Serial No. 12843 Circle:-:Bhagalpur Book No. 1 Deed No. 12811

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR38887848912492U
Certificate Issued Date	:	05-Aug-2022 03:28 PM
Account Reference	:	NONACC (CB)/ brtbcbk09/ BHAGALPUR/ BR-BHG/ BGP
Unique Doc. Reference	:	SUBIN-BRBRTBCBK09605377588816962U
Purchased by	:	RAJBIR CONSTRUCTION PVT LTD BHAGALPUR
Description of Document	:	Article 23 Conveyance
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	RAJBIR CONSTRUCTION PVT LTD BHAGALPUR
Stamp Duty Paid By	:	RAJBIR CONSTRUCTION PVT LTD BHAGALPUR
Stamp Duty Paid (Rs.)	:	14,91,640(Fourteen Lakh Ninety One Thousand Six Hundred And Forty only)
Reg. fee (Rs.)	:	3,73,660 (Three Lakh Seventy Three Thousand Six Hundred And Sixty only)
LLR & P Fee (Rs.)	:	550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	18,66,350 (Eighteen Lakh Sixty Six Thousand Three Hundred And Fifty only)

The Bhagalpur Central Co-operative Bank Ltd. BHAGALPUR

Serial No. 12843 **Deed No. 12811**

बिहार सरकार

जिला निबंधन कार्यालय, **भागलपुर**

पृष्ठांकन का सारांश

दिनांक **08/08/2022** को **Soumistha Banerjee** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमे रू0 **1491640** मुद्रांक शुल्क एवं रू0 **374710** निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 **12811** के रूप में पुस्तक सं0 **1** की जिल्द सं0 **218** के पृष्ठ सं0 **392** से **404** तक **CD 34** में आज निबंधित एवं कुल **13** पृष्ठों में संधारित किया गया ।

8/8/2022

पंकज कुमार बसाक
निबंधन पदाधिकारी

दिनांक–**08/08/2022** टोकन नं. **12932/2022**

Scanned By Computer Operator

..... Do not write or type below this line .....

Soumistha Banerjee
06-08-2022

जिला अवर निबंधक भागलपुर

Biswal Kumar Agrawal
06/08/22

JD 0012916008

Statutory Alert:

12932

This **INDENTURE** made and executed on this the day of August, 2022.

BETWEEN

Mr. Soumistha Banerjee, son of Late Nihar Bindu Banerjee, religion- Hindu, Nationality - Indian, resident of ground floor -271/C, Road No. -IA, Ashok Naghar, Police Station -Argora, Doranda, Ranchi-834002, having PAN- AHOPB0145L & Aadhaar no- 6377 8610 8826 hereinafter called the Vendor (which expression shall unless excluded by or repugnant to the context mean and include his legal heirs, successors in interest, representatives, executors and assigns) **of the First Part.** Mobile No. 8340514068

AND

District Registry Office,Bhagalpur

Token Number 12932 | Reg. Year 2022 | Serial Number 12843 | Deed Number 12811

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Bimal Kumar Agrawal(Director Of M S Rajbirconstructions Pvt Ltd)						
Sig.	Bimal Kumar Agrawal 08.08.2022.						
Presented By	Soumistha Banerjee						
Sig.	Soumistha Banerjee 08.08.2022						
Executant	Soumistha Banerjee						
Sig.	Soumistha Banerjee 08.08.2022						
Identified By	Anuj Kumar Shivlochan						
Sig.	Anuj Kr. Shivlochan 08.08.2022						

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2200sop049





Soumistha Banerjee

M/S. RAJBIR CONSTRUCTIONS PRIVATE LIMITED., a company duly incorporated under the Indian Companies Act having its registered office at Hari Om Towers, 614, Commercial Complex, Circular Road, Ranchi (Jharkhand) and its Camp Office at Opposite City Post Office, M.P.Diwedi Road, Bhagalpur, Bihar, PAN- AADCR6261J, CIN-U45201JH2007PTC012833 represented by its Director, Sri Bimal Kumar Agrawal, Son of Sri Bir Kumar Agrawal, residing at Ankur Apartment, Dr. R.P.Road, P.S.Kotwali, present Adampur, District Bhagalpur, Bihar, Nationality Indian having AADHAR NUMBER- 4658 1131 7870 hereinafter called the Vendee/Purchaser (which expression shall unless excluded by or repugnant to the context mean and include its executors , assigns, administrators, successors in interest, representatives) **of the Other Part**. Mobile no. 9939192352.

WHEREAS Santosh Banerjee, Nihar Bindu Banerjee, both sons of Late Arobindo Bandopadhyay, Sajal Banerjee, son of Sudha Bindu Banerjee, Swadesh Banerjee & Surojit Banerjee, both sons of Late Sisir Banerjee were the joint owners of property admeasuring 0.4610 hectare situated in D.N.Singh Road, Kharmanchak, District Bhagalpur bearing Municipal Survey Khesra Numbers 259 ka, kha, ga, gha, cha, chha, ja, jha, ta,tha,da Under khata Number 746, Municipal Survey Ward Number 7, District Bhagalpur and their names stand jointly recorded in the Municipal Survey records, the khatian of which was published on 10th June, 1985 having equal

share therein. Santosh Banerjee and Nihar Bindu Banerjee, both sons of Late Arobindo Bandopadhyay, having one share each, Sajal Banerjee, son of Sudha Bindu Banerjee, one share and Swadesh Banerjee & Surojit Banerjee, both sons of Late Sisir Banerjee having one share therein.

