

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000



504389

बिहार BIHAR

Serial No. 4496

2015 JUN 12



Depd No/ 4496
Rajesh Kumar S
Vender, R.O.-Hajipu
A.No.-1/1992/200

बिहार सरकार
जिला विबंधन कार्यालय, हाजीपुर

पृष्ठांकन क्रमां 1 सारांश

दिनांक 18/06/2015 को Nitin Kumar द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु 189000 मुद्राक शुल्क एवं रु 63900 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राहक को प्रेषित किया गया। जिन लेखकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो अंगुलियों के निशान एवं हस्ताक्षर पीठ अंकित हैं। इस दस्तावेज सं 4401 के रूप में पुस्तक सं 1 की जिल्द सं 72 के पृष्ठ सं 1 से 14 तक CD 11 में आज निबंधित एवं कुल 14 पृष्ठों में संधारित किया गया।

बिहार सरकार

दिनांक- 18/06/2015

संकेत सं 4569/2015

यह द्वारा स्थान किया गया।

CHALLAN VERIFIED

Computer Operator
District Registry Office
Vaishali (Hajipur)

PREVIOUS PLOT VERIFIED

Computer Operator
District Registry Office
Vaishali (Hajipur)

ABSOLUTE SALE DEED

This deed of Absolute sale is executed on this 18th day of June, 2015 in the Christian Era BY :-



शरी निमित्त कुमार कंवाला मोबाइल 100 से कट
जमीन लिखवा को मो 3150,000/150
पद कर समझ लिखा 18.06.2015

resType Name Photo Thumb Index Middle Ring Little
 Claimant Nitin Kumar (Sec.)
 sig. Nitin Kumar
 68/15 18-06-2015

Executive Nitin Kumar
 sig.

Presented Nitin Kumar
 by Nitin Kumar
 sig. 15 18-06-2015

Identified Nityanand Thakur
 by Nityanand Thakur
 sig. 15 18-6-15

S/o. Maheshwar Pr. Thakur
 18-6-15

श्री नितीन कुमार
 18.06.2015



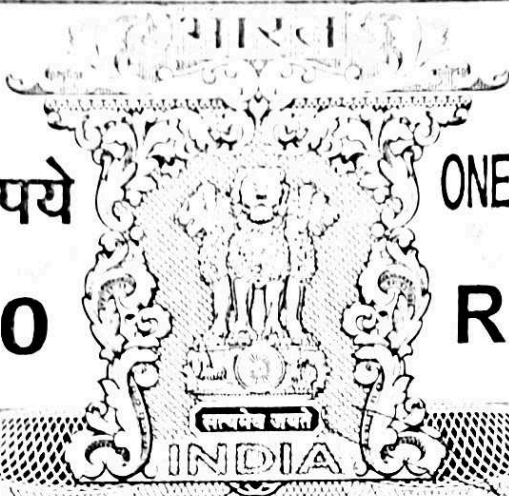
भारतीय गैर न्यायिक INDIA NON JUDICIAL

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ONE THOUSAND RUPEES

Rs.1000



बिहार BIHAR

कोज...

015 JUN 12

92-8-94

8282 in Brmav

Ritesh Kumar Singh

Vendor, H.O. - Muzpur, Vaishali
No - 1/1997/2000

S. 46707
श्री नितिन कुमार
18.06.2015

1. Name of the Executant (Vendor) :-

Sri Nitin Kumar son of Sri Nageshwar Prasad Singh, resident of Village- Randaha, P.O.- Balatand, P.S.- Rajapakar O.P. Baranti, District- Vaishali, by Nationality Indian, hereinafter called the **VENDOR** (which expression shall, unless repugnant to the subject or context, mean and include their heirs, successors, successor-in-office, and legal representatives, executors, administrators, representatives and assigns) of the **FIRST PART**.

PAN- AHBPK1226G

2. Name of the Claimant (Vendee) :-

Royal Heritage College Of Education, Rajasan, Vaishali, through its Secretary Sri Nitin Kumar son of Sri Nageshwar Prasad Singh, resident of Village- Randaha, P.O.- Balatand, P.S.- Rajapakar O.P. Baranti, District- Vaishali by Nationality Indian, hereinafter referred to as the **Purchaser / Vendee / Second Party** of the **SECOND PART**.

