Society plot
   East Road West others land

Certified that original and the duplicate are true and exact copies of each other.

A Dojcar 26-2-93
Secretary

Federal Co-operative Housing Society Ltd. Patna

Federal Co-operative House Construction Society Ltd.
Phulwari Sharif, Patna.

1. Witness Md. Rahmuddin
   Address At/P.O. Phulwari Sharif Distt. Patna

2. Witness Shamshad Raza
   Address P.O. P.S. Phulwari Sharif Dist. Patna.

A Dojcar 26-2-93
Secretary
Federal Co-operative Housing Society Ltd. Patna.

प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

आदेश-पत्रक

बिक्रि गंगालगा अंचलाधिकारी फुलवारी शरीफ पटना

द०वा०केस नम्बर ४५/८ वर्ष ५-२००

L-G-W श्री डा० मो० अरमान आलम् वल्द श्री [illegible] साकिन वसन्तपुर थाना- अरनिया जिला- अरनिया ने निम्नलिखित जमीन पर जिसका विवरण नीचे दर्शित है का दाखिल खारीज अपने नाम से कराने हेतु आवेदन पत्र दिया है। आवेदक ने खतियानी नकल नम्बर १३७५ दिनांक २६-१-९३ द्वारा प्राप्त किया है।

जमीन का विवरण

मौजा	प्लाट नं०	खाता नं०	खेसरा नं०	रकबा	बगान
फुलवारी	७५	१३८८	४१७२	५४४० वर्गफीट	१-००

मूल आवेदन पत्र का अवलोकन किया। मूल आवेदन पत्र पर अंकित सभी का बयान एवं अंचल निरीक्षक के मौका से प्राप्त प्रतिवेदन प्राप्त हुआ। प्राप्त प्रतिवेदन के पश्चात केस की सुनवाई [illegible] को पूर्वाह्न [illegible] बजे से किया गया है। मौका बयान एवं अंचल निरीक्षक के प्राप्त प्रतिवेदन के आधार पर आवेदक को आवेदित भूमी का दाखिल खारीज करने की अनुशंसा की जाती है। मूल पत्र संलग्न करें।

अंचलाधिकारी
फुलवारी शरीफ
पटना

अंचलाधिकारी
फुलवारी शरीफ
पटना

[illegible]



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

वादिक पवारीस चा जोंवा प्रतिवेदन

वादिक पवारीस च० ४½ साल १९५५-२००० इक्का च० ४- डांवल-फुबवां वीवा-फुबवाषी पाचस्व पाना-फुबवाषी पाना च० ७४ लेखा-पल्वा घाट पवाट वों ग्रामीन चा पक्का ५४४० वर्गफुट आत्व चा क्षेमा क्रग मुरा वा इक्का घोक्का छांवा चागचात वा च० १३ ७५ ताभि २६-२-५४ जषमान 90000/- तीवी च० ५७७२

नमाकदी च०	पैकात चा नाम वंतपूर्ण पता	खता च०	खतेवा च०	खाद्यी वकाय	टाम्युतिगों
(४८०	वादिक पैकरल पास्कर	११४८	४१२५	४-६३८.५५	काल्पाट वादेसिक ग्रामीन चा पक्षीद नमाकदी च० ११ वर्गफट विक्रेषा पागात के नाम वो वस्ती है। ग्रामीन पैकातवंश वादेवक देकमा वो छै। मुद्दान पक्षं वाषागरवा शेट वाषा जैव वालिक वो मावूत है तो मका वो खाता ११५ छांवल से चन्न वाद खाता ११८ छै।
	राज्यिकाणे सामीत्व ०	१४५५	४१८०		
		१४४७	४१४५		
		१४४७	४१४५		
			पगेष		
१५८०		खचा कुरुवा बकीत			खाता ११८ छै।
		११४८	४१२५	४-५४.५	
		११४५	४१७८		
		१४४५	४१८८		
		१४४७	४१४५		
			पगेष		
	वाल-वीलवर्णेसा च० छांवा		चगावाचात		वादिक खनीज पी चा खाता
	वाल-वसन्तपुर	१४८	४१७७	४४४०.००	
	पाना-छांवगा		फाषेष		
	पना-छांवगा	V. O. S			
		C. C			

