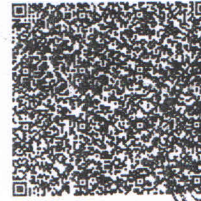




INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No.	: IN-BR02548895369104R
Certificate Issued Date	: 16-Apr-2019 03:12 PM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL0102884736111685R
Purchased by	: MS SHREE KRISHNA CONSTRUCTION
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: MS SHREE KRISHNA CONSTRUCTION
Stamp Duty Paid By	: MS SHREE KRISHNA CONSTRUCTION
Stamp Duty Paid (Rs.)	: 15,75,490(FifteenLakh Seventy Five Thousand Four Hundred And Ninety only)
Reg. fee (Rs.)	: 4,05,655 (Four Lakh Five Thousand Six Hundred And Fifty Five 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.)	: 19,82,195 (Nineteen Lakh Eighty Two Thousand One Hundred And Ninety Five only)

Serial No. 4531

Deed No. 3939



Govt. of Bihar District Registry Office ,Patna Summary of Endorsement

This document was presented for registration on **18/04/2019** by **Renuka Kumar**
A Stamp Duty of Rs. **1580490/-** and other Fees of Rs. **406705/-** has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. **3939** in Book No. **1**, Volume No. **91** on pages from **113** to **124** and has been preserved in total **12** pages in C.D. No. **13** / Year **2019**

