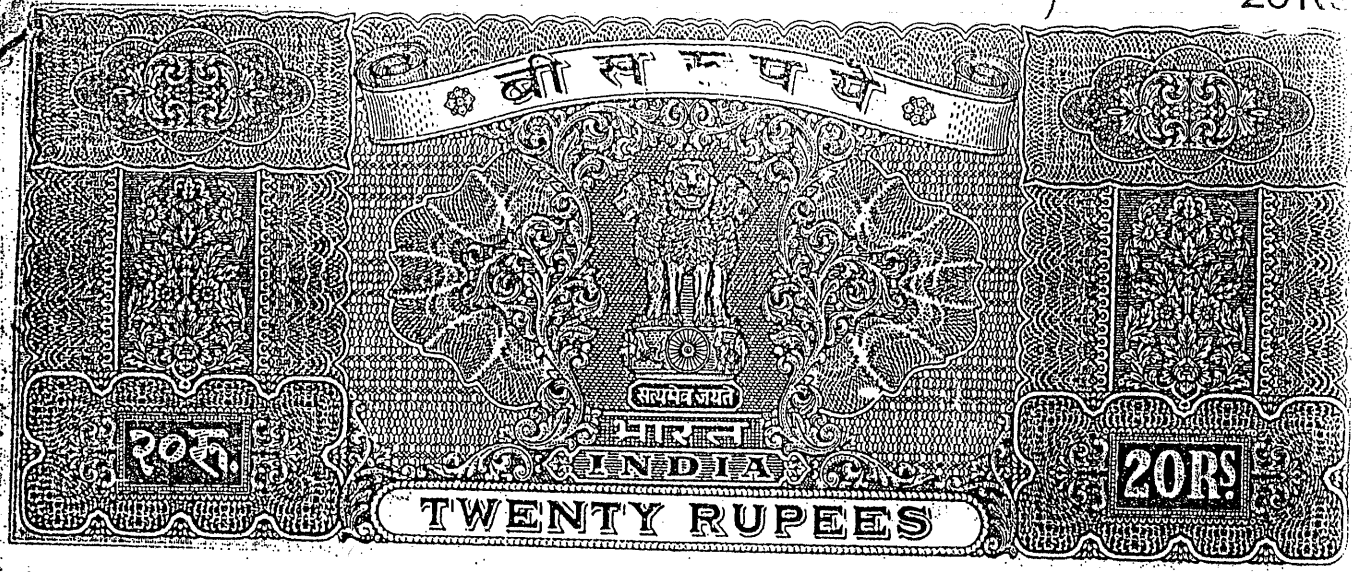


6143C
1995

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20Rs

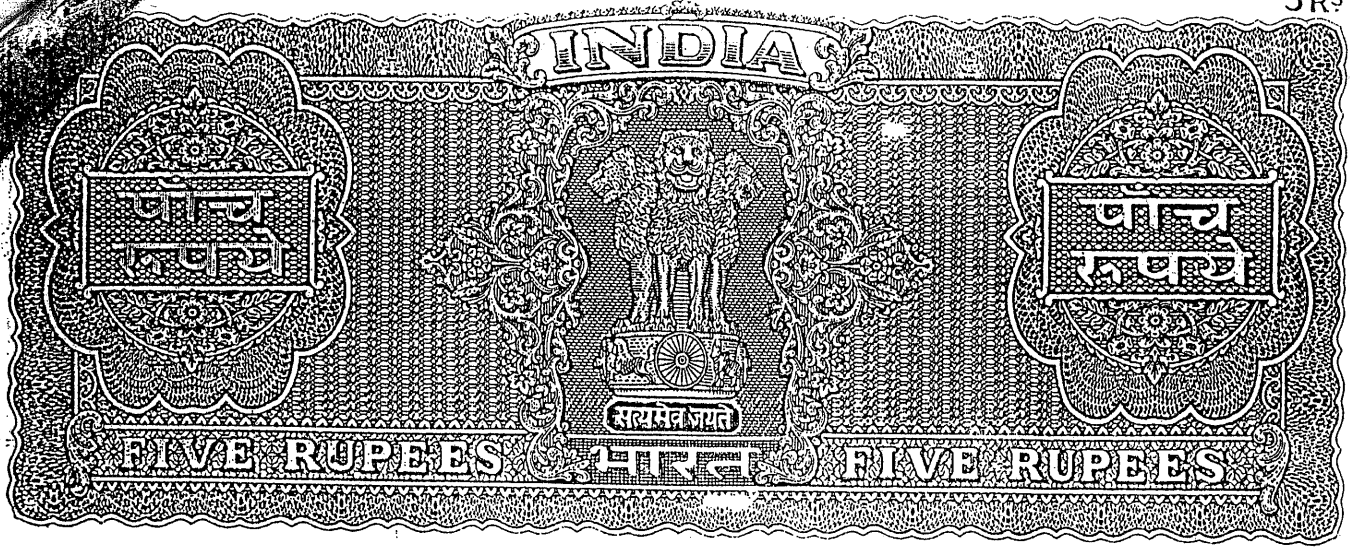


26094
26-11-02

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 anticipated 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

