

10707

10505



सत्यमेव जयते

बिहार सरकार
जिला निबंधन कार्यालय, औरंगाबाद

दिनांक 13/08/2010 को

Chhotelal Pandey

द्वारा यह दस्तावेज

निबंधन हेतु उपस्थापित किया गया। इसमें रु० 10560/- मुद्रांक शुल्क एवं रु० 4124/- निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 10505 के रूप में पुस्तक सं० 1 की जिल्द सं० 127 के पृष्ठ सं० 168 से 177 तक CD 20 में आज निबंधित एवं कुल 10 पृष्ठों में संधारित किया गया।

ह०

(Raj Kishor Sah)

निबंधन पदाधिकारी

Date : 13/08/2010

10/8/10

Serial No :
Token No : 10752
Type & Status
of Party

Deed No :
of 2010
Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Shambhunath Pandey

~~Shambhunath Pandey~~
13/08/10



Signature of Party

Presented by
Self

Chhotelal Pandey

Chhotelal Pandey
13/8/2010



Signature of Party

Executed by

Kamlesh Kumar Pandey

Kamlesh Kumar Pandey
13/8/2010



Signature of Party

Executed by

Chhotelal Pandey

~~Chhotelal Pandey~~

Signature of Party

Executed by

Bishwajeet Jaishwal

Bishwajeet Jaishwal
13/8/10



Signature of Party

Identifier

Abhay Prasad

Abhay Prasad
13/8/10



sale deed - 1,76,000/- Absd.

T-10752



6/-

बिहार BIHAR

8533 नै 8540 न

30.7.10

D 429833

मू००००० = 4000 Dasraju Pd. Ram Nandan Pandey B. Ed.

College Chitarpoti Aurangabad through its secretary

Sri Shambhu Nath Pandey of village Dhanibar

P.S. - Kutumba District - Aurangabad (Bihar) for Sale deed.

4000
+ 6560
10560/-

Free
Sty 3520
Nov 54
P 250
50

Stamp Vendor A, box
L. No. 2/88



DEED OF SALE

This Deed of Absolute Sale is executed on this the

24th day of July, 2010.

By

1. Chhotelal Panday, S/o Late Ram Nandan Pandey
2. Kamlesh Kumar Pandey, S/o Late Ram Nandan Pandey
both resident of village Dhanibar, P.S. - Kutumba,
District-Aurangabad (Bihar)
3. Bishanjeet Jaishwal, S/o Sri Sarju Pd. Jaishwal, Mohalla Ram Nagar
Belwa Tikar, P.O. Ram Nager, P.S. - Dalten Ganj Town, Dist. -
Palamau (Jharkhand)

(hereinafter called the VENDORS which expression (unless repugnant to or inconsistency with) shall mean the Trust and successor in office of the said trust.



मौजामाती...
शामान 275 रु
19/2/10...
10/2/10...
13-8/10

सही दोरेतान पास य वसीका से बाल
मिन्धुमन एरानी 0.63 एकड़ = 176000 रु
एक लाख दूधरु-हजा में बेच्यो - फुल रसम

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



सत्यमेव जयते



21.04.10

बिहार BIHAR

8534.1000

30.8.10

Sanjay K. Gupta
Stamp Vendor A, bae
L. No. 2/88

D 429834



-2-

IN FAVOUR OF

Dasrath Pd. Ram Nandan Pandey B.Ed. College, Chitragopi, Aurangabad through its Secretary Sri Shambhunath Pandey profession cultivation and business, resident of Dhanibar, P.O. Deshpur, P.s. Kutumba, Dist. Aurangabad (Bihar) hereinafter called VENDEE (which expression shall mean and include the said college and the successor in office of the said college. and its field,

Whereas the Vendors by virtue of a Registered deed of sale bearing deed no. 11495 dated 7.11.08 acquired land measuring an are of 0.63 Acre in plot no. 427 & 429 of Khata no. 24 of village Chitergopi, Thana no. 275, P.S. Jamhore, Dist. Aurangabad and came in possession over the same as absolute owner of the same.