Date: 18/04/2019

Token No. 4595/2019

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna



SCANNED BY

Renuka Kumar
18-4-19

Do not write or type below this line

SHREE KRISHNA CONSTRUCTIONS

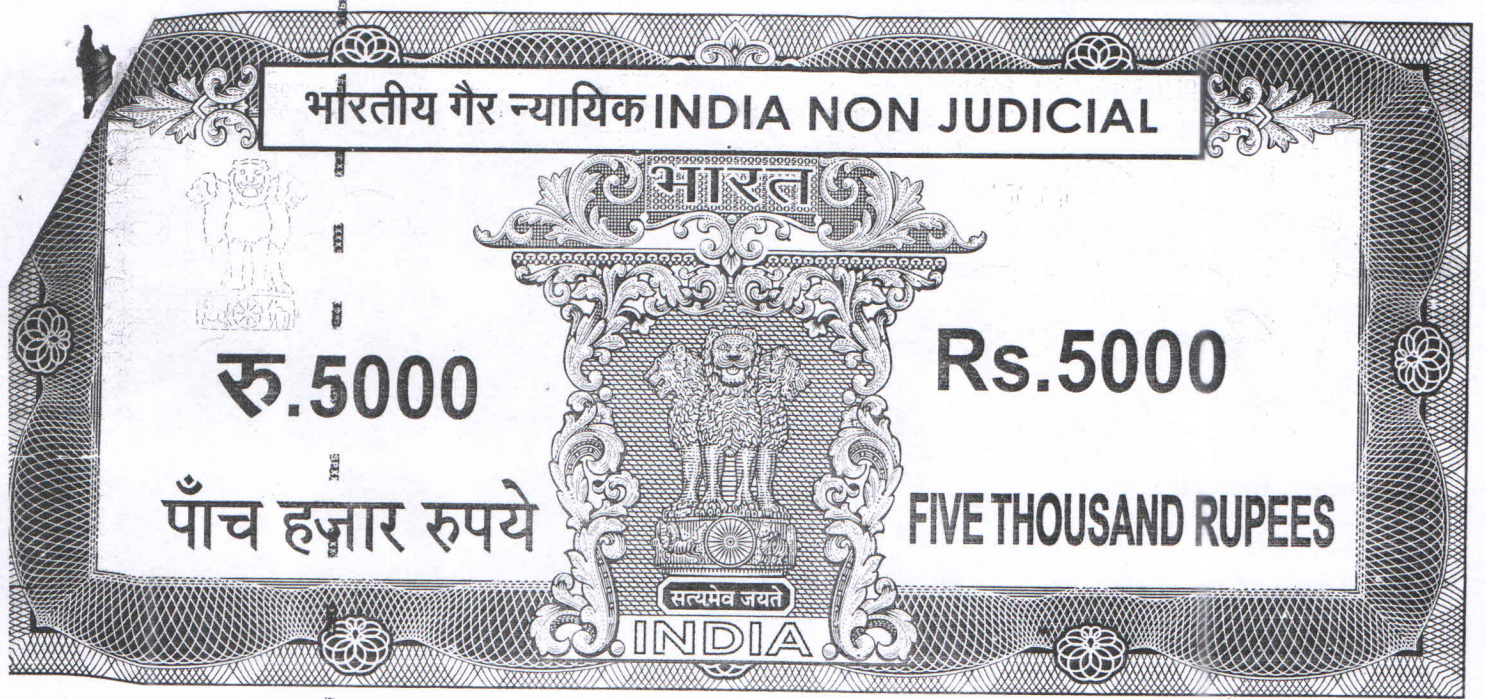
Upendra Kumar

PARTNER

TQ 0008334544

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



बेहार BIHAR

A 712889

797 तिथि 16.4.2019 मूल्य 5000/- सीट सं. 1/814
नाम व पता श्री. राजेश कुमार, पत्नी श्री. विजय कुमार, निवासी, हाजिपुर, मोहल्ला-बागमती, पोस्ट-हाजिपुर, जिला-हाजिपुर, नं. सं. 25/87, गणकालन पटन

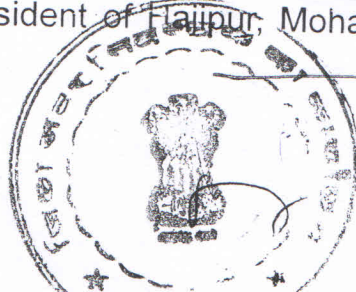
18/4/19

श्री. राजेश कुमार
मोहल्ला-हाजिपुर

DEED OF ABSOLUTE SALE

1. Name & Address of the Vendor:-

Smt. Renuka Kumar, Wife of Dr. Anil Kumar,
resident of Hajipur, Mohalla- Bagmati, P.S.- Hajipur,



SHREE KRISHNA CONSTRUCTIONS
Wanda Raju
PARTNER

Renuka Kumar
18.4.2019

District Registry Office, Patna

Token Number 4595

Reg. Year 2019

Serial Number 4531

Deed Number 393

PresType Name
Claimant Rohit Kumar
Khemka(Partner)

Sig. *Rohit Khemka*
18/04/19

Claimant Upendra
Rajwani(Partner)

