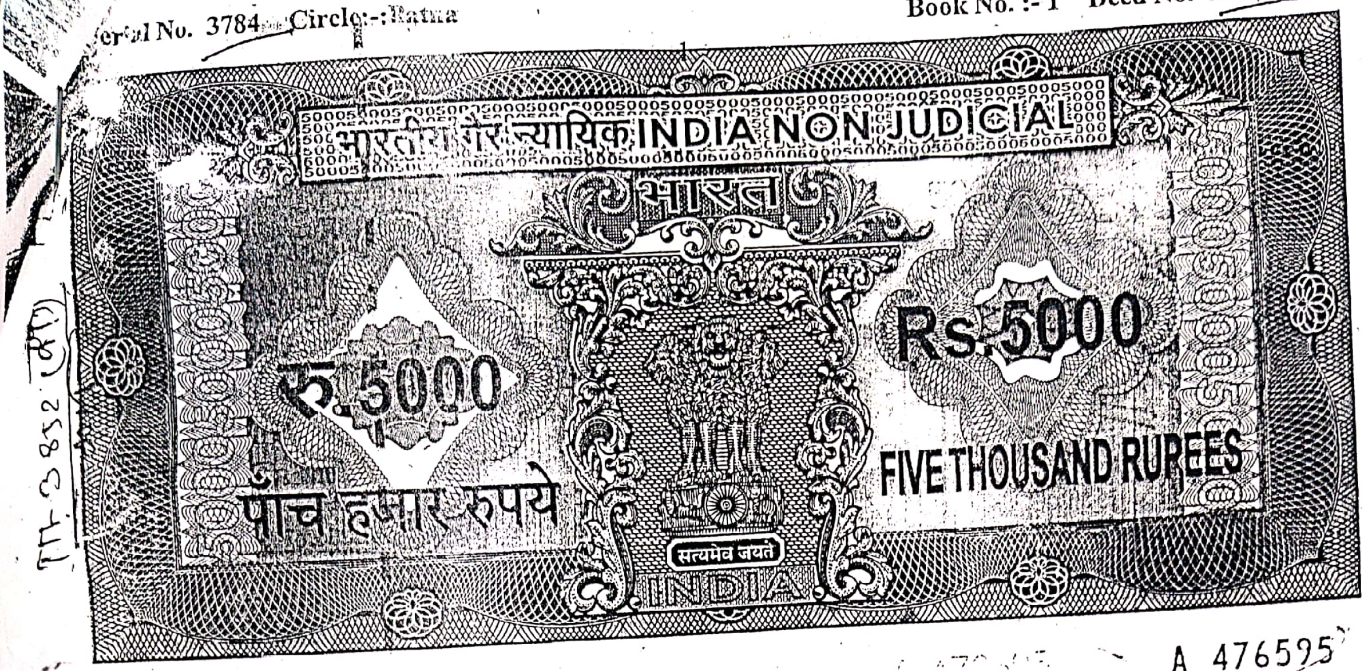
Serial No. 3784 Circle:- Patna

Book No. :- 1 Deed No. 3369




A 476595

बिहार BIHAR

Serial No.- 3784 Deed No.- 3369

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 17/04/2015 by Shailendra Kumar (Dir)
A Stamp Duty of Rs. 245840/- and other Fees of Rs. 80660/- has been paid in it.
The document was found admissible. The Name, 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. 3369 in Book No. 1, Volume No. 31 on pages from 279 to 293 and has been preserved in total 15 pages in C.D. No. 13 / Year 2015

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

Date: 17/04/2015 SCORE 3.0 Token No: 3852 / 2015

SCANNED

"OM"

ABSOLUTE SALE DEED

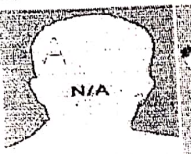
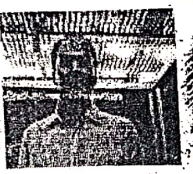
1. NAME OF THE VENDOR:-
GANGA AND SONS CONSTRUCTION PVT. LTD., Registered Office at Ganga Market, Main Road, Shivpuri, P.S. – Shastri Nagar, District – Patna 800023, (Bihar), a company incorporated under the

Ganga and Sons Construction Pvt. Ltd.
Shailendra Kumar
DIRECTOR

प्रभारी लिपि

# District Registry Office,Patna

Token Number 3852 | Reg. Year 2015 | Serial Number 3784 | Deed Number 3369

| PresType | Name | Photo | Thumb | Index | Middle | Ring | Little |
|---|---|---|---|---|---|---|---|
| Claimant | Pawan Kumar |  |  |  |  |  |  |
| Executant | Birendra Kumar(Dir) |  |  |  |  |  |  |
| Presented By | Shailendra Kumar (Dir) |  |  |  |  |  |  |
| Executant | Shailendra Kumar (Dir) |  |  |  |  |  |  |
| Identified By | Avinash Kumar |  |  | | | | |

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Ganga and Sons Construction Pvt. Ltd.
Shailendra Kumar
17/4/15 DIRECTOR

companies Act, 1956, having its Corporate Identity No. U45400BR2011PTC016453/2010-2011, through its Directors (1) **SRI SHAILENDRA KUMAR** & (2) **SRI BIRENDRA KUMAR**, both sons of Sri Ganga Prasad Rai, residing at Chakaram, P.S. – Buddha Colony, District – Patna-800001 (Bihar) (hereinafter referred to as the VENDOR/BUILDER) hereinafter called the vendor (which expression shall unless repugnant to the context shall mean and include his/her/their heirs, executors, administrators and Legal representative, assignees and successors-in-interest, Indian Citizen. I.T. PAN- AAECG1431G

2. **NAME OF THE VENDEE:-**
**SRI PAWAN KUMAR** son of Late Ram Chalitar Sharma, resident of Village & P.O.- Achuara, P.S. Barh, District- Patna (Bihar) hereinafter referred to Vendee/Purchaser, Which expression shall context be deemed to include his/her/their heirs, successors, administrators, legal representatives, assignees of the other part, by faith Hindu, both are Indian Citizen. I.T. PAN- AEXPK5670D

3. **NATURE OF DEED:- DEED OF ABSOLUTE SALE/CONVEYANCE.**

4. **CONSIDERATION AMOUNT:**
Rs. 39,63,000/- (Rupees Thirty nine lacs sixty three thousand) only as per Govt. value & Rs. 35,59,400/- (Rupees Thirty five lacs fifty nine thousand four hundred) only as per Agreement value.

5. **DESCRIPTION OF THE PROPERTY:**
All that Residential Flat No. 302 on Third floor in SATYA GANGA, measuring an area of 1369 Sq.ft. super built-up area and a reserved car parking space bearing No. (to be allotted) on ground floor along with the proportionate share in common area and having proportionate undivided share in the land measuring 7206.86 sq.ft. i.e. 16.5471 decimal constructed in SATYA GANGA, situated in Mauza – Rajapur, Mohalla -Shivpuri, Survey P.S. – Phulwari Sharif, present P.S. – Shastri Nagar, Sub and Sadar Registry Office & District & town Patna bearing Thana No. 03, Thana Code No. 210, Tauzi No. 5453/18232, Khata No. 75 & 54 (Seventy five and fifty four), Survey Plot No. 758 & 759 (Seven hundred fifty eight & Seven hundred fifty nine) Part, Ward No. 13, within the limits of Patna Regional Development Authority and within the jurisdiction of Sub and Sadar Registry Office & District Patna and bounded as follows:-

**BOUNDARY**

North:- Setback of the building.
South:- Flat No. 301
East :- Lobby
West :- Setback of the building.

