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कम प्रमाण 19

9/10/09

25100

देखा का काम 19

चर्म चन्द प्रसाद सिंह देवा भी हवलदार (सिन्हा)
गोआर भाना पीर गिला 200790

9/10/09

Deed No-2311 1/000 1996

विभागीय नं. 1000 डि. 22 यमरा

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प्रथम पन्तु नं. 1000 डि. 22 यमरा

बचीन देव जन्मर मुद्रांक कर मो. 25100/00
की संसुली कर लौ गई हे।

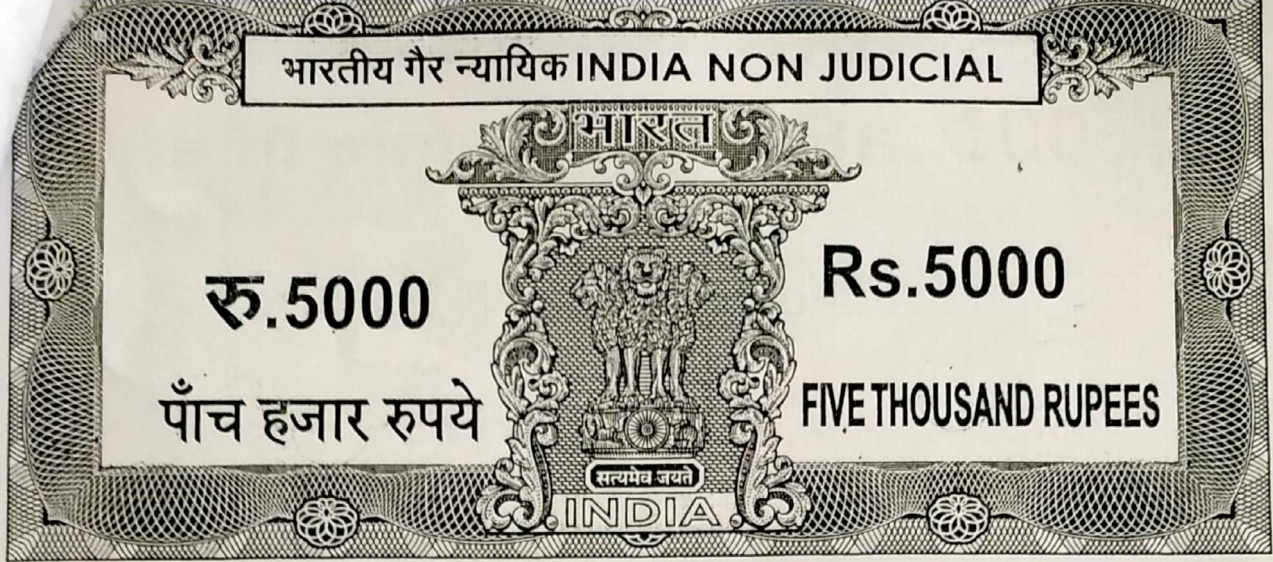
जिला अवर निबन्धक देव
8/12/09 8/12/09

चर्म चन्द प्रसाद सिंह

Unique Homes & Land Developers Pvt. Ltd

डा. विनय कुमार सिंह

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

बिहार BIHAR

कम दस्तावेज
बेका का नाम है

११/०५

२५००

414366

चर्म पन्ध प्रसाद सिंह

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Deed NO-2311 Year 1996

चर्म पन्ध प्रसाद सिंह

Unique Homes & Land Developers Pvt. Ltd.

अनिल कुमार सिंह

Director

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

बिहार BIHAR

नं १९९६/१७

१-१०-९६ २५१००

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देन का का.

वर्मा चन्द प्रसाद सिंह

बिहार प्रशासन

Deed No - 2311 Year 1996

वर्मा चन्द प्रसाद सिंह

Unique Homes & Land Developers Pvt. Ltd.

अश्विनी कुमार सिंह

Director



R. 1000

3000



Stamp under Rule 21 duly stamped
under the Land Revenue Act-1899
as altered by Act No. 19 of Bengal
Stamp Amendment Act-1903
Schedule IA No. 23
Was Paid as under.

