

Palang
2005

Token No —
2585

Deed
12176

CD
12

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

बिहार BIHAR

प्रमाण संख्या 3877
देता का नाम एवं पता

17/6/2015

मूल्य 100/-

H 663052

सिद्धेश्वर गुप्ता,
मुद्राक विक्रेता, संग्रहालय,
ला. सं. 56/90

2400
17/6/15

28000
17/6/2015

प्रमाणित छाया प्रति

सं. अं. निं.

पटना

17/06/15



भारतीय गैर न्यायिक

पचास
रुपये
रु. 50

भारत

INDIA

INDIA NON JUDICIAL

बिहार BIHAR

प्रतिमा संजय 17/6/2015
प्रतिमा का नाम एवं पता
विद्युत तथा गुरुता
मुद्राक विवेका, समाहरणाख्य
ला० सं० 56/96

H 663053

प्रमाणित छाया प्रति

स० अ० नि०
पटना

17/06/15



12176

5856. H.



0400 453523



बिहार सरकार
जिला निबंधन कार्यालय, पटना

दिनांक 13/12/2005 को श्री/श्रीमती **Sri Ashok Kumar Singh** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें ह० 197500/- मुद्रांक शुल्क एवं रु० 27439/- 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 है। इसे दस्तावेज सं० 12176 के रूप में पुस्तक सं० 1 की जिल्द सं० CO 12 में आज निबंधित एवं कुल 2 पृष्ठों में संघारित किया गया।

(Awadhesh Kumar Jha)

Date : 13/12/2005

निबंधन पदाधिकारी

1. NAME & ADDRESS OF THE VENDORS:-

(1) SRI ASHOK KUMAR SINGH Son of
Late Ram Chandra Prasad Singh,

(2) SRI DILIP KUMAR SINGH Son of Late
Ram Chandra Prasad Singh, through his

Signature: *[Signature]*

Call, R. Paine No. 17891
 Boxed 13112705

[illegible]

13/12
 सिपाई विरूद्ध ब्रह्मचर्याचार
 2006/2
 13/12

Executed the Sale deed, read the document and find it correct.
Received full consideration amount by cheque & cash.
Ashok Kumar Singh.
4/12/05

197500



(Sale deed)

197500/-
Aashad Ahmed (Secretary)
Anwar Ahmed
110- patliputra Market, Subzi bagh
pinbahore
patna

Book Deed No : 12176
Token No : 2585
Reg Year : 2005

338
5/7/05

Prestype Pres. Code Name with Signature Photo Thumb Index Middle Ring Little

Executed by Sri Ashok Kumar Singh

Executed by Sri Dilip Kumar Singh (Princi)

Executed by Sri Ashok Kumar Singh (PoA)

Ashok Kumar Singh
constituted attorney of
Dilip Kumar Singh
13/12/05.

Saiyad Kamran Ali
13-12-05
Identifier Saiyad Kamran Ali



Ashok Kumar Singh
13/12/05
Executed by Sri Ashok Kumar Singh





0400 453522

2

constituted and lawful attorney of his elder brother namely **SRI ASHOK KUMAR SINGH** Son of Late Ram Chandra Prasad Singh, vide Power of Attorney Deed No.3511/04 dated 11th May, 2004, executed before Adrain Peter Mark Watney Notary Public, 33 Queen Street, Maiden head, Berks, U.K.

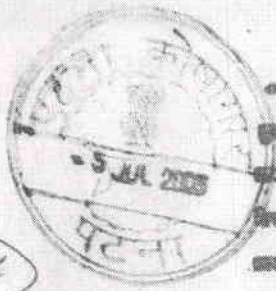
Ashok Kumar Singh
4/12/05

(3) **SRI PRADEEP KUMAR SINGH**, Son of Late Ram Chandra Prasad Singh,

All residents of East Lohanipur, Police Station- Kadamkuan, P.O. Kadamkuan, Patna-800003, Town and District of Patna, in the State of Bihar, Indian Citizen.