Ganga and Sons Construction Pvt. Ltd.
Shailendra Kumar
DIRECTOR

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THIS DEED OF ABSOLUTE SALE/CONVEYANCE is made and duly executed at Patna on this 17th day of April in the Christian era of 2015.

BETWEEN

The aforesaid GANGA AND SONS CONSTRUCTION PVT. LTD., hereinafter referred to as the 'Vendor of the First Part.

AND

The aforesaid SRI PAWAN KUMAR, hereinafter referred to as the "Vendee/Purchaser of the Second Part.

And whereas, the schedule property of this deed is the ancestral property of the landowner and landowner Sri Dharmendra Kumar acquired schedule property among the family partition on 23.05.2011 through Ganga Prasad Rai S/o Late Bhajju Rai, Birendra Kumar, Shailendra Kumar, both sons of Sri Ganga Prasad Rai, all residents of Mohalla Chakaram, P.S. Budha Colony, District and town Patna and landowner Sri Dharmendra Kumar mutated his name in Government authority and paying the annual rent.

And whereas the landowner is coming in exclusive possession of the total land measuring an area 7206.82 sq.ft. fully described in Schedule- I of this deed.

AND whereas, the landowner namely Sri Dharmendra Kumar S/o Sri Ganga Prasad Rai, resident of Mohalla Chakaram, P.S. Budha Colony, District Patna and vendor namely **GANGA AND SONS CONSTRUCTION PVT. LTD.,** Registered Office at Ganga Market, Main Road, Shivpuri, P.S. – Shastri Nagar, District – Patna-800023, (Bihar), through its Directors (1) Sri Shailendra Kumar & (2) Sri Birendra Kumar, both sons of Sri Ganga Prasad Rai, residing at Chakaram, P.S. – Buddha Colony, District – Patna-800001 (Bihar) entered into registered development agreement with vendor GANGA & SONS CONSTRUCTION PVT. LTD. on 04.01.2012, vide Book No. 1, Volume No. 3, Pages 1 to 14, CD-1/2012, Deed No. 119, which was registered Sub and Sadar Registration Office Patna.

WHEREAS, the above named landowner was desirous of constructing a multistoried building complex over the aforesaid land with builder/vendor and acquiring built up area in the shape of residential flats as consideration for the value of land of their aforesaid property.

WHEREAS as per the said development agreement, it was agreed between the developer/vendor and the land owners that the builder/vendor would construct a multistoried building complex over the aforesaid land at its own cost and expenses and the land owners and the builder/vendor would have absolute right, title and interest over their respective shares.

WHEREAS, the builder/vendor got the building plan approved from the P.R.D.A., Patna vide Plan Case No. – PMC-BK-RAJAPUR(05) 2015KB(II) dated 01.07.2011 and constructed a multistoried building complex namely 'SATYA GANGA, over the aforesaid land.

Ganga and Sons Construction Pvt. Ltd.
Shailendra Kumar / Birendra Kumar
DIRECTOR
17/4/15

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WHEREAS, as per the said Development agreement on 04.01.2012, the said flat, fully described in Column 5 of this deed, fell into the share of the vendor/developer Ganga & Sons Construction Pvt. Ltd., and he is free to sell or transfer the same to the intending Purchaser.

WHEREAS, the Vendee/Purchaser was interested to purchase the said flat in question, and for that he approached the Vendor and requested him to sell the aforesaid flat. The vendor considered the request of the vendee and agreed to sell the flat in question to the vendee, it was decided between the parties that the cost of the aforesaid flat is fixed at Rs. 35,59,400/- (Rupees Thirty five lacs fifty nine thousand four hundred) only and on 18.01.2014 the vendor and the vendee entered into a registered agreement, vide Book No. 1, Volume No. 13, Pages 225 to 237, CD 2/2014, Deed No. 614, registered at Sadar Registration Office, Patna, and purchaser has paid N.J. Stamp duty of Rs. 72,200/- (Rupees Seventy two thousand two hundred) only, at the time of execution of the aforesaid registered agreement for sale, the vendee has paid a sum of Rs. 11,00,000/- (Rupees Eleven lacs) only to the vendor as an advance money. And the Purchaser/vendee has paid the rest due consideration amount of Rs. 24,59,400/- (Rupees Twenty four lacs fifty nine thousand four hundred) only by way of housing loan from P.N.B., Barh and personal account, details given below:-

**Particulars /Mode of payment**

| Name of the Bank & Branch | Cheque No. | Date | Amount |
|---|---|---|---|
| PNB, Barh, Patna | 047455 | 03.07.12 | 11,00,000/- |
| PNB, Barh, Patna | 316001 | 03.04.14 | 14,46,368/- |
| PNB, Barh, Patna | 252477 | 19.01.15 | 5,13,032/- |
| PNB, Barh, Patna | 124366 | 17.03.15 | 5,00,000/- |
| | | Total | 35,59,400/- |

(Rupees Thirty five lacs fifty nine thousand four hundred) only.

WHEREAS, after receipt of the full consideration money, the vendor handed over the vacant possession of the aforesaid property, fully described in column 5 of this deed, and since then the vendee is in actual physical possession over the aforesaid property as owners of the flat.

WHEREAS, on receipt of the full consideration money as detailed above, the vendor hereby grant, convey and transfer by way of sale, all their right, title and interest in the said property absolutely in favour of the vendee 'To have and hold' the same for ever. Now all the right, title and interest of the vendor have passed in to and has become and vested in the Purchaser as absolute owner.

And Whereas the vendor hereby accept the title and possession of the Purchaser of the said vended property and the Purchaser are entitled to utilize the same according to his choice and convenience subject to the following conditions:-

Ganga and Sons Construction Pvt. Ltd.
DIRECTOR

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**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-**

(1) That the aforesaid super built-up area of 1369 sq.ft. is more or less inclusive of the carpet area of the said flat alongwith the area of walls and columns driveways, lobby, the proportionate area of the common area such as staircase, corridor, guard room, common toilet, generator room, machine room, reception area, septic tank, water tank, etc. and the common utilization area in the said building.

(1) a. That the roof of the said flat shall be used both as the roof of the said flat as well as the floor of the flat or flats constructed over it. Similarly the floor of the said flat shall be used as the floor of the said flat as well as the roof of the flat or flats below it and the roof and the floor of the said flat shall jointly belong to the vendee and the owners of the other flats, directly above and below.

(1) b. Area of the walls and column, if any within and outside the said flat, save the wall or walls and column or columns separating the said flat from the other flat or flats on the same floor in which case 50% area of such common walls and columns shall be take into account.

(1) c. Proportionate share in the common areas in the said building like staircase on all floors including Mumty, staircase landings on all the floors, common electrical meter room, common passage and lobby on all floor etc. as well as tube well and water pump room and all common service etc. in the said complex and any other built-up area in the complex which has not been exclusively sold to any Purchaser.

(2) That the Vendee shall have no exclusive right, title or interest of any nature, whatsoever, in the said save the right of ingress, outgress, right of easement, common right of use and enjoyment.

(3) That the vendee shall not use the said flat for any purpose other than for residential purpose for which the said flat is being acquired by him. The vendee shall keep the common areas the compound of the said building complex neat and clean and in proper condition and shall not use the same or the said flat for any illegal purpose or in any manner which may cause annoyance to the Purchaser of other flats in the said building complex.

(4) That in case of any natural calamity or any other causes which damages the flat in question either in part of fully, the flat shall be rebuilt by the vendee and the vendor shall not be responsible for such damage.

(5) That the vendee shall pay the municipal tax, service tax and other tax liable to be paid for occupation of the flat, the vendee shall also pay the increased tax, which is fixed by the local authorities from time to time.