*1. 319
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me 25
my 4
403*

**DEPARTMENT OF ASSURANCE
CALCUTTA UNIT 1000**

24-4-96

1. NAME AND ADDRESS OF THE
VENDOR :

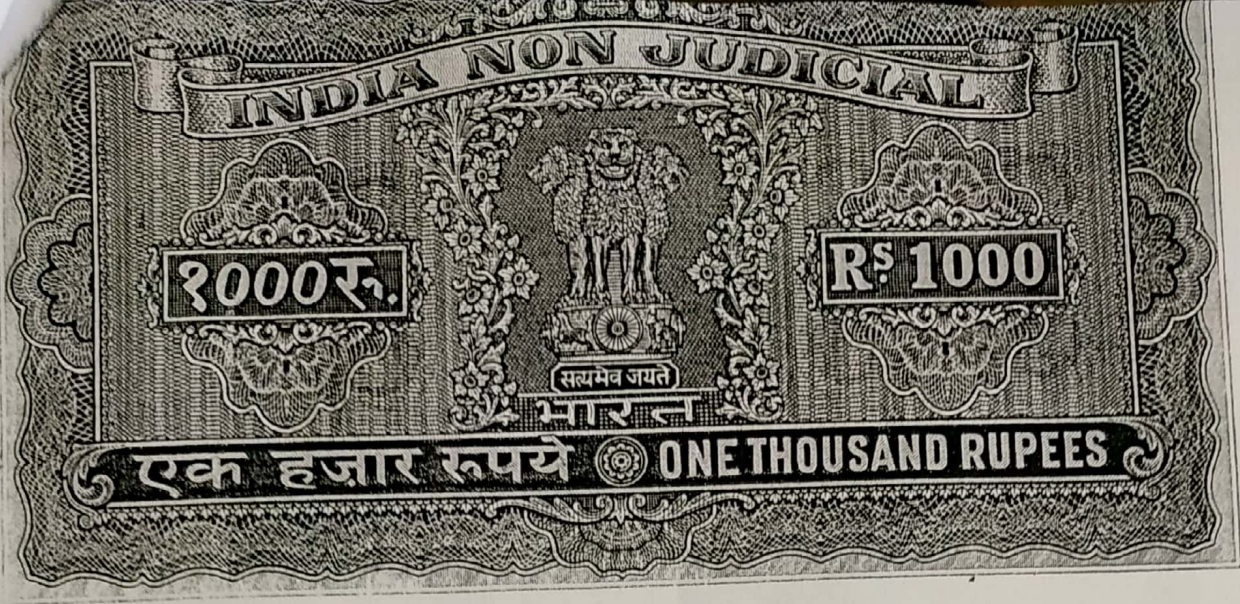
SMT. SANJUKTA DEVI wife of Late Upendra
Singh, resident of Village Bhupatipur

वसुधैव कुटुम्बकम्

Unique Homes & Land Developers Pvt. Ltd.

अलविन्द अमा 102

Director



- : 2 : -

पं. प्रदीप

P.S. Phulwari Sharif at present
P.S. Gourichak in the District of
Patna in the State of Bihar,

Unique Homes & Land Developers Pvt. Ltd.

डा. वि. क. कुमार सिंह

Director



- : 3 : -

सिद्धि
पति

by faith Hindu, by occupation
Housewife Indian Citizen.

Unique Homes & Land Developers Pvt. Ltd.

अरविन्द कुमार सिंह

Director

2. NAME AND ADDRESS OF THE
VENDEE :

SRI DHARM CHAND PRASAD SINHA son of Sri
Howaldar Sinha, resident of Village & P.O.
'Nonar P.S. Piro in the District of Bhojpur
(Arrah) in the State of Bihar, by faith
Hindu by occupation Business Indian
Citizen.

3. NATURE OF THE DEED : ABSOLUTE SALE DEED.

4. CONSIDERATION AMOUNT : Rs.30,000/- (Rupees Thirty thousand only).

5. DESCRIPTION OF THE PROPERTY
HEREBY CONVEYED :

ALL THAT piece or parcel of agricultural land
measuring an area of 6 Decimals situated at
Village Jaganpura Tola Bhupatipur P.S.
Phulwari Sharif at present P.S. Gourichak
in the District of Patna in the State of
Bihar, comprised in Thana No.26, Touzi No.
survey
131, Khata No.112, Plot No.294, Annual
rent payable to Bihar Govt. through Anchal
Phulwari Sharif
Adhikari ~~under~~ Patna which is butted and
bounded as follows :-

North : Smt. Radhika Devi and Smt. Pushpa Devi (New Purchaser).