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Amir
26.11.95
20/12

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युनिडा रिकॉर्ड

6869 2

6869 Dec 10 1986 Stamp 112

26/11/2001

7289

81295

(583) 6869

As per H.U. 52607 under the...
ceiling and regulation Act 1970...
No. 587/05 dt 17-11-75 and...
No. 286 dt 5-12-75 by...
deputy collector Patna

Nav Shakti Sahkari Grih Nirman Samiti Ltd. Patna

(Regd. 7 Patna)
DEED OF ABSOLUTE SALE

THIS INDENTURE made this 1st day of... 1995... month...

BETWEEN Nav Shakti Sahkari Grih Nirman Samiti 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

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 his heirs, legal representative, executor, 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 laying 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 to Society has authorized its Honorary Secretary to sell any property of 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 ...

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 of... Bilas Lal... full absolutely and free from encumbrances all that FREE HOLD plot No. (s)... part of Survey plot No. (s)... 18.5... as delineated on the plan of Society with all rights, titles interest and encumbrances 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

Am...

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 ... to ... M/o. Sri. 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. ... have set their hands on this SALE DEED on ... the ... day of ... December ... 1995

SCHEDULE

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

Boundary :-
North...
South...
East...
West...

Tauzi No...
Survey Plot No./Nos...
Khata No...

Description :-

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

Land Rent—Rs... Paisa... only
CERTIFIED that the Original, Duplicate and Triplicate are true and exact copies of each other.

WITNESS :-

(1) ...
(Signature in full)
...
(Address)

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

...
(Signature in full)
...
(Address)
Date...

(1) Signature ...
Date & ...
Designation ... Vendor

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

...

24555

11/

22663

5000Rs.



क्रमांक : 6068 21-9-07 5000 009635
 जिला 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

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

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
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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
Signature of Party 21/9/2007

Executed by

Anarkali Lal (Princ.)

Signature of Party
Lalan Prasad

Notified

Lalan Prasad Sharma
21/9/1002

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 :-

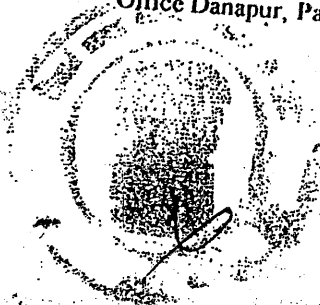
DEED OF ABSOLUTE SALE.

(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

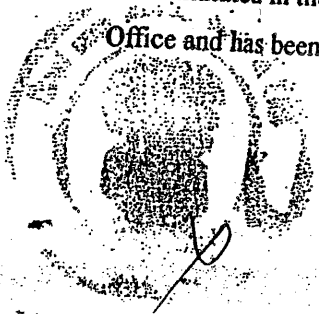
North :- Society Plot.
 South :- Survey Ahar
 East :- 5'-00" wide passage provided by the vendor
 only for her brothers and then Road.
 West :- (Survey Plot No. 186) *Vendor's property*

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



*Jeenundera N. Rain Bway
 Attorney holder*

21/9/2007

21/9/2007

10/10/11

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 the east side of the plot
 used for passage for 12 ft
 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

गुणवत्

21/9/12
Ladd
Impress

Täimendaj N4/kõrtaPauak.
Attoomy helky. 2/17/2009

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 2007
S/O. HAJI 31/3/11
21/9/07
2. (मन्मथ) यशविन्द 2007
S/O. HAJI 31/3/11
21/9/07

Jenender H. Jain Pandey
As constituted Attorney
Read as behalf of
Signature of the Vendor
Mrs. Anuradha

Signature of the Vendees

1. (मन्मथ) यशविन्द 2007
2. (मन्मथ) यशविन्द 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 सकेल । नाम

धाना को धाना नम्बर ।

दिनांक में देखा गया ।

मालगुजारी/फरद रसीद ।

अंशजान मालगुजारी

को सहायता । नम्बर

258634

W.P

(909)

अराजी नगरी

अराजी भावली

तहसील

हिसाब लगान भावली ।

4994

अंश-6 नम्बर 5/10/34 दिनांक 24/4/1934

जोतदार/सिल्ला मांग मय तकवील (बकाया को हाल) मोटावला 21510 24

जा 10
29
26
185

अंश भावली	मालगुजारी	बकाया				मोटावला हाल
		तीन वर्षों से ज्यादा ।	दो वर्ष ।	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