*Executed the Sale Deed
read it and found it correct
Received the full consideration
amount by cheque & Cash.
Aashok Kumar Singh
Constituted attorney of Dilip
Kumar Singh. 4/12/05*





197500/-
Arshad Ahmed
[Signature]
[Signature]

Book Deed No : 12176

Token No : 2585

Reg Year : 2005

Prestype Pres. Code Name with Signature Photo Thumb Index Middle Ring Little

Executed by

Sri Pradeep Kumar
Singh

Pradeep K. Sri
16/12/05

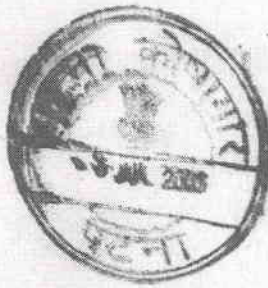


In Favour of

Mr Arshad
Ahmad(Sec)

Arshad Ahmad
13/12/05





(5)

194500/-
Aashad Ahmed
विवरण
विवरण
विवरण
विवरण

पटना





0400 453520

4

5. DESCRIPTION OF THE PROPERTY
HEREBY CONVEYED :-

All that piece and parcel of vacant land measuring an area of 32 decimals (Thirty two decimals), Situated at Mauza-Khallipura, Pargana Phulwari, Police Station- Danapur, Sub Registry office Danapur, Sadar Registration office and District- Patna, under survey Thana No.54 (Fifty four), Tauzi No.5577 (Five thousand five hundred Seventy seven), Khata No.227 (Two hundred Twenty Seven) and Cadestral Survey Plot Nos.963 (Nine hundred Sixty three), within the jurisdiction of Patna Regional Development Authority and Urban Land Ceiling Area, Patna, Annual Rent Rs. 3.50 paise besides cess payable to the

Ashok Kumar Singh
4/12/05
(2)





90

194500/-
Asghad Ahmed
ਸਿਰਫ਼
ਸਾਖਰ
ਸਾਖਰ
ਸਾਖਰ
ਸਾਖਰ

ਸਾਖਰ





04DD 453519

5

government of Bihar through the Circle
office- Danapur, District- Patna, and
bounded as follows :-

BOUNDARY :

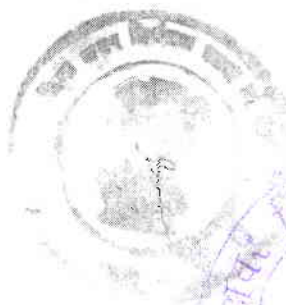
**NORTH - Cadastral Survey Plot No. 951+
964**

SOUTH - Siwana Phulwari Sharif

**EAST - Cadastral Survey Plot No. 963
after then Cadastral Survey Plot
No.966**

WEST - Cadastral Survey Plot No. 962

Ashok Kumar Singh
4/12/05





197500/-	
Ashad Ahmed	
Receipt	/
Signature	
Date	
Ug/21/25	

(10)





04DD 453518

6

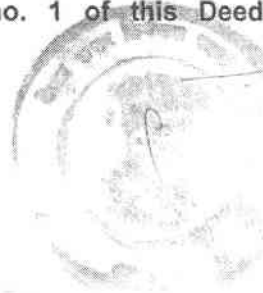
That the Vendors have given Notice under Section 26 Sub Clause (1) of the urban Land (Ceiling & Regulation) Act. 1976 before the competent Authority Urban Land Ceiling office, Patna vide case No. A/528/05 dated 01.04.2005 in favour of the Vendee and the Learned Competent Authority has no interest to purchase the said property and the sixty days had expired and hence the Vendors are entitled to transfer the aforesaid property in favour of the Vendee under the said Act.

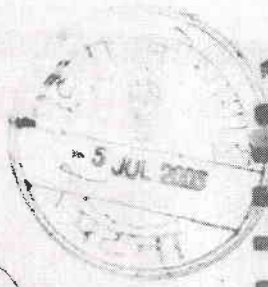
Ashok Kumar Singh
4/12/05

THIS DEED OF ABSOLUTE SALE is made on this the 4th day of December 2005 of the Christian Era;

BETWEEN

The Vendors, more fully described in column no. 1 of this Deed, hereinafter





197500/-
Asshael Ahmed
[Signature]
[Signature]

(2)





04DD 453517

7

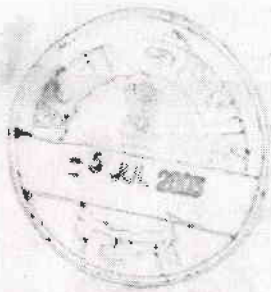
called the VENDORS, which expression unless repugnant to the context shall mean and include their heirs, executors, administrators legal representatives, assignees and successors- in -interest of the ONE PART.