Sig. *Upendra Rajwani*
18/4/19

Presented Renuka Kumar

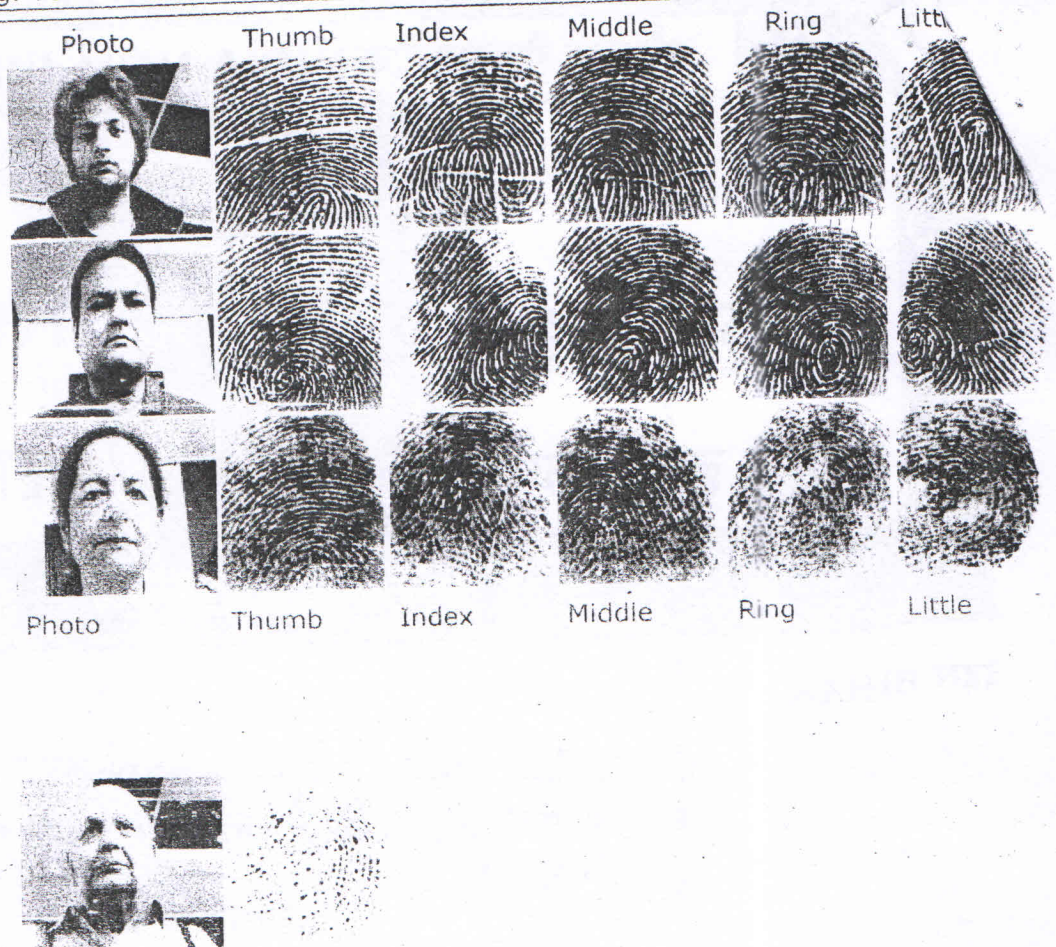
By *Renuka Kumar*
Sig. 18-4-19

Executant Renuka Kumar

Sig. *Renuka Kumar*
18-4-19

Identified Anil Kumar

By *Anil Kumar*
Sig. 18-04-19



आदेशानुसार प्राप्तपत्र/क्रोता/विक्रेता द्वारा दिखाये गये भूमि/संस्वर्ना
मौजा/मुहल्ला *Purandu* नं० ३५ हो० नं०
अन्तर्गत *Branch* नं० १५७ के अनुसार
द० ३५ : १६ १५०-१५७ के अनुसार
स्थल जांच किया गया है।
उक्त भूखण्ड पर नं० १६.०७.१०
जो आवासीय/व्यावसायिक प्रयोजन/मुहल्ला/गाँव/सड़क पर
पाया गया है।

18/04/2019

SCORE Ver.4.0

Powered by IL&ES Technologies Ltd.

Biometric Captured By 2800sop028



Renuka Kumar

18.4.2019

(2)

District- Vaishali, presently residing at 2H/34, Mahatma Gandhi Nagar, Near T.V. Tower, B.H. Colony, Patna, Bihar-800026.

PAN- **CWIPK6684G**

Mobile-9650474182



2. Name & Address of the Vendee:-

M/s Shree Krishna Constructions, a Partnership firm, having its office at Savitri Sadan Apartment, Ground Floor, Nageshwar Colony, Patna-800001, through its Partners **Shri Upendra Rajwani** Son of Late Tikam Das Rajwani, resident of House no.2, Sindhi Colony, Budha Colony, Patna-800001 and **Shri Rohit Kumar Khemka**, Son of Shri Pawan Kumar Khemka, residing at 404, Purnodia Apartment, Nageshwar Colony, Boring Road, Patna-800001, Nationality Indian.

PAN- **ADVFS0946D**

Mobile-9334318321

3. Nature of the Deed :-

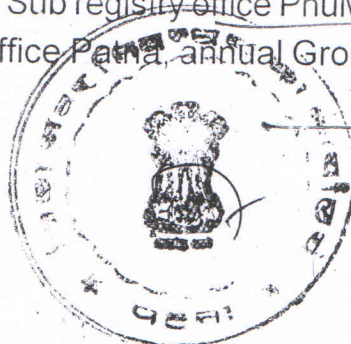
Deed of Absolute Sale.

4. Consideration Money :-

Rs. 1,90,30,000/- (Rupees One Crore ninety lac thirty thousand) only in which value of the Boundary wall is given of Rs. 10,00,000/- (Rupees Ten lac) only.

5. Description of property hereby conveyed :-

All that piece and parcel of the homestead land measuring an area of **7000 sq.ft.** (Seven thousand square feet), equivalent to 16.07 Decimal alongwith Boundary wall Situated at Mohalla- Purnendu Nagar, Serial no. **41**, Mauza- Phulwarisharif, Pargana and Survey Thana- Phulwari, at present P.S.- Phulwari, District- Patna bearing Thana no.35, Tauzi no. 5160, 5166, Khata no. 807 and 632, Survey Plot no. 918 (P), 919 (P), 925 (P), Sub Plot no. E 3/2, within the jurisdiction of Sub registry office Phulwarisharif and District Registry Office Patna, annual Ground Rent Rs. 5 besides Cess



SHREE KRISHNA CONSTRUCTIONS
Upendra Rajwani
PARTNER

Received by
18.4.2019

(3)

payable to the Government of Bihar through the Circle Officer, Phulwari, vide Zamabandi No.-18034 of Year 2018-2019 and the same is bounded and Dimension as follows:-

Plot no.	Area	Value
918	2330	48,50,000/-
919	2325	48,15,000/-
925	2345	49,00,000/-

BOUNDARY:

North : Branch Road.
South : Branch Road.
East : S.P. No. 917.
West : Branch Road.

