



बिहार BIHAR

Serial No. 5378
 Date: 13/05/2016
 Govt. of Bihar
 Sub Registry Office, Danapur
 Summary of Endorsement
 This document was presented for registration on 13/05/2016 by Jainendra Narain Pandey (Agn)
 A Stamp Duty of Rs. 212500/- and other Fees of Rs. 20650/- has been paid in it.
 The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
 The document has been registered as Deed No. 5284 in Book No. 1, Volume No. 113 on pages from 288 to 311 and has been preserved in total 26 pages in C.D. No. 18 / Year 2016
 Date: 13/05/2016 Token No. 5538/2016
 Signature with Date (Dhananjay Kumar Rao) Registering Officer, Danapur

DEVELOPMENT AGREEMENT

This Development Agreement is made on 13/5-- this day of May 2016,



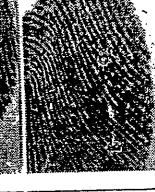
13/5/16

Number 5538

Reg. Year 2016

Serial Number 5378

Deed Number 5284

Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Grantant	Brajesh Kumar (Through M.D. Ms Supriya Dev. Pvt. Ltd) <i>Brajesh Kumar</i> 13/5/16						
Grantant	Jainendra Narain Pandey (Agn) <i>Jainendra Narain Pandey</i> 13/5/16	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Grantant	Jainendra Narain Pandey (Agn) <i>Jainendra Narain Pandey</i> 13/5/16						
Grantant	Sumitra Devi <i>Sumitra Devi</i> 13/5/16	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Grantant	Sumitra Devi <i>Sumitra Devi</i> 13/5/16						
Grantant	Ravi Kumar <i>Ravi Kumar</i> 13/05/16						

COR Ver.4.0

Powered by InfoSystem and Solutions, Patna

Biometric Captured By 2802sop011

Sumitra Devi
13/5/16

Between

- (a) Jainendra Naraian Pandey S/o-Late Ramautar Pandey R/o-House No.-21, Road No.-27, Shri Krishna Nagar, Patna Self and as constituted attorney holder being POA No 1190 Dated 29.05.2008 Duly executed in the Court of district sub registrar, Patna for and on behalf of SMT. SUMITRA DEVI, W/O-Jainendra Naraian Pandey R/o-House No.-21, Road No.-27, Shri Krishna Nagar, Patna are hereinafter called the land owners which expression unless excluded by and repugnant to the context deemed to means and include their legal heirs, successor, etc. in interest of the 1st Party.

M.No. 9431834058
AND

M/S Supriya Developers Pvt. Ltd. a company incorporated under the provision of companies Act, 1956 having its Registration No-03-06356 of 1994-95 having its registered office at G.F.-1 Supriya Sarvotam Apartment A.N. Path North S.K. Puri behind Rajesh Petrol Pump, Boring Road, Patna-800001 through its Managing Director, Sri Brajesh Kumar S/o-Raja Prasad Roy resident of 59, Dalvar Street Bibiganj, Danapur Cant, Patna-801503, At. Present-Raj Dulari Mansion, Flat No.-5C, Ranjan Yadav Path, Bailey Road, Patna Indian Citizen Bihar hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning there to mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the Second Part.

SUPRIYA DEVELOPERS PVT. LTD

13/5/16
Director

13/5/16
1

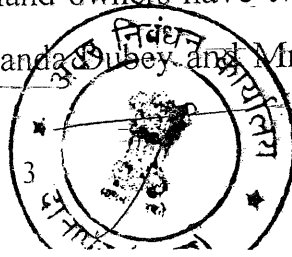


Whereas the aforesaid owners are seized and possessed of or otherwise and are sufficiently entitled to the property written hereunder (hereinafter referred to as the said property) fully mentioned in

Schedule NO.-1 at the foot of this deed is purchased property of the land owners through two separate sale deed no.-22663 page no.-524 to 531 zilled no.-336, C/D No.-52, Dated 21.09.2007 and 2nd Sale deed no.-2011 serial no.-29899, Token No.-30429, dt. 07.10.2011 duly executed in the court of district sub-registrar Patna and after purchase of the property, the land owners got their names mutuited in the record of state of Bihar through circle i.e. being Zamabandi No.-7227 and since then the land owners are in peaceful possession of the property mentioned under neath and whereas the said land owners expressed their desire to develop the landed property and to construct multi stored building on Khata No.-29, Survey Plot No.-185, Tauzi No.-5139, Thana No.-20, situated at Mauza Dhanaut, Mahuabagh, P.S.-Danapur town and District-Patna having total land 5444 sft. Is competent enough to give aforesaid land on conversion basis to the aforesaid developer the said property bounded as follows:-

North-	Part Plot No.-185
South-	Survey Road
East-	Private Road
West-	Survey plot No.-186

Whereas the land owners have two daughters and one son, namely, Mrs. Chandanubey and Mrs. Samiksha and



SUPRIYA DEVELOPERS PVT. LTD
13/5/2016
Director

13/5/16

Mr. Sanjay Pandey the developer shall allot and demarcate one flat in the name of Mrs. Chanda and one flat in the name of Mrs. Samiksha respectively from the 50% shares of land owners. The land owners have self expressed their desire for the same.

AND WHEREAS IT IS FURTHER REPRESENTED AND DECLARED BY THE OWNERS:-

That the said property is under their exclusive possession with absolute right, title and interest free from all encumbrances, and has full right and absolute authority and title to transfer and cover the whole or part of the said property, having a fully marketable title thereby.

- (ii) That the owners have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, right, liens, leave and license permission, rent, possession, charges, or any other encumbrance whatsoever.
- (iii) That no notice or notification for acquisition/ requisition under any of the statutes of the past or presently in force, have been received, served or passed by the Patna Municipal Corporation (PMC) or Danapur Municipal Corporation Income Tax Department or any other Government authorities, for acquisition or requisition of the said land or any part thereof.
- (iv) That there are no attachments, either before or after judgement and there are no claims, demands, decrees, injections, orders, listeners, notices, petitions or adjudication orders effecting the said property or any part thereof.

SUPRIYA DEVELOPERS PVT. LTD

13/5/20
Director

13/5/16



- (v) That apart from the owners, none else is entitled to or has any share, right, title and/or interest, over and in respect of the said property or any part thereof in any manner howsoever.
- (vi) That the owners had entered into and development Agreement with M/S Kanan Homes Pvt. Ltd. Dated. 11.05.2013 but due to some reason the development agreement was mutually cancel through process of court dated. 16.03.2015.

AND WHEREAS the aforesaid owners are interested in getting a multi-stored building complex developed and constructed on the said property through a Reputed developer, who can develop and construct a RESIDENTIAL building complex at its own cost and to acquire Super Built up area in the said complex in the shape of flats and Car parking etc. hereinafter called as UNITS as consideration for the value of the said property to be conveyed by the owners to the Developer in exchange for the full and final value of the proportionate land and accordingly approached the Developer.

AND WHEREAS the aforesaid Developer offered to develop and construct at its own cost a RESIDENTIAL building complex (hereinafter referred to as "Said building") on the said property and the aforesaid Owners agreed to acquire UNITS in the said building, as consideration, for value of the said property to be conveyed by the owners to the Developer.

SUPRIYA DEVELOPERS PVT. LTD

13/5/2016
Director

13/5/16



AND WHEREAS a result of the negotiations between the parties hereto, the aforesaid OWNERS OF THE FIRST PART and the aforesaid DEVELOPER OF THE SECOND PART and on the representations and declarations made by the owners as herein recorded, as Agreement for Development of the said property has been arrived at between the parties hereto upon the terms and conditions herein after appearing.

SUPRIYA DEVELOPERS PVT. LTD
13/5/2016
Director

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The owners hereby appoint the aforesaid Developer as the developer of the said property and irrevocably grants to the Developer, who hereby accepts from the Owners the exclusive right, possession and license to develop the said property fully described in the schedule hereunder written in the manner and on the terms and conditions and stipulations hereinafter mentioned.
2. The Developer and the Owners have jointly assessed the presently permissible F.A.R. as per Danapur Municipal Corporation or Patna Municipal Corporation Building Bye-laws, on the said land, which shall be distributed over several floors of the said building. However the actual built up area shall be as per the plan sanctioned by the Danapur Municipal Corporation or Patna Municipal Corporation.
3. Immediately before execution of this Development Agreement, the Development shall proceed expeditiously with preparation of plans and drawings for the said building.

13/5/16



The Developer, with the confirmation of the land owners will submit the building plans to the Patna Municipal Corporation or Danapur Municipal corporation at his own cost.

It is further agreed that any minor alternations or revision of the aforesaid plans within the parameters of the Patna Municipal Corporation or Danapur Municipal Corporation Building Rules and Regulations, which may become necessary, shall not require any further approval of the Owners and the Developer alone shall be entitled to make such alternations/ revisions which would be binding on the owners.

The owners shall, after the execution of this agreement allow every facility to the Developer, their staff, engineers, Architects, workers etc. to enter upon the said property to enable the developer to carry out various development works as stipulated in this agreement.

4. The owners agree to sell, convey, transfer and/ or assign, to the Developer free from all attachments, charges and encumbrance all their right, title and interest in the land and the residential building thereon as per schedule and plan attached at and for a total consideration and on terms and conditions hereinafter mentioned.
- 4.1 As a consideration for the total land and building along with all right title & interest therein to be conveyed/ transferred by the Owner to the Developer in terms of clause 4 above, the Developer agree to give to the owner 50% of the super built up area in the residential units and its parking on pro

SUPRIYA DEVELOPERS PVT. LTD

13/5/2016 Director

13/5/16



rata basis along with proportionate undivided share/ right/ interest in the land.

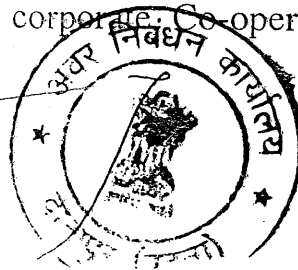
That Owner's area and the Developer's area to be constructed only SUPER DELUXE FLAT and each Room of flat ceiling shall be cornished and shall be clearly demarcated and shall be confirmed by a separate letter duly signed by both the parties and that letter along with copy of the demarcated plan shall be a part of this Agreement and the apartment will be named as JAINENDRA ENCLAVE The entire 2nd floor (Second) of the apartment shall be exclusively land owners shares out of 50% shares and rest shares will be on each floors and two flats shall be furnished with good quality of sal wood of wardrow kitchen & shall be decorated with wood of good quality to the land owners by the developers but moveable items shall not be provided by the developers.

5. The balance of the total super deluxe built-up area along with the 50% undivided share/ right in the land of the said building after excluding the said owner's area s stipulated in clause-4.1 shall exclusively belong to the Developer and shall hereinafter called the "DEVELOPERS AREA" which it alone shall be entitled having constructed the same at its own cost and expenses.
6. The owners shall solely and exclusively be entitled to the Owner's area and they shall have absolute right, title and interest over the Owner's area and shall be fully entitled to transfer, convey, grant, otherwise alienate its interest, in any manner as deemed fit by them to any person or persons, Associations of persons, firm, body corporate, Co-operative

SUPRIYA DEVELOPERS PVT. LTD

13/5/2016 Director

13/5/16



Societies, Government's agencies etc. on such terms and conditions as may be decided by the owners.

7. That considering the force major clauses, that circumstances beyond the control of the Developers, the Total time for the construction shall be Two and half years from the date of approval of Map submitted to Danapur Municipal Corporation for Project Development and for completing the project in all respects and in finished condition which period would be reckoned w.e.f. the date of execution of this agreement. Further grace periods of six month may be allowed only in black and white if exigencies so exist and owners agree to entertain to the grace period.
8. It is agreed by the Developer that in case of non completion of building over the possession of land the developer shall pay damage to the owner @ 25,000/- (Twenty Five thousand) Rupees only per month for another one year or the date of completion of the Project whichever will be lesser. If the building is not completed during the above extra of one year including ground period as mentioned in para (7) above this agreement shall stand terminated and the owner shall be entitled for realization of the damage amount from the Developer.
9. And the Developer will be under obligation to pay the damage amicably, not forcing the owners to take recourse to legal option. It is further mentioned here that if the Developer will not pay damage within three month due to failure on his part for any reason in completion of building within aforesaid agreed time, in that event the owner will have right to realize the same from seizing all right, title,

SUPRIYA DEVELOPERS PVT. LTD

By [Signature]

13/5/2016 Director

13/5/16
[Signature]



interest and possession of the flats from the share of Developer. And the Developer will not put any objection/obstruction in the same.

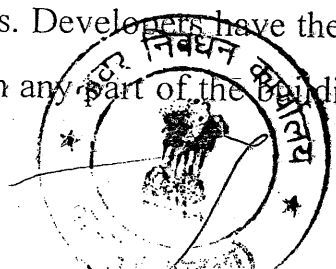
On consideration, the Developer agrees to construct, complete and to deliver the owner 50% (Fifty percent) of the total super built up area and parking spaces in complete and finished condition of building without charging any amount from the owners out of the total super deluxe built up area. The flats shall be on free hold basis and this built up area will be called owner's area and the balance 50% (Fifty percent) of the total super deluxe built up area shall be called Developer's area. The project name will be "JAINENDRA ENCLAVE".

SUPRIYA DEVELOPERS PVT. LTD

13/5/2016
Director

10. The land owners will have right to examine the construction work and owner's will be entitled to stop the construction work till rectification takes place on the decision of the architect/ Engineer. The Developer will develop the property as per Std. Engineering practices as per specification annexed.
11. That the Developer further undertake to pay all charges of penalty if imposed by authority on account of any deviation or otherwise. Old tax on land would be payable by the land owners.
12. The Developer will not make any third party assignment for development of the proposed multistoried building.
13. The land owners will have no objection if the Developer develop the owner's land jointly after amalgamating building in one or several blocks. Developers have the right to give the land owners; share in any part of the building or

13.5.16



buildings in respective of whose land that portion of the building or buildings is made or falls subject to the satisfaction of the land owners taking into consideration and compensation for such as doing.