घोरे तात पाठ्य
13/8/2010

Kamlesh Kumar Pandey
Received money, 13/8/2010





बिहार BIHAR

8535-500

30.8.10

Sanjay Kr. Gupta
Stamp Vendor A, Sec
L. No. 2/58

D 429835



-3-

Whereas the Vendors in exercise of their absolute right, title, interest and possession over the said purchased land got this same mutated in the office of Anchal Adhikari, Aurangabad vide Mutation case no. – 905/2009-10 and paying rent against the grant of rent receipt which has last been paid vide receipt no. X/68 064899 dated 21.4.2010.

Whereas the vendor fell in urgent need of money for his various purposes and finding no other way has decided to transfer this land the details of which has been fully described in Schedule 'A' hereunder which for sake of convenience is called the demised land.

सदर पेशवाजी जयसुभाष एम.के. कुशी
मि.न. उदयशंकरराज ०६.६३ रु.६३९९ मी.० १७६०००
सुभाष कुशी राजसुभाष ०६.६३ रु.६३९९ मी.० १७६०००



भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

बिहार BIHAR

8536 500

30.2.10

Sanjay Kr. Gupta
Stamp Vendor A, Bihar
No. 2/88

D 429836

-4-

Whereas on mutual negotiation and understanding the value of the demised land has been fixed and settled Rs. 1,76,000/- (Rupees One Lac Seventy Six Thousand only) upon which the vendor agreed to sale and vendee agreed to purchase.

Now therefore the vendors on receipt of Rs. 1,76,000/- in cash from the vendee, transfer convey and sell all his right, title, interest and possession which he had or would have got upon the demised land in favour of the vendee, who is now at liberty to use and occupy the same according to his own suitability.

The vendee is now at liberty to get his name mutated

Handwritten notes in right margin:
13/8/2010
Kamlesh Kumar Pandey 13/8/2010
13/8/2010



भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

बिहार BIHAR

8537. 500

30.8.10

Sanjay K. Gupta
Stamp Vendor A, Bihar
No. 2/88

D 429837

-5-

in the office of the Anchal Adhikari, Aurangabad for which the vendors of their legal heirs shall have got no objection.

The vendors assure the vendee that the title of the vendor upon demised land is free from any defect or defects or encumbrance or encumbrances.

The vendors further assures the vendee that in the event any defect in the title of the vendors will be found or any encumbrance or encumbrances shall be found, as a result whereof the vendee is disturbed or dispossessed from the demised land, coming loss such loss and losses shall be paid by the vendors failing which the same shall be recovered from the person or property of the vendors.

Handwritten notes in Hindi:
परीक्षात पाठ्य- 13/8/2010
Kamlesh Kumar Pandey 13/8/2010
परीक्षात पाठ्य- 13/8/2010





बिहार BIHAR

8538 500

30.7.16

Sanjay K. Gupta
Stamp Vendor A, bed
on May 2/88

D 429838



-6-

SCHEDULE 'A'

All the part and parcel of land measuring an are of 0.63 Acre (2549.52 Sq. Meter) of land in plot no. 427 & 429 of khata no. ²⁴ of village Chitergopi, Thana no. 275, P.S. Jamhore', Dist. Aurangabad which is butted and bounded as :-

- North - Bhola Singh
- South - Satybahini Enterprises (Plot no. 427 & 429)
- East - Road N.H. 98 & land of vendors
- West - Bifan Rajwar and Plot no. 427
- Land Lord :- State of Bihar
- Rent :- 6.00 Rupees.

घोरे लाल यादव
13/8/2010

घोरे लाल यादव 13/8/2010
Kamlesh Kumar Pandey 13/8/2010
Rajendra Kumar 13/8/10





बिहार BIHAR

8539 - 500

30.8.10

Sanjay Kr, Gupta
Stamp Vendor A, Bag
L. No, 8/88

D 429839



-7-

IN WITNESSES WHEREOF the vendor has set his hand on the deed of absolute sale in sound state of body and mind in presence of witnesses on the day and year first above written. Certified that this sale deed containing eight pages.

