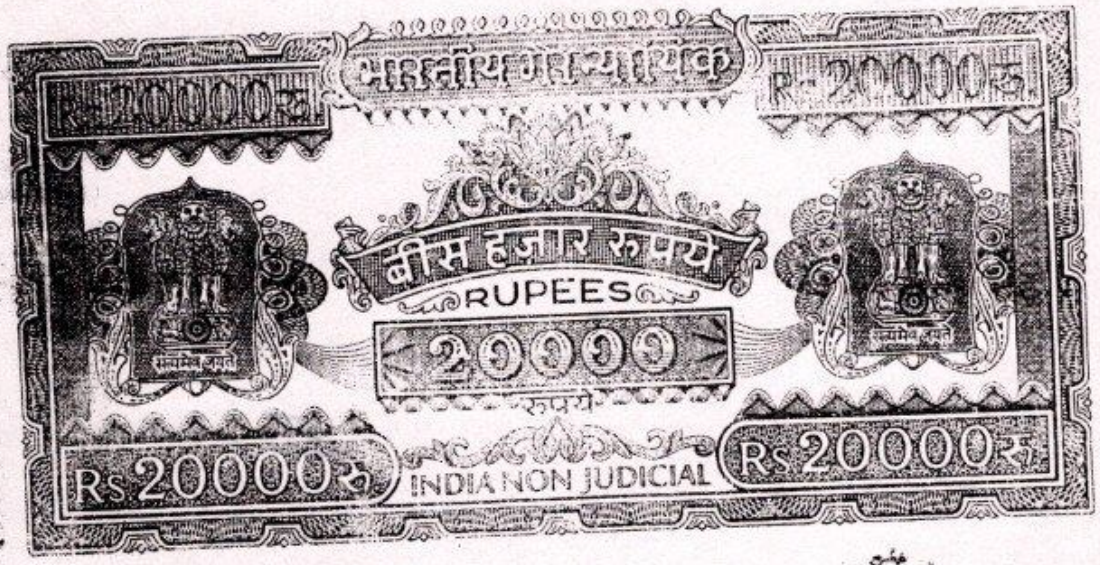


249
7/3/11

01-03-11 42,000/-

7/3/11

7/3/11 7/3/11

इन्दु देवी

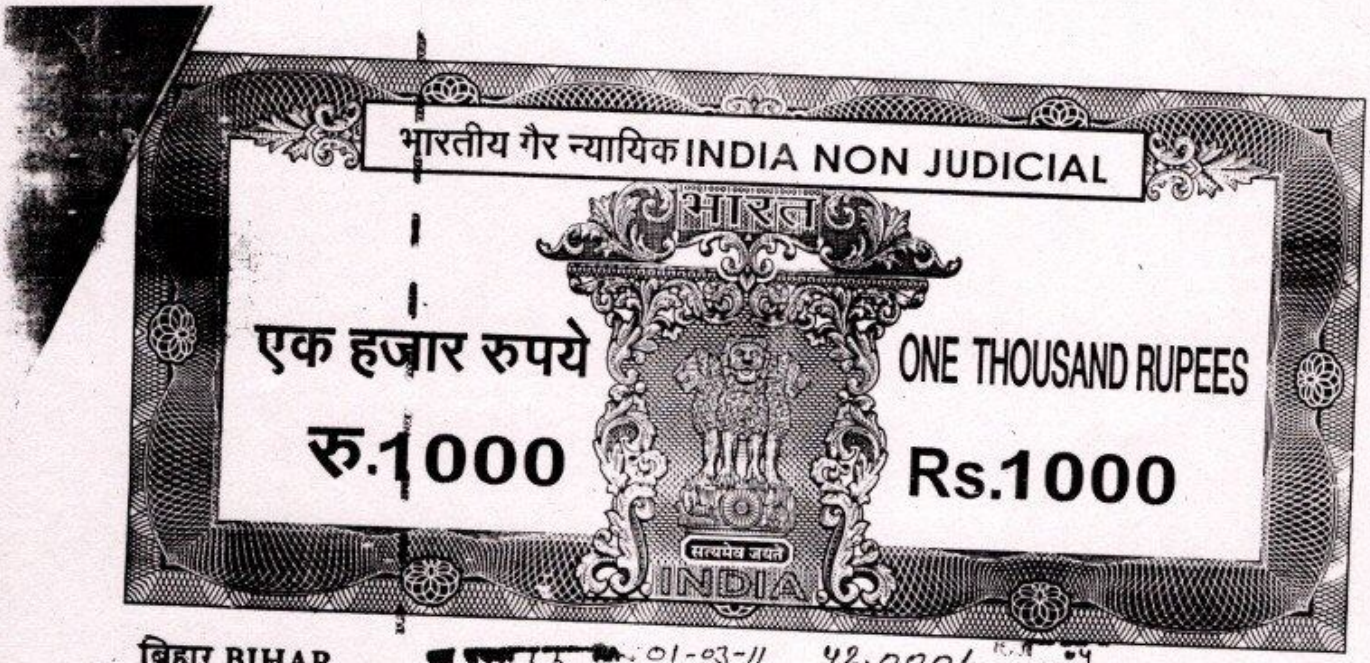


[redacted] 01-03-11 42,000/-

[redacted] इन्दु देवी

[redacted]

इन्दु देवी



बिहार BIHAR

01-03-11 42,000/= पाँच

G 399499

इन्दु देवी

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

01-3-11 42,000/- 399498

इन्दु देवी

1000Rs.

INDIA NON JUDICIAL

१०००रु. Rs 1000

सत्यमेव जयते
भारत

एक हज़ार रूपये ONE THOUSAND RUPEES

श्री. वाय. एन. प्रसाद परवाना धारक मुद्रांक विक्रेता
२६ ई, पोदार चेंबर्स, एस. पी. बी. रोड, [illegible]
क्रमांक 101 दिनांक 20 SEP 2000
सर्वश्री/श्री/श्रीमती Smt. Indu Devi
यांना रु. ..... ग्यारिकेतर मुद्रांक
देवर विक्रता. सही.
परवाना धारक मुद्रांक विक्रेता



क्षत सुशीला देवी
पति श्री जय नारायण पंडित
वार्ड 21/10/2000

(1)Name and address of the vendor-

Smt.Sushila Devi wife of Sri Nand Pandit and daughter of Sri Jay Narayan Pandit,resident of Mohalla Ranipur, Hazari Mohalla,Patna city, P.S. Khajekalan,Present P.S. Mehadiganj, P O Patna city Patna 800008,District- Patna at Present residing at village- Alampur,P.S. Didarganj, P O Kachchi Dargah, District- Patna,Indian Citizen.

1000Rs.

INDIA NON JUDICIAL

१००० रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रूपये ONE THOUSAND RUPEES

श्री. वाय. एन. प्रसाद परवाना धारक मुद्रांक विक्रेता
२६ ई, पोदार चेम्बर्स, एस. पी. वी. रोड, फोर्ट, मुं.

क्रमांक 102 दिनांक 20 SEP 2000

सर्वश्री/श्री/श्रीमती Smt. Indu Devi

यांना ₹ ..... न्यायिकेतर मुद्रांक
पेपर विकला.

सही.

परवाना धारक मुद्रांक विक्रेता

2-

(2)Name and address of the vendee-