(6) That if the building becomes inhabitable and is subsequently demolished, the vendee as owner of the said flat shall always, have proportionate share, right, title and interest over the aforesaid land on which the said building complex SATYA GANGA, has been constructed (the word proportionate used in these presents shall always mean the proportion which the super built-up area of the

Ganga and Sons Construction Pvt. Ltd.
DIRECTOR
17/4/15

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vendee's flat as given in column 5 above bears to the total sum of super built-up area of all flats in the said building).

(7) The covenants herein contained shall be legally binding and enforceable against any occupier of the said flat as part of the terms and conditions between vendee and the said occupier. The maintenance charges shall be paid to the said management committee and/or the owner's Association directly by the occupier when so demanded.

(8) The vendee shall abide by the rules and regulations and the bye-laws of the said management committee and/or the owner's Association and pay for and discharge and satisfy all calls, demands, contributions and dues which the management committee and/or the owners Association may hereinafter make in respect of the said flat and or the said property. It is made clear to the vendee that there will be only one management committee or the Owner Association.

(9) That the Vendee shall have absolute right, title, interest share and possession whatsoever in respect of the said flat and car parking space fully described in column 5 above and shall be entitled to deal the said Flat in future in any manner whatsoever he deems fit and proper including sale, mortgage, gift, will, lease or transfer the same to any person or persons whosoever.

(10) That the vendee covenants with the vendor GANGA & SONS CONSTRUCTION PVT. LTD. and the landowner, that the vendee got the flat in order and to his full satisfaction and as per the terms and conditions and specification of the Agreement for sale. The vendee undertakes that they shall have no claims against the vendor and the landowner after the registry of the said property/flat on any account whatsoever.

(11) WHEREAS, the said vendor hereby admits, confirms and acknowledge to have received the entire consideration money of Rs. 35,59,400/- (Rupees Thirty five lacs fifty nine thousand four hundred) only from the aforesaid vendee and thereby nothing stands due against the said vendee. Therefore, the said vendor in person hereby execute this deed of conveyance in favour of the vendee.

(12) WHEREAS, the vendor hereby declare and confirm to the said vendee in respect to the said property mentioned in column 5 of this deed that they had never entered into any agreement for sale or executed any sale deed, lease deed in the name of any person or persons nor he had pledged or mortgaged the same with any financial institution by deposit of the original agreement for sale prior to execution of this deed of agreement for sale and hence the property in question is free from all encumbrances, charge, liens, attachment acquisition and defects.

(13) WHEREAS, the Purchaser/vendee has inspected and examined the documents relating to the ownership of the property having satisfied himself that the aforesaid landowner and vendor is the absolute owners of the aforesaid property and the right and interest of the "Owner" to sale the own share of aforesaid building namely "SATYA GANGA".

Ganga and Sons Construction Pvt. Ltd.
Shailendra Kumar
17/4/15
DIRECTOR

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(14) WHEREAS, the vendor hereby states that they have good and perfect title to convey the aforesaid property mentioned in column no. 5 of this deed to the said vendee and shall hereinafter peacefully hold posses and enjoy the same as his own property without any claim, hindrances or interruptions from the vendor or any persons claiming through or under her. And hence the vendee shall be sufficiently entitled to get his name mutated in Municipal record or any other place or places where the vendee deem fit and proper in connection with the aforementioned property of this deed.

IN WITNESS WHEREOF, the aforesaid vendor Ganga & Sons Construction Pvt. Ltd., executed this deed of conveyance/sale with his own pen as true and absolute owner of the said property fully mentioned in column 5 of this deed being sound and healthy state of their mind and body without any undue pressure, coercion or inducement from any one and after receipt of the full consideration money in connection with the sale and transfer of aforesaid property in favour of the said vendee Sri Pawan Kumar, in presence of undersigned witnesses on the date, month and year first above mentioned.

**THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO :-**

(Description of total land on which 'SATYA GANGA,– Residential Complex has been constructed).

ALL THAT piece and parcel of land measuring an area 7206.86 sq.ft. i.e. 16.5471 decimal, situated at Mouza – Rajapur, present Mohalla-Shivpuri, P.S. – Shastri Nagar, Sub & Sadar Registry Office & District Patna bearing Survey Plot No. 758 & 759 (Part), Khata No. 75 & 54, Tauzi No. 5453/18232, Thana No. 03, Thana Code-210, within the jurisdiction of Patna Regional Development Authority (Dissolved) Patna Municipal Corporation, bounded and dimension as follows:-

**BOUNDARY**

North:- Sri Ganga Prasad Rai
South:- Sri Birendra Kumar
East :- Branch Road.
West :- Branch Road.

**THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:-**

(Description of the said Flat and Car Parking Space)

All that Residential Flat No. 302 on Third floor in SATYA GANGA, measuring an area of 1369 Sq.ft. super built-up area and a reserved car parking space bearing No. (to be allotted) on ground floor along with the proportionate share in common area and having proportionate undivided share in the land measuring 7206.86 sq.ft. i.e. 16.5471 decimal constructed in SATYA GANGA, situated in Mauza – Rajapur, Mohalla -Shivpuri, Survey P.S. – Phulwari Sharif, present P.S. – Shastri Nagar, Sub and Sadar Registry Office & District & town Patna bearing Thana No. 03, Thana Code No. 210, Tauzi No. 5453/18232, Khata No. 75 & 54 (Seventy five and fifty

Ganga and Sons Construction Pvt. Ltd.
Director
17/4/15

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four), Survey Plot No. 758 & 759 (Seven hundred fifty eight & Seven hundred fifty nine) Part, Ward No. 13, within the limits of Patna Regional Development Authority and within the jurisdiction of Sub and Sadar Registry Office & District Patna and bounded as follows:-

**BOUNDARY**

North:- Setback of the building.
South:- Flat No. 301
East:- Lobby
West :- Setback of the building.

&

Covered Car Parking Space No. – (to be allotted) on the ground floor in the Complex known as "SATYA GANGA", constructed on the said plots of land fully described in the First Schedule herein above referred to and comprising of the following:-

(a) Carpet area comprised within the said flat. However the floor of the said flat shall be used both as the roof of the said flat as well as the floor of the terrace for common use constructed above it, similarly the floor of the said flat shall be used both as the floor of the said flat as well as the roof of the said flat or flats below it and the roof and the roof of the said flat shall belong jointly to the Purchaser and the owners of other flats directly above and under the said flat.

(b) The wall and columns, if any, within and outside the said flat save the wall or walls separating the said flat from other flat or flats on the same floor shall jointly belong to the Purchaser and the owner or owners of the other flat or Flats.

(c) Undivided share and/or interest in that portion of the said plot of land which is directly beneath the said flat in the proportion, which the said flat bears to all the flats, constructed or that might be constructed on the said part or portion of the said plot of land.

(d) The right of access from the exit to the main road either directly and/or through gates, passages, stairways, landings, lobbies and common areas.

(e) Right to use and enjoy all common areas in common with all other owners and occupiers of the said complex.

**THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO:-**

(Description of the common portion and areas)

(a) All common paths and passages required for maintaining free movement from the exit of the said flat to the main road.

(b) The land of the Complex exclusively pertaining to common areas and common paths.

(c) The foundation columns, beams, supports, main walls, boundary walls, main gates, fire escapes, entrance and exists of the building.

(d) Portion of the Complex to be utilized for common benefits of the servants of the owners/occupiers of the Complex.