AND WHEREAS after the death of aforesaid Santosh Banerjee his undivided share in property bearing Municipal Survey Khesra Numbers 259 ka, kha, ga, gha, cha, chha, ja, jha, ta,tha,da Under khata Number 746, Municipal Survey Ward Number 7, District Bhagalpur was inherited by his two sons, Sunil Banerjee and Swapan Kumar Banerjee. On the death of Nihar Bindu Banerjee his undivided share in property bearing Municipal Survey Khesra Numbers 259 ka, kha, ga, gha, cha, chha, ja, jha, ta,tha,da Under khata Number 746, Municipal Survey Ward Number 7, District Bhagalpur was inherited by his two sons, Saumistha Banerjee and Soumitra Banerjee. On the death of Sajal Kumar Banerjee his undivided share in property bearing Municipal Survey Khesra Numbers 259 ka, kha, ga, gha, cha, chha, ja, jha, ta,tha,da Under khata Number 746, Municipal Survey Ward Number 7, District Bhagalpur was inherited by his wife Debjani Banerjee and his son Satyaki Banerjee. The aforesaid persons were in joint possession of whatever property was left after sale of some portion thereof.

Soumistha Banerjee 6/8/22

जिला अवर निबंधक

AND WHEREAS the aforesaid owners orally partitioned the property among themselves, by metes and bounds in the month of October, 2021 in pursuance whereof a map, showing their respective shares, was prepared and executed. Both the sons of Late Sisir Kumar Banerjee namely Swadesh Kumar Banerjee and Surojit Kumar Banerjee had mutually decided to allot one share to their sister, Sushmita Mukherjee, out of their share and accordingly she was also allotted a share in the property.

AND WHEREAS the Vendor, being in urgent need of money for his personal use, has offered for sale of a part of the property, on as is where is and whatever it is basis, allotted to him in the mutual partition, and morefully detailed and described in Schedule A hereunder.

AND WHEREAS on hearing the above intention of the vendor, the purchaser herein offered to the vendor to purchase the land on as is where is and whatever it is basis for a total consideration of Rs. 1,70,12,100/- (Rs One Crore Seventy Lacs Twelve Thousand One Hundred only), as no other person offered higher price than the price offered by the purchaser herein, to which the Vendor has agreed and settled. The Government value of the same is Rs. 1,86,33,000/- only.

AND WHEREAS vendor after a good deal of discussions, agreed to sell, alienate & transfer the property described in schedule A below shown in red colour

जिला अवर निबंधक

in the annexed map forming part of this indenture on as is where is and whatever it is basis, to the purchaser, for a total consideration of Rs. 1,70,12,100/- (Rs One Crore Seventy Lacs Twelve Thousand One Hundred only) which was the maximum of that so far offered by other persons.

AND WHEREAS it is necessary to execute a sale deed.

NOW THIS DEED OF CONVEYANCE (OUT & OUT SALE) WITNESSETH AS FOLLOWS:

1. That the vendor is absolutely seized and possessed of and otherwise well and sufficiently entitled to hold sixteen Annas share to the piece & parcel of land described in schedule A below & also in sketch map attached hereto which also forms a part of the sale deed, free from all encumbrances & charges whatsoever.

2. That in pursuance of the aforesaid agreement arrived at between the vendor and the purchaser & in consideration of payment of Rs. 1,70,12,100/- (Rs One Crore Seventy Lacs Twelve Thousand One Hundred only) the vendor has already received the entire consideration amount by Bank transfer in his ICICI Bank account amounting to Rs. 1,67,09,649/- dated 3rd Aug 2022 and Rs. 1,32,330/- on 5th Aug 2022 after deducting TDS amount of Rs. 170,121/- from the purchaser in full & final payment of the consideration

money as agreed upon from the purchaser at or immediately before the execution of these presents, the receipt whereof the vendor hereby admit, & acknowledge and from the payment of the said sum acquit, release & forever discharge the purchaser & the said property, described in Schedule A, the vendor do hereby grant, transfer, convey, sell, assign, & assure unto the purchaser her right & interest in the piece & parcel of land and property as described in schedule A below & also in sketch map attached hereto OR HOWSOEVER OTHERWISE the said land now are or at any time hereto-fore was situated, butted, bounded, called, known, numbered, described or distinguished together with ways and paths, passages, common passage, lights, open sky, water, water courses, sewers drains, ditches and the ground and soil thereof AND all manners of rights, liberties, easement including with vehicles, privileges, advantages, and appurtenances whatsoever standing and being on and upon or belonging or in anywise appertaining to the said land and every part thereof or which with the same now are or is or at any time or times hereto-fore were or was held, used, occupied or enjoyed or accepted, reputed, deemed, taken or known as part and parcel or member thereof or appurtenant thereto.

3. That the vendor do hereby covenant with the purchaser:-

   a. That notwithstanding any act, deed matter or thing whatsoever made, done, committed or knowingly or willingly suffered to the contrary the



vendor is lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land here-in-before transferred, granted and conveyed free from all encumbrance and charges whatsoever and that the vendor has full power and absolute and indefeasible right and authority to sell, grant, convey or transfer ALL AND SINGULAR the said land hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to the use of the purchaser and in the manner aforesaid and according to the true intent and meaning of these presents.

b. That the vendor has taken off his possession over the property described in schedule A below and put the purchaser in possession thereof and the purchaser shall be entitled to hold, possess, occupy and enjoy the said property.

c. That the vendor further agrees with the purchaser that upon every reasonable requests and at the expenses and cost of the purchaser he will do and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property or any part thereof to the purchaser.

d. That the vendor hereby acknowledges receipt of the consideration money of Rs. 1,70,12,100/- (Rs One Crore Seventy Lacs Twelve Thousand One Hundred only).

e. That the purchaser will get its name recorded in the records of the Bihar Government at Anchal Jagdishpur and Bhagalpur Municipal Corporation and with other necessary agencies.

जिला अवर निबंधक

SCHEDULE A

(Details of Property sold/transferred)

1. All that part and parcel of land measuring 531 square feet equivalent to 1.2213 decimals bearing Municipal Survey Khesra Number 259 gha (part) Under khata Number 746, Jamabandi Number 746, Municipal Survey Ward Number 7, at Anchal Jagdishpur, District Bhagalpur being part of Holding Number 217/53, in Present Ward Number 21 of Bhagalpur Municipal Corporation situated in D.N.Singh Road, Mohalla Kharmanchak, District Bhagalpur.