पतिराला पाल 13/8/2010
Kambhar Kuman Pandey 13/8/2010
पतिराला पाल 13/8/10

(1) जवाहर विमानकान्ता प्रसाद पिता - श्रीरंजय कान्ता
बाबाडी रोड कोणिका 13/8/10

(2) जवाहर अमर प्रसाद पिता - श्रीरंजय कान्ता
करमा रोड कोणिका (बिहार)
13/8/10



भारतीय गैर न्यायिक
भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये



सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

बिहार BIHAR

8540 SW

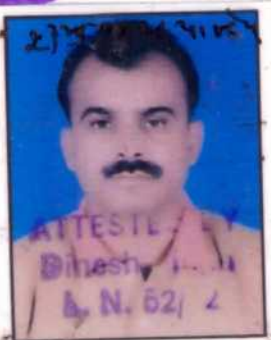
30/8/10

Ganraj K. Gupta
Stamp Vendor A, Bae
L. No. 2/88

D 429840

-8-

PHOTOGRAPH AND FINGER PRINT OF THE VENDEE



Dambha Nath Pandey
Secretary

Dambha Narad Ramman
dare Pandey B. Ed College

018/8/10
Kamlesh Kumar Pandey 13/8/10
13/8/10

Certified that person whose photographs have been fixed on the Deed of Absolute sale put their signature and L.T.I. on this document in my presence.

Drafted by : Rajendra Pd. Singh, Advocate, Aurangabad

Composed by : Dinesh Singh, Deed Writer

प्रमाणित कि... की उपरोक्त दस्तावेज में विक्रेता एवं... का छाया चित्र जो लगा हुआ है। जिनका बाया हात का पाचों अंगुलियों का दिशान मेरा द्वारा लिया गया है।

बिना बिना नवीन



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

Stamp duty paid under Indian Stamp Act Rs. 10560
Addl. Stamp duty paid under RDA/Municipal Act Rs. 0
(Paid Rs. 4000/- by N.J. Stamp Paper and Rs. 10684/- through Bank Challan.)

FEE PAID							Total Fee	
A1	3520	C	0 H1b	0 Ka1	0 Lii	0 LLR	250	4124
A8	0	D	0 H2	0 K1b	0 Liil	0 Proc. Fee	50	
A9	0	DD	0 I	0 K1c	0 Mb	0		
A10	0	E	0 J1	0 K2	0 Na	54		
B	0	H1a	0 J2	0 Li	0 Scan	250		

Date : 13/08/2010

Registering Officer
Aurangabad

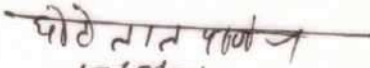
Endorsement under section 52

Presented for registration at 04:17 PM on Friday, 13th August 2010 at the District Registry Office, Aurangabad by Chhotelal Pandey (Executant) Late Ram Nandan Pandey by profession Agriculture.

Signature of Presentant

Date : 13/08/2010

Registering Officer
Aurangabad


13/8/2010

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 and are identified by Abhay Prasad age ... Sex M son/daughter of Indradeo Prasad resident of Vill-Karma Road Aurangabad

Date : 13/08/2010

Registering Officer
Aurangabad

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Aurangabad having 10 pages, in the volume CD-20 and document no. of which is printed on the First Page of the document.