Indian Kanoon
5-9-19



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

आदेश- पुष्क

कोर्ट ब्लागावत्ग ब्रचषायिचार फुषवाणी क्षार्थिक पद्मा

पाल्षावत्रेश नम्बर ४५७ वर्ष ५५-२०००

२-७-५५ श्रीमती पत्नी तवषुआ चौ०त्री ग्रान्नो० ब्रर्गिन ब्राल्म ग्रामा पोस्ट्स

पाना - ब्रारिगा जिला- ब्रारिगा ने निम्नलिखित जमीन पर घषका विवरण

नीचे ब्रांकित है, जा दाखिल पत्रावेश ब्रापने नाम से बनाने हेतु ब्रावेदन

पत्र किया है। ब्रावेदक ने पचीसी घषका नम्बर १३७८ निनांक २६२

५७ द्वारा प्राप्त किया है।

जमीन का विवरण

चौका	ग्रामचं	पत्रावानं	पत्रेषणनं	रकबा	लगान
फुलवारी	३५	११८८	४५७२	५४४ वर्गमीटर	१-००

मूल ब्रावेदन पत्र का ब्रावलोकन किया। मूल ब्रावेदन पत्रं

पर प्रस्तुत बात रकबा चर्मचारी एवं ब्रांचल निरीक्षक के माध्यम से

चौका प्रतिवेदन प्राप्त हो। चौका प्रतिवेदन प्राप्त हो जाने के पश्चात

मैंने दोनों के बयान लेता से पूछताछ किया। जिसे ये ब्रापत्ति लगाए

नहीं किया है। ब्रेसिम चर्मचारी एवं ब्रांचल निरीक्षक के ब्रेख प्रतिवेदन

के ब्राधार पर ब्रावेदक को ब्रावेदित भूमि का दाखिल पत्रावेदन

स्वीकृत की जाती है। ब्रादेश पत्र संलग्न करें।

हस्ताक्षर

ब्रंचल ब्रधिकारी

फुलवारी शरीफ

पटना

हस्ताक्षर

ब्रंचल ब्रधिकारी

फुलवारी शरीफ

पटना

8/7/99

8/7/99



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

दाखिल खारिज का बाद का प्रतिवेदन

दाखिल खारिज च० ४५/७ साल १९९५-२००० हल्का न० ४ आरोल-पुरवारी मौजा-पुरवारी थाना-पुरवारी थाना च० ७५ रकबा-पक्का दाखिल में जमीन का रकबा ५४४० वर्गफुट मकान का बढ़िया ढंग पुराना ईंटा खपरैल छाजन आवास का च० १३ दिनांक १६-१-९५ असामान ७०००/- तौजी च० ५१७१

बाकी च०	देखात का नाम एवं पूर्णमता	खाता च०	खसरा च०	रकबा	बकाया
१५८०	सर्वत पुरब मछली ग्रह मेमाणो सीमेंट	११३८ ११५१ १३४५ १३४७	४१७२ ४१९३ ४१३८ ४१४५ कोड	४-१९ ३-२५	इन्द्राज आवेदित जमीन का खरीद बयानकर्ता च० ७१८ पर विक्रय सम्मति देना चाहते हैं। जमीन पैमाइश के आवेदक ने सत्यता में हैं। मुकदमा पर्चा कृषकाद्य तौ० दाखा चौ० बाबत को मुक्त हैं। वो मुकदमा न
१५८०	वही	बचा इन्द्रा बकाया ११३८ ११५१ १३४५ १३४७ कोड	४१७२ ४१९३ ४१३८ ४१४५	४-१९ ३-२५	बकाया ११५१ दाखिल हो चुका है। चाहे खाता च० ४१३८ हो। चौरतहित दी जा सकती है।
	वही बलभद्र चौ० ओ० चौ० आंशिक हाला साल-बसंतपुर थाना-अहियारा जिला-दरभंगा	११३८	४१७२	५४४० वर्गफुट	०.००

चौरतहित दी जा सकती है।

ह०/- अस्पष्ट
आ०अ०

ह०/- अस्पष्ट
आ०अ०

२८/७/९९
१-१-९५



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

आदेश-फलक

शिविर न्यायालय अंचलाधिकारी, पुलवारीशरीफ, पटना।

वाद/वा०केस नं ४५५ वर्ष ५५-२०००

२१/१/५५ श्रीमती अजरा रफिक पो०सी अब्दुल रफिक ग्राम - हसनपुर थाना - अररिया जिला - अररिया ने निम्नलिखित जमीन पर जिसका विवरण नीचे अंकित है, का दाखिल खारीज अपने नाम से कराने हेतु आवेदन-पत्र दिया है आवेदक के तमसरिये वकील का नम्बर १३१३ दिनांक २६/२/५३ द्वारा प्राप्त किया है