Dimension :-

North : 76 feet.
South : 70 feet.
East : 114 feet.
West : 86 feet.

THIS DEED OF ABSOLUTE SALE made on this 18th day of April, 2019 in the Christian Era by executant/vendor, fully described in column no.1 above in this Deed (hereinafter called the "VENDOR").

IN FAVOUR OF

The aforesaid Vendee, fully described in Column No.2 above in this Deed (hereinafter called the "VENDEE/PURCHASER") which expressions shall unless excluded by or repugnant to the context mean and include his/her heirs, assignees, representatives and successors-in-interest of the OTHER PART.

RECITAL

AND WHEREAS the property hereby conveyed, fully mentioned in Column No.5 above in this Deed, is the purchased property of the Vendor through a registered deed of absolute sale from Kumhrar Progressive Sahkari Grih Nirman Samiti Ltd., 69/3, Dr.



SHREE KRISHNA CONSTRUCTIONS
Upendra Kumar
PARTNER

Pamula Ramani
18.4.2019

(4)

T.N. Banerjee Road, Chajjubagh, Patna-800001, a society registered under the Bihar and Orissa Co-operative Society Act (Act IV of 1935) having its registered office at Patna, through its Secretary Sri Dinesh Prasad Son of Late Dwarika Prasad of Kankarbagh, Patna and President Sri Neel Ratan Verma Son of Nabin Kumar Verma of Rajendra Nagar, Patna through a registered deed of absolute sale, which is registered in the office of the District Registry Office Patna in Book no.1, Volume no.-34, Pages 241 to 248, bearing deed no. **3077/1988** dated **29.06.1988**. Since then the vendor above named came in actual, peaceful absolute physical possession over the same as an absolute owner, free of recumference, charges, lossess or defect.

AND WHEREAS the Vendor being in urgent need of money to meet her family requirements and the arrangement of money is not possible until and unless the Vendor abovenamed disposes of the property fully mentioned in column no.5 above in this Deed. With this end in view, the Vendor expressed her desire to transfer or sell the property and after knowing her desire, the Vendee approached to the Vendor and showed his/her interest in the property. The Vendee offered to the Vendor, the consideration money, fully mentioned in column no.4 above in this Deed. The offer of the Vendee being the most reasonable and according to the prevailing market rate. Because no body is ready to pay higher than the Vendee so the Vendor accepted the offer in her good health, body and sense after considering all its pros and cons for the property without any pressure, threat and coercion.

AND WHEREAS in pursuance of the agreement and in consideration amount of Rs. 1,90,30,000/- (Rupees One Crore ninety lac thirty thousand) only which



SHREE KRISHNA CONSTRUCTIONS
Upendra Kumar
PARTNER

Benuttu Kumar
10.1.1988

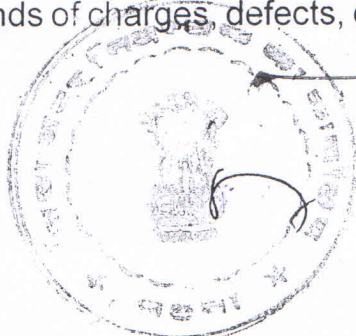
(5)

has been paid by the Vendee to the Vendor before the execution of this Deed of Absolute Sale, which details given below, in sound state of mind and in full sense. Thus the total consideration amount stands paid to the Vendor and not a single farthing is due to be paid by the Vendee to the Vendor. And the Vendor does hereby convey and transfer by way of absolute sale all her rights, titles and interests in the said property out of her free will and accord without any pressure, threat, coercion, duress or inducement or any undue influence by any person whatsoever and after fully understanding the implication of the transaction to the Vendee put in possession of the said property to HAVE and HOLD the same absolutely forever. The Vendor assured to the Vendee that she has not entered into any agreement to sell with any person prior to the execution of this Deed of Absolute Sale.

AND WHEREAS it is further covenanted that the Vendee is free to have and hold and also to enjoy all rights, titles, interests, claims, demand, easements and appurtenances to the said property and shall fully ENJOY the same without any hindrance, obstruction, claim or demands whatsoever from any quarter in the manner he like.