Smt.Indu Devi wife of Sri Shiv Bachan Paswan alias Binod Paswan resident of Mohalla Sindhua Toli, Patna city, P.S. Alamganj, P O Gulzarbagh, Patna 800007,District- Patna, Indian Citizen.

(3)Nature of the deed-ABSOLUTE SALE DEED.

(4)Consideration amount- Rs.1,77,500/-(Rs.one lac seventy seven thousand five hundred)only.

(5)Description of the property under sale- AREA:17 $\frac{5}{8}$ decimals

(seventeen and five by eight decimals),which is

रु० 1000/- पाँच हजार रुपये मात्र
दिनांक 31/10/2000

1000Rs.

INDIA NON JUDICIAL

१००० रु.

Rs 1000

सत्यमेव जयते
भारत

एक हज़ार रूपये ONE THOUSAND RUPEES

श्री. वाय. एन. प्रसाद परवाना धारक मुद्रांक विक्रेता
११ ई, पोदार चैम्बर्स, एस. ए. बी. रोड, [illegible]
क्रमांक 103 दिनांक 20 SEP 2000
सर्वश्री/श्री/श्रीमती Smt. Indu Devi
यांना ह्या ..... न्यायिकेतर मुद्रांक
देवर विकला. सही.
परवाना धारक मुद्रांक विक्रेता

2812.50
3375.6
2256
3177.62

3-

equal to Kathas dhurs dhurkis (five Kathas twelve
05 12 16
dhurs sixteen dhurkis),A piece and parcel of land situated at Mauza Ranipur,Survey P.S. Patna city (Khajekalan)and Present P.S. Mehadiganj,District-Patna, sub registry office at Patna city and District registry office at Patna under the jurisdiction of P.R.D.A. and P M C area vide its tauzi no.15(fifteen), old and Present tauzi Bihar Govt,Thana no.19(nineteen) Khata no.249(two hundred forty nine),Cadestral Survey Part Khesara no.2394(two thousand three hundred ninety four),It is an entire plot of an area 27 decimals out of

स० सरोजिका देवी
पत्नी० स्वर्गीय विष्णु कुमार सिंह
दि० 31/10/2000
5625.0
2813
141

1000Rs.