14. That the land owner's further agree that if the construction work is obstructed or stopped in any ways or due to lack of title or the situation beyond control of the developer then in that case the land owners will have to extend the period of completion of work accordingly.
15. The Owners hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said property (more fully described in schedule of property written hereunder) and to take up and proceed with the development. Planning and construction of the said building in terms of this development agreement. This license granted to the developer by the Owners shall be a license as contemplated in section 60(b) of the Indian Easement Act. 1982
16. It is agreed that any agreement or arrangement made or entered into at any time by the Owners in breach of or violation of the terms and conditions of this Development Agreement shall be null and void.
17. The owners hereby irrevocably undertakes not to sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said land and/ or property or any part thereof and undertake not to do any act (s), deed(s), matter (s) or thing (s) as shall be in breach of the terms of this development agreement save and except putting the said Developer thereon for the purpose of development pursuant

SUPRIYA DEVELOPERS PVT. LTD

Rajesh

13/5/20 Director

Chandray
13/5/16



to this Development agreement. The owners shall no point of time during the currency of this Agreement try do disposes the said Developer from the said property.

18. The Developer shall develop the said property himself of through any agency, person, company etc. of his choice, at their own account and cost and will be responsible for the development of the said land and neither the owners nor any person(s) claiming through the owners shall have any right to interest in the development of the said property.
19. The Developer shall be entitled to develop the said property by constructing thereon building/s consisting of UNITS in accordance with the building plans approved by the owners and sanctioned by the Patna Municipal Corporation or Danapur Municipal Corporation as stated herinabove.
20. The Developer shall obtain consents in writing of the owner before commencing the booking of any built up area. The booking of flat by the developer shall be subject to the complete verification of veracity and auticedents of the buyer.
21. Similarly the owners shall be fully entitled to enter into Agreements for sale or otherwise allot UNITS comprise in the Owner's area in the said building as detailed in caluses 4.1 above and which does not form part of the developers area. Wherever required by the Owners's the Developers will join as confirming party in all such agreements, sale deeds, Deeds of Allotment etc. So that the Owner's may enter into and the Owners shall exclusively be entitled to realize all amounts receivable under such agreements, sale deeds, deeds of allotment etc. for its own use.

SUPRIYA DEVELOPERS PVT. LTD

Prakash Kumar
13/5/2016 Director

Chandray
13/5/16



22. The Owners agree and undertake that they shall execute and give an Irrevocable/ General power of Attorney in favour of the Developers and/or its nominee(s) so that no hindrance or obstruction is caused to the developer in carrying out and discharging its obligations under these presents and thereby giving the developer right and authority to have and enjoy peaceful possession of the said property to have and enjoy peaceful possession of the said property and do all such acts, and/or things that may be necessary for the development, planning construction of the said building and sale of the Developers area. It is however, expressly agreed and understood between the parties that the aforesaid Irrevocable/ General power or attorney shall be governed by the provisions of this Development Agreement in case of any conflict between provisions of the aforesaid Irrevocable/ General Power of Attorney and this Development Agreement, the provision of DEVELOPMENT AGREEMENT shall prevail.

SUPRIYA DEVELOPERS PVT. LTD

13/5/20 Director

13/5/16

23. The Developer further undertakes:-

23.1 That it will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owners' right, title and interest over the said property may in manner be adversely affected until the Developer has given delivery of possession of the Owner's area to the Owner's.

23.2 To identify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequence of any injury or accident sustained by any workman, artisan, or



invites or other persons whether in the employment of the Development or not while in or upon the said property and during the period of construction of the said building thereon.

23.3 That the Developer shall not create any charge or encumbrance over the said property for its own benefit without the written consent of the Owners.

23.4 During the construction of the said building, the Developer may be required to create equitable or any legal mortgage of the said land and the constructions thereon either in full or in part of for obtaining loan either for itself or for expediting the construction or for the individual purchasers of UNITS.

In such event the Owners shall have no objection and they shall, join the developer in creation of such mortgage but such mortgage shall be limited to the 50% undivided interest in the land of the Developer and the constructed area falling in the event the owners will be responsible for the due discharge of the mortgage so created.

23.5 That it is also agreed by the developer that the developer has to pay entire charges for electric connection, transformer, generator, lift, etc. for owner's shares of 50% of the aforesaid building.

24. The Owners and the Developer hereby agree that in case, in future, at any time, due to relaxation in the Building bye-laws, if it is possible to construct and extra- built-up area beyond the area already sanctioned by the Patna Municipal Corporation or Danapur Municipal Corporation, that shall be distributed between the Owners and Developer in same proportion, as mentioned here in above.

SUPRIYA DEVELOPERS PVT. LTD

By [Signature]
13/5/2016 Director

[Signature]
13/5/16



25. The Owners will deliver to the Developer and/ or its duly authorized representative, certified copies/ photo copies of all original title deeds, documents and papers relating to the said property for complete examination of the Owners title thereto and the owners agree to co-operate with the developer in such lamination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the Developer and/or its representative in this regard to establish a marketable title to the said property.
- 25.1 In case because of non availability or original title deed(s) and or defective title deed(s) or there be any liability or any encumbrance on the owners then in such event, the Developer shall be entitled to have such defects cured and/ or liability cleared for and on behalf of the owners and at the Owners' cost and expenses. And the Owners agree to indemnify the Developer for all losses including consequential losses arising out of such defect.
- 25.2 The Developer shall be entitled to retain only photocopies/ certified copies of the original documents pertaining the said property including title deeds etc. However, the original documents will be produced by the owners' for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Society/ Association of Owners/ allottee(s) of UNITS.
- 25.3 In any event the Owners without prejudice to forgoing declarations agree and undertake to remove all obstacles and clear all outstanding, doubts or defects, relating to the title

SUPRIYA DEVELOPERS PVT. LTD

By [Signature] 13/5/20 Director

By [Signature] 13/5/16



or the property at the owners as well as developer cost and expense so as to ultimately vest the said land/ property in the Developer or its nominee/s free from all encumbrances and defects.

25.4 All outgoings including Municipal Taxes Land revenue, cess etc. and any other charges in respect of the said land shall be borne and paid by the Owners till the date of handing over of vacant possession of the said property and thereafter the same shall be borne and paid by the Developer till the delivery or possession of the Owners area to the owners

26. The development may form as it deems proper, a co-operative Housing Society/ Association of Persons/ Body corporate etc. for maintenance of common services of the building. And in due course, the unit owners and their nominee(s) shall become members of such an organization formed by the Developer and the unit Owners tenants etc. shall be bound to abide by the rules and regulations as be framed by the Developer or the organization from time to time, and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as be fixed and revised from time to time by the Developer or by flat owners association for the maintenance and management of the entire building complex.

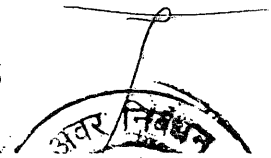
27. The nominee/s of the Developer shall own and hold portion of the building comprised in the Developers area according to the standard Agreement finalized by the Developer. The owners and their nominee(s) shall be bound to hold and own

SUPRIYA DEVELOPERS PVT. LTD

Director

13/5/2016

Chaudhary
13/5/16



portions of the Owners area in the said building on the same terms and conditions as be contained in the aforesaid standard agreement and to execute similar agreement.

28. The common area shall jointly be owned by all the unit owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all for such utilization. No unit Owners of any part of the said building will have any exclusive right title and interest over the common area and common facilities except the right to common use.
29. The Developer agree that in case any fine or penalty akin to condo nation is imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the Super Deluxe built up area or change within the bye laws then the same shall be borne and paid by the Developer only in all constructed shares in the said building. But if such fine and/or penalty is imposed by any authority as a consequence of violation of any law, by the developer it shall be exclusively borne by the Developer.
30. That is is express intention of the owner and the developer that by executing this agreement for the development of the land of the owner by the Developer, the Owners are not transferring the Ownership of the Property or any part thereof to the Developer but are only licensing the Developer for the Purposes of Development of the Property.
31. That it is only upon completion of the building(s) and after the owners have satisfied themselves with regard to the super built up area allotted and falling in their share being

SUPRIYA DEVELOPERS PVT. LTD

13/5/20 Director

9/5/16



the correct area the owner at the direction of the Developer would be found and liable to convey or causes to be conveyed transfer or cause to transfer the whole of their interest right & title in the land aforesaid to such person(s)/ Association(s), co-operative society, Company etc. to nominated by the Developer and the Owner hereby agrees and confirm the same, for the consideration mentioned hereinabove.

32. That it is agreed that in all transfer/ conveyance of land and/or super built up area, the purchaser(s) transferee(s) shall bear the cost of stamp duty, court fees and other registration charges/ expenses etc.
33. That in case of any dispute or differences between the parties arising out of relating to this Development agreement, the same shall be settled by reference to the both the parties and such arbitration shall be conducted under the provisions of the Arbitration & conciliation act, 1996 as amended from time to time.
34. That only courts of Patna shall have the exclusive jurisdiction over all the matters of disputes arising in respect of and from this agreement.

SUPRIYA DEVELOPERS PVT. LTD

13/5/2016
Director

13/5/16
Director



DETAILS OF THE PROPERTY:

SCHEDULE - I

At the foot of this Deed has been purchased property of the land owners through two separte sale deed No. 22883 , Page No. 524 to 531 , Zilled 336 , CD No. 52 , dated 21-19-2007 and 2nd. sale deed No. 2011 , serial No. 29899 , token No. 30429 , dt. 07-10-2011 duly executed in the Court of District Sub - Registrar , Patna , Khata No. 29 , Thana No. 20 , Survey Plot No. 185 , Tauzi No. 5139 , situated at Mauza - Dhanaut , presently known as Nearby **Pharmacy College** , P.S. Danapur , Present P.S. Rupaspur District - Patna , having to land 5444 Sq.Ft. and the same is bounded as follows:-

BOUDARY

North : Part Plot No. 185
Sourth : Branch Road
East : Private Road
West : Survey Plot No. 186

That the above property is situated on branch Road and is in residential Zone and the Value of property is Rs. 1,06,2,500/- Rupees One Corore Six Lac Two Thousand Five Hundred only.

SUPRIYA DEVELOPERS PVT. LTD

Director

Rajesh Kumar
13/5/16

Chandra
13/5/16

19



SCHEDULE-II

Specification

- Foundation:** R.C.C. foundation as per design of structural consultants(steel-Tata-Tiscon/Magadh) (Cement-Ultratech/ Jaypee/ Birla Gold)
- Structure:-** R.C.C. frame Earthquake Resistance Structure) (Steel-Tata Tiscon/ Magadh) (Cement-Ultratech/ Jaypee/ Birla Gold).
- Walls:-** Each ceiling till the cornice wall shall be constructed with first class red brick. External wall thickness will be as per design and specification in cement mortal 1:6/1:4
- Flooring:-** Somany vitrified tiles/ Marble flooring, Balcony & open Terrace flooring.:-
Floor Tiles/ Marble as per choice of land owners.
- Water Proofing:-** All roofs and toilets shall be treated with water proofing compound.
- External wall finish:-** All external wall shall be finished with all wall putty over two coat of weather shield paint.
- Internal wall finish:-** All internal wall accept due wall finished with glazed tiles in the drawing room shall be finished with wall putty over two coat of weather shield paint.
- Chowkhats:-** Doors with good quality hard wood (sal) frame.
- Doors:-** Main door will be of Sagwan & Shakhua 30mm thick ISI marks flush doors shutters/ designer.
- Window:-** Aluminium windows with reflecting glass.
- Kitchen:-** Flooring floor tiles Vitrified/ Marble floor.
(Somany)

SUPRIYA DEVELOPERS PVT. LTD

By *[Signature]*

13/5/2016 Director

[Signature]
13/5/16



Working Plateform:- Granite / Green slab marble.

Dado:- Premium quality painted 24 "height Glazed tiles.

Sink:- Stainless steel.

Bathroom:- Flooring Floor tiles (Antikkid)/ Marble Floor.

Walls:- Glazed tiles upto 7 feet level.

Sanitary:- White Glazed vitreous sanitary ware of parryware/
Standard ISI marked.

Fittings:- ESCCO/ Jaguar.

Cistern:- White acrylic/ fibrer glass cistern or Parryware/ standard
ISI mark.

Plumbing:- Double line (hot & cold) plumbing and SUPREME/
PRINCE fitting provided in all Bathrooms, dinning
space & kitchen.

Electrical:- All internal wiring concealed conduits with ISI mark
copper cable. All electrical switches and accessories of
Anchor/ havel. Adequate lighting/ sockets, outlets, etc
provided in all bedrooms drawing rooms and dinning
room.

T.V. Cable:- One T.V. point provided in drawing room and master
bed room.

Telephone Point:- One telephone plug provided in drawing room and
master bed room.

Water Supply:- Deep boring Bacteria free (Zeolite purified) water
supply shall be provided.

Power Supply:- Three phase connection (separate meter with 3
KVA load from each units.)

Power Backup:- Provided 500 watts emergency power back-up
with automatic change over facility through Genset
(Jackson/ Kriloskar).

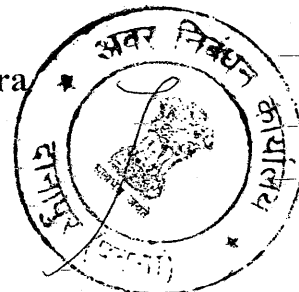
Lift:- 1 No. of 5 passenger Auto door lift of OTISK/ KONE / Adam
make will be installed.

Silence Generated of Kriloskar/ Mahindra

SUPRIYA DEVELOPERS PVT. LTD

13/5/2016
Director

13/5/16



IN WITNESSES WHEREOF, the parties have executed this deed of development agreement on the date, month and year first mentioned above it.

WITNESSES:-

1. Ravi Kumar
S/o - Sri Kumtha Deswan
A.G. Colony, Jai Prakash
Nagar, P.S. Shastri Nagar
Panna 13/05/16

2. Subodh Kumar
S/o Sushant Kumar
East Panchsheel Nagar
P.S. Dhanpur Panna
13/5/16

Signature of Land Owner
SUPRIYA DEVELOPERS PVT. LTD

Director
13/5/16

Signature of Developers:

Rajesh Kumar
13/5/2016

Witnessed by
Uday Kumar Singh
12/5/2016

Deed written Dhanpur Panna
U.C. No. 47/11

Online Dash...