AND now the Vendee is entitled to get his/her name mutated in all the Government Seristas and Local Bodies or wherever necessary. The Vendee is liable to pay all rents/cess/taxes/charges/demands to the Government of Bihar or authority concern if any in respect of the said property, more fully mentioned in column no.5 above in this Deed.

AND WHEREAS the Vendor has assured to the Vendee that the property hereby sold is free from all kinds of charges, defects, encumbrances, liens and and



SHREE KRISHNA CONSTRUCTIONS
Upendra Kumar
PARTNER

Revised 18.4.2019

(6)

there is absolutely no defect in the title of the Vendor for conveying the same. She is the sole and absolute owner of the property hereby sold. The Vendee has made herself absolutely assured by various enquiries as they deemed suitable that the property is free of any lien, charges, encumbrances litigation or defects and the Vendor or heirs assignees or successors-in-interest shall not be liable or responsible to pay any charges whatsoever thereof in future.

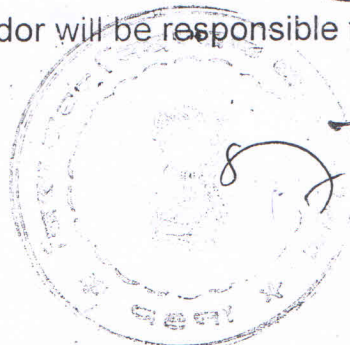
This is to certify that the vended property is free from acquisition till date and the said property does not come under Waqf Board, religious trust, Hindu Niyas Board, or Gair Majaura-Aam, Khas Mahal if any the vendor will be responsible for the same.

AND WHEREAS by virtue of this deed of absolute sale, all the rights, titles and interests in the property hereby sold, vested in the Vendee entirely and hereafter the Vendor and her heirs, assignees, successors-in-interest have no right, title and interest whatsoever in the property hereby sold or transferred and the Vendee shall peacefully ENJOY the same in any manner as the Vendee likes.

Payment Schedule

Cheque no.	Date	Name of the Bank	Amount
RTGS	20.02.2019	HDFC Bank	20,00,000/-
RTGS	21.02.2019	HDFC Bank	20,00,000/-
RTGS	13/04/2019	HDFC BANK	104,78,000/-
000012	18/04/2019	HDFC BANK	45,51,980/-
Total Rs.			1,90,30,000/-

This is to certify that the vended property is free from acquisition till date and the said property does not come under Waqf Board, religious trust, Hindu Niyas Board, or Gair Majaura-Aam, Khas Mahal if any the vendor will be responsible for the same.



SHREE KRISHNA CONSTRUCTIONS
Upendra Kumar
PARTNER

Received by one of
18 4.2.019

(7)

In witness whereof the Vendor aforesaid has put her respective signature on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above written in presence of below noted attesting witnesses who have also signed on this Deed in their presence.

Witnesses:

X 1. ANIL KUMAR
S/o Late Pradpurna Prasad Singh,
2H/34 Mahatma Gandhi Nagar,
Kankerbagh, Patna - 800026

Ranjana Kumar
18.4.2019
SIGNATURE OF THE VENDOR

2.

राजय कुमार
पि - स्व 222 222 222
राजय कुमार राइडर
पटना

Upendra Kumar
18.4.2019
Rohit Khanna
18.4.2019
SIGNATURE OF THE VENDEE

सभी प्रकार के रोक से मुक्त पाया
जाँच लिपिक

SHREE KRISHNA CONSTRUCTIONS
Upendra Kumar
PARTNER

(8)

NAZRI NAKSHA

1. Name & Address of the Vendor:-

Smt. Renuka Kumar, Wife of **Dr. Anil Kumar**, resident of Hajipur, Mohalla- Bagmati, P.S.- Hajipur, District- Vaishali, presently residing at 2H/34, Mahatma Gandhi Nagar, Near T.V. Tower, B.H. Colony, Patna, Bihar-800026.

2. Name & Address of the Vendee:-

M/s Shree Krishna Constructions, a Partnership firm, having its office at Savitri Sadan Apartment, Ground Floor, Nageshwar Colony, Patna-800001, through its Partners **Shri Upendra Rajwani** Son of Late Tikam Das Rajwani, resident of House no.2, Sindhi Colony, Budha Colony, Patna-800001 and **Shri Rohit Kumar Khemka**, Son of Shri Pawan Kumar Khemka, residing at 404, Purnodia Apartment, Nageshwar Colony, Boring Road, Patna-800001, Nationality Indian.