श्री. वाय. एन. प्रसाद परवाना धारक मुद्रांक विक्रेता
११ ई, पोद्दार चैम्बर्स, एस. पी. वी. रोड, फोर्ट, मुं. ४०००२३
क्रमांक 104 दिनांक 20 SEP 2000
सर्वश्री/श्री/श्रीमती Smt. Indu Devi
द्वारा रु ..... प्राधिकेतर मुद्रांक
पर विक्रय. सही.

परवाना धारक मुद्रांक विक्रेता

4-

which above noted area towards south is being sold through this deed, ward no.29/25(twenty nine new and twenty five old),Sheet no.186(one hundred eighty six),M S Part plot no.3591(three thousand five hundred ninety one),annual rent Rs. 02 Paise 25 Payable to Bihar Govt through circle office,Sadar Patna under Jamabandi no.1063(one thousand sixty three), There is a well in the said land and the same is being sold with land through this deed.

1000Rs.

INDIA NON JUDICIAL

१०००रु.

Rs 1000

सत्यमेव जयते
भारत

एक हज़ार रूपये ONE THOUSAND RUPEES

श्री. वाय. एन. प्रसाद परवाना धारक मुद्रांक विक्रेता
२३ ई, पोदार चेम्बर्स, एस. व्ही. रोड, फोर्ट, मुं. ४०००११
क्रमांक 105 दिनांक 20 SEP 2000
सर्वश्री/श्री/श्रीमती Smt. Indu Devi
यांना द्व्यापिकेसर मुद्रांक
पेपर विकला. सही.
परवाना धारक मुद्रांक विक्रेता

5-

A notice under section 26 of Urban land ceiling and regulation Act of 1976 has been submitted before the competent authority Urban land ceiling Patna on 14-08-2000 vide notice no.7957/2000 and the limitation of period of sixty days has been Passed.

हस्ताक्षर देखी
प्रो० विनोद कुमार पांडे
दि० 31/10/2000

1000Rs.

INDIA NON JUDICIAL

१००० रु. Rs 1000

सत्यमेव जयते भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

श्री. वाय. एन. प्रसाद परवाना धारक मुद्रांक विक्रेता
११ ई, पोदार चेंबर्स, एस. ए. बी रोड, फोर्ट, मुं.
क्रमांक 106 दिनांक 20 SEP 2000
सर्वश्री/श्रीमती Smt. Indu Devi
यांना द्वारा ..... स्थायिकतर मुद्रांक
पर विक्रीत. सही.
परवाना धारक मुद्रांक विक्रेता

6-

BOunded as follows-

NOrth- SRi Ram Jiwan Singh Part of the aforesaid plot.

South- SRi Bhagwan Das Mahto C S Khesara no.2395

East- SRi Keshav Mahto C S Khesara no.2392 and 2396

West- Pain C S Khesara no.2416

R E C I T A L S

Whereas this deed of absolute sale is made and executed on this the 31st day of October,2000 befween the aforesaid vendor as fully detailed and described in column no.1 of this deed(which expression unless repugnant to the context shall include her heirs,

1000 Rs.



श्री. वाय. एन. प्रसाद परवाना धारक मुद्रांक विक्रेता
२१ ई, पोद्दार चेंबर्स, एस. ए. श्री रोड, कोर्ट, सं. .....
क्रमांक ...107... दिनांक 20 SEP 2000
सर्वश्री/श्री/श्रीमती ...Smt. Indra Devi...
बांका द्वारा ..... मुद्रांक
देपर विक्रेता. खरीदा.

परवाना धारक मुद्रांक विक्रेता

7-

executors, administrators and assignees) of the One Part and the aforesaid vendee as fully detailed and described in column no.2 of this deed (which expression unless repugnant to the context shall include her heirs, executors, administrators and assignees) of the Other Part.