PAN- AAATO1107E

Nitya Nand Thakur
D. Maneshwar P. Thakur
Sri P. P. P. Thakur



भारतीय नैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



INDIA

बिहार BIHAR

8282 8282
92-8-94

S 467076
Atish Kumar Singh
Vandana, R.O. Hajipur, Vaishali
No. 1/18/2000

3. Nature of Deed:-

Absolute Sale Deed.

4. Consideration Amount (Sale Price):-

Rs. 31,50,000/- (Rupees Thirty One Lacs Fifty Thousand) only

5. Description of property hereby conveyed :-

(a) Area of the Development land :-

4000 Square meter (Four thousand Square meter) equivalent to 100 decimals.

(b) Mauza- Rajasan, Thana- Bidupur, District- Vaishali, Sub Registration Office and District Registration Office Hajipur, Vaishali bearing Thana No. 335, Halka No. 3, Khata No. 184 (one hundred eighty four), Survey Plot No. 1092 (one thousand ninety two), Annual rent 5/-, Zamabandi No. 1729,

2152

रही निशिन शुभा
18.06.2015

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

बिहार BIHAR

१८-६-१५

Attest *Ramesh Kumar Singh* 467077
Village Forest, P.O.-Hajipur, Vaishali
No.-1/185/2008

शरी निमित्त
१८.०६.२०१५

(c) Boundary :-

North :- Lakhn Singh & Nitin Kumar

South :- Ashok Singh & others

East :- Jaimangal Sah

West :- Village Road

Development Land

A sketch map of the property shown in red area is attached herewith and it forms integral part of this deed.

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 three registered sale deed. Land measuring 78.75 decimals of land is purchased by the vendor on 17.03.2004 from Mosmat Lalita Devi wife of Late Abhay Naryan Singh, resident of Village-Pakauli, P.O.- Rajasan, P.S.- Bidupur, Sub division Hajipur, District- Vaishali, which is Registered in the Office of the



District Registration Office Hajipur, Vaishali in Book no. 1, Volume no. 92, pages 105 to 122 bearing Deed No. 1643/2004. Mutation case no. 1172/04-05 Jamabandi No. 1729 Land measuring 13 decimals of land is purchased by the vendor on 14.07.2008 from Smt. Basmati Devi wife of Sri Janak Singh, Sri Kaushal Singh son of Sri Janak Singh resident of Village-Dighikala, P.S.- Hajipur Sadar, Sub division Hajipur, District-Vaishali, which is Registered in the Office of the District Registration Office Hajipur, Vaishali in Book no. 1, Volume no. 64, C.D.-10/2008, pages 505 to 512 bearing Deed No. 4192/2008. Land measuring 13 decimals of land is purchased by the vendor on 21.11.2007 from Sri Trilok Singh and Sri Tribhuvan Singh sons of Sri Janak Singh, resident of Village-Dighikala, P.S.- Hajipur Sadar, Sub division Hajipur, District-Vaishali, which is Registered in the Office of the District Registration Office Hajipur, Vaishali in Book no. 1, Volume no. 117, C.D.-11/2007, pages 193 to 202 bearing Deed No. 6368/2007. Mutation case no. 2219/07-08 Jamabandi No. 2152 Since then he coming in peaceful, actual physical, exclusive possession on the property hereby sold as the sole and absolute owner and paying Annual Rent to the Bihar Government regularly. The Rent Receipt has been issued in the name of the vendor by the Circle Officer. As such the vendor is the sole and absolute owner of the property hereby sold, fully mentioned in column no.5 above.

AND WHEREAS the Vendor being in urgent need of money to construct his/her/their house and to meet his/her/their other 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 view, the Vendor expressed his/her/their desire to transfer or sell the property and after knowing his/her/their desire, the vendee approached to the Vendor and showed her interest in the property. The vendee offered to the