(e) All common parts, equipments, installations, fixtures, fittings and space in the said complex including staircase, corridor, guard room, common toilet, tube wells, generators, machine room, reception

Ganga and Sons Construction Pvt. Ltd.
Shailendra Kumar
DIRECTOR

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area, septic tank, water tank, drainage, sewerage, pump house and all the apparatus and installations for common use.

(f) Wiring and accessories for general lighting of the common portion and for operating lifts, water pump etc.

(g) Evacuation pipes, drains and sewers in the Complex and from the complex to the Municipal Duct.

(h) There will be only one Owner's Association for Satya Ganga Owner's Association and it will be mandatory/ binding on the residents of the said building to be a member of this Owner's Association.

**THE FOURTH SCHEDULE HEREIN ABOVE REFERRED TO:-**

(Terms, conditions, stipulations and covenants to be observed and performed by the Purchaser)

1. The Purchaser shall not use the said flat for any business or commercial purpose and shall not also use the same as a warehouse for stocking or storing any combustible or inflammable goods or articles or for any illegal or immoral purposes.
2. The Purchaser shall carry out all internal repairs in the said Flat at his own cost and expenses and maintain it is good condition, states and order and shall observe all the rules and bye-laws of the Municipal Corporation and shall not do or suffer to be done anything in or upon said Flat which may be against the rules and bye-laws of the corporation or any other local authority.
3. The Purchaser shall keep the common area and the compound of the said building and complex neat and clean and in proper condition and shall not occupy or interfere or hinder or keep or store any goods, furnitures, articles in the common spaces, entrances, stair cases.
4. The Purchaser shall not use the building in a manner which may cause inconvenience or annoyance to the owners or occupiers of other Flats in the building or the Complex.
5. In case any Sales Tax, purchase tax or any other Government Duty or tax (not being Income Tax) is payable in relation to the said Flat, the same shall be on the account of the Purchaser and the Purchaser hereby agrees to make payment of such taxes and duties.
6. In the event of the vendor is compelled to make payment or any such tax or duty or any other claim or demand which is required to be paid and/or discharges by the Purchaser in that event, the Purchaser shall reimburse the vendor with the amount paid by the vendor to the authorities concerned within a period of 30 days from the date demand by the vendor upon the Purchaser and in default, the Purchaser shall be liable to make payment of interest at the rate of 21% per annum.
7. The Purchaser shall indemnify and keep the vendor indemnified and harmless from or against any claim or demand for payment of such taxes, duties and other liabilities which is required to be paid and discharged by the Purchaser.

Ganga and Sons Construction Pvt. Ltd.
DIRECTOR
17/4/15

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8. The Purchaser agrees to observe and perform all rules, regulations and byelaws of Owner's Association already been formed for maintenance and management of the building. The Purchaser agrees to make payment of his proportionate share of maintenance and common expenses as fixed by the Association.

9. The Purchaser shall at no time demand partition of his interest in the said plot of land or the said building or the said complex or in any part thereof, it being agreed and declared that the interest of the Purchaser in the said plot of land, building and the complex is impartible.

10. The Purchaser shall not demolish or cause to be demolished any part or portion of the said Flat or building or complex or make or cause to be made any new construction of whatsoever nature in such complex or in the said building or in any part thereof. The Purchaser shall not make any addition or alteration in the said Flat without the previous consent in writing of the vendor or the Association or managing Committee of the Apartment as the case may be.

11. The Purchaser shall not use or permit user of the said flat in a manner, which would diminish the utility of the common maintenance.

12. The said flat together with the undivided interest in the land and the right to use and enjoy the common areas and facilities shall constitute heritable and transferable property.

13. If at any future date the said complex is acquired or requisitioned by the Govt. or any other competent authority, the Purchaser shall be entitled to receive proportionate share of the total value or compensation to be received or recovered in respect of the said flat only.

**THE FIFTH SCHEDULE HEREIN ABOVE REFERRED TO:-**

(Common and Maintenance Expenses to be paid by the Purchaser)

(a) Cost of operating, maintaining, overhauling or replacing water pumps, electric meters, common water supply line.

(b) Cost of maintaining water reservoirs and tanks in the ground floor and on the roof.

(c) Cost of maintaining or keeping the roof as well as the sidewalls of the building in proper repairs and in water and leak proof condition.

(d) Cost of repairs and painting the exterior of the building and all other common portion and areas.

(e) Salaries of Sweepers, Caretakers, Chowkidars and Durwans, employed for the upkeep of the common areas.

(f) Cost of incorporation and formation of the Association for maintenance of the building.

(g) All Municipal rates, taxes, duties and other impositions and levies on all common parts and areas.

(h) The security deposits or any increase in security deposit demanded and required to be paid to Electricity authorities, Municipal authorities or any other local authority for maintenance of all common services and facilities.

Ganga and Sons Construction Pvt. Ltd.
Shailendra Kumar
DIRECTOR
17/4/15

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(i) Cost of maintenance of all other common services and facilities not specifically provided.

(j) Insurance premium for insuring the Building against Earth quake, fire, lightening, mob violence, civil commotion etc. if insured.

**DETAILS SCHEDULE OF SATYA GANGA,**

1. Total land of the Building - 7206.86 sq.ft.
2. Total Constructed (S.B.) area of the Building Satya Ganga - 19068 sq.ft.
3. Total S.B. area of the Flat – 1369 sq.ft.
4. Total Proportionate share of the land to the Vendee- 517.4214 sq.ft. i.e. 1.1880 decimals
5. Total value of the Flat – Rs. 23,28,000.00
6. Total value of Proportionate share of the land- Rs. 15,45,000.00
7. Total Cost of Car parking Space (TBA) – Rs. 90,000.00

Total value of Rs. 39,63,000.00

WITNESSES:

1. Avinash Kumar 17/04/15
AVINASH KUMAR
S/O SRI PAWAN KUMAR
AT+P.O- ACHUARA
P.S- BARH, PATNA

2. Kumar Abhishek Pawan Kumar 17-4-15
17/04/15
Kumar Abhishek
S/O- Dr. Yugal Pandey
Vill- Malcan, Gate
No-45, Mashurya,
Patna - 800001

Ganga and Sons Construction Pvt. Ltd.
Shailendra Kumar Birendra Kumar
17/4/15
DIRECTOR

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

As per statement of vendor & vendee

Typed by:
Arunkumar
(Arun Kumar)
Collectorate, Patna

Drafted by me:
Ramanuj Rai.
17/04/15 (Advocate)
RAMANUJ PRASAD
ADVOCATE
ENROL. NO.- 304/2059
G.B.A. PATNA

17/4/15

## Endorsement of Certificate of Admissibility

missible 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.

| | | | |
|---|---|---|---|
| Stamp duty paid under Indian Stamp Act | Rs. 166580/- | Amt.Paid By N.J Stamp Paper | Rs. 5000/- |
| Addl.Stamp duty paid under Municipal Act | Rs. 79260/- | Amt.paid through Bank Challan | Rs. 321500/- |

**Registration Fee**

| FEE PAID | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| A1 | 79260 | 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- | | 80260 |

**Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 80660**

| LLR + Proc Fee | |
|---|---|
| LLR | 0 |
| Proc.Fee | 0 |
| Total | 0 |

**Service Charge**: 400

**Registering Officer**
**Patna**

**Date: 17/04/2015**

## Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 17th April 2015 by Shailendra Kumar(Dir) S/O Sri Ganga Prasad Rai by profession Business. Status - Executant

Shailendra Kumar
17/4/15

**Signature/L.T.I. of Presentant** **Date:17/04/2015**

**Registering Officer**
**Patna**

## Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Avinash Kumar' age '33' Sex 'M', 'Pawan Kumar', resident of 'Achhuara,barh,patna'.. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

**Registering Officer**
**Patna**

**Date : 17/04/2015**

## Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 81 on pages on 279 -293 , for the year 2015 and stored in CD volume No. CD-13 year 2015 .The document no. is printed on the Front Page of the document.