जमीन का विवरण

अंचल	थाना नं०	खाता नं०	प्लॉट नं०	रकबा	लगान
पुलवारी	३५	१११८	४१९२	३१ डि० अगहनि०	०-४०

मूल आवेदन-पत्र का अवलोकन किया। मूल आवेदन पत्र पर सम्बन्धित हल्का कर्मचारी एवं अंचल निरीक्षक के माध्यम से जाँच प्रतिवेदन प्राप्त हो जाँच प्रतिवेदन प्राप्त हो जाने के पश्चात वाद में ही लोग जमीन से प्रहलादा किया। किसी ने आपत्ति दाखिल नहीं किया है क्षेत्रीय कर्मचारी एवं अंचल निरीक्षक के जाँच प्रतिवेदन के आधार पर आवेदक को आवेदित भूमि का दाखिल खारीज करने की स्वीकृति दी जा सकती है अतः पत्र निर्गत हो।

हस्ताक्षर
अंचलाधिकारी
पुलवारीशरीफ।

हस्ताक्षर
अंचलाधिकारी, पुलवारीशरीफ,
पटना।

हस्ताक्षर
अनावेदक



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

दाखिल खारीज का पांच प्रति 939

दा० खा० नं० ४५५ बाल ५५-२००० हल्का नं० ४ मौजा - फुलवारी राजस्व गांव - फुलवारी अनाज - ३५ जिला - पटना दा० खा० में भागी का दखल - २९२० वर्गफीट प्रति कार्यकारिणी - कुल पूरा या टुकड़ा होल्डिंग - जोत कागजात नं० - 9393 दिनांक - २६/१/५३ मालगुजारी - ३५,०००/- तौजी नं० - ४५९२

(दाखिल खारीज के पूर्ण लागत)

जमाबन्दी सन् 9५८० — रैयत का नाम एवं पूर्ण पता — खाता नं० — खसरा नं० — रकबा - लगान — चतुर्सीमा

स्वर्गीय फेडरल सहकारी गृह निर्माण समिति लि० — 9१३८, 9१४१, 9३५५, 9३५९ — ४९९२, ४९९३, ४९३०, ४९४५ (आंशिक) — ४-६१-३५-१५

कटा हुआ लगान

9५८० — वर्ष — 9१३८ - ४९९२ - ४.५४३/४ - ३८.१५ (सवासि०)
9१४१ ४९९३
9२५५ ४९३०
9३५९ ४९४५
(आंशिक)

बचा लगान

अवशेष रकबा — 9१३८ - ४९९२ - ८९२० वर्गफीट - ०.५० (आंशिक)

पूर्व
दावेदार रकबा
रा० व० पश्चिमपुर
मौजा - डोरिया
जिला - डोरिया
पटना
दक्षिण
C. O

चारों ओर
आवेदित जमीन का रकबा जमाबन्दी नं० 9५८० परिवर्तन (सवासि०) के नाम से दर्ज है आवेदित जमीन के पूर्व में पश्चिम में दक्षिण में ये मुक्त है अतः दाखिल खारिज की जाय

दावेदार
हस्ताक्षर
दुखना कोचारी

हस्ताक्षर
पिता

[illegible]



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

आदेश - फलक

न्यायालय अंचलाधिकारी फुलवारी शरीफ पतना

17-05 दा० खा० केश नं० 631/8 साल-2005-2006

रब्बी तब्बसुम पिता अब्दुल रउफ पति अखलाक अहमद ग्राम सादीपुर थाना जलालगंढ़ जिला पुर्णिया कैपाला नं० × टिनांक × के आधार पर निम्नांकित जमीन पर दा० खा० हेतु आवेदन पत्र दाखिल किया है।

मौजा	थाना नं०	खाता नं०	खसरा नं०	रकबा	लगान
फुलवारी	35	1132	4162	5.40 एकड़	1.00

मूल आवेदन पत्र हल्का कर्मचारी को अंचल निरीक्षक के माध्यम से प्रतिवेदन हेतु दे दी महाल पर सूचना जारी कर आपत्ति का माँग करें। अभिलेख टिनांक 12-11-2005 को उपस्थित करें। ह० शशांक शेखर सिन्हा