2148
2011
1317

5102.90.81

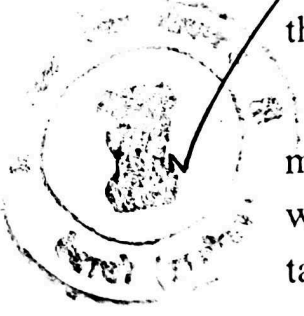
Vendor, the consideration money, fully mentioned in column no.4 above in this Deed. The offer of the vendee being the highest, reasonable and according to the prevailing market rate and also no body is ready to pay higher than the vendee so the Vendor accepted the offer in his/her/their good health, 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. 31,50,000/- (Rupees Thirty One Lacs Fifty Thousand) only which has been paid by the vendee to the Vendor before the execution of this Deed of Absolute Sale by way of cash/cheque/D.D. which the Vendor has received as detailed below, the receipt of which is acknowledged herewith by the Vendor, 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 his/her/their rights, titles and interests in the said property out of his/her/their 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 who is put in possession of the said property to HAVE and HOLD the same absolutely for ever and now the vendee is free to utilize the property as per his choice. The Vendor assured to the vendee that she/he is the sole and absolute owner and 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 has entered into the sale deed after being fully satisfied that the said land is free from all litigation, encumbrances and absolutely there is no defect in the right, title and interest.

AND now the vendee is entitled to get his/her/their 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

24/5/15
18.06.2015



concerned 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 there is absolutely no defect in the title of the Vendor for conveying the same. He/She is the sole and absolute owner of the property hereby sold.

AND WHEREAS by virtue of this deed of absolute sale, all the rights, titles and interests in the property hereby sold, vested in the Vendor entirely and hereafter the Vendor and his/her/their heirs, assignees, successors-in-interest have no right, title and interest whatsoever in the property hereby sold or transferred nor any responsibility for the sold piece of land. The vendor once having sold will never at any time refund the consideration money to the vendee or any one if no defect in right, title, interest and possession is found in future. If any defect in right, title, interest, possession or any encumbrances is found due to which the vendee is dispossessed from the property hereby purchased or any amount becomes payable to clear the dues, the vendee shall be entitled to realise the consideration amount, and the amount paid to clear the dues with interest as admissible in the eyes of law in full or part from the any other property movable or immovable as the case may be.

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

211480
20/11/19
BPT

5102.90.81



In witnesses whereof the Vendor aforesaid has put his/ her their respective signatures 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 attending witnesses who have also signed on this Deed in their presence.

Handwritten notes on the right margin, possibly a list of names or a signature, with a vertical arrow pointing downwards.

Witnesses:

1. *[Handwritten signature]*
[Handwritten name]
[Handwritten address]
[Handwritten phone number]
[Handwritten details]

17-6-15

2. *[Handwritten signature]*
[Handwritten name]
[Handwritten address]
[Handwritten details]



Sketch Map (नक्शा नकसा)**1. Name and Address of the Vendor:-**

Sri Nitin Kumar son of Sri Nageshwar Prasad Singh, resident of Village- Randaha, P.O.- Balatand, P.S.- Rajapaker, at present P.S.- Bidupur R.S., District- Vaishali, by Nationality Indian.

2. Name and Address of the Vendees :-

Royal Heritage College Of Education, Rajasan, Vaishali, through its Secretary Sri Nitin Kumar son of Sri Nageshwar Prasad Singh, resident of Village- Randaha, P.O.- Balatand, P.S.- Rajapaker, at present P.S.- Bidupur R.S., District- Vaishali by Nationality Indian.

3. Description of the properties :-**(a) Area of the Development land :-**

4000 Square meter (Four thousand Square meter) equivalent to 100 decimals.

(b) Mauza- Rajasan, Thana- Bidupur, District- Vaishali, Sub Registration Office Hajipur, Vaishali bearing Thana No. 335, Halka No. 3, Khata No. 184 (one hundred eighty four), Survey Plot No. 1092 (one thousand ninety two) Annual rent 5/-, Zamabandi No. 1729, 2152