Bounded and butted as hereunder

North:-	Gali
South:-	Vikramshila Developer Pvt Ltd
East:-	Share of Swadesh Banerjee
West:-	Soumitra Banerjee now today purchaser Rajbir Constructions

2. All that part and parcel of land measuring 384.5 square feet equivalent to 0.884 decimals bearing Municipal Survey Khesra Number 259 cha (part) Under khata Number 746, Jamabandi Number 746, Municipal Survey Ward Number 7, at Anchal Jagdishpur, District Bhagalpur being part of Holding Number 217/53, in Present Ward Number 21 of Bhagalpur Municipal Corporation situated in D.N.Singh Road, Mohalla Kharmanchak, District Bhagalpur.

Bounded and butted as hereunder

North:-	Share of Saumitra Banerjee now today purchaser Rajbir Constructions Pvt Ltd.
South:-	Share of Debjani Banerjee
East:-	Rajiv Siddhartha now today purchaser Rajbir Constructions Pvt Ltd.
West:-	Share of Debjani Banerjee

3. All that part and parcel of land measuring 3135 square feet equivalent to 7.2105 decimals bearing part of Municipal Survey Khesra Number 259 kha (area 7 square feet), ga (area 1476 square feet), gha (area 1652 square feet) Under khata Number 746, Jamabandi Number 746, Municipal Survey Ward Number 7, at Anchal Jagdishpur, District Bhagalpur being part of Holding Number 217/53, in Present Ward Number 21 of Bhagalpur Municipal Corporation situated in D.N.Singh Road, Mohalla Kharmanchak, District Bhagalpur.

Bounded and butted as hereunder

North:-	Vikramshila Developer Pvt Ltd and Soumitra Banerjee (today purchaser Rajbir Constructions Pvt Ltd)
South:-	Share of Debjani Banerjee
East:-	Share of Sushmita Mukherjee now today purchaser Rajbir Constructions Pvt Ltd
West:-	Share of Soumitra Banerjee now today purchaser Rajbir Constructions Pvt Ltd

06.08.2024

Khata number	Khesra Number	Area	Govt. Value
746	259 kha	538 sq feet	Rs. 24,74,800
	259 ga	1476 sq feet	Rs. 67,89,600
	259 gha	1652 sq feet	Rs. 75,99,200
	259 cha	384.50 sq feet	Rs. 17,68,700

Land valued for the purpose of Stamp Duty at Rs.1,86,33,000/- 1st Grade Commercial.

Total Valuation on which stamp duty is paid is Rs. 1,86,33,000/- (One Crore Eighty Six Lakhs Thirty Three Thousand) Only.

In witness whereof, the Vendor and the Vendee have here-under set and subscribed their hand to these presents and signed this indenture this the 06th day of August, 2022 in presence of the following witnesses.

Sonavisth Hanjan 6/8/22

WITNESSES:

EXCUTANT: (Vendor)

1. Santosh Srivastava S/o Purushottam Prasad Raupankhurd, Noonagar Bhagalpur 6/8/22

2. Anuj Kr. Shivkhan S/o Lt. Sandager Kapri Reporter House Girdharilal Lane Manikpur, Mirjan

1.

जिला अवर निबंधक भागलपुर

CLAIMANT: (Vendee)

Rajhir Construction Pvt Ltd

Bimal Kumar Agrawal 6/8/22

Director

नजरी नक्शा

टोकन नं0 :- दस्तावेज सं0 :- दिनांक:-

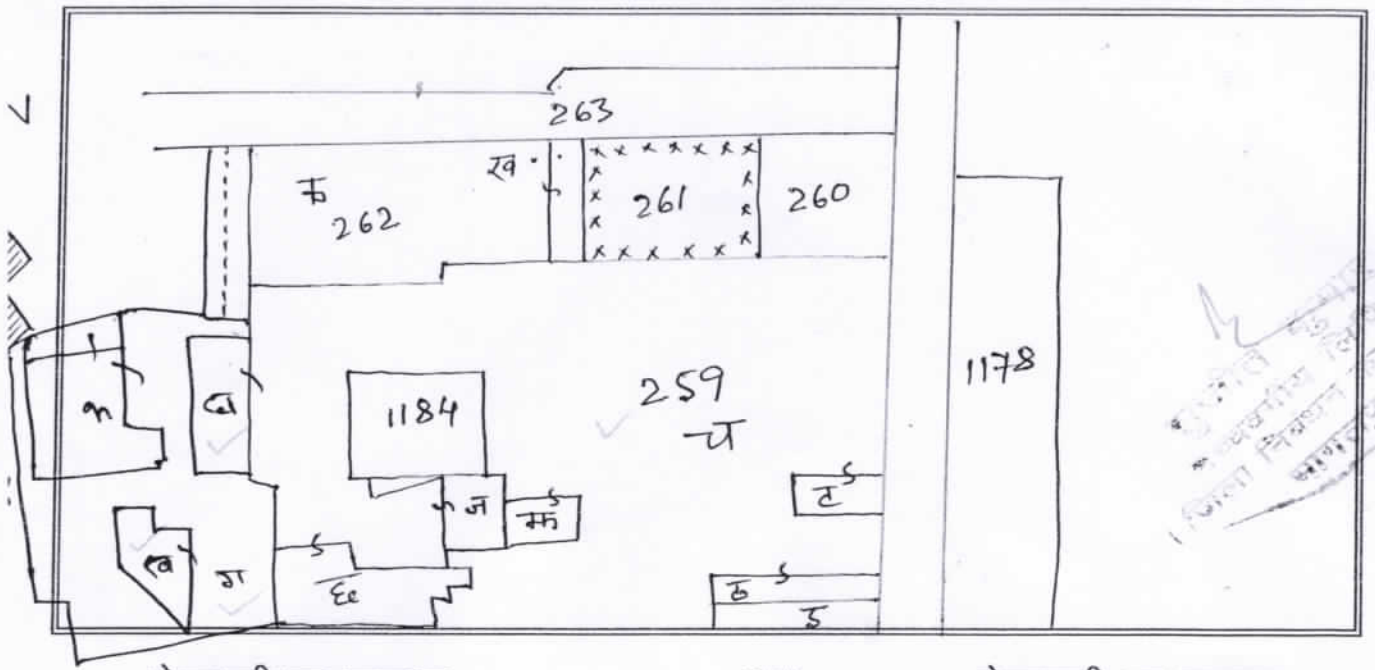
लेख्यकारी का नाम एवं पता :- Sri Soumistha Banerjee S/o Late Nihar Bindu Banerjee R/o 271/C Road No. 1A, Ashok Nagar P.S. Argora, Doranda, Rachi