Registering Officer
Aurangabad

Date : 13/08/2010

4



15
175
9/6

बिहार BIHAR
Serial No. 8077

15288-1000/- शशांक प्रसाद रामनन्दन पाण्डेय, बि. एस. 6/6/015
 कॉलेज चित्रगोपी, औरंगाबाद, झारा पुलिस R 844118
 शम्भुनाथ पाण्डेय द्वारा लक्ष्मी रामनन्दन पाण्डेय को मालिकाना
 वा. पुस्तक, जि. औरंगाबाद के समस्त अंशों का

BASANT NARAYAN SIN
Stamp Vendor L.No 1/84 Aurang

बिहार सरकार
जिला निबंधन कार्यालय, औरंगाबाद

पृष्ठांकन का सारांश

दिनांक 09/06/2015 को Shambhunath Pandey द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें मुद्रांक शुल्क एवं रु0 34025 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इस दस्तावेज सं0 7963 के रूप में पुस्तक सं0 1 की जिल्द सं0 105 के पृष्ठ सं0 458 से 464 तक CD 17 में आज निबंधित एवं कुल 7 पृष्ठों में संधारित किया गया।

के शरीर दिव्य कुलपति श्री श्री श्री

DEED OF SALE

दिनांक-09/06/2015

टोकन नं. 8078 / 2015

This Deed of Absolute Sale is executed on this

the 08th Day of June, 2015.

By

1. M/S Satbahini Enterprises, New Area, M.G Road, Aurangabad (Bihar), Partner- Sri Arun Singh S/o Late Ram Anugrah Singh, Caste- Bhumihar Brahman, R/o Chilhki, P.o- Amba, P.s- Kutumba, Dist- Aurangabad (Bihar) and 2nd Partner.























T-8078

हस्त लिखा
उप-निबंधन कार्यालय औरंगाबाद

शशांक प्रसाद रामनन्दन पाण्डेय
 37 ईश संतति 37 ईश संतति 37 ईश संतति
 16,65,000/- सोलह लाख पैंसठ हजार रूपये में उच्च मालिकाना
 देय कर के पूरा कर ले लिये पाया। मजबूत पंजीकृत

District Registry Office, Aurangabad

Token Number	8078	Reg. Year	2015	Serial Number	Deed Number		
PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant Ms. Satbahini Enterprises (Arun Singh)							
Sig.	• Arun Singh 09/6/15						
Claimant Shambhunath Pandey							
Sig.	Shambhu Nath Pandey 9/6/15						
Presented Shambhunath Pandey							
By	Shambhu Nath Pandey 9/6/15						
Identified Alakh Kumar Sinha							
By	Alakh Kumar Sinha 9/6/15						

SCORE
Ver.3.0

Powered by InfoSystem and Solutions, Patna

Biometric Captured By 3400sop005



2. Sri Shambhunath Pandey S/o Late Ram Nandan Pandey Cast-Bhumihar Brahman R/o Dhaniwar, P.o- Deshpur, P.s- Amba, Dist- Aurangabad (Bihar)

(hereinafter called the VENDORS which expression (unless repugnant to or inconsistency with) shall mean the Trust No- IV-78 and successor in office of the said trust.

IN FAVOUR OF

Dashrath Prasad Ram Nandan Pandey B.Ed Collage, Chitragopi, Aurangabad through its Secretary Sri Shambhu Nath Pandey S/o Late Ram Nandan Pandey profession cultivation and business, resident of Dhanibar, P.o- Deshpur, P.s- Kutumba. Dist- Aurangabad (Bihar which is running under the control & management of Satbahini Public Charitable Trust bearing registration No- IV 78, hereinafter called VENDEE (which expression shall mean and include the said college and the successor in officer of the said college and its field.

Whereas the Vendors by virtue of a Registered deed of sale bearing deed No- 11499 dated 07.11.2008 acquired land measuring an are of 44 Dismil in plot No- 427 & 429, Khata No- 24 of Village Chitragopi, Thana No- 275 , Anchal- Aurangabad, P.s- Jamhor, Dist- Aurangabad and came in possession over the same as absolute owner of the same.

Whereas the Vendors in exercise of their absolute right, title, interest and possession over the said purchased land got this same mutated in the office of Anchal Adhikari, Aurangabad vide Mutation case No- 906/2009-2010 and paying rent against the grant of rent

Handwritten notes in Hindi on the right margin:
1. 0/0005991 अथवा अग्रिम प्रमाण (अथवा) 55 विलेख अप्रमाण प्रमाण
2. श्री शम्भुनाथ पण्डेय (सि) कृषि क्षेत्र, बरेली (उत्तर प्रदेश) 8.6.15
3. श्री शम्भुनाथ पण्डेय (सि) कृषि क्षेत्र, बरेली (उत्तर प्रदेश) 8.6.15



receipt which has last been paid vide receipt No- 00703205 dated 06.06.2015 and Demand No WP 27/3.