**Registering Officer**
**Patna**

**Date : 17/04/2015**

**Token No. : 3852** **Year : 2015** **S.No. : 3784** **SCORE Ver.3.0** **Deed No . : 3369**

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AEXPK5670D

अन्दर मो० ..... शब्दों में (रू० .....) मात्र

**चतुर्थ प्रति** **बिहार सरकार**

(कोषागार कार्यालय हेतु) **निबंधन विभाग** गैर मानक

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम/पता ...श्री पवन कुमार पिता स्व० राम चरित्र (जिसकी ओर से जमा किया जा रहा है) ...श्री मती पुष्पा देवी पति श्री पवन कुमार
2. दस्तावेज का प्रकार ...बैनामा... व्याता पार्ट निवा० पटना
3. निबंधन कार्यालय ...पटना सदर...
4. बैंक का नाम एवं शाखा ...एस० बी० आई० पटना...
5. भुगतान की जानेवाली राशि का विवरण .....

| क्र०सं० | भुगतान का मद एवं शीर्ष | रकम |
|---|---|---|
| (क) | स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-अन्य मुख्य शीर्ष 02-स्टाम्प पर न्यायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष 0001, सकल प्राप्तियाँ प्राथमिक इकाई-7549 सकल प्राप्तियाँ<br>विपत्र कोड-R0030021030001 | 240840-00 |
| (ख) | निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104-निबंधन का पंजीकरण शुल्क-उप शीर्ष 0001, प्राथमिक इकाई-7549 सकल प्राप्तियाँ<br>विपत्र कोड-R0030031040001 | 79260-00<br>1000-00<br>80260-00 |
| (ग) | भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य मदें-प्राथमिक इकाई-7549 भूमि निबंधन शुल्क से आय<br>विपत्र कोड-R0029008000006 | / |
| | भुगतान का माध्यम : नगद/चेक/ड्राफ्ट<br>कुल रकम शब्दों में..... कुल योग | 3,21,100-00 |

स्थान...पटना... जमाकर्त्ता का नाम एवं हस्ताक्षर

तारीख...16.10.15

चेक/ड्राफ्ट का विवरण नीचे पर अंकित करें।

चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी।

**FOR USE OF THE BANK**

स्क्रौल नं०.....उपर्युक्त कॉलम

संख्या 05 में दिए गए विवरण के अनुसार रु०...../

शब्दों में.....प्राप्त किया।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु अभिस्वीकृति जमा करने का विवरण

बैंक में संधारण हेतु

जमाकर्त्ता का पता : .....

राशि रू० ...../शब्दों में.....एस्को लेखा सं० :

जमा करने की तिथि :

बैंक स्क्रौल सं०

बैंक की प्राप्ति एवं मुहर

---

जमा पर्ची/Pay-in-slip नकद/अंतरण/ CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

_____शाखा/Branch

दिनांक/Date 16/10/2015

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्त्ती जमा/कैश क्रेडिट खाता/सावधि ऋण खाता सं०/Type of Account : SB / CA / RD / CC / DL / TL A/C. No.

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| C | A | 1 | 0 | 4 | 0 | 7 | 5 | 4 | 0 | 4 |

के बैंक खाते में जमा करने हेतु/For the credit of the Bank Account of ...पटना सदर...

| नकद/चेकों के विवरण/पर्ची को दर्ज करें/ Details of Cash/Cheques/Overleaf | राशि/Amount रु०/Rs. | पै०/P. |
|---|---|---|
| खाते में नकद जमा/Cash Deposit in the account | 400 | - |
| नकदी रखरखाव शुल्क/Cash Handling charges | | |
| कुल राशि/Total Deposit | 400 | - |
| रुपये (शब्दों में)/Rupees (in words) | चार सौ मात्र | |

(कार्यालय उपयोग हेतु / FOR OFFICE USE)

एस.डब्ल्यू.ओ./ SWO | रोकड़ अधिकारी/पारक्षक अधिकारी Cash Officer/Passing Officer

TAPAN

Code 596 / 2005964

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XIV ... No. 180 V.

बि0स0मु0, पटना।

V

फरद मालकी / फरद रैयती।
नाम रैयत मय वल्दियत जमाबन्दी
वो सकुना नम्बर

X
101

0014.35531

अराजी भावली

तफसील हिसाब लगान भावली।

जोत का सालाना मांग मय तफसील (बकाया) वो हाल मालगुजारी सन् ...

| | सालाना | बकाया | | | | हाल |
|---|---|---|---|---|---|---|
| | | तीन वर्ष से ज्यादा। | 3रा वर्ष। | 2रा वर्ष। | 1ला वर्ष। | |
| ...(नकदी) | 0.50 | | | | 4.50 | 0.50 |
| ...(भावली) | 0.15 | | | | 1.35 | 0.15 |
| ...रकात | 0.30 | | | | 2.70 | 0.30 |
| | 0.30 | | | | 2.70 | 0.30 |
| | 0.20 | | | | 1.80 | 0.20 |
| | 1.45 | | | | 13.05 | 1.45 |

तफसील अदायकारी।

| अदायगी वाकया | बकाया | | | | मोतालबा हाल | फाजिल |
|---|---|---|---|---|---|---|
| | तीन वर्ष से ज्यादा। | 3रा वर्ष। | 2रा वर्ष। | 1ला वर्ष। | | |
| ...(नकदी) | | | | 4.50 | 0.50 | |
| ...(भावली) | | | | 1.35 | 0.15 | |
| ...रकात | | | | 2.70 | 0.30 | |
| | | | | 2.70 | 0.30 | |
| | | | | 1.80 | 0.20 | |
| | | | | 13.05 | 1.45 | |

(1) मी ...ा म)

(2) न ...या

कुल ...

दस्खत वो तारीख अमला तहसील कुनिन्दा

*खारः महाल का बकाया माल ... पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) छूट नहीं लिया

बि.स.मु.(फारसी)—2011

कर दाता की प्रति

| | | | |
|---|---|---|---|
| पी०आई०डी० | 27013247O3 | नाम करने की तिथि | 31.3-16 |
| चालान सं० | 385237 | सम्पत्ति विवरणी दाखिल करने की तिथि | 31.3-16 |

वित्तीय वर्ष 2015-16

# पटना नगर निगम

## संपत्ति कर भुगतान

43274

Payment 1.4.15 to 31.3-16

केन्द्र : नागरिक सुविधा/संग्राहक का नाम एवं पता : RANJIT KUMAR, T.C. N.C.C

| | | | | | |
|---|---|---|---|---|---|
| वायोमेट्रिक पहचान संख्या : | | | | | |
| अंचल : | N.C.C | वार्ड सं०: | 7 | राजस्व अंचल सं० : | 2498 |

करदाता का नाम : Pawan Kumar

पिता/पति का नाम : Late Ram Chariter Sharma

पता : Flat no-302, Satya Ganga Apt, Behind Ganga market, Shivpuri, Patna-23

| | | | | | |
|---|---|---|---|---|---|
| पी०आई०डी० | 27013247O3 | | | दूरभाष/मोबाईल संख्या : 9 | 23447223 |
| | | वाणिज्यिक | आवासीय | अन्य | योग |
| कारपेट क्षेत्रफल ( वर्ग फीट में ) | | NA | 918.3 | NA | 918.3 |
| पुराने होल्डिंग सं० | NA | नये होल्डिंग सं० | NA | अस्थयी आई०डी० | — |
| पहले का बकाया : ( रु० ) | 517.50 | जुर्माना ( रु० में )..... | 139.70 | योग ( रु० में )..... | 657.20 |
| अंतिम प्राप्ति रसीद सं० : | NA | तिमाही : | NA | भुगतान की अवधि | NA |