लेख्यधारी का नाम एवं पता :- M/s Rajbir Const. Pvt. Ltd. Director Sri Bimal Kr. Agrawal S/o Bir Kr. Agrawal R/o Ankur Apt. Dr. R. P. Road P.S. Kotwali, Bhagalpur

मौजा: Mohalla Kharmanchak, D.N. Singh Road. अंचल :- Jagdishpur जिला:- Bhagalpur थाना नं0 :- H.N.- 21

चौहद्दी

खाता नं0	खेसरा नं0	रकवा	उत्तर	दक्षिण	पूरब	पश्चिम
746	259 cha 259 Kha	384.5 sft. 538 sft.	Saumitra Banerji	Debjani Banerji	Rajiv Sidharth	Debjani Banerjee
	Ga	1476 Sq.ft.	Gali	Bikramshila Dev. Pvt. Ltd.	Swadesh Banerjee	Soumitra Banerjee
	Gha	1652 Sq.ft.	Bikramshila Dev. Pvt. Ltd & Saumitra Banerjee	Debjani Banerjee	Susmita Mukherjee	Saumitra Banerjee



लेख्यधारी का हस्ताक्षर

Bimal Kumar Agrawal
06.08.2022

लेख्यकारी का हस्ताक्षर

Soumistha Banerjee
06.08.2022

जिला निबंधन कार्यालय, भागलपुर

:स्थल निरीक्षण प्रतिवेदन:

जाँचकर्ता का नाम व पदनाम – मनीष कुमार गौरव

निरीक्षण की तिथि – 8/8/22

दस्तावेज का सं0 –

टोकन सं0 – 12932

बिक्रेता का नाम – श्री सौमिष्ठा बनर्जी

क्रेता का नाम – निदेशक विमलकुमार अग्रवाल

मौजा – खरमनचक वार्ड नं0 – 21 थाना नं0 –

अंचल – जगदीशपुर खाता सं0 – 746

खेसरा सं0 – 259 रकवा – 0-9.3162



भूमि का किस्म – व्यवसायिक

संरचना/फ्लैट का विवरण –

पेड़ एवं अन्य विवरण –

रोड का नाम – डी.एन.सिंह रोड होल्डिंग नं0 – 217/53

अवस्थित :– शहरी/पेरिफेरल/ग्रामीण –

चौहद्दी :–

उत्तर:– सौमित्र बनर्जी, गली, विक्रमशीला डेम.प्रा.लि., वो सौमित्र बनर्जी

दक्षिण:– देवजानी बनर्जी, विक्रमशीला डेम.प्रा.लि., देवजानी बनर्जी

पूरब:– राजीव सिद्धार्थ, स्वदेश बनर्जी, सुस्मिता मुखर्जी

पश्चिम:– देवजानी बनर्जी, सौमित्र बनर्जी, सौमित्र बनर्जी

अंतरित भूमि की अवस्थिति:– संरचना सहित/रहित

जाँचकर्ता का अभिमत :– यह जमीन खरमनचक मोहल्ले के अंदर डी.एन.सिंह रोड के अंतर्गत उक्त मुख्य पश्चिम तरफ स्थित है।

भूमि की प्रकृति – व्यवसायिक I क्षेत्री भेज पत्नी कृषि

रकवा – 9.3162 प्रति डिसमल मूल्य – 2000000/-

संरचना की प्रकृति –

क्षेत्रफल – X (लंबाई – X चौड़ाई X)

प्रति वर्गफीट मूल्य – X

पेड़ एवं अन्य – X

लेख्यकारी का हस्ताक्षर
Sonamisth Anjan
08/08/2022

लेख्यधारी का हस्ताक्षर
Bimal Kumar Agrawal
08/08/2022

जाँचकर्ता का हस्ताक्षर
मनीष कुमार गौरव
निम्न वर्गीय लिपिक
जिला निबंधन कार्यालय
भागलपुर

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. 1118990/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 372650/-	Amt.paid through Bank Challan	Rs. 1866350/-

Registration Fee

FEE PAID										
	A1	373660	C	0	H1b	0	K1a	0	Lii	0
	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-	373660

LLR + Proc Fee		Service Charge
LLR	500	500
Proc.Fee	50	
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 374710

Date: 08/08/2022

Registering Officer
Bhagalpur

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Saturday, 06th August 2022 by Soumistha Banerjee Nihar Bindu Banerjee by profession Others, Status Executant

08-08-2022

Signature/L.T.I. of Presentant **Date:08/08/2022**

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anuj Kumar Shivlochan' age '51' Sex 'M', 'S Kapri', resident of 'Reporter House Mirjanhat Bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 08/08/2022

Registering Officer
Bhagalpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 218 on pages on 392 -404, for the year 2022 and stored in CD volume No. CD-34 year 2022 .The document no. is printed on the Front Page of the document.