3 Nature of the Deed :-

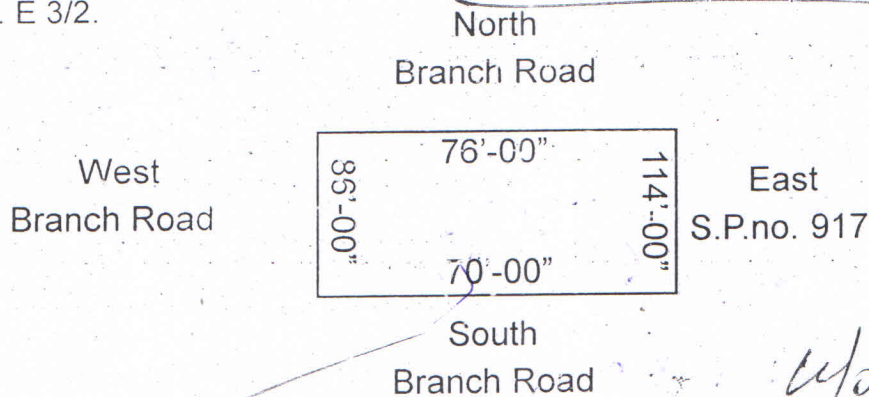
Deed of Absolute Sale.

4. Consideration Money :-

Rs. 1,90,30,000/- (Rupees One Crore ninety lac thirty thousand) only.

5. Description of property hereby conveyed :-

All that piece and parcel of the homestead land measuring an area of 7000 sq.ft. (Seven thousand square feet), equivalent to 16.07 Decimal alongwith Boundary wall, Situated at Mohalla- Purnendu Nagar, Serial no. 41, Mauza- Phulwarisharif, Pargana and Survey Thana- Phulwari, at present P.S.- Phulwari, District- Patna bearing Thana no.35, Tauzi no. 5160, 5166, Khata no. 807 and 632, Survey Plot no. 918 (P), 919 (P), 925 (P), Sub Plot no. E 3/2.



Upendra Rajwani
18/4/19

Rohit Khemka
18/04/19

SHREE KRISHNA CONSTRUCTIONS
Upendra Rajwani
PARTNER

Registered
18.4.2019

Endorsement of Certificate of Admissibility

ble under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

mp duty paid under Indian Stamp	Rs. 1199890/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
ddl.Stamp duty paid under Municipal Act	Rs. 380600/-	Amt.paid through Bank Challan	Rs. 1982195/-
Registration Fee		LLR + Proc Fee	Service Charge
FEE PAID	A1 400630 C 0 H1b 0 K1a 0 Lii 0	LLR 500	500
	A8 0 D 0 H2 0 K1b 0 Liii 0	Proc.Fee 50	
	A9 0 DD 0 I 5000 K1c 0 Mb 25	Total 550	
	A10 0 E 0 J1 0 K2 0 Na 0		
	B 0 H1a 0 J2 0 Li 0		
	TOTAL- 405655		
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 406705		

Registering Officer
Patna

Date: 18/04/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 18th April 2019 by Renuka Kumar Anil Kumar by profession House Wife. Status - Executant

Signature/L.T.I. of Presentant

Date:18/04/2019

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anil Kumar' age '70' Sex 'M', 'Late Pradyumna Prasad', resident of '2h/34, mahatma Gandhi Nagar, near T.V Tower, kankarbagh, patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 18/04/2019

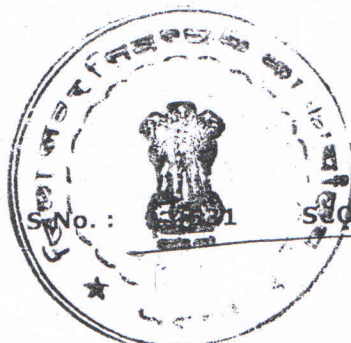
Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 91 on pages on 113 -124, for the year 2019 and stored in CD volume No. CD-13 year 2019 .The document no. is printed on the Front Page of the document.

Date : 18/04/2019

Token No. : 4595 Year : 2019



S.No. : 4595

SCORE Ver.4.1

Deed No. : d No. : 3939

Registering Officer
Patna

SHREE KRISHNA CONSTRUCTIONS

Upendra Kumar

PARTNER