तफसील अदायकारी ।

अदायकारी भावली	बकाया				मोटावला हाल	फाजिल
	तीन वर्षों से ज्यादा ।	दो वर्ष ।	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 (लफजों में) - वादीस 1944/44/16/40 24-50

(2) नाम देहिना

(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

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, गृह 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

30/9/2011

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 Vihar, Patna

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 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



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), ~~authority~~ 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

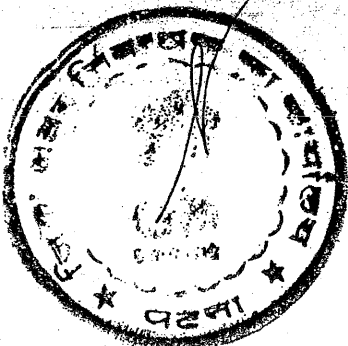
North :- Society Plot.
 South :- Branch Road.
 East :- Private Road.
 West :- Vendees property

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:-

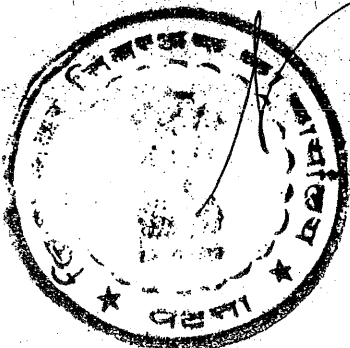
1. That in pursuance of the agreement and in consideration of the payment the vendees already paid to the vendor the sum of Rs. 40,000/- (Rupees Forty thousand) only in shape of cash which the vendor has already acknowledged the payment of the price of the land and being fully satisfied with the full 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



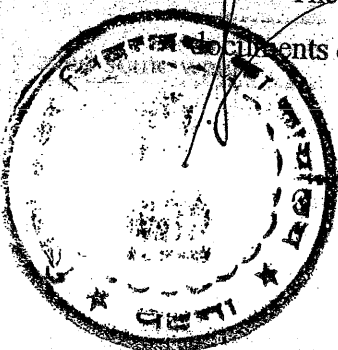
passage of for the occupants which is situated in the north side of this land.

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 प्रो विदे
आयोग, गान्धी, त्रिपुरा
 7-10-2011

Jaimunda Narayan Bhandari
as Constituted Attorney
 Signature of the Vendor
Dr. A. K. Chakrabarti or Miss
Anuradha Lal
 7/10/2011

2. *हनुमन्त कुमारे*
स/० रामप्रसाद प्रो विदे
वागडोल, गान्धी, त्रिपुरा
 7-10-2011

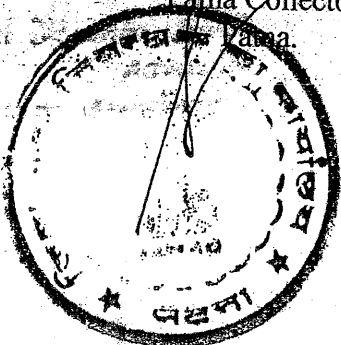
Signature of the Vendees

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

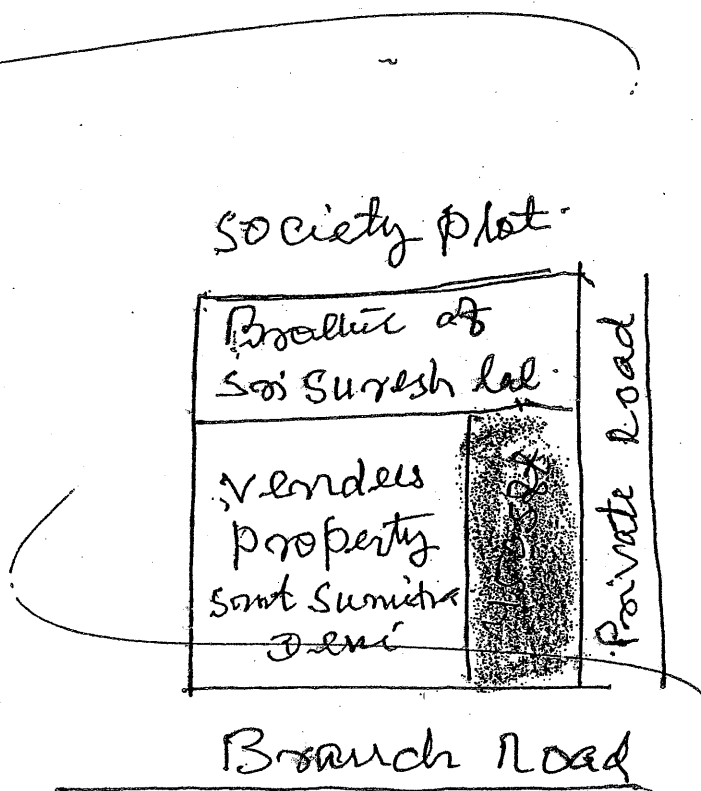
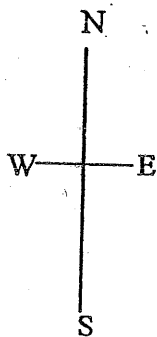
Collectorate Bar Association Patna