✓ South : Pain and Aahar. —

East : Bishunpat Singh.

West : Umesh Singh and Sudeshwar Singh.

Unique Homes & Land Developers Pvt. Ltd.

31.12.19 31.12.19

Director

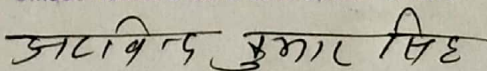
THIS DEED OF ABSOLUTE SALE is made on this the 24th day of April, 1996 between the aforesaid vendor as fully described in column no.1 of this deed (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the one part and the aforesaid vendee as fully described in column No.2 of this deed (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART :

WHEREAS the property hereby conveyed formerly stood in the name of late Chaturi Singh son of late Kali Charan Singh died leaving behind three sons namely (1) Sri Bishun Pat Singh son of late Chaturi Singh (2) Sri Ram Narayan Singh son of late Chaturi Singh & (3) late Upendra Singh, they got equal share latter on Upendra Singh died leaving behind his wife Smt. Sanjukta Devi who inherited the share of her husband late Upendra Singh, hence she is ~~xxx~~ selling the property of which she is the owner and is fully competent to sell it as owner thereof.

AND WHEREAS the vendor is in need of money for the various purposes for which she intended to sell the property in question the vendee having come to know of it approached the vendor and after negotiation the matter for the sale of the property has been finalised for a sum of Rs.30,000/- (Rupees Thirty thousand only) as agreed between the parties concerned.

NOW THIS DEED WITNESSES that in pursuance of the agreement between the vendor and the vendee and in consideration of the sum of Rs.30,000/-

Unique Homes & Land Developers Pvt. Ltd.



Director

(Rupees thirty thousand only) the vendor after fully understanding the contents of the deed being read over and explained in Hindi does hereby convey ~~vendor~~ sell and transfer and absolutely convey to the said purchaser/~~vendee~~ all his right title interest liberty of the claim and demand whatsoever to the said vendee in respect of the said mentioned in the Column no.5 of this deed absolutely forever.

WHEREAS the vendor has assured the vendee that the property so conveyed is free from defect in right and title of the vendor and is also free from all sorts of charges mortgages and every sort of encumbrances in case if the purchaser is dispossessed ~~from~~ from the land in question due to the defect in right and title of the vendor or anybody claiming under him in such circumstances the vendee will have the right to compensate his loss from the vendor's other property for which the vendor or her heirs will have no objection.

12/12/10
2/12/10
WHEREAS this deed further covenants the said vendee from this day onward be the sole and exclusive owner and shall remain and exclusive possession of the land hereby conveyed without any hindrance from anybody claiming under the vendor. Now the vendee is entitled to mutate his name at the place of the vendor wherever it is necessary for which the vendor or her heirs will have no objection.

WHEREAS the entire amount of Rs.30,000/- (Rupees Thirty thousand only) has already been received by the vendor from the purchaser prior to the execution of this sale deed.

Unique Homes & Land Developers Pvt. Ltd.

अपिगुप्त माल विर
Director

IN WITNESS WHEREOF the said vendor has set and subscribed her
respective hands the day month and year first above written.

SIGNED AND DELIVERED at Calcutta

in the presence of :-

1. Anil Kumar Sinha
S/o Sri Ram Swarath Sinha
Vill. - Bhupalepur
P.O. - Dhalwan
Pins 800020

SIGNATURE OF THE VENDOR :

[Handwritten signature]

2. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

*Read over and
drafted by
[Signature]
Adv
Ed*

Unique Homes & Land Developers Pvt. Ltd.

[Handwritten signature]

Director

Registered in...
BOOK No. 1
Volume 39
Page 76 81
Serial 2311
for the year 1926

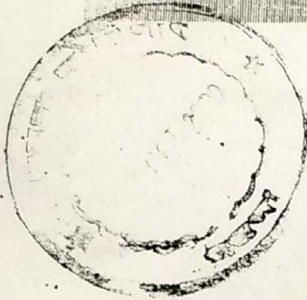
453

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2311



DEPARTMENT OF INSURANCE
STATE OF NEW YORK

RECEIVED
JUN 1 1926
DIVISION



नव दशम हस्त... ५६१५०... ०३०० ४१९२८७
देवा का नाम...
श्रीमती शशिदेवी देवी
...