Ashtok Kaur Singh
4/12/05
(13)

AND

The Vendee, more fully described in column no.2 of this Deed, hereinafter called the 'VENDEE', which expression unless repugnant to the context shall mean and include its heirs, executors, administrators legal representatives, assigns and successors-in-interest of the OTHER PART.





(14)

197500/-
Aashad Ahmed
[Signature]





03CC 378287

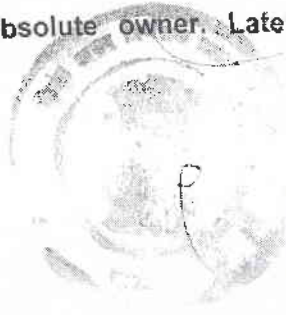
8

RECITALS

WHEREAS, the property fully described in column no. 5 of this Deed along with other property was purchased by Vendor's grand father RAM PRAKASH SINGH son of Ram Chaltar Singh, through a Registered Deed of Absolute Sale vide Deed No.3603, which is entered in Book no.1, Volume No. 44, Page No.386 to 391 Registered at District- Sub Registry office- Patna on 17.06.1953 from Sri Raghunath Bhagat Son of Late Man Bahal Bhagat and others, residents of Phulwarisharif, P.S. Phulwari, Pargana-Phulwari, P.O. Phulwari, District- Patna, and after purchased of the said property, the Vendor's grand father Ram Prakash Singh, came in exclusive peaceful physical possession over the same as absolute owner. Lateron, Ram

Ashok Kumar Singh
4/12/105

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Azshad Ahmed





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Prakash Singh died leaving behind his six sons namely (1) Ram Chandra Singh, (2) Krishna Prasad, (3) Prem Chandra Singh (4) Sheochand Singh (5) Satish Singh and (6) Ajay Singh, and since then all the brothers came in exclusive peaceful possession of the property. Thereafter the Vendor's father Ram Chandra Singh got it through an amicable family partition amongst his brothers of the joint family. Lateron, Ram Chandra Singh died leaving behind three sons (Vendors) and after the death of their father, the Vendors came in exclusive peaceful physical possession over the same as absolute owner of the property mentioned in col. no.5 of this deed and the Vendor also mutated their name in the State Sarista (Register-II) and paying the land rent to the Govt. of Bihar through the

(17)
Ashok Kumar Singh.
4/12/05.



035515



(18)

197500/-
Aashad Ahmed
[Signature]
27/05





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Circle office- Danapur vide Mutation case
No. 1853 for the year 2003-2004.

AND WHEREAS, the Vendors are in urgent need of money to meet their legal necessity, So the Vendors decided to dispose of the property described above in column no.5 and the Vendee when came to know about the intention of the Vendors, the Vendee approached the Vendors and expressed its/his willingness to purchase the property mentioned above and offered Rs. 5,12,000/- (Rupees Five Lacs Twelve thousand) only, for the same and the offer of the Vendee being most reasonable and according to present market rate, the Vendors accepted the offer of the Vendee and agreed to sell the same for a

14
Ashok Kumar Singh
7/12/05



035510



197500/-
Azshad Hamed
[Signature]





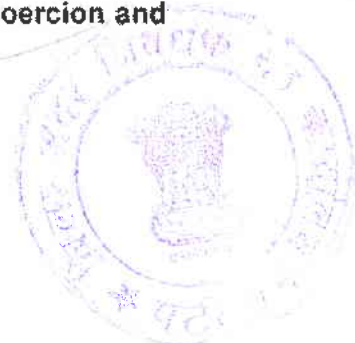
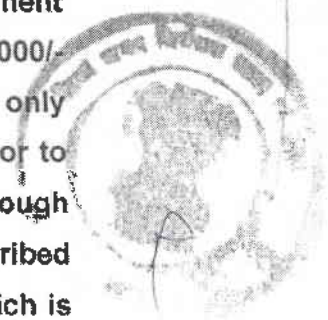
11

consideration of Rs. 5,12,000/- (Rupees Five Lacs Twelve thousand) only, and the Vendee agreed to purchase the same for the said consideration and consequently paid the entire consideration money to the Vendors .