अंचल अधिकारी

महाल पर तामिल नोटिस प्राप्त है कोई आपत्ति प्राप्त नहीं है। कर्मचारी

-11-05 का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है। उन-लोगों ने आवेदक के नाम पर दा० खा० करने की अनुशंसा किये है। फलतः उनके अनुशंसा के आधार पर दा० खा० स्वीकृत किया जाता है। शुद्धि पत्र निर्गत करें।

ह० शशांक शेखर सिन्हा

अंचल अधिकारी

लिखा एवं शुद्ध किया।

अंचल अधिकारी

प्रमाणित सही प्रतिलिपि

17/11/05

प्रधान सहायक

अधिनियम सं० 12 की धारा 63 के अधीन प्रमाणित

लिखा 17.11.05 विकास कुमार पांडे 17.11.05 तुलनाकारी



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

दाखिल खारिज के आवेदन पत्र पर जाँच प्रतिवेदन

अंचल का नाम फुलवारी शरीफ

केस नं० $\frac{E31}{4}$ साल 2004-2005 हलका नं० 4 गाँव का नाम फुलवारी थाना फुलवारी शरीफ थाना नं० 35 प्राप्ति का जरिया मौखिक दान वसीका सं० एवं तारीख × जमाबन्दी नं० 2315, 2316 जरसम्मन (दिवना)

तिकानाम सयवलदीयत व सकूनत	मूल लगीत जमीन का विवरण खाता नं०	प्लौट नं०	रकबा	लगान
नरा ए.उफ जौ० अब्दुल रफ, सा० बसन्तपुर रारिया, जद नं०-2316	1132	4162	26.20 वर्गफीट	0.50
ी तब्बसुम जौ० डा० इमरान आलम बसंतपुर, अररिया जद नं०-2315	1132	4162	5440 वर्गफीट	1.00
	दा०स्वा० के बाद लगीत			
ी तब्बसुम जौ० डा० ० इमरान आलम	1132	4162	26.20 वर्गफीट	0.50
	नया लगीत			
बीलबंसुम क/० बदुल रउफ प/० खलीक अहमद ाम-शालीपुर थाना- लालगढ़ जिला- पूर्णिया	1132	4162	5440 वर्गफीट	1.00

अभयुक्ति

अं० अ०
आवेदिका को जमीन माँ और बहन से हिब्बा दान पत्र द्वारा प्राप्त है। जमीन रैयती है। मौ०-मजरुआ आम मालिक शहरी मु-दखंती से मुक्त है। आवेदिका के दखल कब्जे में है। अतः सूचनोपरांत नियमतः दा० स्वा० की कारवाई की जा सकती है।

ह० प्रमोद कुमार
22-06-2005
कर्मचारी

अं० अ०
भूमि आवेदिका के माँ एवं बहन द्वारा मौखिक हिब्बा से प्राप्त है। रा० कर्मी द्वारा प्रतिवेदित है कि रैयति है तथा मौ० आ० से मुक्त है। अतः निर्णय लिया जा सकता है।

ह० दीपक कुमार
28-07-2005
अं० नि०

ह० [illegible] 17/12/05
शिरस्ता

ह० शंकर कुमार वर्मा 17/12/05
सूचनाकर्मी

प्रमाणित सच्ची प्रतिलिपि
[illegible]

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी
नाम सर्कल। नाम मौजा मय
थाना यो थाना नम्बर

V

बि०स०मु०, पटना।
फरद मालकी / फरद रैयती।
नाम रैयत मय वल्दियत जमाबन्दी
यो सकुनत। नम्बर।

X
108
WP
8316

फुलपारी	फुलवारी	हा० मो० इमरान आलम	021387

अराजी नगदी 35 अराजी भावली पिता तफसील हिसाब लगान भावली।

5440' वर्गफीट	एम० ए० रशीद- सा० - वसंतपुर अररिया

जोत का सालाना मांग मय तफसील (बकाया यो हाल) मौजुदा साल का।

खाता 1138
खेसरा 4172

मांग बाबत 2016-17	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल— (नकदी)	20.00				160.00	20.00
गुजारी (भावली)	5.00				40.00	5.00
सेस ...	10.00				80.00	10.00
*सुद ...	10.00				80.00	10.00
मुतफरकात ...	5.00				40.00	5.00
मीजान	50.00				400.00	50.00