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

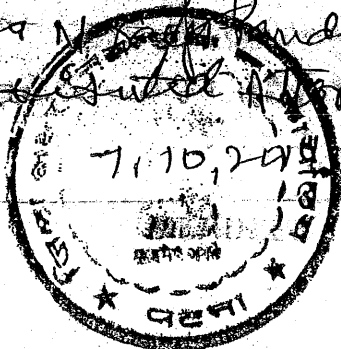
VENDEES :- SMT. SUMITRA DEVI W/o Sri Jainendra Narain Pandey and SRI JAINENDRA NARAIN PANDEY S/o Late Ramautar Pandey, both resident of House No. 21, Road No. 27, Sri Krishna Nagar, P.S.- Budha Colony, Town and District - Patna.

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

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

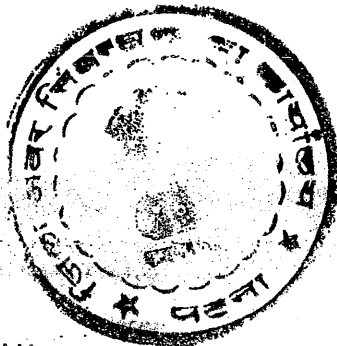
[Signature]
 Registering Officer
 Patna

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

[Signature]
 Registering Officer
 Patna



Date :

[Signature]
 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		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	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

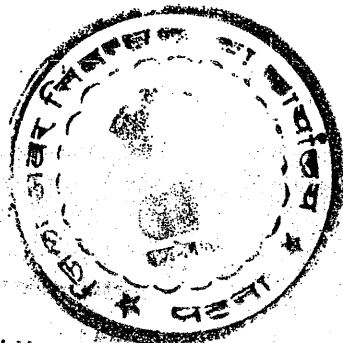
Registering Officer
Patna

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
जिला:- पटना सन

केश का प्रकार दा0 खा0 वाद सं0 171 सन 12/13

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 नारायण पाण्डेय
श्री जय नारायण पाण्डेय पिता राम और पत्नी
श्री कृष्ण नारायण पाण्डेय पिता राम और पत्नी
थाना: बुद्धा जिला: केवाला नं0 25, 125 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
धौगौर	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
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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
संभालन रिला। पिछले न
अभावकी रैयत से मोलाना
द्वारा पसीन प्राप्त कर के
उलाय चिकी रिला है/पसीन
रैयती से/केरा के दान कर
मे है/पसीन और आम,मारी
एव लाग नही है/भूदान,भूउप
संभुकर है।

बचा हुआ रकबा

1172
7/5/12

595
उलाय आम प्रधान
द्वारा भिन्न का रिला किसी
कोई आपने नही रिला

नया जमाबंदी रैयत	खाता	प्लोट	रकबा	लगान	दाखिल खादीय की सीकुरी
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श्रीमती सुमित्रा देवी
पते- श्री जय नैन्द नारायण फाउंडेशन
श्री जय नैन्द नारायण चाउप
इपन - राम अमीन फाउंडेशन
सा हाउस 21 लेक 22
श्री कल्याण, बुद्धावीली
चामरा

दाखिल खादीय की सीकुरी
ही जा रिला
और
पंचा
द्वारा
द्वारा
द्वारा
द्वारा

11/12/12
11/12/12

નામ: 520
 જાતિ: 520
 સોનિ: 520
 1522 (પરદેશી દેવદાસ)
 ડી.જી. ડાહ્યા
 ડી.જી. ડાહ્યા
 ડી.જી. ડાહ્યા
 ડી.જી. ડાહ્યા



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

कमा 180/ नम्बर 180/ रसूल/ 00906718 7227

अराजी नगदी

अराजी भावली 7/2

तफसील हिसाब लगान भावली।

5444/ 25/ अनन्द नारायण पांडे

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

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

विषय: अमला तहसील कुनिन्दा

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	

(1) मीजान कुल (लफजों में) — 4.90

(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।

दिनांक 2011

27/11/11

जमा

29

185

9.80

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)
- (२) नाम देहिन्दा
- (३) कुल बकाया

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 शंकर- 22
श्री छजानका बुद्धा कोठारी
पचा

पुराना जमाबंदी रैयत
नाम पता जमाबंदी नं०

अनाकली
पि- (य) विलाह 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 शंकर- 22
श्री छजानका बुद्धा कोठारी
पचा

पुराना जमाबंदी

रैयत का नाम जमाबंदी नं० 4474

अनाकली
ग- (य) विलाह 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, तो यहाँ लिखें।

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. प्र. 1/12

तलना कता