Whereas the vendor fell in urgent need of money for his various purposes and finding no other way has decided to transfer this land to Dashrath Prasad, Ram Nandan Pandey B.Ed Collage, Chitragopi, Aurangabad, through its secretary Sri Shambhu Nath Pandey the details of which has been fully described in Schedule 'A' hereunder which for sake of convenience is called the demised land.

Whereas on mutual negotiation and understanding the value of the demised land has been fixed and settled Rs. 16,65, 000./- (Rupees Sixteen Lac Sixty Five Thousand only) upon which the vendor agreed to sale and vendee agreed to purchase.

Now therefore the vendors on receipt of R.s- 16,65,000 /- in cash from the vendee, transfer convey and sell all his right, title, interest and possession which he had or would have got upon the demised land in favour of the vendee, who is now at liberty to use and occupy the same according to his own suitability.

The vendee is now at liberty to get his name mutated in the office of the Anchal Adhikari, Aurangabad for which the vendors of their legal heirs shall have got no objection.

The vendors assure the vendee that the title of the vendor upon demised land is free from any defect or defects or encumbrance or encumbrances.

The vendors further assures the vendee that in the event any defect in the title of the vendors will be found or any encumbrance or encumbrances shall be found, as a result whereof the vendee is disturbed or dispossessed from the demised land, coming loss



Handwritten notes in Hindi on the right margin: "श्री शम्भु नाथ पण्डेय के द्वारा 16,65,000/- का नकद प्राप्त हुआ है।" and "8-6-15".

such loss and losses shall be paid by the vendors failing which the same shall be recovered from the person or property of the vendors.

SCHEDULE 'A'

All the part and parcel of land measuring an are of 0.37 Acre 1497.8 Sq. Mtr. of land in plot No- 427 & 429 of Khata No- 24 of village Chitergopi, Thana No- 275, Anchal -Aurangabad P.s- Jamhore, Dist- Aurangabad which is butted and bounded as:-

North- Dashrath Prasad & Ramnandan Pandey B.Ed Collage.

South- Sushil Lal & other

East- Niz Mokiran

West- Plot No- 427

Land Lord:- Sate of Bihar

Rent- 3.70 Rupees.

IN WITNESSES WHEREOF the vendor has set his hand on the deed of absolute sale in sound state of body and mind in presence of witnesses on the day and year first above written. Certified that this sale deed containing 5 pages.

Certified that person Deed of Absolute sale put their signature in my presence.