And whereas the property fully detailed and described in column no.5 of this deed besides other properties total area 27 decimals of land purchased by the father of the vendor Sri Jay Narayan Pandit out of his own fund through a registered sale deed from a rightful owner and

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते भारत

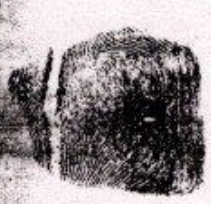
एक सौ रुपये ONE HUNDRED RUPEES

श्री. वाय. एन. प्रसाद परवाना धारक मुद्रांक विक्रेता
११ ई, पोदार चैम्बर्स, एस. पी. वर्मा रोड, पटना-८००००१.
क्रमांक ..... 100 ..... दिनांक 20 SEP 2000
सर्वश्री/श्री/श्रीमती ..... Smt. Indu Devi .....
बाबत ..... परवाना क्रमांक .....
पेपर विक्रेता.

परवाना धारक मुद्रांक विक्रेता

occupier Gopi Mahto son of Late Shiv Baran Mahto resident of Hazari MOhalla Patna city, P.S. Khajekalan, District- Patna on 27-5-1960 in his own name vide its book no.1, Volumn no.60, Page no.481 to 485 and deed no.3560 duly registered at Patna registry office.

And whereas since the date of purchase Babu Jay Narayan Pandit came and remained in peaceful and exclusive physical possession of his purchased property being absolute owner and occupier of the



श्री० सुशीला देवी
पा० स्वि० कुमार पंडित
दि० 31/10/2000

same without any interruption raised by any person or persons.

And whereas after making purchase Jay Narayan Pandit had also got his name mutated in respect of his purchased property in records of circle office, Sadar Patna and Paid revenue in his own name.

Whereas subsequently Jay Narayan Pandit(father of the vendor) donated his entire purchased property i.e. property under sale with other properties to his elder daughter Smt Sushila Devi(the vendor)through a registered deed of Gift on 14-9-1997 and put her in possession of the property vide date of Registration 15-9-1997 videits book no.1 and deed no.2297 duly registered at Patna city sub registry office.

And whereas since the date of Gift the vendor Smt Sushila Devi has been coming in peaceful and exclusive physical possession of the property fully detailed and described in column no.5 of this deed being absolute owner and occupier of the same without any interruption raised by any person or persons.

Whereas after making gift the vendor has also got her name

Mutated in respect of the property in records of circle office,Sadar Patna and has been Paying revenue in her ownname under Jamabandi no.1063 ,Present revenue receipt upto 1999-2000 in respect of theproperty besides other properties stands in the name of Smt Sushila Devi(the vendor)vide receipt no.517061 .

And thus the vendor Smt Sushila Devi is fully competent and entitle to sell or transfer the property fully detailed and described in column no.5 of this deed.

And whereas the vendor is in urgent need of money for cultivation purposes,family expenses,payment of debt as well as several other purposes,The required amount can not be arranged without selling theproperty so the vendor intended to sell the property and expressed her desire publcily,The vendee having come to know of it approached the vendor and offered a sum of Rs.1,77,500/- (Rs.one lac seventy seven thousand five hundred)Only which is quite just and fair value of the property according to the locality and prevailing market value, Except vendee none is willing to purchase the property for such a genuine price and thus after much negotiation

the matter for sale has been finalised for a sum of Rs.1,77,500/-(Rs.one lac seventy seven thousand five hundred)Only between the Parties concerned.

Whereas now this deed witnesseth that in pursuance of the agreement between the vendor and the vendee and in consideration of Rs.1,77,500/-(Rs.one lac seventy seven thousand five hundred)Only the vendor do hereby convey,vend,sell and absolutely convey all his right, title,interest and liberty of the claim in respect of the property in favour of the purchaser Smt Indu Devi absolutely and for ever.



And whereas the vendor has assured the purchaser that the property under sale is free from defects in right and title of the vendor as well all sorts of encumbrances as the vendor has never borrowed any loan in respect of the property either from Bank/Financial Corporation Govt concern/Pvt firm/Pvt person or persons.In case any defect is traced out in respect of the property even after the execution and registration of this deed and due to which the purchaser is dispossessed from the Property under sale or any part of the same or the

purchaser has to pay any amount to the person or persons legally claiming under the vendor in such circumstances the purchaser shall have right to realise the damage from the movable or immovable property of the vendor for which the vendor or her heirs shall have no objection.

Whereas total consideration amount is Rs.1,77,500/- (Rs.one lac seventy seven thousand five hundred)Only out of which Rs.17,500/-(Rs.seventeen thousand five hundred) Only has been paid to the vendor by the vendee in cash prior to execution of this deed and balance amount Rs.1,60,000/-(Rs.one lac sixty thousand)Only has been paid to the vendor by the vendee through three Bank demand draft at the time of signature on this deed and the details of which are as follows-

(1)Draft No.336574 dt 16-10-2000 of Punjab National Bank, Muradpur, Patna(Bihar)Branch amounting to Rs.80,000/- (Rs.eighty thousand)Only.