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH :-

1. That in pursuance of the said agreement and in consideration of Rs. 5,12,000/- (Rupees Five Lacs Twelve thousand) only paid to the Vendors by the Vendee prior to the execution of the sale-deed through Cheque and in Cash more fully described in Memo of Receipt, the receipt of which is acknowledged herewith by the Vendors, the Vendors being in sound state of body and mind and without any duress, coercion and

Ashok Kumar Singh.
4/12/05
(2)





021746

197500/-
Ashad Ahmed

197500/-

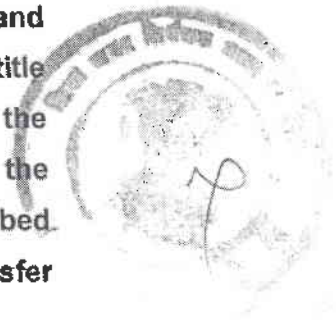


inducement whatsoever, hereby convey and transfer the said property fully described in column no.5 of this Deed to the Vendee who shall now HAVE and HOLD the same property absolutely and forever and shall get its/his name mutated in the Records of the Authorities concerned.

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Ashok Kumar Singh
7/12/05

2. That the Vendee shall have all right, title and interest in the property sold and conveyed to him and shall HOLD and ENJOY the same without let, obstruction, claim or demand, whatsoever from the Vendors or anybody claiming through or under them and all the right, title and interest which vested in the Vendors shall henceforth vest in the Vendee to whom the said land has been conveyed absolutely.

3. That the Vendors have assured the Vendee that the property hereby conveyed is free from all kinds of charges and encumbrances, liens or attachments and that there is absolutely no defect in title and the Vendors further assured the Vendee that the aforesaid Vendors are the absolute owners of the property described above and have full right, title to transfer the same absolutely.



4. That the Vendors have not at any time, done or permitted any act, deed or matter by reason of which the property conveyed by these presents or any part thereof or interest therein has been charged, mortgaged, sold, exchanged or transferred in any other way, nor have the Vendors entered into agreement with any other party to sell the same prior to the execution of this sale-deed and the Vendors further declares that if in future the Vendee shall be dispossessed of the entire or any part of the aforesaid property, due to either defect in title or encumbrances, the Vendee or its/his heirs and successors-in-interest shall recover from the Vendors or their heirs, representatives and successors-in-interest with all costs and damages with interest admissible in the eyes of law.

22)
Ashok Kumar Singh
4/12/05

MEMO OF RECEIPT

<u>Cheque</u>	<u>Date</u>	<u>Bank's Name</u>	<u>Amount</u>
002384	01.12.05	UTI Bank Patna	4,82,000/-
Cash	-----	-----	30,000/-

			5,12,000/-

(Rupees Five Lacs Twelve thousand) only



(25)

IN WITNESS WHEREOF, the Vendors
have executed this Deed of Absolute
Sale in favour of the Vendee on this the
4th day of May 2005, in presence of
the following witnesses.

WITNESSES:-

1. Syed Kamran Ali
s/o Late Shaukat Ali
SABZIBAGH
Ps. - Pirbakhre
Patna 4.12.05

Ashok Kumar Singh
4/12/05

**SIGNATURE OF
THE VENDOR**

2. Md. Pram.
s/o Md. Sahin.
Sabzibagh
Patna.
4.12.05

Arshad Ahmad

**SIGNATURE OF
THE VENDEE**

Typed by:-


(O.P. Keshri)
C.B.A. Patna-1.

Drafted by:-

Md. H. Gharshid Khan
Patna.

4.12.2005

C.B.A. Patna-1.



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. 23a
Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs.

107900 ✓

Addl. Stamp duty paid under RDA/Municipal Act Rs

89600 ✓

Fee Paid

A10	0	A8	0	Ka1	0	K1b	0
K1c	0	A9	0	A1	25600	Mb	25
Na	54	I	150	J1	0	Lii	0
E	250	Li	0	Lii	0	Tot Reg Fee	27439
K2	0	LLR	500	Proc.	50		
Scan	810						

Date :

Registering Officer

Endorsement under section 52

Presented for registration at 12 on the day, 13/12/05 at the
Patna D. R. O/ Sub_Registry Office by Sri Ashok Kumar Singh
son/wife of Late Ram Chandra Prasad Singh by profession Others.
(Executant or attorney for one of the executants or claimants under
a power no. for 20..... authenticated by sub-registrar of

Ashok Kumar Singh.
Signature of Presentant

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.

Date :

Registering Officer

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Patna having
document no. of which is printed on the page of the document.

the volume and

Date :

Registering Officer



पूछे रह प्रमाणित किया प्रति नकल तैयार है।

सं० अ० नि०

पटना

13/06/15