तहसील अदायकारी। =450.00

अदायकारी बाबत 2016-17	बकाया				मोतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल— (नकदी)				160.00	20.00	
गुजारी (भावली)				40.00	5.00	
सेस ...				80.00	10.00	
*सुद ...				80.00	10.00	
मुतफरकात ...				40.00	5.00	
मीजान अदायकारी				400.00	50.00	=450.00

(1) मीजान कुल (लफ्जों में) — चार सौ पचास रुपया मात्र
(2) नाम देहिन्दा — 5
(3) कुल बकाया — 2

दस्खत यो तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सोवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

बि.च.मु. (राजस्व) अनुभाग
24.11.16

Sch. XIV.—F.No. 180 V.

V

बि0स0मु0, पटना।

X / 108 WP 8315

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

फरद मालकी / फरद रैयती।
नाम रैयत मय वल्दियत जमाबन्दी
वो सकुनत। नम्बर।

फुलवारी	फुलवारी	रूही तबसुम	02136[illegible]6

अराजी नगदी 35 अराजी भावली पति तफसील हिसाब लगान भावली।

2720 - वर्गफीट	डा० मो० इमरान आलम - खा० - बसंतपुर - अररिया

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजुदा साल का।

साल 1138 खसरा 4172

मांग बाबत 2016-17	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल– (नकदी)	15.00				120.00	15.00
गुजारी (भावली)	5.00				40.00	5.00
सेस ...	10.00				80.00	10.00
*सुद ...	10.00				80.00	10.00
मुतफरकात ...	5.00				40.00	5.00
मीजान	45.00				360.00	45.00

तफसील अदायकारी = 405.00

अदायकारी बाबत 2016-17	बकाया				मोतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल– (नकदी)				120.00	15.00	
गुजारी (भावली)				40.00	5.00	
सेस ...				80.00	10.00	
*सुद ...				80.00	10.00	
मुतफरकात ...				40.00	5.00	
मीजान अदायकारी				360.00	45.00	= 405.00

(1) मीजान कुल (लफ्जों में) — चार सौ पाँच रुपया मात्र

(2) नाम देहिन्दा — [illegible]

(3) कुल बकाया — ∝

दस्खत वो तारीख अमला तहसील कुनिन्दा

24.11.16

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) नूट नहीं लिया जाता है।

Sch. XIV.—F.No. 180 V.

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

V

बि0स0मु0, पटना।
फरद मालकी / फरद रैयती।
नाम रैयत मय वल्दियत जमाबन्दी
वो सकुनत। नम्बर।

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10181

फुलवारी	फुलवारी	रुबी तब्बसुम	0213695 पिता:- अब्दुल रउफ

अराजी नगदी 35 अराजी भावली पति तफसील हिसाब लगान भावली।

5440 - वर्मफीट	अखलाक अहमद - मु0 - सादीपुर - जलालपुर -

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजुदा साल का। पुर्णिया

खाता 1138
खेसरा 4172

मांग बाबत 2016-17		सालाना	बकाया				हाल
			तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल– गुजारी	(नकदी)	20.00				160.00	20.00
	(भावली)	5.00				40.00	5.00
सेस	...	10.00				80.00	10.00
*सुद	...	10.00				80.00	10.00
मुतफरकात	...	5.00				40.00	5.00
मीजान		50.00				400.00	50.00

तफसील अदायकारी = 450.00

अदायकारी बाबत 2016-17		बकाया				मोतालवा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल– गुजारी	(नकदी)				160.00	20.00	
	(भावली)				40.00	5.00	
सेस	...				80.00	10.00	
*सुद	...				80.00	10.00	
मुतफरकात	...				40.00	5.00	
मीजान अदायकारी					400.00	50.00	= 450.00

(1) मीजान कुल (लफ्जों में) — चार सौ पचास रुपया मात्र
(2) नाम देहिन्दा — रै
(3) कुल बकाया — ०

दस्खत वो तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

बि.स.मु. (अमला) 23.11.16

1473 0-70 ... 376

As per receipt 413-26 Land ceiling & Regulation Act 1976 ... Case No 55 70 dated 28.2.93

[illegible]

26/2/93

1/3/93

The Federal Co-operative House Construction Society Ltd.