अवर निबंधन
13/5/16
उस्ताधर

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. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 212500/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 1000/-
Amt. paid through Bank Challan Rs. 232150/-

Registration Fee										LLR + Proc Fee	Service Charge
FEE PAID	A1	20000	C	0	H1b	0	K1a	0	Lii	0	650
	A8	0	D	0	H2	0	K1b	0	Liii	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	
	A10	0	E	0	J1	0	K2	0	Na	0	
	B	0	H1a	0	J2	0	Li	0			
	TOTAL-									20000	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20650

Date: 13/05/2016

Registering Office
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Friday, 13th May 2016 by Jainendra Narain Pandey(Agn)
Late Ramautar Pandey by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 13/05/2016

Registering Office
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravi Kumar' age '34' Sex 'M', 'Sri Kamta', resident of 'A.G. Colony, patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 13/05/2016

Registering Office
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 113 on pages on 286 -311 , for the year 2016 and stored in CD volume No. CD-18 year 2016 .The document no. is printed on the Front Page of the document.

Date : 13/05/2016

Registering Office
Danapur

Token No. : 5538

Year : 2016

S.No. :

5378

SCORE Ver.4.0

Deed No. : 5284



मो- शब्दों में (रु०) मात्र

द्वितीय प्रति
(निबंधन कार्यालय हेतु)

बिहार सरकार
निबंधन विभाग

गैर मानक

(3)

दस्तावेजों के निबंधन के लिए जमा किये जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भुक्तानी के निबंधन शुल्क के
(M/S SUPRIYA DEVELOPERS PVT LTD.)
भुगतान के लिए बैंक चालान

1. पक्षकार का नाम /पता- सुप्रिया डेवलपर्स प्रा. लि.
(जिसकी ओर से जमा किया जा रहा है)
2. दस्तावेज का प्रकार- विद्युत पत्र, एग्रीमेंट, दानपत्र, वसिहतनामा, विक्रय एग्रीमेंट नाम
3. निबंधन कार्यालय- अंतर निबंधन कार्यालय दानापुर (सी.ए.ई.ए.)
4. बैंक का नाम एवं शाखा- माडरनी बैंक दानापुर
5. भुगतान की जानेवाली राशी का विवरण :

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
स्टाम्प शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष -103- दस्तावेजों पर स्टाम्प शुल्क लगाना उप शीर्ष 0001 सकल प्राप्तिप्राप्त प्राथमिक इकाई -75 49 सकल प्राप्तिप्राप्त विपत्र कोड -R0030021030001, A/c No.-10963226587	211500	211500
निबंधन शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष -03 पंजीकरण शुल्क, लघु शीर्ष -104- दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष -0001, प्राथमिक इकाई 75 49 सकल प्राप्तिप्राप्त विपत्र कोड -R0030031040001, A/c No.-10963226576	20,000	20,000
भुक्तानी शुल्क-मुख्य शीर्ष -0029- भू. राजस्व लघु शीर्ष -800- अन्य प्राप्तिप्राप्त उप शीर्ष -0008- अन्य मदें - प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आये विपत्र कोड- R0029008000006, A/c No.-10963226598		

भुगतान का माध्यम : नगद/ चेक/ द्राफ्ट

कुल योग

231500

कुल राशि शब्दों में

स्थान- दानापुर

तारीख- 12/5/16

- * चेक/द्राफ्ट का विवरण पीठ पर अंकित कर दें।
- * चेक/द्राफ्ट की राशि अन्तर्गत होने के पश्चात ही मान्य होगी

जमाकर्ता का नाम

एवं हस्ताक्षर

FOR USE OF THE BANK

स्कॉल नं० तारीख उपर्युक्त कालम

संख्या 05 में दिये गए विवरण के अनुसार रु० / शब्दों में

रुपये प्राप्त किया

231500

एस्को सेखा सं० : A/c No. 30978418198

जमा करने की तिथि :

बैंक स्कॉल सं० :

* (दस्तावेज के पृष्ठ की संख्या +2) X रु० 25/-

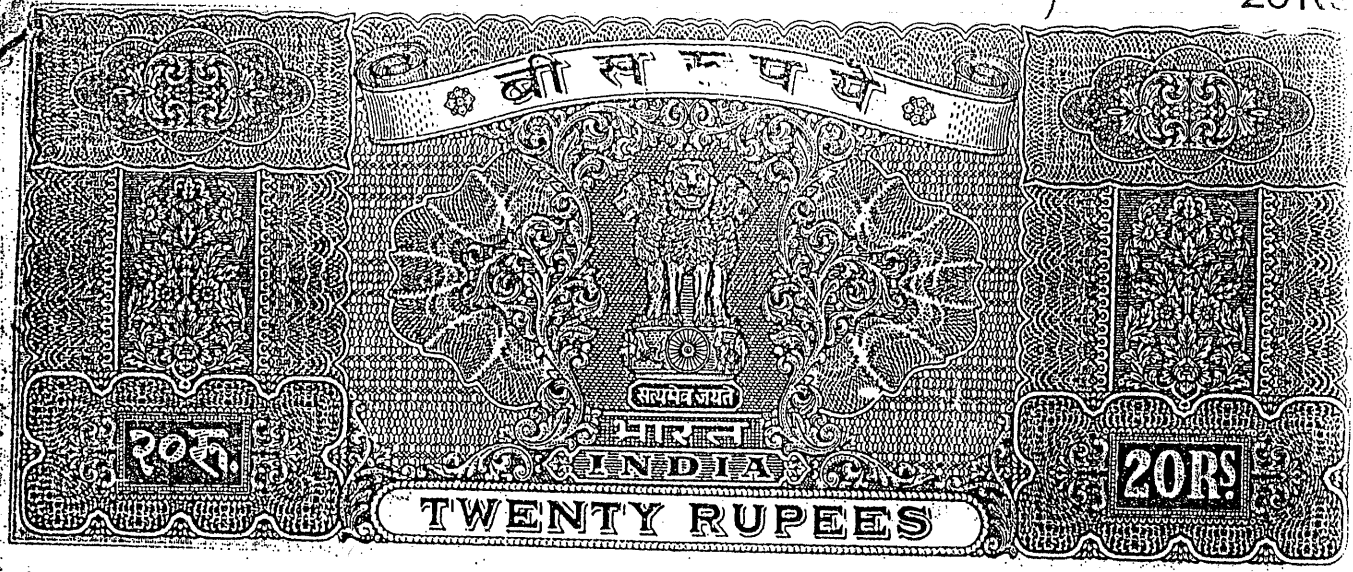
RECEIVED
HABENDRA KUMAR SINGH
15/05/2016
5008565
12/5/2016
INITIAL
J.No.
Q.No.



61430
1995

6680-22-583/586

20Rs

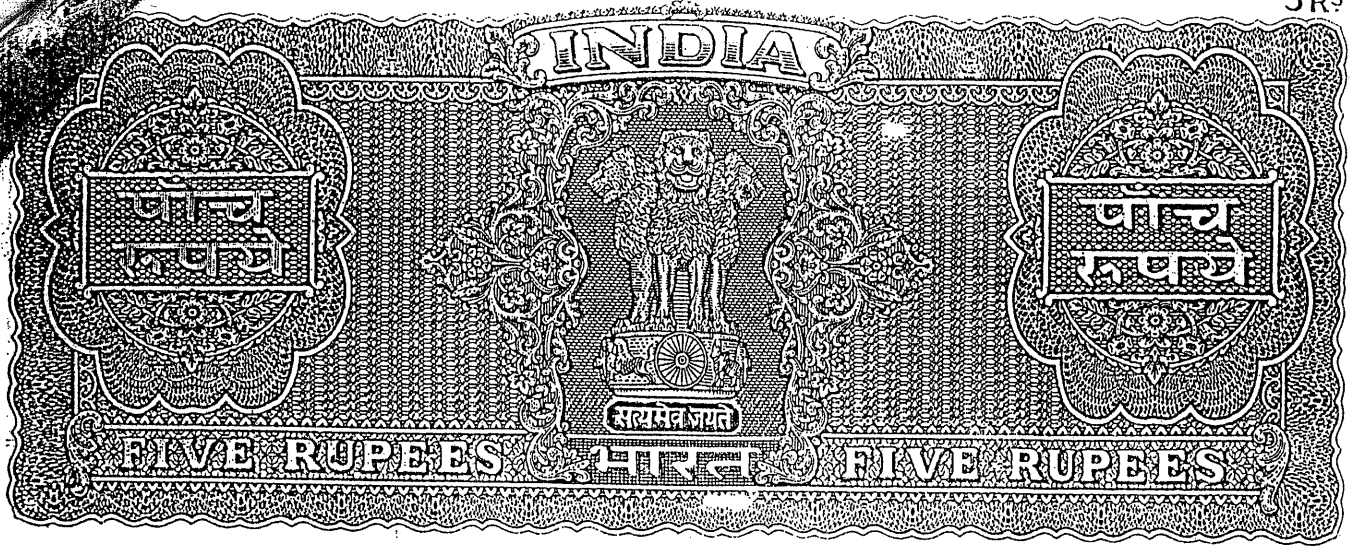


26094
26-11-02

Handwritten signature

26/11/2002

2



2

(2)

THE SOCIETY hereby covenants with the vendee member as Under :-

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

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

THE VENDEE MEMBER Covenants with Society as Under :-

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

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

(iii) THAT the Vendee shall pay rent of the land to the Govt. *Rs. 25/- per Katha per annum* subject to any revision as decided by the Government from time to time.

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

(v) THAT the Vendee shall not do any act which causes any hindrance in any development Scheme

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

(vii) THAT on matters not specifically stipulated in the present and also in cases of any dispute, or question arising here-in, it shall be referred to the Executive Committee of Board of Directors of the Society acting as such at the time of reference and its decision & directions shall be final, conclusive and binding on both the parties.

(viii) THAT except in the case of housing Building loans taken by Government recognised agency, body, society or compensation in Housing Scheme sponsored by Government under any other provision provided for the purpose on such terms as may be provided by them, the vendee shall not sell or otherwise transfer the land building thereon or both or any part thereof to any person to his heirs of any degree without the previous permission in writing of the Society and that any transfer made in violation of this shall be voidable and ineffective and that the Society may take reasonable proceedings to recover the amount paid by the vendee or his heirs and successors its equitable and reasonable compensation to be decided upon by the Society.

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

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

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

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

Om Prakash Pathak
8.12.95

Amr
Amr
26.11.95
20/12

6886
1.2

YUNION ECONOMIQUE

26/11/2001

6886

6869 Doc No. 6886 Stamp 11/2

7289

81295

6886

As per H.U. 52607 under the Building and Regulation Act 1970 and the Building bye-laws No. 587/05 dt 17-11-75 and the Building bye-laws No. 286 dt 5-12-75 by the Deputy Collector Patna.

Nav Shakti Sahkari Grih Nirman Samiti Ltd. Patna

232-1/4 (Reg. 7 Patna) OF ABSOLUTE SALE

THIS INDENTURE made this 1st day of November 1995 between Nav Shakti Sahkari Grih Nirman Samiti Ltd. Patna, a society registered under the Bihar and Orissa Co-operative Societies Act (Act of 1935) having its registered office at Patna through its Secretary R.R.P. Sinha (herein after referred to as the "SOCIETY" which expression shall unless excluded by or repugnant to the context mean and include legal representative, administrator, nominee and assignee) of the ONE PART and Shree Anarkali Lal D/o Bilas Lal R/o New Police line Chandwa Mor Arara Bihar of the

other part a member of the above named Society (herein after called the "VENDEE" which expression shall unless excluded by or repugnant to the context mean and include legal representative, administrator, nominee and assignee) of the OTHER PART-WHEREAS the Vendor is a Society registered under the Co-operative Societies Act, being Act 1 of 1912, bearing No. 145P to 1982 with the object, inter alia, of carrying on for the benefits of its members the trade of building and buying, selling, hiring, letting, and developing land in accordance with the Co-operative Principles to give loans to its members for purchasing and acquiring lands and for construction of houses,

AND WHEREAS the Vendor as per Clause 21 (C) of the Bye-laws of the Society has authorized its Honorary Secretary to sell any property of the Society, AND WHEREAS the purchaser is a member of the Vendor Society with all the rights and liabilities, which a member of the Vendor Society has under the rules and Bye-laws for the time being in force of the Vendor Society.

WHEREAS in the ordinary course of its business and in order to provide land to its members for building their residential houses thereon, Society acquired by purchase land situated at Village Dhenaut Thana Danapur District Patna.

AND WHEREAS the Society got a lay out of the said land made into plots duly approved by a meeting of the Board of Directors of the Society held at Patna on 11.11.95

AND WHEREAS the said plots were allotted to members of the Society at a meeting convened for the purpose on 5.11.95

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

NOW THIS DEED WITNESSES AS UNDER :-

That in consideration of the sum of Rs. 1,41,000/- (Rupees One lac forty-one thousand only)

already paid by the vendee member to the Society the receipt of which the Society hereby acknowledges the Society TRANSFERS, CONVEYS AND SELLS to the vendee member SHREE Anarkali Lal D/o Bilas Lal full absolutely and free from encumbrances all that FREE HOLD plot No. (s) 185 as delineated on the plan of Society with all rights, titles interest and easements existing now accruing thereafter for the purpose of construction of his residential house subject only to the covenants herein under entered into between the parties.

Om Prakash Pathak

Om Prakash Pathak

Amir

565

on failure to pay such dues which shall always be deemed as a debt to the Society and which dues shall be the first charge on the said plot and building constructed thereon. The property has been purchased vide Deed No. 6718/4/6852 Volume No. 808/1 N. No. 22 Page No. 536/58 2030 2031 2032 from Smt. Raj Kumar Agrawal, East Boring Canal Road, Patna. Smt. Raj Kumar Agrawal, East Boring Canal Road, Patna.

IN WITNESS WHEREOF the parties Viz. Nav Shakti Sahakari Grih Nirman Samiti Ltd. Patna and the vendee member Shri/Smt. Anurag K. Lal S/o Son of Shri. Lal. Lal. Lal. P/o. New Police line, Chandwa Mor, Asrah (Bihar) have set their hands on this SALE DEED on 8th day of December 1995

SCHEDULE

- Full Particulars of the plot allotted :-
1. Village—Dharaul
 2. Police Station—Danapur
 3. District—PATNA.
 4. No. of plot allotted... 4
 5. Area of the plot allotted... Four katha including 14' wide road.