(c) Boundary :-

North :- Lakhan Singh & Nitin Kumar

South :- Ashok Singh & others

East :- Jaimangal Sah

West :- Village Road

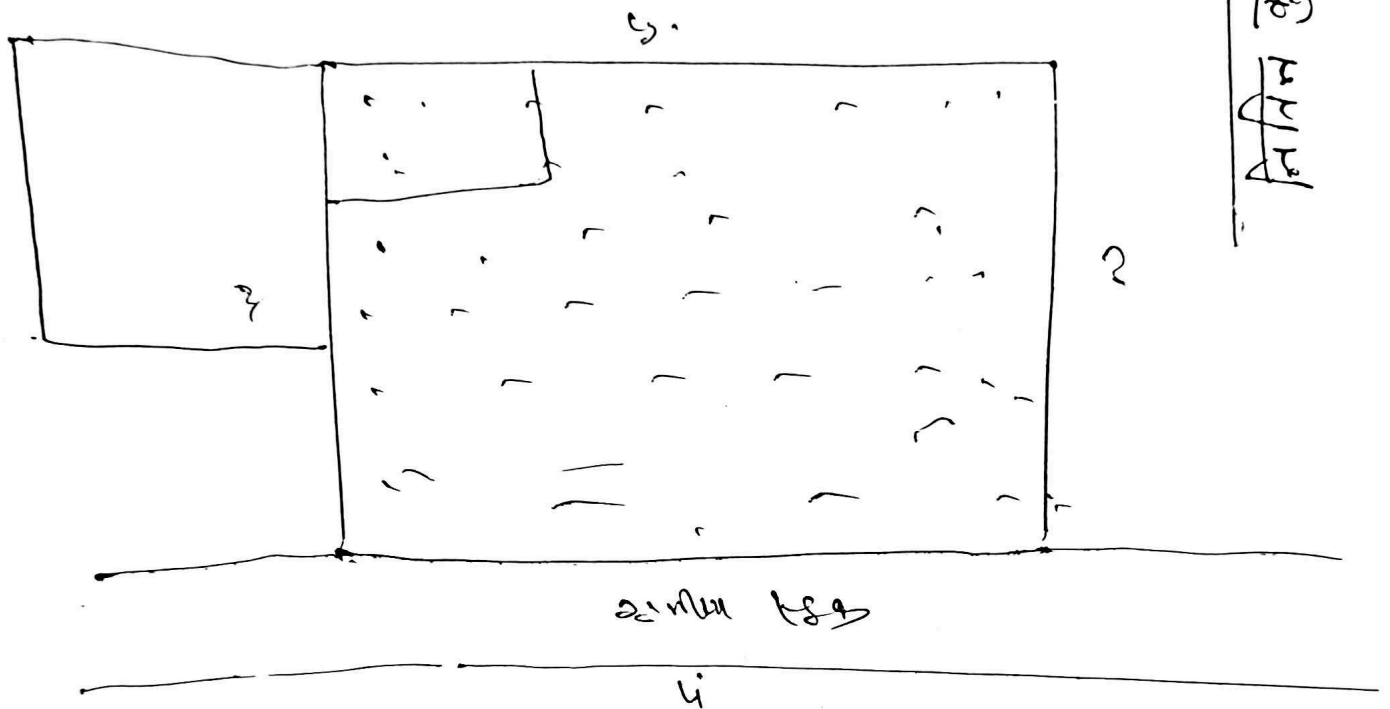
गुण्डा गंगु का
अभ्युक्त

मौज रजसान
डिस्ट्रिक्ट वैशाली
सर्वे प्लॉट नं. 1092
18/8/15



18.08.2015

VIII. Rajasthan
Map ab Land.



० नितीश कुमार

१ नितीश कुमार

Nitesh Kumar



Endorsement of Certificate of Admissibility

Stamp duty paid 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. 189000/-
 Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 4000/-
Amt. paid through Bank Challan	Rs. 248900/-

Registration Fee

FEE PAID	63000	C	0	H1b	0	K1a	0	Lii	0
AS	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-									63000

LLR + Proc Fee		Service Charge
LLR	500	
Proc. Fee	50	350
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 63900

[Signature]
Registering Officer
Hajipur

Date: 18/06/2015

Endorsement under section 52

Presented for registration at Registration Office, Vaishali(Hajipur) on Thursday, 18th June 2015 by Nitin Kumar Sri Nageshwar Pd. Singh by profession Agriculture. Status - Executant

[Signature]

Signature/L.T.I. of Presentant

Date: 18/06/2015

[Signature]
Registering Officer
Vaishali (Hajipur)

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nityanand Thakur' age '36' Sex 'M', 'Maheshwar Thakur', resident of 'Panapur Langa, Ps- Hajipur Sadar, Vaishali'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

[Signature]
Registering Officer
Hajipur

Date : 18/06/2015

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Vaishali(Hajipur) in Book 1 Volume No. 72 on pages on 1 -14 , for the year 2015 and stored in CD volume No. CD-11 year-2015 .The document no. is printed on the Front Page of the document.



[Signature]
Registering Officer
Hajipur

Date : 18/06/2015

Token No. : 4569

Year : 2015 S.No. : 4496

SCORE Ver.3.0

Deed No. : 4401