चालू वर्ष की राशि : 517.48 2000.00

| | | | | | |
|---|---|---|---|---|---|
| छूट रु० | — | जुर्माना | 2076.60 | योग | 3721.00 |

कुल कर बकाया ( रु० में ) 3721.00

जल प्रभार का एकमुस्त भुगतान ( रु० में ) 500.00

भुगतेय राशि ( रु० में ) ( अक्षरों में ) : 3721/- Three thousand Seven hundred twenty-one only

| | | | |
|---|---|---|---|
| भुगतान का तरीका : नगदी/चेक/डीमान्ड ड्राफ्ट ( कृपया चिन्हित करें ) चेक समाशोधन के बाद भुगतान हुआ माना जाएगा। दो हजार रुपया से अधिक भुगतान नकद नहीं करना है। | | | |
| चेक/डिमान्ड ड्राफ्ट सं० : | | तिथि : | 31.3-16 |
| बैंक का नाम : | | शाखा : | |
| ट्रांजकशन आई०डी० : | | | |

प्राधिकृत प्रतिनिधि का मुहर एवं हस्ताक्षर

RECEIPT Kumar 31.3-16

Avinash Kumar

जमा करनेवाले का हस्ताक्षर

नोट : कर का भुगतान इमारत/ढाँचे को कोई कानूनी हैसियत प्रदान नहीं करेगा और/या न ही भुगतान कर्त्ता को कोई कानूनी अधिकार प्रदान करेगा।

संपत्तिकर ब्यौरा वेबसाईट http://ptax.nagarseva.in पर संपत्ति पहचान संख्या ( पी०आई०डी० ) डालकर देखा जा सकता है।

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4703 | जमा करने की तिथि 31/3/16

.4703

Citizen's Copy

Date of Deposit :
Date of Filing : 31/03/2016

# Patna Municipal Corporation

Payment of Property Tax

Payment made for the Period: 01/04/2014 to 31/03/2016

| | | | | |
|---|---|---|---|---|
| Municipality Name: Patna Municipal Corporation | | | | |
| Circle: NEW CAPITAL CIRCLE | | Ward : 7 | | R.Circle :249B |
| Name : PAWAN KUMAR | | | | |
| Father's / Husband's Name : LATE RAM CHARITAR SHARMA | | | | |
| Address :FLAT NO.-302,SATYA GANGA APPT,BEHIND GANGA MARKET SHIVPURI PATNA, Pin - 800023 | | | | |
| PID : 2701324703 | | Contact No. : 9234472273 | | |
| Ratable Area (in sq. feet): | Commercial | Residential | Other | Total |
| | -NA- | 958.3 | -NA- | 958.3 |
| VL Area(in Sq.Ft.) : | | PTax on VL(Rs.) : 0.00 | | |
| Old Holding No.: -NA- | | New Holding No.: -NA- | | |
| Previous Arrear (Rs.) | Tax (Rs.):517.50 | Penalty (Rs.):139.70 | Total (Rs.):657.00 | |
| Last Receipt No.: -NA- | | Last Paid Amt. (Rs.): 0.00 | | |
| Last Payment Date: -NA- | | Quarter: -NA- | Payment Made Upto: -NA- | |
| An l Tax(Rs.): 517.48 | | | | |
| Advance Amount (Rs.): 0.00 | | Adjusted Tax Dues (Rs.): 1,175.00 | | |
| Discount (Rs.): 0.00 | | Penalty / Fine (Rs.): 2,046.60 + 2,000.00 (Extra fine ) | | |
| Onetime Payment for Water Charges (Rs.): 500.00 | | | | |
| Additional Charges(Rs.) : 0.00 | | | | |
| Amount Payable (Rs.) : 3,721.00 | | | | |
| Amount Payable in Words (Rs.) : Three thousand seven hundred twenty one Only | | | | |
| Mode of Payment : Cash/ Cheque/ DD **(Please tick one)**<br>Payment by cheque is subject to realization | | | | |
| Cheque / DD No. : | | Cheque / DD Date : | | |
| Bank Name : | | Branch : | | |
| Transaction ID : | | | | |

पी०आई०डी०

कारपेट क्षेत्रफल।

पुराने होल्डिंग सं०

पहले का बकाया

अंतिम प्राप्ति रसीद

चालू वर्ष की रा

छूट रु०

कुल कर बकाया (

जल प्रभार का एक

भुगतेय राशि ( रु०

भुगतान का तरीका

चेक समाशोधन के

भुगतान नकद नहीं व

चेक/डिमान्ड ड्राफ्ट

बैंक का नाम :

ट्रांजकशन आई०डी०

प्राधिकृत प्रतिनिधि

मुहर एवं हस्ताक्षर

नोट : कर का भुगत

संपत्तिकर ब्यौरा वेब

Signature & Stamp
(Authorized Representative)

**Signature of the Depositor**

*Payment of tax shall not confer any legal status of such building structure under building by ws or master plan for Patna and/or a legal title upon their payee. This Challan is Valid Upto : **31/03/2016**.*

*Please see your property details at **http://ptax.nagarseva.in** using your Property ID*

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2nd Floor, Block C, PRDA Building, MauryaLok Complex, Patna - 800 001
**Tele :** +91 612 222 3791 **FAX :** +91 612 220 0691 **Helpline No. :** +91 612 309 5555
**eMail :** contact@pmcbihar.in **Website :** www.patnanagarnigam.in

SAS No. : 27013247031516

Date : 31-Mar-2016

# SAS Form

*[Self-Assessment Form for Property Tax / Vacant Land Tax for Municipalities in Bihar]*

Municipality Name: Patna Municipal Corporation

Circle (if any): New Capital Circle

1. **Year of Assessment**: 2015-16
2. **New Holding Number**: --
3. **Ward Number**: 7
   **Zone Id**: --
   **House No.**: --
4. **Unique Property ID (PID)**: 2701324703
5. **Type of Ownership**: Single Owner

**Old Holding Number**: --
**Revenue Circle No.**: 2498
**Sector No.**: --

6. **Owner Details**

| Name / Company Name / Organization etc. | Fathers/Husbands Name | Pancard No. | Gender (M/F) |
|---|---|---|---|
| PAWAN KUMAR | LATE RAM CHARITAR SHARMA | | Male |

7. **Property Status**: Flat [✓] Land + Building [ ] Vacant Land [ ]

   **Name of the Apartment**: SATYA GANGA

   **Total No. of Flats in the Apartment**: 16

8. **Rain Water Harvesting facility available**: Yes [ ] No [✓]

9. **Property Details**

| | |
|---|---|
| **Road on which Located** | Principal Main Road : [ ] Main Road : [ ] Other Road : [✓] |
| **Road Name** | Shivpuri Patna |
| **Year of Acquisition / Construction of Property** | 2014-15 |
| **House Number** | FLAT NO.-302,SATYA GANGA APPT,BEHIND GANGA MARKET SHIVPURI PATNA |
| **Address** | |
| **Pin Code** | 800023 |