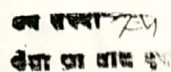
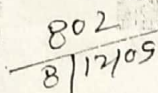
Deed No 2312 Year 1996

शशिदेवी

Unique Homes & Land Developers Pvt. Ltd.

अपविन्द कुमार सिंह

Director



91101-9 46150 0360-419288
 11/10/09
 11/10/09

Deed No. 2312 Year 1996
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जिला अवर निदेशक वरुण
8/12/09

राखिका देवी

Unique Homes & Land Developers Pvt. Ltd.

Unique Homes & Land Development
अपरिचालित अपरिचालित
 Director



बिहार BIHAR

बन्धन २५
बेला का बाग

११/०७

५६५०

414369

बिहार लाईव वा रेड

जोशी

जयपुर बाग



Deed No - 2312 Year 1996

राधिका देवी

Unique Homes & Land Developers Pvt. Ltd.

अविनाश कुमार सिंह

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



बिहार BIHAR



कम दस्ता ४५
वेडा का पाय दप

9/11/96 46150

C 137866

सिद्धिदायि का देवी

सिद्धिदायि का देवी

Deed No - 2312 Year 1996

राधिका देवी

Unique Homes & Land Developers Pvt. Ltd.

अरविन्द कुमार सिंह

Director



बिहार BIHAR

9/11/96 4658
श्रीमती शारिका देवी
725306

Deed No - 2312 Year 1996

शारिका देवी

Unique Homes & Land Developers Pvt. Ltd.

अनिल कुमार सिंह

Director

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

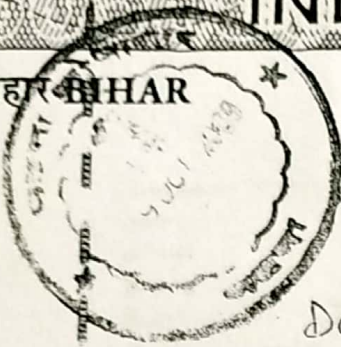


FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

बिहार BIHAR



क्र. २५
देवा का जग. प.

११/११ ५६१५०

6-6, 808560

श्रीमती राधिका देवी

— श्रीमती राधिका देवी

Deed No - 2312 Year 1996

राधिका देवी

Unique Homes & Land Developers Pvt. Ltd.

अचिन्त कुमारी सिंह
Director



Admissible under Sec 21 duty stamps
 under Act-1899
 Bengal
 Stamp
 Rs. 50
 Use Paid as under.



CENTRAL OF ASSURANCE
 24-4-96

A-594
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1. NAME AND ADDRESS OF THE VENDOR :

SMT. SANJUKTA DEVI wife of late Upendra
 Singh resident of Village Bhupatipur
 P.S. Phulwari Sharif at present P.S.

Unique Homes & Land Developers Pvt. Ltd.
 54
 50

डा. वि. सुभाष
 Director



- : 2 : -

23
28
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8

Gourichak in the District of Patna
in the State of Bihar, by faith
Hindu by occupation Housewife Indian
Citizen.

Unique Homes & Land Developers Pvt. Ltd

अलविन्द कुमार सिंह

Director

2. NAME AND ADDRESS OF THE
VENDEES:

1. SMT. RADHIKA DEVI wife of Sri
Dharam Chand Prasad Sinha.

2. SMT. PUSHPA DEVI wife of Sri Dharam-
jeet Kumar Sinha, resident of Village
& P.O. Nonar P.S. Piro in the Dist.
of Bhojpur in the State of Bihar, both
by faith Hindu by occupation Housewife
Indian Citizen.

3. NATURE OF THE DEED :

ABSOLUTE SALE DEED.

4. CONSIDERATION AMOUNT :

Rs 55,000/- (Rupees Fifty five thousand
only.