PHULWARI SHARIF, PATNA-801 505

Regd. No. 36, Pat of 1986

DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale deed is executed this ... 1-3-93 ... day of ... ...19 BETWEEN-Federal Co-operative House Construction Society Ltd., a society registered under the Bihar & Orissa Co-operative Societies (Act VI of 1935) having its registered office at Phulwari Sharif, Patna through its Secretary ... A. DOJANA S/o Late RAHMATTULLAH Res. MOH. SYEDANA, PHULWARI SHARIF DIST. PATNA ...

herein after referred to as the "Society" which expression shall unless excluded by or repugnent to the context mean and include its legal representative, administrator, nominee and assigns (herein called the Vendor) of the One Part and Mr./Mis/Mrs. RUHI ABBAS ... U.M. ... S/o w/o Mr. Dr. Md. IMRAN ... At. BASANTPUR ... P.O. ARARIYA ... P.S. ARARIYA ... District ... ARARIYA ... a member of the above named society (here called the "Vendee" which expression shall unless excluded by or repugnent to the contex mean and include his heirs legal representative, executors, nominees and assigns) of the other Part called the Vendee.

WHEREAS in the ordinary course of its business and in order to provide land to its members for building the residential house thereon, the society acquired by purchase land situated at village ... ... x ... Survey thana no ... x ... P.S. ... x ... District ... ... from Shree/Smt ... x ... and others under sale deed dt ... ... Book No ... x ... Volume No ... ... Page No ... ... of the year ... ... which was ancestral Property of Sri/Smt ... x ... S/o. W/o ... x ... or purchased from Sri/Smt ... x ... x ... S/o. W/o ... ... vide sale deed.

AND WHEREAS the society got a lay out on the said land into plots duly approved by the General body meeting of the members of the society held at Patna on ... 23rd ... 18-6-91 ... wherein the Secretary was authorised to get the plotting done of the land acquired or to be acquired by the society and to allot the same to respective members through sale deed.

A. Dojana 26-2-93

9.3.93

1/2/93

A. Doc —
26-2-93
1-3-93

A. Doc —
1-3-93

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AND WHEREAS on the basis of the aforesaid authority the plots have been allotted to the vendee members of the society by the Secretary.

AND WHEREAS it is necessary that a formal registered conveyance by way of sale deed be made in favour of each member by the society who have made full payment towards the cost of the plot as per rate decided by the society.

NOW THIS DEED OF SALE WITNESS AS HEREUNDER

That in consideration of the sum of Rs. only seventy thousand Rupees 70000/- ...only which includes the cost of land for 15' Road already paid by the vendee member, to the society (Vendor), the receipt of whereof the society hereby acknowledges, the society transfers and sells to the Vendee member Sri/Smt. RUHI TABBASUM W/o, S/o, D.o. Sri Dr. Mrs. IMRAN by way of absolute sale free from all encumberance all that Free Hold/Society plot no. 48 and 49 a part of survey plot no. 41/2 ... as delineated on plan of society with all rights, title, interest and easement existing now or accruing thereafter for the purpose of construction on it a residential house subject only to the covenants herein under entered into between the parties.

THE SOCIETY HEREBY COVENANTS WITH THE VENDEE AS HEREUNDER :

1. That the society has delivered the possession of the plot of land sold to the vendee fully described in schedule below, it will do all that is necessary in law for fully and peacefully assuming its ownership and possession over the land according to true intent and meaning of those present so that the vendee may hold it and enjoy for ever without any obstruction and interference whatsoever.

2. That the society may at the cost of its member (including Vendee) within the price to be paid hereafter construct, develop roads, lane, drains, water pipes and sewer etc. and may also provide or arrange for amenities the society from time to time consider necessary and worth while for its members.

THE VENDEE MEMBER COVENANTS WITH SOCIETY AS HEREUNDER.

1. That the Vendee shall always keep the society indemnified against all losses and payments which it may herein suffer or make up for or on behalf of Vendee.

2. That the vendee shall construct upon the plot his/her residential house in accordance with the rules and regulations of the society framed or issued from time to time and the rules and orders issued from any authority competent to do so.