Thana no - 20

Boundary :-
North... Survey Plot
South... Survey Plot no-184
East... Survey Plot no-184
West... Survey Plot no-184

Tauzi No... 5139
Survey Plot No./Nos... 184
Khata No... 29

Description :-

North...
South...
East...
West...

Land Rent—Rs... 100 ... Paisa... 00 ... only

CERTIFIED that the Original, Duplicate and Triplicate are true and exact copies of each other.

WITNESS :-

(1) Smt. Raj Kumar Agrawal
(Signature in full)
Vill. Dharaul, P.S. Danapur
Patna
(Address)

Om Prakash Pathak
Signature of the officer for and on behalf of
the Nav Shakti Grih Nirman Samiti Ltd. Patna

Rajesh Kumar Pathak
(Signature in full)
Anandpur West Boring
canal Road, Patna
(Address)
Date... 8/12/95

(1) Signature Om Prakash Pathak
Date & 8/12/95
Designation उपाध्यक्ष Vendor

(Signature in full of the vendee)
Date...
Address...
Vendee

Anurag K. Lal

24555

11/

22663

5000Rs.

1/20/07



क्रमांक : 6068 21-9-07 मूल्य 5000 009635
 जिला निबंधन कार्यालय, पटना
 निबंधन कार्यालय, पटना
 निबंधन कार्यालय, पटना
 निबंधन कार्यालय, पटना

बिहार सरकार
 जिला निबंधन कार्यालय, पटना
 Jainendra Narain Pandey (Agent)

दिनांक 21/09/2007 को द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 49900/- मुद्रांक शुल्क एवं रु० 13454/- निबंधन अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पोछे अंकित है। इसे दस्तावेज सं० 22663 के रूप में पुस्तक सं० 1 की जिल्द सं० 336 पृष्ठ सं० 524 से 531 तक CD 52 में आज निबंधित एवं कुल 8 पृष्ठों में संधारित किया गया।

(Mukta Verma)

Date : 21/09/2007

निबंधन पदाधिकारी

Jainendra Narain Pandey
 is constituted Attorney
 for and on behalf of
 Miss Anarkali Lal

DEED OF ABSOLUTE SALE

(1) NAME AND ADDRESS OF THE VENDOR:-

MISS ANARKALI LAL D/o Late Bilas Lal
 Resident of New Police Line, Chandra Mor Ara,
 Town and District Ara, Bihar, represented by her

निष्पादित मुख्य न्यायाधीश
 21/9/07

21/9/2007

21/9/2007

ial No : 24535
ten No : 25169
pe & Status
of Party

Deed No : 22663
of 2007
Name of Party

Favour of

Sumitra Devi

Photo	Thumb	Index	Middle	Ring	Little
-------	-------	-------	--------	------	--------

Sumitra Devi

Signature of Party

Favour of

Jainendra Narain Pandey

Jainendra Narain Pandey

Signature of Party 21/9/2007

Presented by

Jainendra Narain Pandey
(Agent)

Jainendra Narain Pandey

Signature of Party 21/9/2007

Executed by

Jainendra Narain Pandey
(Agent)

Jainendra Narain Pandey
21/9/2007

Signature of Party

Executed by

Anarkali Lal (Princ.)

Signature of Party

Lalan Prasad

Notified

Lalan Prasad Sharma

21/9/2007

Signature of Party



constituted Attorney Sri Jainendra Narain Pandey, S/o Late Ramautar Pandey, resident of CH-21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony, Town and District Patna being Power of Attorney No. IV 1504, duly executed in the court of District Sub Registrar Patna dated 17.06.2006.

(2) NAME AND ADDRESS OF THE VENDEES :-

SMT. SUMITRA DEVI W/o Sri Jainendra Narain Pandey and SRI JAINENDRA NARAIN PANDEY S/o Late Ramautar Pandey, both resident of CH. 21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony, Town and District Patna.

(3) NATURE OF DEED :-

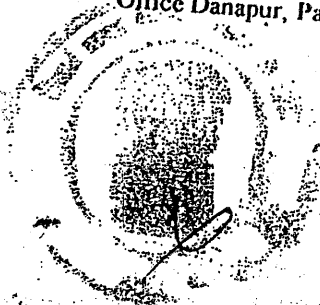
DEED OF ABSOLUTE SALE.

(4) CONSIDERATION AMOUNT :-

Rs. 6,22,000/- (Rupees Six lacs twenty two thousand) only as per Govt. Value but previous agreement for the sale for land is Rs. 4,50,000/- (Four lacs fifty thousand) only.

(5) DESCRIPTION OF PROPERTY :-

ALL THAT piece and parcel of land measuring about 4994 sq. ft. (Four thousand nine hundred ninety four sq. ft.), situated at Mauza - Dhanaut, P.S.- Danapur, Thana No. 20 (Twenty), Town and District Patna under Registry Office Danapur, bearing its Tauzi No. 5139 (Five thousand one hundred thirty nine), Khata No. 29 (Twenty nine), Survey Plot No. 185 (One hundred eighty five), authority annual rent Rs. - only payable to state of Bihar through Circle Office Danapur, Patna, bounded as follows :-



CH 21/1/27

Jainendra Narain Pandey
21/9/2007

450000 =

Jainendra Narain Pandey
Attorney
21/9/2007

BOUNDARY

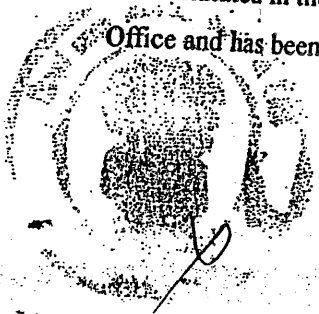
North :- Society Plot.
 South :- Survey Ahar
 East :- 5'-00" wide passage provided by the vendor
 only for her brothers and then Road.
 West :- (Survey Plot No. 186) *Vendor's property*

This deed of absolute sale made on 21st day of September 2007 between the aforesaid Vendor fully and particularly mentioned in Col. No. 1 above are hereinafter called the Vendor, which expression unless excluded by and repugnant to the context deemed to mean and include their legal heirs, successors, assignees, executors etc. in interest of the FIRST PART.

AND

The aforesaid Vendee fully mentioned in Col. No. 2 above are hereinafter called the Vendees which expression, unless excluded by and repugnant to the context deemed to mean and include their legal heirs, successors, executors etc in interest of the SECOND PART.

WHEREAS the above said property is self acquired property of the vendor by her own resources duly purchased from Nav Shakti Sahkari Grih Nirman Samiti Ltd. Patna by virtue of Registered deed of absolute sale deed No. 6686, Page No. 583 to 586, Book No. 1, Volume No. 22 duly executed in the court of joint Sub Registrar Danapur, dated 08.12.1995 and since then the vendor has been in physical possession of the said property and got her name mutated in the record of State of Bihar through Circle Office and has been paying the ground rent to the authority



*Vendor's Brother's
Attorney holder*

21/9/2007

21/9/2007

concerned and Zamabandi No. 4474 has been fixed against the property.

The Vendor has also obtained N.O.C. from the above society for the sale of the property to any party and parties.

WHEREAS the vendor is in need of money to meet her various family legal requirements and there is no other alternative except disposing of the said property and with view to arrange money, the vendor announced her desire to sell her property through her well wishes and the vendees after knowing the desire of the vendor, approached and negotiated the price the vendor agreed to sell on total price of Rs. 4,50,000/- (Rupees Four lacs fifty thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the agreement and in consideration of the payment the vendees already paid to the vendor the sum of Rs. 4,50,000/- (Rupees Four lacs fifty thousand) only in shape of cash (and cheque) which the vendor has already acknowledged the payment of the price of the land and being fully satisfied with the full payment vendor through her attorney does hereby transfer, convey and alienate all her rights, title, interest and possession to the Vendees together with present and future right and interest and the Vendor does hereby sell, grants, transfer, convey, release and confirm unto the said purchaser together with all right and interest in the property fully described in column No. 5 of this deed. TO HAVE AND

TO HOLD the said sold premises as owner forever, free from all encumbrances and free from any defect of title.



Handwritten notes:
 and this land 51 x 40 ft. is situated on the east side of the plot
 and this land will be for the set back
 of the building as well as passage for the
 occupants of which is situated in the
 north side of this land
 and this land will be for the set back
 of the building as well as passage for the
 occupants of which is situated in the
 north side of this land

Handwritten notes:
 Jainendra Nandan Sanyal
 Attorney, holder. 21/9/2007

Handwritten notes:
 2006/6/12

सुखी

21/9/12
Ladd
Impress

Täimendaj N / kaitsemaak.
Alusmü haldaj. 8/17/2009

1

original document

some where therefore the vendor file an F.I.R. in the concerning Thana regarding this documents and other concerning papers have been handed over to the vendees.

If in future the Vendees or theirs successors are dispossessed of the whole or any part thereof either due to defect in title or any encumbrances or any claim created by the Vendor or by her legal heirs, in that event the Vendees shall have full right to recover the full consideration amount with interest and other cost of damages, incidental thereto at the rate admissible in laws.

WITNESSES :-

1. (मन्मथ) यशविन्द 21/9/07
S/O. HAJI 31/3/11
21/9/07 - 21/9/07
2. 21/9/07

Jenender H. Jain Pandey
As constituted Attorney
Read as follows
Signature of the Vendor
Miss Anuradha

Signature of the Vendees

1. 21/9/07 29/11/2006

2.

21/9/2007

21/9/2007

Typed By

Sunil Kumar Yadav
(Sunil Kumar Yadav)
Patna Collectorate,
Patna.

Drafted by

21-09-07
Sushil Kumar Sinha
Advocate



Endorsement of Certificate of Admissibility (Rule - 35)

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

Stamp duty paid under Indian Stamp Act Rs. 37460
Addl. Stamp duty paid under RDA/Municipal Act Rs 12440
(Paid Rs. 5000/- by N.J. Stamp Paper and Rs. 58354/- through Bank Challan.)

FEE PAID	A1	12450	C	0	H1b	0	Ka1	0	Lii	0	LLR	150	Total Fee
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	25	13454
	A9	0	DD	0	I	150	K1c	0	Mb	25			
	A10	0	E	250	J1	0	K2	0	Na	54			
	B	0	H1a	0	J2	0	Li	0	Scan	350			

Date : 21/09/2007

Registering Officer
Patna

Endorsement under section 52

Presented for registration at 06:42 PM on Friday, 21st September 2007 at the District
Registry Office, Patna by Jaiendra Narain Pandey (Agent)
S/O Late Ramautar Pandey

by profession Others.

Jaiendra Narain Pandey

Signature of Presentant

Date 21/09/2007

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Lalan Prasad age Sex M son/daughter of S/O Mathura Pd. Singh resident of Mithapur, Po-Lai, Ps-Bihta, Patna,

Date 21/09/2007

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Patna having 8 pages, in the volume CD-52 and document no. of which is printed on the First Page of the document.

Date : 21/09/2007

Token No. 25169

SCORE Ver. 2.0

Registering Officer
Patna

NIC-Bihar

Sch. XIV—F

रसीद मालगुजारी

नाम सफल नाम

धाना को धाना नम्बर

दिनांक में देय गया।

मालगुजारी/फरद रसीद।

अंशजान मालगुजारी

को सफल। नम्बर

258634

W.P

(909)

अराजी नगरी

अराजी भावली

तहसील

हिसाब लगान भावली।

4994

अंश-6 नम्बर 5/10/34 दिनांक 24/4/34

जोत मालगुजारी मांग मय तहसील (बकाया को हाल) मोटावला हाल

610
29
26
185

अंश भावली	मालगुजारी	बकाया				मोटावला हाल
		तीन वर्षों से ज्यादा।	दो वर्षों।	एक वर्ष।	शुद्ध।	
मालगुजारी (नगदी)	2.00				8.00	2.00
मालगुजारी (भावली)	0.50				2.00	0.50
सेस	1.00				4.00	1.00
*सूद	1.00				4.00	1.00
मुतफरकात	0.40				1.60	0.40
मोजान	4.90				19.60	4.90

तहसील अदायकारी।

अदायकारी भावली	बकाया				मोटावला हाल	फाजिल
	तीन वर्षों से ज्यादा।	दो वर्षों।	एक वर्ष।	शुद्ध।		
मालगुजारी (नगदी)				8.00	2.00	
मालगुजारी (भावली)				2.00	0.50	
सेस				4.00	1.00	
*सूद				4.00	1.00	
मुतफरकात				1.60	0.40	
मोजान अदायकारी				19.60	4.90	

(1) मोजान कुल (लफ्जों में) - वादीस 644444/16440.24=50

(2) नाम देहि

(3) कुल बकाया

दस्तावेज को तारीख अमला तहसील कनिष्ठा।

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

1/10/34

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR

क्रम संख्या

तिथि

मूल्य

सीट संख्या

क्रमांक का नाम एवं पता

19603

30.9.2011

5000

1

428169

श्री जैनendra नारायण पण्डेय, स/o लते रामातर पण्डेय, निवासी, घर नं. 21, रोड नं. 27, श्री कृष्ण नगर, प.स.- बुद्धा कॉलोनी, ब.स. 7/10/11

सिद्धांत गुप्ता

मुद्रांक विवेक, स.स. 7/10/11, पटना

Summary of Endorsement

This document was presented for registration on this Friday, the 7th of October 2011, by Jainendra Narain Pandey (Agent).

A stamp duty of Rs. 23940/- and other fees of Rs. 7214/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed No. 25129 in Book No. 1, Volume No. 433 on pages from 569 to 577 and has been preserved in total 9 pages in C.O. No. 67 Year 2011.