Drafted by:- Zahir Ahsan Azad , Advocate, Aurangabad

Composed by:- Alakh Kumar Sinha Deed Writer

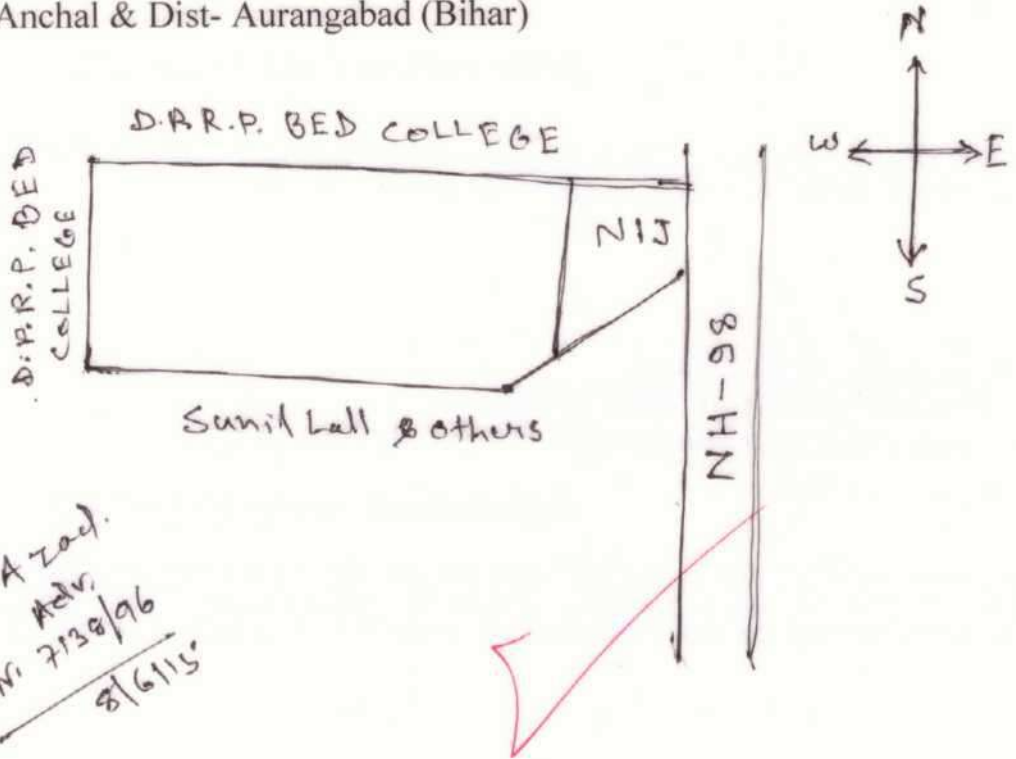
A sur Siml. 8-6-15
Shanku Nathandy 8-6-15



MAP

Not to be Scale

Khata No Plot No A-D Mauza Thana No
24 427, 429 0-37 D Chitragopi 275
P.S-Jamhore -Anchal & Dist- Aurangabad (Bihar)



Architect by
Zahid Ahsan Azaad
Enr. No. 7138/96
8/6/15

Arun Singh 8.6.15
Signature of Vendor
Rambhadracharya 8.6.15

Signature of Vendee → Rambhadracharya
Secretary

D.R.R.P. Bed College
Chitragopi
Aurangabad



Endorsement of Certificate of Admissibility

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

Stamp duty paid under Indian Stamp Act **Rs. 99900/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper **Rs. 1000/-**
Amt. paid through Bank Challan **Rs. 132925/-**

Registration Fee										LLR + Proc Fee		Service Charge	
A1	33300	C	0	H1b	0	K1a	0	Lii	0	LLR	500	175	
A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	50		
A9	0	DD	0	I	0	K1c	0	Mb	0	Total	550		
A10	0	E	0	J1	0	K2	0	Na	0				
B	0	H1a	0	J2	0	Li	0						
TOTAL-										33300			

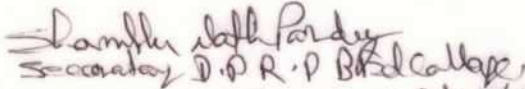
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **34025**

Registering Officer
Aurangabad

Date: 09/06/2015

Endorsement under section 52

Presented for registration at Registration Office, Aurangabad on Tuesday, 09th June 2015 by Shambhunath Pandey Ram Nandan Pandey by profession Agriculture. Status - Claimant


Secretary D.P.R.P. Bhal College
Signature/L.T.I. of Presentant 9/06/2015 Date: 09/06/2015

Registering Officer
Aurangabad

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Alakh Kumar Sinha' age '45' Sex 'M', 'Anup Narayan', resident of 'Vill-Chitragupt Nagar, Aurangabad'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 09/06/2015

Registering Officer
Aurangabad

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Aurangabad in Book 1 Volume No. 105 on pages on 458 -464 , for the year 2015 and stored in CD volume No. CD-17 year 2015 .The document no. is printed on the Front Page of the document.

Date : 09/06/2015

Registering Officer
Aurangabad

Token No. : 8078

Year : 2015 S.No. : 8077

SCORE Ver.3.0

Deed No. : 7963