Date : 08/08/2022

Registering Officer
Bhagalpur

Token No. : 12932 Year : 2022 S.No. : 12843 SCORE Ver.4.1 Deed No . :d No . : 12811

Serial No. 14563 Circle:-:Bhagalpur Book No. :- 1 Deed No. 14507

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR41156231606077U
Certificate Issued Date	:	12-Sep-2022 02:06 PM
Account Reference	:	NONACC (CB)/ brlbcbk09/ BHAGALPUR/ BR-BHG/ BGP
Unique Doc. Reference	:	SUBIN-BRBRTBCBK09650750046078181U
Purchased by	:	RAJBIR CONS PVT LTD DIRECTOR BIMAL KUMAR AGRAWAL
Description of Document	:	Article 23 Conveyance
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	RAJBIR CONS PVT LTD DIRECTOR BIMAL KUMAR AGRAWAL
Stamp Duty Paid By	:	RAJBIR CONS PVT LTD DIRECTOR BIMAL KUMAR AGRAWAL
Stamp Duty Paid (Rs.)	:	3,06,120(Three Lakh Six Thousand One Hundred And Twenty only)
Reg. fee (Rs.)	:	77,280 (Seventy Seven Thousand Two Hundred And Eighty only)
LLR & P Fee (Rs.)	:	550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	3,84,450 (Three Lakh Eighty Four Thousand Four Hundred And Fifty only)

Serial No. 14563 **Deed No. 14507**

बिहार सरकार

जिला निबंधन कार्यालय, **भागलपुर**

पृष्ठांकन का सारांश

दिनांक **13/09/2022** को **Swadesh Kumar Banerjee** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमे रू0 **306120** मुद्रांक शुल्क एवं रू0 **78330** निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 **14507** के रूप में पुस्तक सं0 **1** की जिल्द सं0 **248** के पृष्ठ सं0 **81** से **94** तक **CD 38** में आज निबंधित एवं कुल **14** पृष्ठों में संधारित किया गया ।

बिहार सरकार

पंकज कुमार बसाक
निबंधन पदाधिकारी

दिनांक–**13/09/2022** टोकन नं॰ **14662 / 2022**

..... Do not write or type below this line .....

Rajbir Construction Pvt Ltd
Director

Bimal Kumar Agrawal
13.09.22

Swadesh Kumar Banerjee
13.09.22

0013011340

DEED OF ABSOLUTE SALE

This **INDENTURE** made and executed on this the 13th day of September, 2022.

BETWEEN

Mr. Swadesh Kumar Banerjee, Son of Late Sisir Kumar Banerjee, resident of Mohalla Kharmanchak, D.N.Singh

District Registry Office,Bhagalpur

Token Number 14662 Reg. Year 2022 Serial Number 14563 Deed Number 14507

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Ms Rajbir Construction Pvt Ltd Bimal Kumar Agrawal						
Sig.	Bimal Kumar Agrawal 13/9/2022						
Executant	Swadesh Kumar Banerjee						
Sig.	Swadesh Kumar Banerjee 13/9/22						
Presented By	Swadesh Kumar Banerjee						
Sig.	13/9/22						
Identified By	Ram Shankar Jaiswal						
Sig.	Ram Shankar Jaiswal Dt 13/09/22						

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2200sop049

जिला अवर निबंधक भागलपुर



Swadesh Kumar Banerjee

Road, P.S Kotwali, District Bhagalpur having PAN-APPPB8059J & Aadhaar No. 3826 7521 4469, hereinafter referred to as the **"VENDOR"** which expression shall unless it be repugnant to the context, shall mean or meaning thereto, mean and include his heirs, Administrators, Executor(s), Legal representative(s), Nominee(s) successors-in-interest and/or assigns of the **First PART.** Mobile Number 9852410565.

AND

M/S. RAJBIR CONSTRUCTION PRIVATE LIMITED., a company duly incorporated under the Indian Companies Act having its registered office at Hari Om Towers, 614, Commercial Complex, Circular Road, Ranchi (Jharkhand) and its Camp Office at Opposite City Post Office, M.P.Diwedi Road, Bhagalpur, Bihar, PAN- AADCR6261J, CIN-U45201JH2007PTC012833 represented by its Director, Sri Bimal Kumar Agrawal, (DIN:01459998), Son of Sri Bir Kumar Agrawal, residing at Ankur Apartment, Dr. R.P.Road, P.S.Kotwali, present Adampur, District Bhagalpur, Bihar, Nationality Indian having AADHAR NUMBER- 4658 1131 7870 hereinafter referred to as **"Vendee/Purchaser"** which term shall unless the context otherwise requires include its

executor or executors, administrator or administrators, nominee or nominees, legal representative or legal representatives, successor-in-office and /or assign or successors – in - office and / or assigns of **SECOND PART.**

Mobile Number 9939192352.

WHEREAS Santosh Banerjee, Nihar Bindu Banerjee, both sons of Late Arobindo Bandopadhyay, Sajal Banerjee, son of Sudha Bindu Banerjee, Swadesh Banerjee & Surojit Banerjee, both sons of Late Sisir Banerjee were the joint owners of property admeasuring 0.4610 hectare situated in D.N.Singh Road, Kharmanchak, District Bhagalpur bearing Municipal Survey Khesra Numbers 259 ka, kha, ga, gha, cha, chha, ja, jha, ta,tha,da Under khata Number 746, Municipal Survey Ward Number 7, District Bhagalpur and their names stand jointly recorded in the Municipal Survey records, the khatian of which was published on 10th June, 1985 having equal share therein. Santosh Banerjee and Nihar Bindu Banerjee, both sons of Late Arobindo Bandopadhyay, having one share each, Sajal Banerjee, son of Sudha Bindu Banerjee, one share and Swadesh Kumar Banerjee & Surojit

Banerjee, both sons of Late Sisir Banerjee having one share therein.

AND WHEREAS after the death of aforesaid Santosh Banerjee his undivided share in property bearing Municipal Survey Khesra Numbers 259 ka, kha, ga, gha, cha, chha, ja, jha, ta,tha,da Under khata Number 746, Municipal Survey Ward Number 7, District Bhagalpur was inherited by his two sons, Sunil Banerjee and Swapan Kumar Banerjee. On the death of Nihar Bindu Banerjee his undivided share in property bearing Municipal Survey Khesra Numbers 259 ka, kha, ga, gha, cha, chha, ja, jha, ta,tha,da Under khata Number 746, Municipal Survey Ward Number 7, District Bhagalpur was inherited by his two sons, Saumistha Banerjee and Soumitra Banerjee. On the death of Sajal Kumar Banerjee his undivided share in property bearing Municipal Survey Khesra Numbers 259 ka, kha, ga, gha, cha, chha, ja, jha, ta,tha,da Under khata Number 746, Municipal Survey Ward Number 7, District Bhagalpur was inherited by his wife Debjani Banerjee and his son Satyaki Banerjee. The aforesaid persons were in joint possession of whatever property was left after sale of some portion thereof.