SCANNED & विनायक SOORE

Date : 14/10/2011 Token No. : 30429 / 2011

Signature with date (Ashok Kumar Thakur) Registering Officer, Patna

DEED OF ABSOLUTE SALE

(1) NAME AND ADDRESS OF THE VENDOR :-

SRI JAINENDRA NARAIN PANDEY, S/o Late Ramautar Pandey, resident of House No. 21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony,

श्री. जैनendra नारायण पण्डेय, स/o लते रामातर पण्डेय, निवासी, घर नं. 21, रोड नं. 27, श्री कृष्ण नगर, प.स.- बुद्धा कॉलोनी, ब.स. 7/10/11

I read the contents and found correct executed deed of Sale Jainendra Narain Pandey as constituted Attorney for & on behalf of Miss Anuradha Pandey 7.10.2011

Serial No : 29899

Token No : 30429

Deed No : ~~29899~~ 29
of 2011

Type & Status
of Party

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Jainendra Narain Pandey

Jainendra Narain Pandey
7.10.2011

Signature of Party

In Favour of

Sumitra Devi

Sumitra Devi
7.10.2011

Signature of Party

Presented by
Self

Jainendra Narain
Pandey(Agent)

Jainendra Narain
7.10.2011

Signature of Party

Executed by

Jainendra Narain
Pandey(Agent)

Jainendra Narain Pandey
7.10.2011

Signature of Party

Executed by

Anarkali Lal(Pri)

Signature of Party

Lalan Sharma

Identifier

Lalan Sharma
7-10-2011

Signature of Party



7.10.11

Town and District Patna as constituted Attorney for and on behalf of MISS. ANARKALI LAL D/o Late Bilas Lal, Resident of New Police Line, Chandra Mor Ara, Town and District Ara, Bihar, being Power of Attorney No. IV 1504, dated 17.06.2006, duly executed in the court of District Sub Registrar Patna.

(2) NAME AND ADDRESS OF THE VENDEES :-

SMT. SUMITRA DEVI W/o Sri Jainendra Narain Pandey and **SRI JAINENDRA NARAIN PANDEY** S/o Late Ramautar Pandey, both resident of House No. 21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony, Town and District - Patna.

(3) NATURE OF DEED :-

DEED OF ABSOLUTE SALE.

(4) CONSIDERATION AMOUNT :-

Rs. 2,98,000/- (Rupees Two lacs ninety eight thousand) only as per Govt. Value but previous agreement for the sale for land is Rs. 40,000/- (Rupees Forty thousand) only.

(5) DESCRIPTION OF PROPERTY :-

ALL THAT piece and parcel of land measuring about 450 sq. ft. (Four hundred fifty square feet) equivalent to 1.0330 dec., situated at Mauza - Dhanaut, Mahuabagh, P.S.- Danapur, Thana No. 20 (Twenty), Town and District Patna under Sub Registry Office Danapur, bearing its Thana Code No. 077, Tauzi No. 5139 (Five thousand one hundred thirty nine), Khata No. 29 (Twenty nine), Survey Plot No. 185 (One hundred eighty five), annual rent Rs. 0.20 paise only payable to state of Bihar through

Circle Office Danapur, Patna, bounded as follows :-



Jainendra Narain Pandey
As constituted Attorney
7.10.2011

BOUNDARY

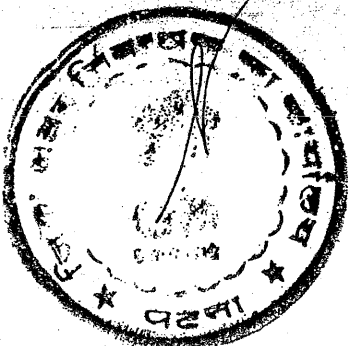
North :- Society Plot.
 South :- Branch Road.
 East :- Private Road.
 West :- Vendees property

This deed of absolute sale made on 7th day of October 2011 between the aforesaid Vendor fully and particularly mentioned in Col. No. 1 above is hereinafter called the Vendor, which expression unless excluded by and repugnant to the context deemed to mean and include her legal heirs, successors, assignees, executors etc. in interest of the FIRST PART.

AND

The aforesaid Vendees fully mentioned in Col. No. 2 above are hereinafter called the Vendees which expression, unless excluded by and repugnant to the context deemed to mean and include their legal heirs, successors, executors etc in interest of the SECOND PART.

WHEREAS the above said property is self acquired property of the vendor by her own resources duly purchased from Nav Shakti Sahkari Grih Nirman Samiti Ltd. Patna by virtue of Registered deed of absolute sale deed No. 6686, Page No. 583 to 586, Book No. 1, Volume No. 22 duly executed in the court of joint Sub Registrar Danapur, dated 08.12.1995 and since then the vendor has been in physical possession of the said property and got her name mutated in the record of State of Bihar through Circle Office and has been paying the ground rent to the authority



Taivendra Narayan Pandey
As Consultant Attorney
 7.10.2011
Taivendra Narayan Pandey
 7.10.2011

concerned and Zamabandi No. 4474 has been fixed against the property.

The Vendor has also obtained N.O.C. from the above society for the sale of the property to any party and parties.

WHEREAS the vendor is in need of money to meet her various family legal requirements and there is no other alternative except disposing of the said property and with view to arrange money, the vendor announced her desire to sell her property through her well wishes and the vendees after knowing the desire of the vendor, approached and negotiated the price the vendor agreed to sell on total price of Rs. 40,000/- (Rupees Forty thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

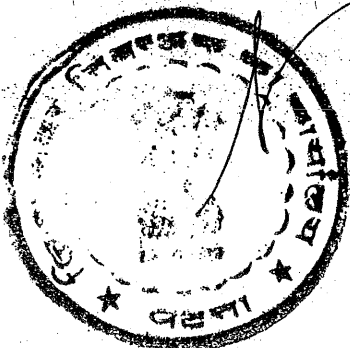
1. That in pursuance of the agreement and in consideration of the payment the vendees already paid to the vendor the sum of Rs. 40,000/- (Rupees Forty thousand) only in shape of cash which the vendor has already acknowledged the payment of the price of the land and being fully satisfied with the full payment vendor through her attorney does hereby transfer, convey and alienate all her rights, title, interest and possession to the Vendees together with present and future right and interest and the Vendor does hereby sell, grants, transfer, convey, release and confirm unto the said purchaser together with all right and interest in the property fully described in column No. 5 of this deed. TO HAVE AND TO HOLD the said sold premises as owner forever, free from all encumbrances and free from any defect of title and Further this land will be for the set back of the building as well as

Handwritten signature/initials

Taivendee No. 10, 2011

*Taivendee No. 10, 2011
As Consultant Attorney*

7.10.2011



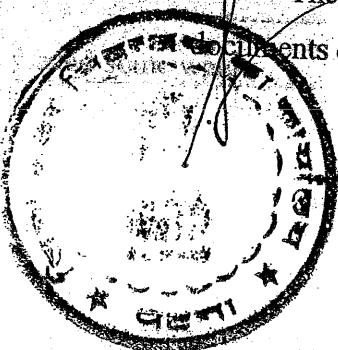
passage of for the occupants which is situated in the north side of this land.

2. That the Vendees shall and may at all times hereinafter peacefully and quietly possess and enjoy the said sold property mentioned in column No. 5 of this deed and each and every part thereof and shall be entitled to receive rents and profits thereof, without any interruption, claim or demand from or by the Vendor or by any person or persons claiming from or under or in trust from the Vendor, free from all encumbrances whatsoever is made.

3. That the Vendor or her heirs, having or lawfully or equitably claiming any estate or inheritance in the said sold property or any part thereof from or under or interest for them, the said Vendor shall and will from time to time and at all times hereinafter at the request and cost of the Vendees or purchasers do and executed all such further and other acts, deeds and things for further and more perfectly assuring the said land and property and every part thereof unto and to the use of the Vendees and their successor in the manner as shall be required and all right, title, interest whatsoever which vested to the Vendor now ceased to have and vest to the Vendees to whom the said property have been sold absolutely.

4. That the Vendor further assured to the Vendees that She has not taken any loan from any financial institution by pledging the title nor has she entered into any agreement with any party or parties for sale of the property mentioned in column No. 5 of this deed prior to the execution of this absolute sale deed in favour of the Vendees.

5. The Vendor have assured to the vendees that original documents of the property has been miss placed some where



Handwritten signature and date: 7/10/2011

Handwritten signature and date: 7/10/2011

Handwritten signature and date: 7/10/2011

therefore the vendor file an F.I.R. in the concerning Thana regarding this documents and other concerning papers have been handed over to the vendees.

If in future the Vendees or theirs successors are dispossessed of the whole or any part thereof either due to defect in title or any encumbrances or any claim created by the Vendor or by her legal heirs, in that event the Vendees shall have full right to recover the full consideration amount with interest and other cost of damages, incidental thereto at the rate admissible in laws.

WITNESSES :-

1. *पल्लव प्रसाद शर्मा*
सहस्रमुख प्रसाद सिंह
आचार्य, गुरु, शिक्षक
 7-10-2011

Jaimunda Narayan Pandey
 as Constituted Attorney
 Signature of the Vendor
Dr. A. K. Chhabra or Miss
Anurag Lal
 7/10/2011

2. *महेश्वरी कुमारी*
श्री/रामेश्वरी प्रसाद सिंह
आचार्य, गुरु, शिक्षक
पटना
 7-10-2011

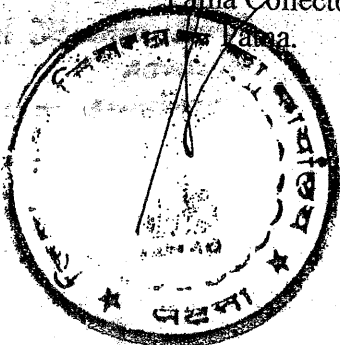
Signature of the Vendees

1. *[Signature]*

2. *Jaimunda Narayan Pandey*
 7, 10, 2011

Typed By

Sunil Kumar Yadav
 (Sunil Kumar Yadav)
 Patna Collectorate,
 Patna.



Drafted by

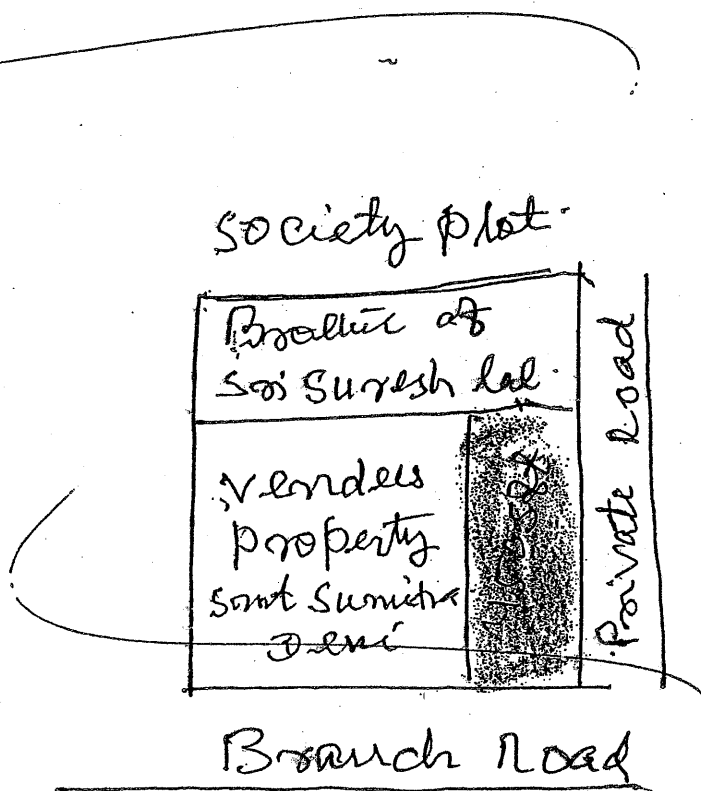
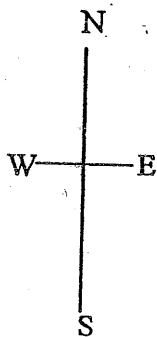
Sushil Kumar Sinha
 7-10-11
 Sushil Kumar Sinha
 Advocate
 Collectorate Bar Association Patna

NAZRI MAP

VENDOR :- SRI JAINENDRA NARAIN PANDEY, S/o Late Ramautar Pandey, resident of House No. 21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony, Town and District Patna as constituted Attorney for and on behalf of MISS. ANARKALI LAL D/o Late Bilas Lal, Resident of New Police Line, Chandra Mor Ara, Town and District Ara, Bihar

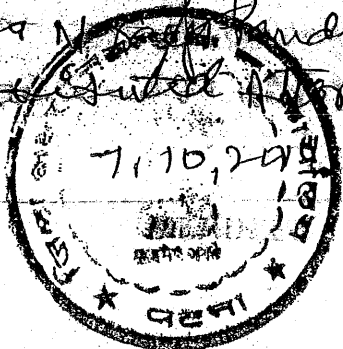
VENDEES :- SMT. SUMITRA DEVI W/o Sri Jainendra Narain Pandey and SRI JAINENDRA NARAIN PANDEY S/o Late Ramautar Pandey, both resident of House No. 21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony, Town and District - Patna.

DESCRIPTION OF PROPERTY :- Area 450 sq. ft., situated at Mauza - Dhanaut, Mahuabagh, P.S.- Danapur, Thana No. 20 (Twenty), Town and District Patna under Sub Registry Office Danapur, bearing its Thana Code No. 077, Tauzi No. 5139 (Five thousand one hundred thirty nine), Khata No. 29 (Twenty nine), Survey Plot No. 185 (One hundred eighty five).



Jainendra Narain Pandey
as constituted Attorney

VENDOR



Jainendra Narain Pandey

7.10.2011
Jainendra Narain Pandey
7.10.2011

VENDEES

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.	17980	Amt. paid by N.J. Stamp Paper -		Rs. 5000
Addl. Stamp duty paid under Municipal Act		Rs.	5960	Amt. paid through Bank Challan -		Rs. 26154
		Registration Fee		LLR + Process Fee		Service Charge
FEE PAID	A1	5960 C	0 H1b	0 Ka1	0 Lii	0
	A8	0 D	0 H2	0 K1b	0 Liii	0
	A9	0 DD	0 I	150 K1c	0 Mb	25
	A10	0 E	250 J1	0 K2	0 Na	54
	B	0 H1a	0 J2	0 Li	0	
			TOTAL-	6439		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.				7214		
Date : 07/10/2011					Registering Officer	
					Patna	

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 07th October 2011 by Jainendra Narain Pandey (Agent) S/O Late Ramautar Pandey by profession Others. Status - Executant

Signature / L.T.I. of Presentant *Jainendra Narain Pandey*
Date: 07/10/2011

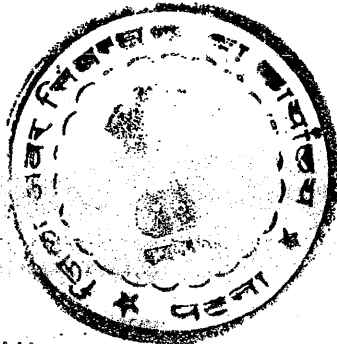
Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Lalan Sharma age Sex M son/daughter of Mathura Pd. Singh resident of Mithapur, Lai, Distt-Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 07/10/2011

Registering Officer
Patna



Date :

Registering Officer
Patna

Token No. 30429

Year - 2011 SI.No. 29899

SCORE Ver. 2.1

Deed No.