(2)Draft No.336618 dt 18-10-2000 of Punjab National Bank, Muradpur, Patna(Bihar)branch amounting to Rs.40,000/- (Rs.forty thousand)Only.

(3)Draft No.336619 dt 18-10-2000 of Punjab National Bank,

Muradpur, Patna(Bihar)Branch amounting to Rs.40,000/-
(Rs.forty thousand)Only.

Thus full and final payment has been made to the vendor by the vendee and now nothing remains to be paid. After receiving the full and final payment the vendor has put the purchaser in possession of the property and entitle her to use the property according to her desire being absolute owner and occupier of the same for which the vendor or her heirs shall have no objection.

Whereas the vendor has got right and title in respect of the property the same has been transferred in favour of the purchaser Smt Indu Devi through this deed The purchaser should get her name mutated in respect of the property in records of circle office, Sadar Patna or else where as the vendee think to be better for which the vendor or her heirs shall have no objection.

And whereas this deed has been read over and explained to the vendor in simple Hindi and she has understood the same and found the same to be according to her instruction and to her full satisfaction.

IN WITNESS WHEREOF the vendor has executed this deed of absolute sale in sound state of her body and mind without any coercion or influence having full knowledge of pros and cons of the same and after consulting her



श्रीमती इन्दु देवी
पति श्री विनोद कुमार पटेल
31/10/2000

legal advisers and well wishers in presence of witnesses

on this the 31st day of October, 2000-

Witnesses- **Signature of the vendor.**

1. नन्द पंडित
सा॰ अलमपुरछट्ची
बरगाह थाना डीडागंज
जिला पटना
31-10-2000

2. उमा देवी
सा॰ केलकर गंज
थाना - आलमगंज
जिला - पटना
31 - 10 - 2000

3. वैजनाथ महतो
सा॰ प्रतापपुर
थाना रमैंजे कलां
जिला पटना
31-10-2000

4. दिलीप महतो
साकिन सिन्धुआ टोली
थाना - आलमगंज
जिला - पटना

सही सुशीला देवी विक्रय पत्र लिखा मो सही है। पसीका को पढ़ा कर समझ लिया सब ठीक है। मूल्य का कुल रकम 31॰ 1,11,500) एक लाख सतहत्तर हजार पाँच सौ रुपये मात्र पसीका में लिखे अनुसार नगद बी बैंक ड्राफ्ट के द्वारा वसुल पायी पा॰ शिव कुमार पंडित सही शिव कुमार पंडित विक्रेता सुशीला देवी अपने बायाँ अंगुठा का निशान मेरे सामने लगाई ता॰ 31, 10, 2000/

SUB-REGISTRAR

दस्तऐवज नंबर बबव-३/ 35?/२० [illegible]

सन २००० चे [illegible] रोजी

ता. [illegible] वा.

[illegible] सह दुय्यम निबंधक

मुंबई यांचे कार्यालयात हजर केला.

निशान सुशीला देवी

सह दुय्यम निबंधक, मुंबई.

अभिलेखाची छाननी करण्याचे फीच

निबंधकाचे सर्व अधिकार [illegible]

खालीलप्रमाणे फी मिळाली—

	रु. पै.
नोंदणी	9010-00
[illegible]	10-00
नक्कल (फोलिओ) ..	28-00
[illegible] . ..	30-00
[illegible] . ..	2-00
	130-00
[illegible]	2
एकूण ..	9210-00

सह दुय्यम निबंधक, मुंबई

~~सुशीला देवी~~ w/o नंद पंडित

~~वय 34 गृहिणी रा - आलमपुर~~ [illegible]

[illegible] [illegible] बिहार राज्य

[illegible]

[illegible] दस्त [illegible]

[illegible] [illegible] नि. अं. सुशीला देवी [illegible]

नंद पंडित s/o राधे पंडित धंदा

रा. आलमपुर [illegible] [illegible] बिहार राज्य

[illegible] w/o [illegible] पंडित

~~गृहिणी रा. [illegible]~~ [illegible] [illegible]

[illegible] वरील दस्तऐवज [illegible]

लिहिणाऱ्यास ओळखत असल्याचे सांगतात

व त्याची ओळख देतात.

1. नन्द पंडित

2. उमा देवी

दि. [illegible]/२००[illegible]

सह दुय्यम निबंधक, मुंबई