AND WHEREAS the aforesaid owners orally partitioned the property among themselves, by metes and bounds in the month of October, 2021 in pursuance whereof a map, showing their respective shares, was prepared and executed.

AND WHEREAS the Vendor, being in urgent need of money for his personal use, has offered for sale of a part of the property, on as is where is and whatever it is basis, allotted to him in the mutual partition, and morefully detailed and described in Schedule A hereunder.

AND WHEREAS on hearing the above intention of the vendor, the purchaser herein offered to the vendor to purchase the land on as is where is and whatever it is basis for a total consideration of Rs. 35,00,000/- (Thirty Five Lakhs), as no other person offered higher price than the price offered by the purchaser herein, to which the Vendor has agreed and settled. The Government value of the same is Rs. 38,13,400 (Thirty-Eight Lakhs Thirteen Thousand and Four Hundred) Only.

AND WHEREAS vendor after a good deal of discussions, agreed to sell, alienate & transfer the property described in schedule A below shown in red colour in the annexed map forming part of this indenture on as is where is and whatever it is basis, to the purchaser, for a total consideration of 35,00,000/- (Thirty Five Lakhs) which was the maximum of that so far offered by other persons.

AND WHEREAS it is necessary to execute a sale deed.

NOW THIS DEED OF CONVEYANCE (OUT & OUT SALE) WITNESSETH AS FOLLOWS:

1. That the vendor is absolutely seized and possessed of and otherwise well and sufficiently entitled to hold sixteen Annas share to the piece & parcel of land described in schedule A below & also in sketch map attached hereto which also forms a part of the sale deed, free from all encumbrances & charges whatsoever.

2. That in pursuance of the aforesaid agreement arrived at between the vendor and the purchaser & in consideration of payment of 35,00,000/- (Thirty Five Lakhs) the vendor has

already received the entire consideration amount by Bank transfer in Bank account of Swadesh Kumar Banerjee being UTR NO- ICICR52022091200538172 from the purchaser in full & final payment of the consideration money as agreed upon from the purchaser at or immediately before the execution of these presents, the receipt whereof the vendor hereby admit, & acknowledge and from the payment of the said sum acquit, release & forever discharge the purchaser & the said property, described in Schedule A, the vendor do hereby grant, transfer, convey, sell, assign, & assure unto the purchaser her right & interest in the piece & parcel of land and property as described in schedule A below & also in sketch map attached hereto OR HOWSOEVER OTHERWISE the said land now are or at any time hereto-fore was situated, butted, bounded, called, known, numbered, described or distinguished together with ways and paths, passages, common passage, lights, open sky, water, water courses, sewers drains, ditches and the ground and soil thereof AND all manners of rights, liberties, easement including with vehicles, privileges, advantages, and appurtenances whatsoever standing and being on and upon or belonging or in anywise appertaining to the said land and

Swadesh Kumar Banerjee
13.09.22

every part thereof or which with the same now are or is or at any time or times hereto-fore were or was held, used, occupied or enjoyed or accepted, reputed, deemed, taken or known as part and parcel or member thereof or appurtenant thereto.

3. That the vendors do hereby covenant with the purchaser:-

a. That notwithstanding any act, deed matter or thing whatsoever made, done, committed or knowingly or willingly suffered to the contrary the vendor is lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land here-in-before transferred, granted and conveyed free from all encumbrance and charges whatsoever and that the vendor has full power and absolute and indefeasible right and authority to sell, grant, convey or transfer ALL AND SINGULAR the said land hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to the use of the purchaser and in the manner aforesaid and according to the true intent and meaning of these presents.

b. That the vendors have taken off their possession over the property described in schedule A below and put the purchaser in possession thereof and the purchaser shall be entitled to hold, possess, occupy and enjoy the said property.

c. That the vendor further agrees with the purchaser that upon every reasonable requests and at the expenses and cost of the purchaser he will do and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property or any part thereof to the purchaser.

d. That the vendor hereby acknowledges receipt of the consideration money of Rs. 35,00,000/- (Thirty Five Lakhs)

e. That the purchaser will get its name recorded in the records of the Bihar Government at Anchal Jagdishpur and Bhagalpur Municipal Corporation and with other necessary agencies.

जिला अवर निबंधक

SCHEDULE A

(Details of Property sold/transferred)

All that part and parcel of land measuring 829 square feet equivalent to 1.9067 decimals bearing part of Municipal Survey Khesra Number 259 cha Under khata Number 746, Jamabandi Number 746, Municipal Survey Ward Number 7, at Anchal Jagdishpur, District Bhagalpur being part of Holding Number 217/53, in Present Ward Number 21 of Bhagalpur Municipal Corporation situated in D.N.Singh Road, Mohalla Kharmanchak, District Bhagalpur.

Bounded and butted as hereunder

North:-	Niz
South:-	Vikramshila Developers & Rajbir Constructions Pvt Ltd
East:-	Vijay Bhuwania & others
West:-	Rajbir Constructions Pvt Ltd

Khata number	Khesra Number	Area	Govt. Value

746	259 cha	829 sq feet	Rs. 38,13,400

Land valued for the purpose of Stamp Duty at Rs.38,13,400/- 1st Grade Commercial.

Total Valuation on which stamp duty is paid is Rs. 38,14,000/- (Thirty Eight Lakhs Fourteen Thousand) Only.

In witness whereof, the Vendor and the Vendee have hereunder set and subscribed their hand to these presents and signed this indenture this the day of September, 2022 in presence of the following witnesses.