10. **Correspondence Address**

FLAT NO.-302,SATYA GANGA APPT,BEHIND GANGA MARKET SHIVPURI PATNA
PIN : 800023

11. **Contact Details**

**Mobile Number**: 9234472273
**Phone Number**: --
**e-Mail**: --

12. **Plot / Land Details**

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| | | |
|---|---|---|
| 12A | Area of Plot / Land (in sq. feet) | 1369 |
| 12B | Built-up / Constructed area on the Ground Floor (in sq. feet) | 1369 |
| 12C | Percentage Area Built-Up / Constructed | 100.00 |
| 12D | Taxable Vacant Land (in sq. feet) | -- |
| 12E | Vacant Land Tax Rate (in Rs.) | -- |
| 12F | Vacant Land Annual Tax (in Rs.) | 0.00 |

13. Building Details and Tax Calculation

| Year | Floor No. | Residential or Non-Residential (R or NR) | Construction Type | Ratable Area(in sq.feet) | Unit Area Rate(Rs. / Sq. feet) | Non-Residential Use | Occupancy Factor | | Annual Rental Value (ARV) | Property Tax Rate (in %) | Annual Property Tax (in Rs.) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Use Factor ID | S or T | Factor | | | |
| 2015-16 | 3rd | Residential | RCC/ Puca Roof | 958.3 | 6 | Residential | Self-Occupied | 1 | 5,749.80 | 9 | 517.48 |
| 2014-15 | 3rd | Residential | RCC/ Puca Roof | 958.3 | 6 | Residential | Self-Occupied | 1 | 5,749.80 | 9 | 517.48 |

14. Tax Calculations

| | | |
|---|---|---|
| 14A | Annual Rental Value (ARV) (in Rs.) | 5,749.80 |
| 14B | Total Property Tax (in Rs.) | 1,034.96 |
| 14C | Total Annual Tax (in Rs.) | 517.50 |
| 14D | Rebate (in Rs.) | 0.00 |
| 14E | Interest / Penalty(in Rs.) | 2,046.60 |
| 14F | Total Annual PropertyTax (in Rs.) | 2,564.10 |

15. Details of Arrears and interest/Penalty thereon

| Financial Year(15A) | Amount (Rs.)(15B) | Interest/Penalty (Rs.)(15C) | Total (Rs.)(15D) |
|---|---|---|---|
| 2014-15 | 517.50 | 139.70 | 657.20 |

16. Net Payable Amount

16.1. Additional Charges

| | |
|---|---|
| Additional Charges (Rs.) | 0.00 |

16.2. Property Tax

| | | | |
|---|---|---|---|
| 16.2A | Total Property Tax | Rs. | 3,721.00 |
| 16.2B | Total Property Tax | In words | Three thousand seven hundred twenty one only |

**Declaration :**

I/We hereby declare that the above information and property tax assessment based there on is correct to the best of my/our knowledgeand belief and I/We undertake to abide by the relevant provisions of the Bihar Municipal Act 2007.

I/We fully understand that any information furnished above, if proved incorrect or false will render me / us liable for penal action or other consequences as may be prescribed in Laws, Rules or Regulations framed by Govt. of Bihar or Municipality.

Name of the Owner/Tax Payer _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Signature & Date _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

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कर दाता की प्रति

पी०आई०डी० 27013 24703 — जमा करने की तिथि 31.3.16

चालान सं० 38523 7 — सम्पत्ति विवरणी दाखिल करने की तिथि 31.3.16

वित्तीय वर्ष - 2015-16

# पटना नगर निगम

## संपत्ति कर भुगतान

43274

31.3.16

Payment

नागरिक सुविधा/संग्राहक का नाम एवं पता : PANDIT KUMAR T.C.A.C.C

डिजिटल पहचान संख्या :

सेल : A.C.C | वार्ड सं०: 7 | राजस्व अंचल सं० : 2498

करदाता का नाम : Parveen Kumar

पिता/पति का नाम : Late Ram Chandra Sharma

पता : Flat no 302, Satya Ganga Apartment Behind Ganga Enclave, Shivpuri, Patna 23 — दूरभाष/मोबाईल संख्या : 9 23497223

| | | | | | |
|---|---|---|---|---|---|
| पी०आई०डी० 27013 24703 | | वाणिज्यिक | आवासीय | अन्य | योग |
| कारपेट क्षेत्रफल (वर्ग फीट में) | | NA | 918.3 | NA | 918.3 |
| पुराने होल्डिंग सं० | NA | नये होल्डिंग सं० | NA | अस्थयी आई०डी० | - |
| पहले का बकाया : (रु०) | 3170.50 | जुर्माना (रु० में)..... | 139.70 | योग (रु० में)..... | 657.00 |
| अंतिम प्राप्ति रसीद सं० : | NA | तिमाही : | NA | भुगतान की अवधि | NA |
| चालू वर्ष की राशि : | 517.48 | | | | 2000.00 |
| छूट रु० | — | जुर्माना | 2076 for | योग | 3721.00 |
| कुल कर बकाया (रु० में) | 3721.00 | | | | |
| जल प्रभार का एकमुस्त भुगतान (रु० में) | 500.00 | | | | |

भुगतेय राशि (रु० में) (अक्षरों में) : 3721/- Three thousand Seven hundred Twenty-one only

भुगतान का तरीका - नगदी/चेक/डीमान्ड ड्राफ्ट/ (कृपया चिन्हित करें)
चेक समाशोधन के बाद भुगतान हुआ माना जाएगा। दो हजार रुपया से अधिक भुगतान नकद नहीं करना है।

चेक/डिमान्ड ड्राफ्ट सं० : — तिथि : 31.3.16

बैंक का नाम : — शाखा :

ट्रांजकशन आई०डी० :

प्राधिकृत प्रतिनिधि का मुहर सहित हस्ताक्षर — 31.3.16

जमा करनेवाले का हस्ताक्षर

नोट : कर का भुगतान इमारत/ढाँचे को कोई कानूनी हैसियत प्रदान नहीं करेगा और/या न ही भुगतान कर्त्ता को कोई कानूनी अधिकार प्रदान करेगा।

संपत्तिकर ब्यौरा वेबसाईट http://ptax.nagarseva.in पर संपत्ति पहचान संख्या (पी०आई०डी०) डालकर देखा जा सकता है।

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225878

Schedule XXI-Form No. 87 (H)

S.N.....

RECEIPT FOR FEES DEPOSITED FOR SEARCH & COPY 2178

13/2/2017

Serial number of application.....

Date of application.....

Name of applicant.....

.....

Fees Paid.....

Stamp Paper for.....

Date of deposit.....

Registering Officer

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companies Act, 1956, having its Corporate Identity No. U45400BR2011PTC016453/2010-2011, through its Directors (1) SRI SHAILENDRA KUMAR & (2) SRI BIRENDRA KUMAR, both sons of Sri Ganga Prasad Rai, residing at Chakaram, P.S. – Buddha Colony, District – Patna-800001 (Bihar) (hereinafter referred to as the VENDOR/BUILDER) hereinafter called the vendor (which expression shall unless repugnant to the context shall mean and include his/her/their heirs, executors, administrators and Legal representative, assignees and successors-in-interest, Indian Citizen. I.T. PAN- AAECG1431G

2. NAME OF THE VENDEE:-
SRI PAWAN KUMAR son of Late Ram Chalitar Sharma, resident of Village & P.O.- Achuara, P.S. Barh, District- Patna (Bihar) hereinafter referred to Vendee/Purchaser, Which expression shall context be deemed to include his/her/their heirs, successors, administrators, legal representatives, assignees of the other part, by faith Hindu, both are Indian Citizen. I.T. PAN- AEXPK5670D

3. NATURE OF DEED:- DEED OF ABSOLUTE SALE/CONVEYANCE.

4. CONSIDERATION AMOUNT:
Rs. 39,63,000/- (Rupees Thirty nine lacs sixty three thousand) only as per Govt. value & Rs. 35,59,400/- (Rupees Thirty five lacs fifty nine thousand four hundred) only as per Agreement value.