NIC-Bihar

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.	17980	Amt. paid by N.J. Stamp Paper -		Rs. 5000
Addl. Stamp duty paid under Municipal Act		Rs.	5960	Amt. paid through Bank Challan -		Rs. 26154
Registration Fee				LLR + Process Fee		
FEE PAID	A1	5960 C	0 H1b	0 Ka1	0 Lii	0
	A8	0 D	0 H2	0 K1b	0 Liii	0
	A9	0 DD	0 I	150 K1c	0 Mb	25
	A10	0 E	250 J1	0 K2	0 Na	54
	B	0 H1a	0 J2	0 Li	0	0
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. .			TOTAL-		6439	
Date : 07/10/2011					7214	

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 07th October 2011 by Jainendra Narain Pandey(Agent) S/O Late Ramautar Pandey by profession Others. Status - Executant

Jainendra Narain Pandey
Signature / L.T.I. of Presentant Date: 07/10/2011

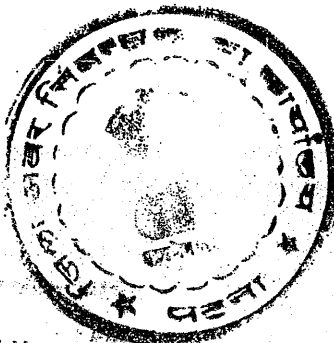
Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Lalan Sharma age Sex M son/daughter of Mathura Pd. Singh resident of Mithapur, Lai, Distt-Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 07/10/2011

Registering Officer
Patna



Date :

Token No.30429 Year - 2011 Sl.No. 29899

SCORE Ver. 2.1

Deed No.

Registering Officer
Patna

NIC-Bihar



सत्यमेव जयते
INDIA

COURT FEE

आदेश-पत्रक
(देखें अभिलेख हस्तक 1941 का नियम 129)

तारीख तक
आदेश पत्रक सन्

जिला:- पटना सन् 12/13
केश का प्रकार दा0 खा0 वाद सं0 171

आदेश और पदाधिकारी का हस्ताक्षर

आदेश पत्र की मई
कारवाई के दारे में
टिप्पणी, तारीख
सहित।

आदेश की
क्र0 सं0 एवं
तारीख

श्री मी सुमित्रा देवी पति श्री जय नन्द नारायण पाण्डेय
श्री जय नन्द नारायण पाण्डेय पिता राम और पत्नी
श्री कृष्ण नारायण पाण्डेय पिता राम और पत्नी
थाना: बुद्धा नगर, बुद्धा नगर पंचायत केवाला नं0 25, 125
जिला: दिनांक: 14/1/11

के आधार पर निम्नांकित जमीन का दाखिल-खारिज हेतु आवेदन पत्र दाखिल
दिया है।

मौजा	थाना नं0	खाता नं0	खेसरा	एराजी	लगान
धौला	20	29	185	450	1.25

मूल आवेदन पत्र हल्का कर्मचारी को अंचल निरीक्षक के माध्यम से जाँच प्रतिवेदन
हेतु दें, आम महाल पर सूचना जारी कर आपत्ति की मांग करें। अभिलेख दिनांक
28/1/11 को रखें।
लेखापित एवं संशोधित।

अंचल अधिकारी
दानापुर

अंचल अधिकारी
दानापुर

नोटिस का तामिला प्राप्त है। कोई आपत्ति प्राप्त नहीं है। राजस्व कर्मचारी का
प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है। उनलोगो ने आवेदक के नाम
दाखिल-खारिज करने की अनुशंसा किये हैं। फलतः उनके अनुशंसा के आधार पर
दाखिल-खारिज की जाती है। शुद्धि-पत्र निर्गत करें।
लेखापित एवं संशोधित।

अंचल अधिकारी
दानापुर

अंचल अधिकारी
दानापुर

पटना कता





COURT FEE

Rs. ≈ 0000005 ≈ -9.5.2012

375303

BIHAR

Authorization No. 2913

INDIA **Zero*Zero*Zero*Zero*Zero*Zero*Five***

5612 6020403

दाखिल खारिज-प्रतिवेदन

केश नम्बर - 121
म - केवीन
50 मे जमीन रकबा -
जरशामन -

साल - 2011-12 हल्का नम्बर - 8
राजस्व थाना नम्बर 220
प्राप्त का जरिया - 57
केबाला - 25.12.9 तिथि - 14/10/11

अंचल-दानापुर
जिला-पटना

जमाबंदी रैयत का नाम	खाता	प्लोट	रकबा	लगान	जमाबंदी नम्बर 4474
---------------------	------	-------	------	------	--------------------

अनार कली
मे 0 हलक विलास राम
सा नू बुलिस लार्डन
- दानवा मोर आटा

आवेदिका के उत्तर में पत्र का
जोप रिला। चरिका एव वपी
से आमान रिला। पिछले में
अभावकी रैयत से मोलाना
द्वारा पसीन प्राप्त कर के
उलाय चिकी रिला है/पसीन
रैयती से/केरा के दान कर
मे है/पसीन और आन,मारी
एव लास नहीं है/भूदान,भूदंडी
से मुक्त है।

बचा हुआ रकबा

1172
7/5/12

595
उलाय आन प्रधान
द्वारा भिन्न का ठेका किसी
कोई आपने नहीं लेके

नया जमाबंदी रैयत	खाता	प्लोट	रकबा	लगान	दाखिल खादीय की सीकुरी
------------------	------	-------	------	------	-----------------------

श्रीमती सुमित्रा देवी
पते- श्री जय नैन्द नारायण फाउंडेशन
श्री जय नैन्द नारायण चाउप
इपन - राम अशोक जालेय
सा हाउस 21 ले 22-27
श्री कल्याण, बुद्धावीली
चामरा

आंवा
द्वारा
द्वारा
द्वारा

11/12/12
11/12/12

નામ: સર
 જાણીતું નામ: સર
 સોનિયા: સર
1522 (પરચલિત દર્શક)

ડી.જી. સર
 ડી.જી. સર
 ડી.જી. સર



Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम रसूल। नाम मौजा मय

थाना दो थाना नम्बर



वि०स०मु०, पटना।

फरद मालकी/फरद रैयती।

नाम रैयत: मय वल्लिदयत जमाबन्दी।

वो सकुनत। नम्बर।

X

97

कमलापुर/चुनम/रसूल/मुजारा 00906718 7227

अराजी नगदी

अराजी भावली 7/2

तफसील हिसाब लगान भावली।

5444/25/अनेद नपापन पावरी

वर्ष 2014-15 का सालाना मांग मय तफसील (बकाया/वो हाल) मौजुदा साल 2014

जमा
29
का
185

2014-15 मांग बायत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	उरा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल- } (नकदी)	2.00				2.00	2.00
गुजारी } (भावली)	0.50				0.50	0.50
सेस ...	1.00				1.00	1.00
*सुद ...	0.40				0.40	0.40
मुताफरकात ...						
मीजान	4.90				4.90	4.90

विपरीत अमल तहसील

2014-15 अदायकारी बायत	सालाना	बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	उरा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल- } (नकदी)	2.00				2.00	2.00	
गुजारी } (भावली)	0.50				0.50	0.50	
सेस ...	1.00				1.00	1.00	
*सुद ...	0.40				0.40	0.40	
मुताफरकात ...							
मीजान अदायकारी	4.90				4.90	4.90	-

9.80

- (1) मीजान कुल (लफजों में) — नौ हप्ता (नकदी) का
 (2) नाम देहिन्दा: —
 (3) कुल बकाया —

दस्खत वो तारीख अमला तहसील कुनिन्दा

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

27/8/14

Sch. XIV—F. No. 180V.

रसीद मालगुजारी ।
साम सकल । नाम मौजा मं
थाना वो थाना नम्बर ।

बि० ग० प्रेस, गया ।

फरद मालकी/फरद रयती ।

नाम रयते मय वल्लियत जमाबन्दी

वो सकुनत । नम्बर ।

बराजी नगदी बराजी भावली पाने तफसील हिसाब लयान भावली ।

5444 20/2/13 165.176 29 185

मांग बाबत	सालाना	बकाया					हाल
		तीन वर्ष से ज्यादा ।	२ रा वर्ष ।	२ रा वर्ष ।	१ ला वर्ष ।		
माल- (नगदी)	2.40				6.40	2.40	
गुजारी (भावली)	0.50				1.50	0.50	
सेस ...	1.60				3.40	1.40	
*सूद ...	1.40				3.40	1.40	
मुतफरकात ...	0.40				1.20	0.40	
मीजान	4.90				14.70	4.90	

तफसील अदायकारी ।

अदायकारी बाबत	सालाना	बकाया					मोतावला हाल ।	फाजिल
		तीन वर्ष से ज्यादा ।	२ रा वर्ष ।	२ रा वर्ष ।	१ ला वर्ष ।			
माल- (नगदी)	2.40				6.40	2.40		
गुजारी (भावली)	0.50				1.50	0.50		
सेस ...	1.60				3.40	1.40		
*सूद ...	1.40				3.40	1.40		
मुतफरकात ...	0.40				1.20	0.40		
मीजान अदायकारी	4.90				14.70	4.90		2

- (१) मीजान कुल (लफजों में) - 3-4-18
- (२) नाम देहिन्दा - 3-4-18
- (३) कुल बकाया - 3-4-18

दस्तखत वो तारीख अमला तहसील कुनिन्दा ।

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

165.176/12-13

24/04/12

कार्यालय अंचल अधिकारी दानापुर

-: शुद्धि पत्र :-

दाखिल खारिज वाद संख्या :- 165/12-13

नया जमाबंदी

रैयत का नाम श्रीमती सुमित्रा देवी पति श्री जय नन्द नारायण पाण्डेय

एवं पता मौजा थांना न० खाता खेसरा रकवा लगान
श्री जय नन्द नारायण पाण्डेय धौला 20 29 185 4994 2.00
ग- राम औगार पाण्डेय
श्री- श्री हनु- 21 रोड नं. 27
श्री छजानका बुद्धा कोठारी
पञ्चा

पुराना जमाबंदी रैयत
नाम पता जमाबंदी नं०

अनाकली
पि- (व्य. विलास लाल)

4474

J.N
3227
पा 50

अंचल अधिकारी
दानापुर।

कार्यालय अंचल अधिकारी, दानापुर

-: शुद्धि पत्र :-

दाखिल खारिज वाद संख्या :- 171/12-13

नया जमाबंदी

रैयत का नाम श्रीमती सुमित्रा देवी पति श्री जय नन्द नारायण पाण्डेय

एवं पता मौजा थांना न० खाता खेसरा रकवा लगान
श्री जय नन्द नारायण पाण्डेय धौला 20 29 185 450 1.00
ग- राम औगार पाण्डेय
श्री- हाउस नं. 21 रोड नं. 27
श्री छजानका बुद्धा कोठारी
पञ्चा

पुराना जमाबंदी

रैयत का नाम जमाबंदी नं० 4474

अनाकली
ग- (व्य. विलास लाल)

अंचल अधिकारी
दानापुर।

J.N
3227
पा 50

(8)

THE
Nav Shakti Sahkari Grih Nirman
Samiti Ltd. Patna
(Reg No 157 Pat 1986)

The above said Society has got no
objection at all in transfer sale of plot
in the name of intending purchaser or
purchaser's.

Details of Property.

Touzi No - 5139

Survey plot No. 185

Khata No - 29

Area of plot allotted - 4 katha

No. of plot allotted - 04.

15.5.2006



COURT FEE

Rs. 0000005

-9.5.2012

375303

BIHAR

Authorization No. 2913

INDIA

Zero*Zero*Zero*Zero*Zero*Five

6558 712929

आदेश-पत्रक
(देखें अभिलेख हस्तक 1941 का नियम 129)

तारीख..... तक

आदेश पत्रक
जिला:- पटना सन

केश का प्रकार दा० खा० वाद सं० 165 सन 12-13

आदेश और पदाधिकारी का हस्ताक्षर

आदेश की
क्र०सं० एवं
तारीख

आदेश पर की गई
कार्रवाई के बारे में
टिप्पणी, यदि कोई
हो

19/4/12 श्रीमती सुमित्रा देवी पति श्री जय नन्द नारायण पाण्डेय
श्री जय नन्द नारायण पाण्डेय पिता राम अंगार पाण्डेय
वस्त्र श्री. हर 21
थाना 27 श्री. हर 21 केवाला नं० 24663 दिनांक 21/9/12
जिला पटना

के आधार पर निम्नांकित जमीन का दाखिल-खारिज हेतु आवेदन पत्र दाखिल
किया है।

मौजा	थाना नं०	खाता नं०	खेसरा	एराजी	लगान
धनौर	20	24	185	4994	28.00

मूल आवेदन पत्र हल्का कर्मचारी को अंचल निरीक्षक के माध्यम से जाँच प्रतिवेदन
हेतु दें, आम महाल पर सूचना जारी कर आपत्ति की मांग करें। अभिलेख दिनांक
28/4/12 को रखें।
लेखापित एवं संशोधित।

अंचल अधिकारी
दानापुर

अंचल अधिकारी
दानापुर

नोटिस का तामिला प्राप्त है। कोई आपत्ति प्राप्त नहीं है। राजस्व कर्मचारी का
प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है। उनलोगों ने आवेदक के नाम
दाखिल-खारिज करने की अनुशंसा किये हैं। फलतः उनके अनुशंसा के आधार पर
दाखिल-खारिज की जाती है। शुद्धि-पत्र निर्गत करें।
लेखापित एवं संशोधित।

अंचल अधिकारी
दानापुर

अंचल अधिकारी
दानापुर

अभि. 10/12/12

तलना कता

24555

11/

22663

5000Rs.