WITNESSES:

1. Rajkishor Jaiswal
C/o Kishori Prasad Jaiswal
D.N. Singh Ghat Road
Deepnagar, Bhagalpur
Jagsar, Bhagalpur
13.09.22

2. Anil Kumar Jha
S/o Late Yogendra Jha
Jai Vihar Colony
PO Bahadurpur,
Sabaur Road, Bhagalpur
13.09.22

EXCUTANT: (Vendor)

Swadesh Kumar Banerjee 13/9/22

CLAIMANT: (Vendee)

Rajbir Construction Pvt Ltd
Bimal Kumar Agrawal 13.09.22
Director

Rajbir Construction Pvt. Ltd

Drafted by
Swadesh Kumar Banerjee
13.09.22

Swadesh Kumar Banerjee 13.09.22

रोक सूची से मिलान किया।

259

13.09.22

जिला अवर निबंधक

नजरी नक्शा

टोकन नं0 :- दस्तावेज सं0 :- दिनांक:-

लेख्यकारी का नाम एवं पता :- स्वदेश कुमार बनर्जी पिता स्व0 शिशिर कुमार बनर्जी साकिन- खरमनचक डी0 स0 सिंह रोड थाना कोतवाली जिला- भागलपुर।

लेख्यधारी का नाम एवं पता :- निदेशक श्री विमल कुमार अग्रवाल पिता श्री वीर कुमार अग्रवाल साकिन अंकुर अपार्टमेंट डॉ0 आर0पी0 रोड थाना कोतवाली हालधाना आदमपुर जिला- भागलपुर।

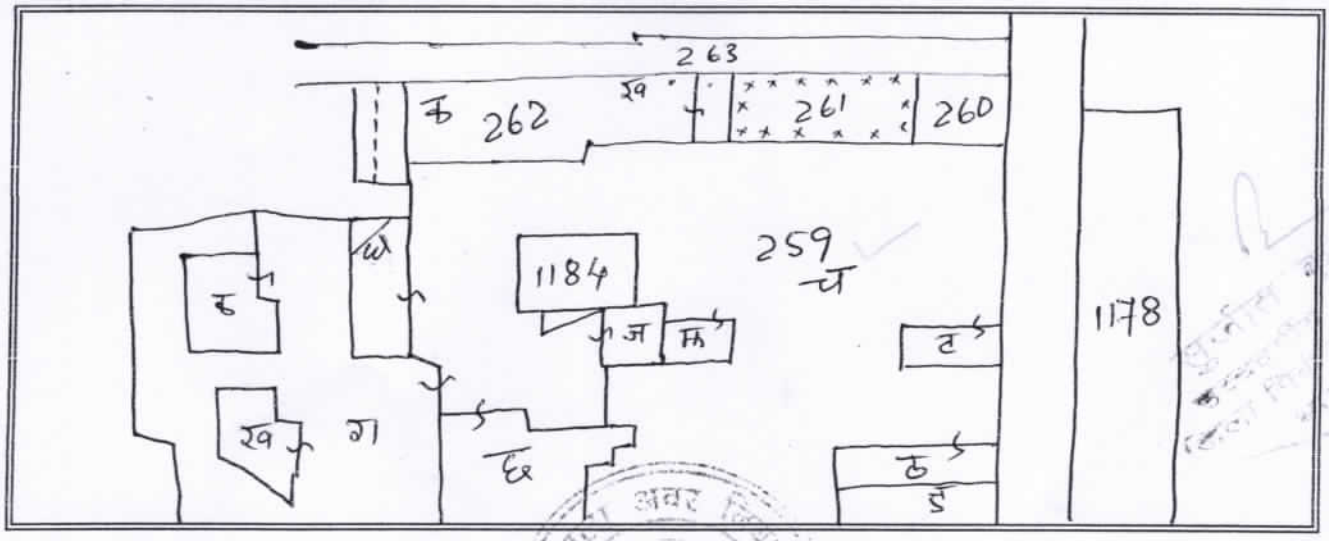
महल्ला:- खरमनचक अंचल :- जगदीशपुर जिला:- भागलपुर वार्ड नं0 :- 21

खाता नं0	खेसरा नं0	रकवा	चौहद्दी
746 -	259 - च	1.9067 डीसमल	उत्तर - नीज

दक्षिण - विक्रमशीला डेवल्पर एवं राजवीर कन्सट्रक्सन प0 लिमिटेड

पूरब - विजय भुवानियाँ एवं वगैरह

पश्चिम - राजवीर कन्सट्रक्सन प0 लिमिटेड



क्रेता का हस्ताक्षर

बिक्रेता का हस्ताक्षर

केवल कार्यालय उपयोग हेतु

आवेदन सं0/तिथि 13/09/2022 दस्तावेज सं0/टोकन सं0/वर्ष 14662/2022

10. नियम 4 (4) एवं (5) के अधीन उपरोक्त सम्पत्ति का बाजार मूल्य प्रचलित मूल्यांकन की मार्गदर्शक की पंजी के अनुरूप जाँचकर आधार सहित प्रतिवेदन :-

जाँचकर्ता का अभिमत :- [illegible]

भूमि का प्रकृति [illegible]

रकबा 1.9067 x/ प्रति डिसमल 2000000/-

संरचना की प्रकृति x

क्षेत्रफल ✓ (लंबाई) ✓ चौडाई ✓)

प्रति वर्गफीट मूल्य ✓

पेड़ एवं अन्य ✓

11. क्रमांक 10 के अन्तर्गत जांचोपरान्त प्राप्त मूल्यांकन :- 3814000/-

12. क्रमांक 10 की संपुष्टि हेतू जांचकर्ता द्वारा लिखा गया सम्पत्ति का छायाचित्र संलग्न करें।



Sudesh Kumar Banerjee
13.09.22

लेख्यकारी का हस्ताक्षर
(दस्तावेज लिखने वाले व्यक्ति का विवरण)

Bimal Kumar Agrawal
13.09.22

लेख्यधारी का हस्ताक्षर
(दस्तावेज जिसके पक्ष में लिखा गया है उस व्यक्ति का विवरण)

स्थान :- Bhagalpur

तिथि :- 13.09.22

13/09/2022

जांचकर्ता पदाधिकारी/कर्मचारी का हस्ताक्षर

देखें नियम 4 (1)