5. DESCRIPTION OF THE PROPERTY:
All that Residential Flat No. 302 on Third floor in SATYA GANGA, measuring an area of 1369 Sq.ft. super built-up area and a reserved car parking space bearing No. (to be allotted) on ground floor along with the proportionate share in common area and having proportionate undivided share in the land measuring 7206.85 sq.ft. i.e. 16.5471 decimal constructed in SATYA GANGA, situated in Mauza – Rajapur, Mohalla -Shivpuri, Survey P.S. – Phulwari Sharif, present P.S. – Shastri Nagar, Sub and Sadar Registry Office & District & town Patna bearing Thana No. 03, Thana Code No. 210, Tauzi No. 5453/18232, Khata No. 75 & 54 (Seventy five and fifty four), Survey Plot No. 758 & 759 (Seven hundred fifty eight & Seven hundred fifty nine) Part, Ward No. 13, within the limits of Patna Regional Development Authority and within the jurisdiction of Sub and Sadar Registry Office & District Patna and bounded as follows:-

BOUNDARY

North:- Setback of the building.
South:- Flat No. 301
East :- Lobby
West :- Setback of the building.

Ganga and Sons Construction Pvt. Ltd.
Shailendra Kumar
DIRECTOR

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फार्म सं० 113

# संपति अबभार प्रमाण-पत्र

प्रमाण-पत्र संख्या ३५७०५२५- ३५१२ १९..... आवेदन सं० ३५७१२५२- ४०१७

Pawan Kumar 725

ने मुझे आवेदन दिया है कि निम्नांकित संपत्ति के संबंध में निर्बंधित संव्यवहारों और अवभारों का सविवरण प्रमाण-पत्र दिया जाये । (आवेदन में दिये गये क्रम के अनुसार विवरण दे।)

इसलिये मैं इसके द्वारा प्रमाणित करता हूँ कि उक्त संपत्ति को प्रमाणित करने वाले संव्यवहारों और अवभारों के बारे में बही में और उससे सम्बद्ध अनुक्रमणियो में ता० 2016 से ता० 2017 19.....

तक तलासी की गयी और ऐसी तलासी के बाद निम्न संव्यवहारों और अवभारों का पता चला.....

.....चला है अत: ३५७१२५२-

| क्र० सं० | (क) संपत्ति का विवरण | निष्पादन की तारीख | (ख) दस्तावेज का प्रकार और मूल्य | पक्षों के नाम | | दस्तावेज की प्रविष्टि के प्र० निदेश | | |
|---|---|---|---|---|---|---|---|---|
| | | | | निष्पादक | दावेदार | जिल्द | वर्ष | पृष्ठ |
| 1. | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9. |
| | mouza- Raja/548<br>Thana- 3<br>Khata- 75, 58<br>S.Plot- 758, 759<br>Ward- 13<br>Flat- 302<br>Area- 17.4214 Sq.feet | | | | | | | |

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1. दस्तावेज के अनुसार विवरण दर्ज करें ।

2. बंधक-पत्र की दिशा व्याज की कर और भुगतान की अवधि दर्ज करें। बशर्ते की उनके बारे में उल्लेख हो।

3. पट्टे की दशा में पट्टे की अवधि और वार्षिक लगान दर्ज करें।

मै यह प्रमाणित करता हूँ कि उपर्युक्त संव्यवहारों और अवभारों को छोड़ उक्त संपति को प्रमाणित करने वाले किसी अन्य संव्यवहार और अवभा का पता नही चला हैं।

## निम्न व्यक्ति ने तलासी की प्रमाण-पत्र तैयार किया:

(हस्ताक्षर): Amit

(पदनाम):

तलासी का सत्यापन और प्रमाण की जांच निम्न व्यक्ति नें की:

(हस्ताक्षर):

(पदनाम): L.D.C

कार्यालय: Patna.

तारीख: 16/12/2017

16/12/17

मुहर एवं निबंधन पदाधिकारी का हस्ताक्षर

टिप्पणी:-इस प्रमाण-पत्र में जो संव्यवहार और अवभार दिखाये गये है वे आवेदन द्वारा प्रस्तुति संपत्ति विवरण के अनुसार पाये गये हैं। यदि आवेदक द्वारा किये गये विवरण से भिन्न विवरण देकर किन्हीं किन्हीं संपतियो को निबंधित दस्तावेजों में दिखाया गया हो जो वैसी दस्तावेजो से प्रमाणित संव्यवहार (द्रान्जेकंशनस) ईस प्रमाण-पत्र में शामिल न किये जायेगे।

2 निबंधन अधिनियम की धारा-47 के अधीन जो व्यक्ति (बाहयों) और अनुक्रमाणियों (इन्डेन्स) की प्रवष्टियाँ देखना चाहते हों। अथवा उनकी प्रतिलिपि लेना चाहते हों जिन्हे निर्दिष्ट संपत्तियों के अवभारों के प्रमाण-पत्रों की जरूरत हो उन्हें तलासी स्वयं करनी होगी।विहित फीस का भुगतान करने पर वहियाँ और अनुक्रमणियाँ उनके पास सामने रखदी जायेगी।

(क) किन्तु चूँकि वर्तमान मामले में आवेदक ने स्वयं तलासी नहीं की है, इसलिये कार्यालय अपेक्षित तलासी प्रमाण की किसी भूल के लिये किसी भी तरह जिम्मेवार नहीं होगा।

(ख) और चूँकि वर्तमान मामले में आवेदक ने अपेक्षित तलासी स्वयं की है और चूँकि उसके बाद ढूँढे गये संव्यवहारो और अवभारो को सत्यापन के बा प्रमाण-पत्र में दिया है इसलिए विभाग आवेदक द्वारा ढूँढे गये ऐसे संव्यवहारो और अवभारों की छूट के लिए किसी तरह जिम्मेदार न होगा जिससे उक्त संपत्ति पर प्रभाव पडता हो।

कार्यालय जिला निबंधक..... Patna .....

ज्ञाप संख्या..... 747 ..... दिनांक..... 16/12/2017 .....

आवेदक श्री..... Pawan Kumar .....

का ऋणभार प्रमाण-पत्र द्वारा ..... Manager P.N.B Branch Bank Patna. .....

का उनके पत्र संख्या..... 06 ..... दिनांक..... 11.12.2017 ..... के प्रसाग में अग्रसारित की जाती है।

निबंधन पदाधिकारी,
16/12/17

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# लोक सेवाओं का अधिकार

( आवेदक का विवरण )

आवेदक की पावती

आवेदन की तिथि :13-02-201



सेवा का नाम : सम्पत्ति अवभार रहित प्रमाण - पत्र ,

नाम निर्दिष्ट लोक सेवक : District Registrar/Sub-Registrar

आवेदन संख्या : 030118281001701845

आवेदक का नाम : Uma Shankar Prasad

पिता/माता/पति का नाम : For Pnb

जिला : पटना

अनुमण्डल : जिला निबंधन कार्यालय, पटना

अंचल : पटनासदर

पंचायत/वार्ड :

गाँव/टोला/मोहल्ला : Civil Court

थाना : पीरबहोर थाना

मोबाईल. : 9835696787

स्वीकृत/अस्वीकृत : स्वीकृत

अस्वीकृति (यदि है) के कारण : N/A

सेवा प्रदान करने की समय अवधि : 14 कार्यदिवस

सेवा प्रदान करने की प्रस्तावित तिथि :02-03-2017

हस्ताक्षर

Inspector of Registration Office (IRO) के समक्ष 30 दिनों के अंदर अपील दायर