1/20/07



क्रमांक : 6068 21-9-07 मूल्य 5000 009635
 जिला निबंधन कार्यालय, पटना
 निबंधन कार्यालय, पटना
 निबंधन कार्यालय, पटना
 निबंधन कार्यालय, पटना

बिहार सरकार
 जिला निबंधन कार्यालय, पटना
 Jainendra Narain Pandey (Agent)

दिनांक 21/09/2007 को द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 49900/- मुद्रांक शुल्क एवं रु० 13454/- निबंधन अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पोछे अंकित है। इसे दस्तावेज सं० 22663 के रूप में पुस्तक सं० 1 की जिल्द सं० 336 पृष्ठ सं० 524 से 531 तक CD 52 में आज निबंधित एवं कुल 8 पृष्ठों में संधारित किया गया।

(Mukta Verma)

Date : 21/09/2007

निबंधन पदाधिकारी

Jainendra Narain Pandey
 is constituted Attorney
 for and on behalf of
 Miss Anarkali Lal

DEED OF ABSOLUTE SALE

(1) NAME AND ADDRESS OF THE VENDOR:-

MISS ANARKALI LAL D/o Late Bilas Lal
 Resident of New Police Line, Chandra Mor Ara,
 Town and District Ara, Bihar, represented by her

निष्पादित मुख्य न्यायाधीश
 21/9/07

21/9/2007

21/9/2007

ial No : 24535
ten No : 25169
pe & Status
of Party

Deed No : 22663
of 2007
Name of Party

Favour of

Sumitra Devi

Photo	Thumb	Index	Middle	Ring	Little
-------	-------	-------	--------	------	--------

Sumitra Devi

Signature of Party

Favour of

Jainendra Narain Pandey

Jainendra Narain Pandey

Signature of Party 21/9/2007

Presented by

Jainendra Narain Pandey
(Agent)

Jainendra Narain Pandey

Signature of Party 21/9/2007

Executed by

Jainendra Narain Pandey
(Agent)

Jainendra Narain Pandey
21/9/2007

Executed by

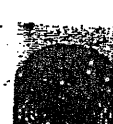
Signature of Party
Anarkali Lal (Princ.)

Signature of Party
Lalan Prasad

Notified

Lalan Prasad Sharma
21/9/2007

Signature of Party



constituted Attorney Sri Jainendra Narain Pandey, S/o Late Ramautar Pandey, resident of CH-21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony, Town and District Patna being Power of Attorney No. IV 1504, duly executed in the court of District Sub Registrar Patna dated 17.06.2006.

(2) NAME AND ADDRESS OF THE VENDEES :-

SMT. SUMITRA DEVI W/o Sri Jainendra Narain Pandey and SRI JAINENDRA NARAIN PANDEY S/o Late Ramautar Pandey, both resident of CH. 21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony, Town and District Patna.

(3) NATURE OF DEED :-

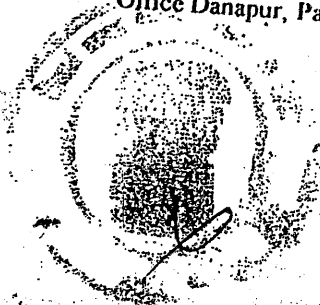
DEED OF ABSOLUTE SALE.

(4) CONSIDERATION AMOUNT :-

Rs. 6,22,000/- (Rupees Six lacs twenty two thousand) only as per Govt. Value but previous agreement for the sale for land is Rs. 4,50,000/- (Four lacs fifty thousand) only.

(5) DESCRIPTION OF PROPERTY :-

ALL THAT piece and parcel of land measuring about 4994 sq. ft. (Four thousand nine hundred ninety four sq. ft.), situated at Mauza - Dhanaut, P.S.- Danapur, Thana No. 20 (Twenty), Town and District Patna under Registry Office Danapur, bearing its Tauzi No. 5139 (Five thousand one hundred thirty nine), Khata No. 29 (Twenty nine), Survey Plot No. 185 (One hundred eighty five), authority annual rent Rs. - only payable to state of Bihar through Circle Office Danapur, Patna, bounded as follows :-



CH 21/1/27

Jainendra Narain Pandey
21/9/2007

450000 =

Jainendra Narain Pandey
Attorney
21/9/2007

BOUNDARY

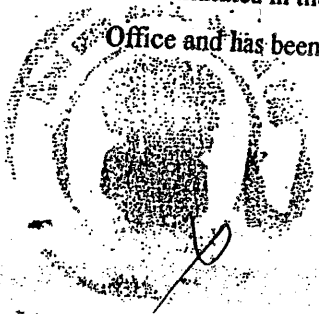
North :- Society Plot.
 South :- Survey Ahar
 East :- 5'-00" wide passage provided by the vendor
 only for her brothers and then Road.
 West :- (Survey Plot No. 186) *Vendor's property*

This deed of absolute sale made on 21st day of September 2007 between the aforesaid Vendor fully and particularly mentioned in Col. No. 1 above are hereinafter called the Vendor, which expression unless excluded by and repugnant to the context deemed to mean and include their legal heirs, successors, assignees, executors etc. in interest of the FIRST PART.

AND

The aforesaid Vendee fully mentioned in Col. No. 2 above are hereinafter called the Vendees which expression, unless excluded by and repugnant to the context deemed to mean and include their legal heirs, successors, executors etc in interest of the SECOND PART.

WHEREAS the above said property is self acquired property of the vendor by her own resources duly purchased from Nav Shakti Sahkari Grih Nirman Samiti Ltd. Patna by virtue of Registered deed of absolute sale deed No. 6686, Page No. 583 to 586, Book No. 1, Volume No. 22 duly executed in the court of joint Sub Registrar Danapur, dated 08.12.1995 and since then the vendor has been in physical possession of the said property and got her name mutated in the record of State of Bihar through Circle Office and has been paying the ground rent to the authority



*Vendor's Brother Away
 Attorney holder*

21/9/2007

21/9/2007

concerned and Zamabandi No. 4474 has been fixed against the property.

The Vendor has also obtained N.O.C. from the above society for the sale of the property to any party and parties.

WHEREAS the vendor is in need of money to meet her various family legal requirements and there is no other alternative except disposing of the said property and with view to arrange money, the vendor announced her desire to sell her property through her well wishes and the vendees after knowing the desire of the vendor, approached and negotiated the price the vendor agreed to sell on total price of Rs. 4,50,000/- (Rupees Four lacs fifty thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the agreement and in consideration of the payment the vendees already paid to the vendor the sum of Rs. 4,50,000/- (Rupees Four lacs fifty thousand) only in shape of cash (and cheque) which the vendor has already acknowledged the payment of the price of the land and being fully satisfied with the full payment vendor through her attorney does hereby transfer, convey and alienate all her rights, title, interest and possession to the Vendees together with present and future right and interest and the Vendor does hereby sell, grants, transfer, convey, release and confirm unto the said purchaser together with all right and interest in the property fully described in column No. 5 of this deed. TO HAVE AND

TO HOLD the said sold premises as owner forever, free from all encumbrances and free from any defect of title.



Handwritten notes:
 and this land 51 x 40 ft. in the east side of the plot
 will be used for passage for 12 ft. for south to north
 and this land will be for the set back
 of the building as well as passage for the
 occupants of which is situated in the
 north side of this land

Handwritten notes:
 Jainendra Nandan Pandey
 Attorney, holder. 21/9/2007

Handwritten notes:
 2006/6/12

सुखी

21/9/12
Ladd
Impress

Taivassalo 14/10/2009.
 Anttoni - velhi. 2/17/2009

original document

If in future the Vendees or their successors are dispossessed of the whole or any part thereof either due to defect in title or any encumbrances or any claim created by the Vendor or by her legal heirs, in that event the Vendees shall have full right to recover the full consideration amount with interest and other cost of damages, incidental thereto at the rate admissible in laws.

1. लक्षण ग्रहितम्
S/O. मन्त्र ग्रहितम्
ग्रह - गुरु ग्रह -
गुरु ग्रह
मन्त्र - यज्ञ -
2. 2119107

Trained by William Pander
As constituted Attorney
at Law and as such
Signature of the Vendor
Miss Annabelle

Signature of the Vendeas

(H. H. L.)
306, 1st St
N. H. H. H.
Pete - 13

2

Foodan

21/9/2005

Typed By

Sunil Kumar Yadav
(Sunil Kumar Yadav)
Patna Collectorate,
Patna.

Drafted by

[Handwritten signature]

~~Dr. V. C.~~

21-09-07

Rushil Kumar Sinha
Advocate

Advocate



Endorsement of Certificate of Admissibility (Rule - 35)

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

Stamp duty paid under Indian Stamp Act Rs. 37460
Addl. Stamp duty paid under RDA/Municipal Act Rs 12440
(Paid Rs. 5000/- by N.J. Stamp Paper and Rs. 58354/- through Bank Challan.)

FEE PAID	A1	12450	C	0	H1b	0	Ka1	0	Lii	0	LLR	150	Total Fee
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	25	13454
	A9	0	DD	0	I	150	K1c	0	Mb	25			
	A10	0	E	250	J1	0	K2	0	Na	54			
	B	0	H1a	0	J2	0	Li	0	Scan	350			

Date : 21/09/2007

Registering Officer
Patna

Endorsement under section 52

Presented for registration at 06:42 PM on Friday, 21st September 2007 at the District Registry Office, Patna by Jaiendra Narain Pandey (Agent) S/O Late Ramautar Pandey

by profession Others.

Jaiendra Narain Pandey

Signature of Presentant

Date 21/09/2007

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Lalan Prasad age Sex M son/daughter of S/O Mathura Pd. Singh resident of Mithapur, Po-Lai, Ps-Bihta, Patna,

Date 21/09/2007

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Patna having 8 pages, in the volume CD-52 and document no. of which is printed on the First Page of the document.

Date : 21/09/2007

Token No. 25169

SCORE Ver. 2.0

Registering Officer
Patna

NIC-Bihar

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR

क्रम संख्या

19603

तिथि

30.9.2011

मूल्य

5000

सीट संख्या

1

क्रेता का नाम एवं पता

श्री जैनendra नारायण पण्डेय, स/o लते रामातर पण्डेय, निवासी घर नं. 21, रोड नं. 27, श्री कृष्ण नगर, प.स.- बुद्धा कॉलोनी, ब.स. 7/10/11

सिद्धांत गुप्त

मुद्रांक विवेक, स.स. 7/10/11, पटना

Summary of Endorsement

This document was presented for registration on this Friday, the 7th of October 2011, by Jainendra Narain Pandey (Agent).

A stamp duty of Rs. 23940/- and other fees of Rs. 7214/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed No. 25129 in Book No. 1, Volume No. 433 on pages from 569 to 577 and has been preserved in total 9 pages in C.O. No. 67 Year 2011.

SCANNED & विनायक SOORE

Date : 14/10/2011

Token No. : 30429 / 2011

Signature with date (Ashok Kumar Thakur)

Registering Officer, Patna

DEED OF ABSOLUTE SALE

(1) NAME AND ADDRESS OF THE VENDOR :-

SRI JAINENDRA NARAIN PANDEY, S/o Late Ramautar Pandey, resident of House No. 21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony,

मौ. 7/10/11

श्रीक से मुक्त

7/10/11

विनायक श. नारायण

श. नारायण

I read the contents and found correct executed deed of Sale Jainendra Narain Pandey as constituted before me & on behalf of Miss Anuradha Pandey 7.10.2011

Serial No : 29899

Token No : 30429

Deed No : ~~29899~~ 29
of 2011

Type & Status
of Party

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Jainendra Narain Pandey

Jainendra Narain Pandey
7.10.2011

Signature of Party

In Favour of

Sumitra Devi

Sumitra Devi
7.10.2011

Signature of Party

Presented by
Self

Jainendra Narain
Pandey(Agent)

Jainendra Narain
7.10.2011

Signature of Party

Executed by

Jainendra Narain
Pandey(Agent)

Jainendra Narain Pandey
7.10.2011

Signature of Party

Executed by

Anarkali Lal(Pri)

Signature of Party

Lalan Sharma

Identifier

Lalan Sharma
7-10-2011

Signature of Party



7.10.11

Town and District Patna as constituted Attorney for and on behalf of MISS. ANARKALI LAL D/o Late Bilas Lal, Resident of New Police Line, Chandra Mor Ara, Town and District Ara, Bihar, being Power of Attorney No. IV 1504, dated 17.06.2006, duly executed in the court of District Sub Registrar Patna.

(2) NAME AND ADDRESS OF THE VENDEES :-

SMT. SUMITRA DEVI W/o Sri Jainendra Narain Pandey and **SRI JAINENDRA NARAIN PANDEY** S/o Late Ramautar Pandey, both resident of House No. 21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony, Town and District - Patna.

(3) NATURE OF DEED :-

DEED OF ABSOLUTE SALE.

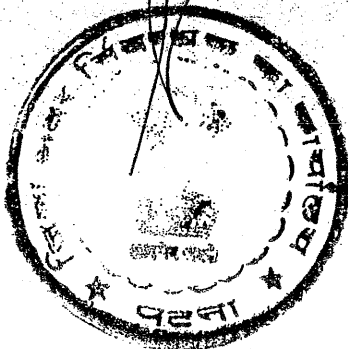
(4) CONSIDERATION AMOUNT :-

Rs. 2,98,000/- (Rupees Two lacs ninety eight thousand) only as per Govt. Value but previous agreement for the sale for land is Rs. 40,000/- (Rupees Forty thousand) only.