(बिहार स्टाम्प विलेख के मूल्यांकन निर्धारण नियम 1995)

दस्तावेज से संबंधित भूमि/सम्पत्ति एवं बाजार मूल्य का विवरण :-

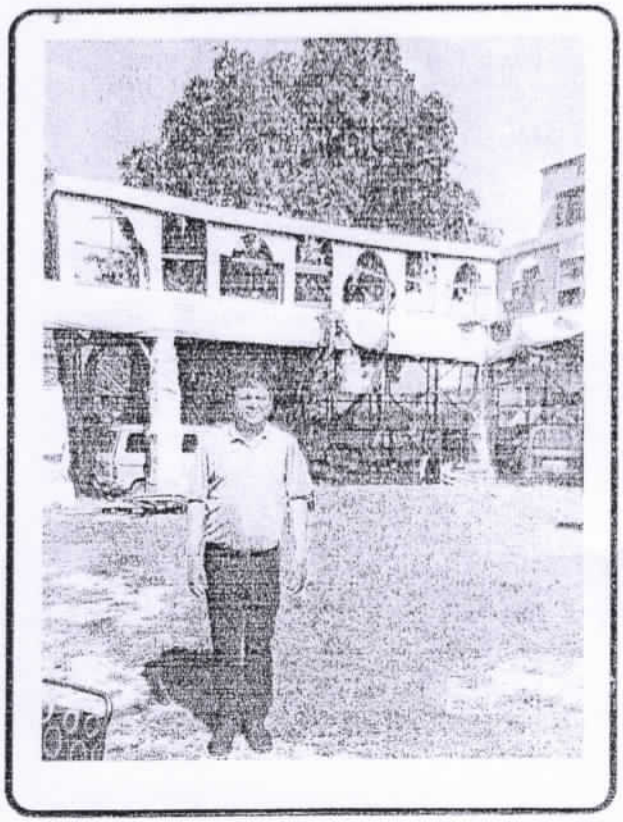
जिलेवार कार्यालय का नाम :- जिला निबंधन कार्यालय, भागलपुर।

1. लेखकारी (दस्तावेज लिखनेवाले व्यक्ति का विवरण)
नाम स्वदेश कुमार बनर्जी
पिता/पति का नाम स्व० शिशिर कुमार बनर्जी
पता २१० स्वरूप नारायण डिसरवा सिंह रोड
थाना - कोतवाली जिला - भागलपुर
मोबाईल नं० 9852410565

2. लेखधारी (दस्तावेज जिसके पक्ष में लिखा गया है उस व्यक्ति का विवरण)
नाम निदेशक श्री बिमल कुमार अग्रवाल
पिता/पति का नाम श्री वीर कुमार अग्रवाल
पता ६१० अंकुर अपार्टमेंट ऊँचा आदमपीर रोड
थाना कोतवाली जिला भागलपुर
मोबाईल नं० 9933913235?

3 संबंधित भूमि/सम्पत्ति का विवरण
जिला - भागलपुर, अंचल शाहकीशपुर मौजा स्वरूपगंज वार्ड 21
थाना सं०- खाता सं०- 746 खेसरा सं०- 253 रकबा (डी० में०) 1.9067 डी०
चौहद्दी - उ० नीम द० शिवशंकर डेरापुरी एवं शाहदीर कब्रस्थान पर स्थित
पू० शिवा कुशवाहा एवं कोई प० शाहदीर कब्रस्थान पर स्थित

4. भूमि का प्रकृति/श्रेणी :- I अवसायिक
5. भूमि का बाजार मूल्य :- 38.13.400
6. संरचना का विवरण
(क) भवन का प्रकार /
(ख) भवन की मंजिल /
(ग) संरचना का क्षेत्रफल /(वर्गफीट में)
(घ) छत की किस्म /
(ङ) निर्माण का वर्ष /
(च) पथ/सड़क की श्रेणी S.D.N.Singh Road
(छ) संरचना का मूल्यांकन /
(ज) सीमा चिन्ह /
7. अन्य कोई विवरण :- /
8. दस्तावेज में अंकित बाजार मूल्य :- 38.13.400/-
9. सभी विशिष्टताओं के साथ बाज़ार मूल्य निर्धारण हेतू पक्षकार द्वारा संबंधित सम्पत्ति/संरचना का छायाचित्र अनिवार्यतः दिये हुए स्थान पर चिपकाएँ :-



Swadesh Kumar Banerjee
लेख्यकारी का हस्ताक्षर 13.09.22
(दस्तावेज लिखने वाले व्यक्ति का विवरण)

Bimal Kumar Agarwal
13.09.22
लेख्यधारी का हस्ताक्षर
(दस्तावेज जिसके पक्ष में लिखा गया है उस व्यक्ति का विवरण)

स्थान :- Bhagalpur
तिथि :- 13.09.22

जिला अवर निबंधक

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. 229840/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 76280/-	Amt.paid through Bank Challan	Rs. 384450/-

Registration Fee

FEE PAID										
	A1	76280	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	1000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	77280

LLR + Proc Fee		Service Charge
LLR	500	
Proc.Fee	50	500
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 78330

Registering Officer
Bhagalpur

Date: 13/09/2022

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Tuesday, 13th September 2022 by Swadesh Kumar Banerjee Sisir Kumar Banerjee by profession Others, Status - Executant

Swadesh Kumar Banerjee 13/9/22

Signature/L.T.I. of Presentant **Date:13/09/2022**

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ram Shankar Jaiswal' age '56' Sex 'M', 'Kishori Pd. Jaiswal', resident of 'D. N. Singh Ghat Road, Deepnagar, Bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Bhagalpur

Date : 13/09/2022

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 248 on pages on 81 -94, for the year 2022 and stored in CD volume No. CD-38 year 2022 .The document no. is printed on the Front Page of the document.

13/9/22

Registering Officer
Bhagalpur

Date : 13/09/2022

Token No. : 14662 Year : 2022 S.No. : 14563 SCORE Ver.4.1 Deed No . :d No . : 14507