5. DESCRIPTION OF THE PROPERTY
HEREBY CONVEYED :

ALL THAT piece or parcel of agricul-
tural land measuring an area of 11
Decimals situated at Village Jaganpura
Tola Bhupatipur P.S. Phulwari Sharif
at present P.S. Gourichak in the
District of Patna in the State of
Bihar, comprised in Thana No.26,
Touzi No.131, Khata No.112, Survey Plot
No.294, Annual rent payable to Bihar
Govt. through Anchal Adhikari ~~Madar~~

Phulwari Sharif, Patna which is butted and bounded
as follows :-

Unique Homes & Land Developers Pvt. Ltd.

अलिके अमालिडे

Director

North : Ram Narayan Singh

South : Sri Dharam Chand Prasad Sinha (New purchaser).

East : Bishunpat Singh

West : Sri Umesh Singh and Sudeshwar Singh.

THIS DEED OF ABSOLUTE SALE is made on this the 24th day of April 1996 between the aforesaid vendor as fully described in column no.1 of this deed (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the one part and the aforesaid vendee s as fully described in column no.2 of this deed (which expression shall unless ~~excluded~~ excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the other part ;

WHEREAS the property hereby conveyed formerly stood in the name of late Chaturi Singh son of late Kali Charan Singh died leaving behind three sons namely (1) Sri Bishun Pat Singh son of late Chaturi Singh (2) Sri Ram Narayan Singh son of late Chaturi Singh & (3) late Upendra Singh they got equal share later on Upendra Singh died leaving behind his wife Smt. Sanjukta Devi who inherited the ~~share~~ share of her husband late Upendra Singh, hence she is selling the property of which she is the owner and is fully competent to sell it as owner thereof.

AND WHEREAS the vendor is in need of money for the various purposes for which she intended to sell the property in question the vendee having come to know of it approached the vendor and after negotiation the matter for the sale of the property has been finalised for a sum of Rs.55,000/- (Rupees Fifty five thousand) only as agreed between the parties concerned.

Unique Homes & Land Developers Pvt. Ltd.

[Handwritten signature]

DIPLO

NOW THIS DEED WITNESSES that in pursuance of the agreement between the vendor and the vendees and in consideration of the sum of Rs.55,000/- (Rupees Fifty five thousand only) the vendor after fully understanding the contents of the deed being read over and explained in hindi does hereby convey vend sell and transfer and absolutely convey to the said vendees all their right title interest of the claim and demand whatsoever to the said vendees in respect of the said mentioned in the column no.5 of this deed absolutely forever.

WHEREAS the vendor has assured the vendees that the property so conveyed is free from defect in right and title of the vendor and is also free from all sorts of charges mortgages and every sort of encumbrances in case if the vendees are dispossessed from the land in question due to the defect in right and title of the vendor or anybody claiming under them in such circumstances the vendees will have the right to compensate their loss from the vendor's other property for which the vendor or her heirs will have no objection.

12/6/15
2/3
WHEREAS this deed further covenants the said vendees from this day onward be the sole and exclusive owner and shall remain and exclusive possession of the land hereby conveyed without any hindrance from anybody claiming under the vendor. Now the vendees are entitled to mutate their name at the place of the vendor wherever it is necessary for which the vendor or her heirs will have no objection.

WHEREAS the entire amount of Rs.55,000/- (Rupees Fifty five thousand only) has already been received by the vendor from the vendees prior to the execution of this sale deed.

Unique Homes & Land Developers Pvt. Ltd.

30/11/15

Director

IN WITNESS WHEREOF the said vendor has set and subscribed her respective hands the day month and year first above written.

SIGNED AND DELIVERED at Calcutta
in the presence of :-

1. *Axil Kumar Sinha*
S/o Sri Ram Swarath Sinha
Vill. - Bhupatepur
P.O. - Dhalwan
Pattana 800020

SIGNATURE OF THE VENDOR :

[Signature]

अखिल कुमार सिन्हा
पिता श्री राम स्वराथ सिन्हा
४२४१५८ ४२४१२०

*Read over and
checked by
[Signature]
ASD
[Signature]*

Unique Homes & Land Developers Pvt. Ltd.

अखिल कुमार सिन्हा

Director

Registered in
BOOK 1
Vol 39
Page 82 87
No 2312
of the year 1996

47

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23/2



RECEIVED BY ARCHIVAL

29.4.97.



RECEIVED BY ARCHIVAL
CALCUTTA 29.4.97