(5) DESCRIPTION OF PROPERTY :-

ALL THAT piece and parcel of land measuring about 450 sq. ft. (Four hundred fifty square feet) equivalent to 1.0330 dec., situated at Mauza - Dhanaut, Mahuabagh, P.S.- Danapur, Thana No. 20 (Twenty), Town and District Patna under Sub Registry Office Danapur, bearing its Thana Code No. 077, Tauzi No. 5139 (Five thousand one hundred thirty nine), Khata No. 29 (Twenty nine), Survey Plot No. 185 (One hundred eighty five), annual rent Rs. 0.20 paise only payable to state of Bihar through

Circle Office Danapur, Patna, bounded as follows :-



Jainendra Narain Pandey
7.10.2011
As constituted Attorney
7.10.2011

BOUNDARY

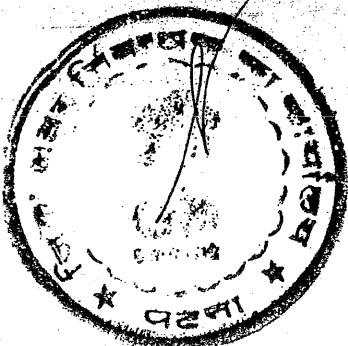
North :- Society Plot.
 South :- Branch Road.
 East :- Private Road.
 West :- Vendees property

This deed of absolute sale made on 7th day of October 2011 between the aforesaid Vendor fully and particularly mentioned in Col. No. 1 above is hereinafter called the Vendor, which expression unless excluded by and repugnant to the context deemed to mean and include her legal heirs, successors, assignees, executors etc. in interest of the FIRST PART.

AND

The aforesaid Vendees fully mentioned in Col. No. 2 above are hereinafter called the Vendees which expression, unless excluded by and repugnant to the context deemed to mean and include their legal heirs, successors, executors etc in interest of the SECOND PART.

WHEREAS the above said property is self acquired property of the vendor by her own resources duly purchased from Nav Shakti Sahkari Grih Nirman Samiti Ltd. Patna by virtue of Registered deed of absolute sale deed No. 6686, Page No. 583 to 586, Book No. 1, Volume No. 22 duly executed in the court of joint Sub Registrar Danapur, dated 08.12.1995 and since then the vendor has been in physical possession of the said property and got her name mutated in the record of State of Bihar through Circle Office and has been paying the ground rent to the authority



Taivendra Narayan Pandey
As Consolidated Attorney
 7.10.2011
Taivendra Narayan Pandey
 7.10.2011

concerned and Zamabandi No. 4474 has been fixed against the property.

The Vendor has also obtained N.O.C. from the above society for the sale of the property to any party and parties.

WHEREAS the vendor is in need of money to meet her various family legal requirements and there is no other alternative except disposing of the said property and with view to arrange money, the vendor announced her desire to sell her property through her well wishes and the vendees after knowing the desire of the vendor, approached and negotiated the price the vendor agreed to sell on total price of Rs. 40,000/- (Rupees Forty thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

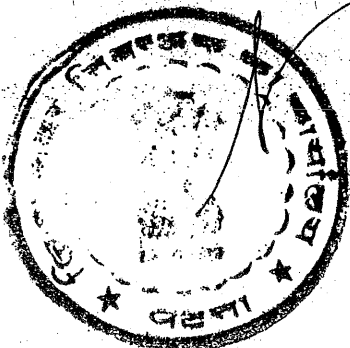
1. That in pursuance of the agreement and in consideration of the payment the vendees already paid to the vendor the sum of Rs. 40,000/- (Rupees Forty thousand) only in shape of cash which the vendor has already acknowledged the payment of the price of the land and being fully satisfied with the full payment vendor through her attorney does hereby transfer, convey and alienate all her rights, title, interest and possession to the Vendees together with present and future right and interest and the Vendor does hereby sell, grants, transfer, convey, release and confirm unto the said purchaser together with all right and interest in the property fully described in column No. 5 of this deed. TO HAVE AND TO HOLD the said sold premises as owner forever, free from all encumbrances and free from any defect of title and Further this land will be for the set back of the building as well as

Handwritten signature/initials

Taimur No. 10, 2011

*Taimur No. 10, 2011
As Consultant Attorney*

7.10.2011



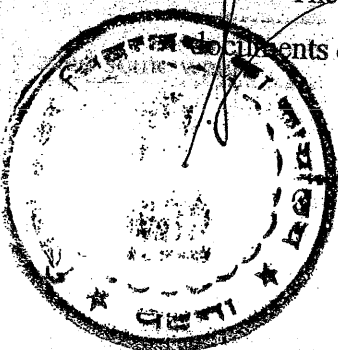
passage of for the occupants which is situated in the north side of this land.

2. That the Vendees shall and may at all times hereinafter peacefully and quietly possess and enjoy the said sold property mentioned in column No. 5 of this deed and each and every part thereof and shall be entitled to receive rents and profits thereof, without any interruption, claim or demand from or by the Vendor or by any person or persons claiming from or under or in trust from the Vendor, free from all encumbrances whatsoever is made.

3. That the Vendor or her heirs, having or lawfully or equitably claiming any estate or inheritance in the said sold property or any part thereof from or under or interest for them, the said Vendor shall and will from time to time and at all times hereinafter at the request and cost of the Vendees or purchasers do and executed all such further and other acts, deeds and things for further and more perfectly assuring the said land and property and every part thereof unto and to the use of the Vendees and their successor in the manner as shall be required and all right, title, interest whatsoever which vested to the Vendor now ceased to have and vest to the Vendees to whom the said property have been sold absolutely.

4. That the Vendor further assured to the Vendees that She has not taken any loan from any financial institution by pledging the title nor has she entered into any agreement with any party or parties for sale of the property mentioned in column No. 5 of this deed prior to the execution of this absolute sale deed in favour of the Vendees.

5. The Vendor have assured to the vendees that original documents of the property has been miss placed some where



Handwritten signature and date: 7/10/2011

Handwritten signature and date: 7/10/2011

Handwritten signature and date: 7/10/2011

therefore the vendor file an F.I.R. in the concerning Thana regarding this documents and other concerning papers have been handed over to the vendees.

If in future the Vendees or theirs successors are dispossessed of the whole or any part thereof either due to defect in title or any encumbrances or any claim created by the Vendor or by her legal heirs, in that event the Vendees shall have full right to recover the full consideration amount with interest and other cost of damages, incidental thereto at the rate admissible in laws.

WITNESSES :-

1. *पल्लव प्रसाद शर्मा*
सोमपुर प्रो विदे
राजेश्वर, गुरु, त्रिपुरा
 7-10-2011

Jaimunda Narayan Bhandari
as Constituted Attorney
 Signature of the Vendor
De & M. Luchait of Miss
Anurkati Lal
 7/10/2011

2. *हनुमन्त कुमर*
सोमपुर प्रो विदे
राजेश्वर, गुरु, त्रिपुरा
पल्लव
 7-10-2011

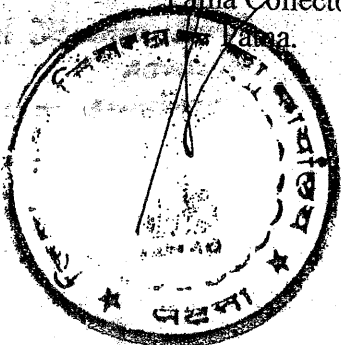
Signature of the Vendees

1. *[Signature]*

2. *Jaimunda Narayan Bhandari*
 7, 10, 2011

Typed By

Sunil Kumar Yadav
 (Sunil Kumar Yadav)
 Patna Collectorate,
 Patna.



Drafted by

[Signature]
[Signature]
 7-10-11
 Sushil Kumar Sinha
 Advocate

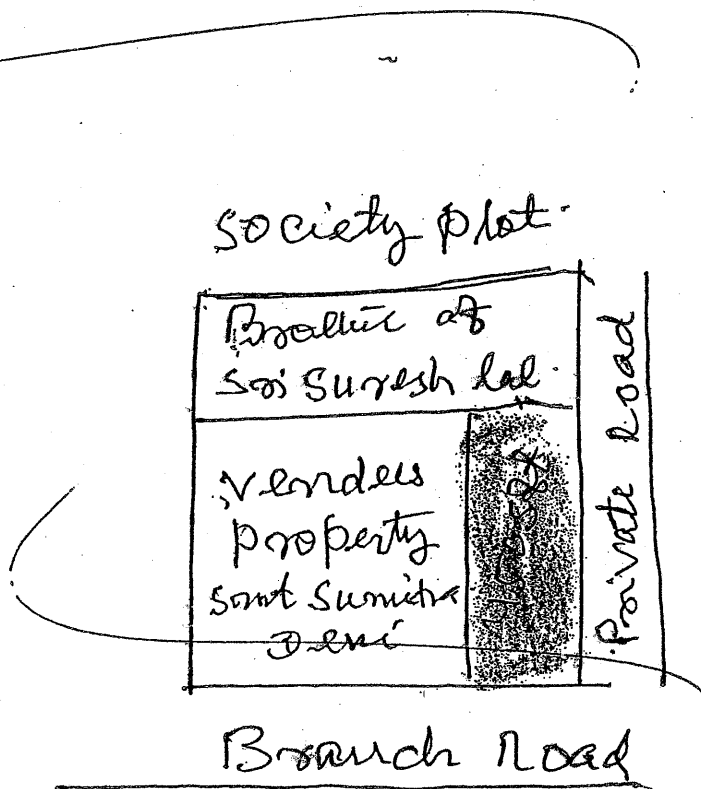
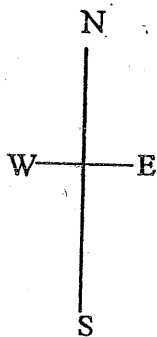
Collectorate Bar Association Patna

NAZRI MAP

VENDOR :- SRI JAINENDRA NARAIN PANDEY, S/o Late Ramautar Pandey, resident of House No. 21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony, Town and District Patna as constituted Attorney for and on behalf of MISS. ANARKALI LAL D/o Late Bilas Lal, Resident of New Police Line, Chandra Mor Ara, Town and District Ara, Bihar

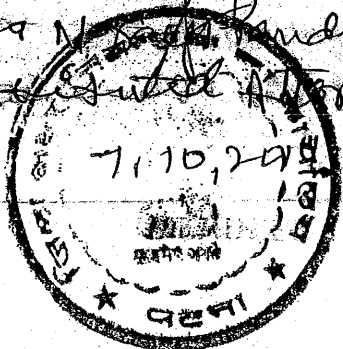
VENDEES :- SMT. SUMITRA DEVI W/o Sri Jainendra Narain Pandey and SRI JAINENDRA NARAIN PANDEY S/o Late Ramautar Pandey, both resident of House No. 21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony, Town and District - Patna.

DESCRIPTION OF PROPERTY :- Area 450 sq. ft., situated at Mauza - Dhanaut, Mahuabagh, P.S.- Danapur, Thana No. 20 (Twenty), Town and District Patna under Sub Registry Office Danapur, bearing its Thana Code No. 077, Tauzi No. 5139 (Five thousand one hundred thirty nine), Khata No. 29 (Twenty nine), Survey Plot No. 185 (One hundred eighty five).



Jainendra Narain Pandey
as constituted Attorney

VENDOR



Jainendra Narain Pandey

7.10.2011
Jainendra Narain Pandey
7.10.2011

VENDEES

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.	17980	Amt. paid by N.J. Stamp Paper -		Rs. 5000
Addl. Stamp duty paid under Municipal Act		Rs.	5960	Amt. paid through Bank Challan -		Rs. 26154
		Registration Fee		LLR + Process Fee		Service Charge
FEE PAID	A1	5960 C	0 H1b	0 Ka1	0 Lii	0
	A8	0 D	0 H2	0 K1b	0 Liii	0
	A9	0 DD	0 I	150 K1c	0 Mb	25
	A10	0 E	250 J1	0 K2	0 Na	54
	B	0 H1a	0 J2	0 Li	0	
			TOTAL-	6439		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. .				7214		
Date : 07/10/2011					Registering Officer	
					Patna	

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 07th October 2011 by Jainendra Narain Pandey(Agent) S/O Late Ramautar Pandey by profession Others. Status - Executant

Signature / L.T.I. of Presentant Date: 07/10/2011

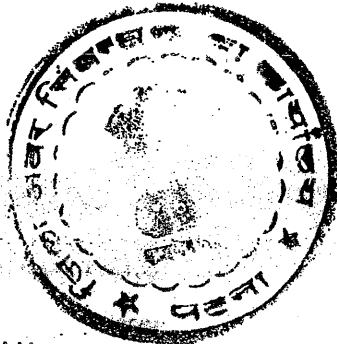
Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Lalan Sharma age Sex M son/daughter of Mathura Pd. Singh resident of Mithapur, Lai, Distt-Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 07/10/2011

Registering Officer
Patna



Date :

Registering Officer
Patna

Token No.30429

Year - 2011 SI.No. 29899

SCORE Ver. 2.1

Deed No.

NIC-Bihar

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.	17980	Amt. paid by N.J. Stamp Paper -		Rs. 5000
Addl. Stamp duty paid under Municipal Act		Rs.	5960	Amt. paid through Bank Challan -		Rs. 26154
Registration Fee				LLR + Process Fee		
FEE PAID	A1	5960 C	0 H1b	0 Ka1	0 Lii	0
	A8	0 D	0 H2	0 K1b	0 Liii	0
	A9	0 DD	0 I	150 K1c	0 Mb	25
	A10	0 E	250 J1	0 K2	0 Na	54
	B	0 H1a	0 J2	0 Li	0	0
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. .			TOTAL-		6439	
Date : 07/10/2011					7214	

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 07th October 2011 by Jainendra Narain Pandey(Agent) S/O Late Ramautar Pandey by profession Others. Status - Executant

Jainendra Narain Pandey
7/10/2011
Signature / L.T.I. of Presentant Date: 07/10/2011

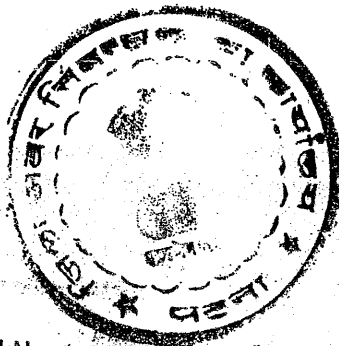
Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Lalan Sharma age Sex M son/daughter of Mathura Pd. Singh resident of Mithapur, Lai, Distt-Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 07/10/2011

Registering Officer
Patna



Date :

Token No.30429 Year - 2011 Sl.No. 29899

SCORE Ver. 2.1

Deed No.

Registering Officer
Patna

NIC-Bihar