3. That the vendee shall not do any act which causes any hinderance in any development scheme of the society.

4. That the vendee shall keep the area allotted and the house constructed over it quite neat and clean and in proper condition.

5. That except in the case of House Building loans taken from Government or any Government recognised agency on Housing scheme sponsored by them, or under any provision for the purposes on such terms as may be prescribed by them the vendee shall not sell and otherwise transfer the land or building thereon or both or any part thereof to any persons or persons except his heirs of any degree without the prior permission in writing of the society and that any transfer contrarily made shall be voidable and ineffective and Society may take reasonable proceeding it may pay up to the members or his heirs and successors its equitable and reasonable compensation to be decided upon by the Society.

6. That on matters not specifically stipulated on these presents and also in case of any dispute or question arising hereinafter at any time between the vendee and any other members of the Society every such disputes shall be referred to the Arbitration of the Executive Committee of the Board of Directors of the Society or any body or authority acting as such at the time of reference and its decision shall be final, conclusive and binding on both the parties subject to the provision of Bihar & Orissa Cooperative Societies Act and within the frame of the Rules and Bye laws of the vendor-Society.

7. That the Vendee or any member would not encroach upon any portion of the land carved out by the society for the purpose of Road, Park or other community purposes and in case of any such encroachment, the society shall be entitled to evict such defaulting members from the same by force and to recover the expenses so incurred from such member.

8. That the vendee shall ever remain bound by the terms and conditions as laid down in the bye laws of the society covenants and agreement entered into this deed in respect of the land and building even if he/she withdraws from the membership of the society or is expelled from it for any reason whatsoever and that in case of breach of any of the conditions stipulated in this deed or bye laws of the society, the vendee shall be liable to compensate the society for remedial measures taken with regard to it together with cost and interest.

9. That if at any time any sum is required for the development of the colony, the vendee member shall pay his contributory amount to the society. In case of failure to pay such demands which small always be deemed as a debt to this society and would be the first charge against the vendee.

In witnesses whereof the parties, viz Federal cooperative House Construction Society Ltd. through the Secretary duly authorised by the general body of society under

(4)

Resolution No... 221 ... dt... 18-6-91 ...and the vendee member
Sri/Smt ... RUHI TABBASUM ...
S/o Wo. D/o ... Md. IMRAN ... have set their hands on
this indenture on ... day of ... 199

SCHEDULE

Details of the plots sold :

1. Survey plot No... 4122 ... Tauzi No... 5212 ... Khata No. 1151
   Municipal plot No... 2 ... Holding No... 2 ... Ward No... 4 BOPUR
   Circle No... 2 ... Situated at village... 2 ...
   P. S. PHULWARI ... Survey Thana No... 35 ...
   District... PATNA ... Annual rent Rs... 1/- ... paid only.

2. Society Plot No... 48 and 49 As given by the Society.
   Area of the Plot allotted 5446 Sft ... ft (south to north)... ... ft.
   (East to west) approximately ... Sq. feet.

Dimension :

North	87'-3"	Provisionally	Subject to variation
South	88'-10"		
East	38'-4"		
West	38'-3"		

Boundary : North... Others land... South ... Society Plot ...
East... 20 ft. Rd. ... West ... Others land.

Certified that original and the duplicate are true and exact copies of each other.

Secretary... A. Doom ... 26-2-93
Secretary
Federal Co-operative Housing
Society Ltd. Patna.
Federal Co-operative House Construction Society Ltd.
Phulwari Sharif, Patna.

1. Witness Md: Kalimuddin ...
   Address At/P.O. Phulwarisharif
   Patna

2. Witness Shamshad Raza At/P.O.
   Address Phulwarisharif
   Dist. Patna.

A. Doom 26-2-93

1-3-93

1/3

The Federal Co-operative House Construction Society Ltd.

PHULWARI SHARIF, PATNA-801 505

Regd. No. 36, Pat of 1986

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AND WHEREAS the society got a lay out on the said land into plots duly approved by the General body meeting of the members of the society held at Patna on... ... 18-6-91... ... wherein the Secretary was authorised to get the plotting done of the land acquired or to be acquired by the society and to allot the same to respective members through sale deed.

A. DOJANA 26-2-93
Secretary
Federal Co-operative Housing Society Ltd. Patna

9. 3. 93

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A. Dey 26-2-93
Secretary
Federal Co-operative Housing
Society Ltd. Patna.