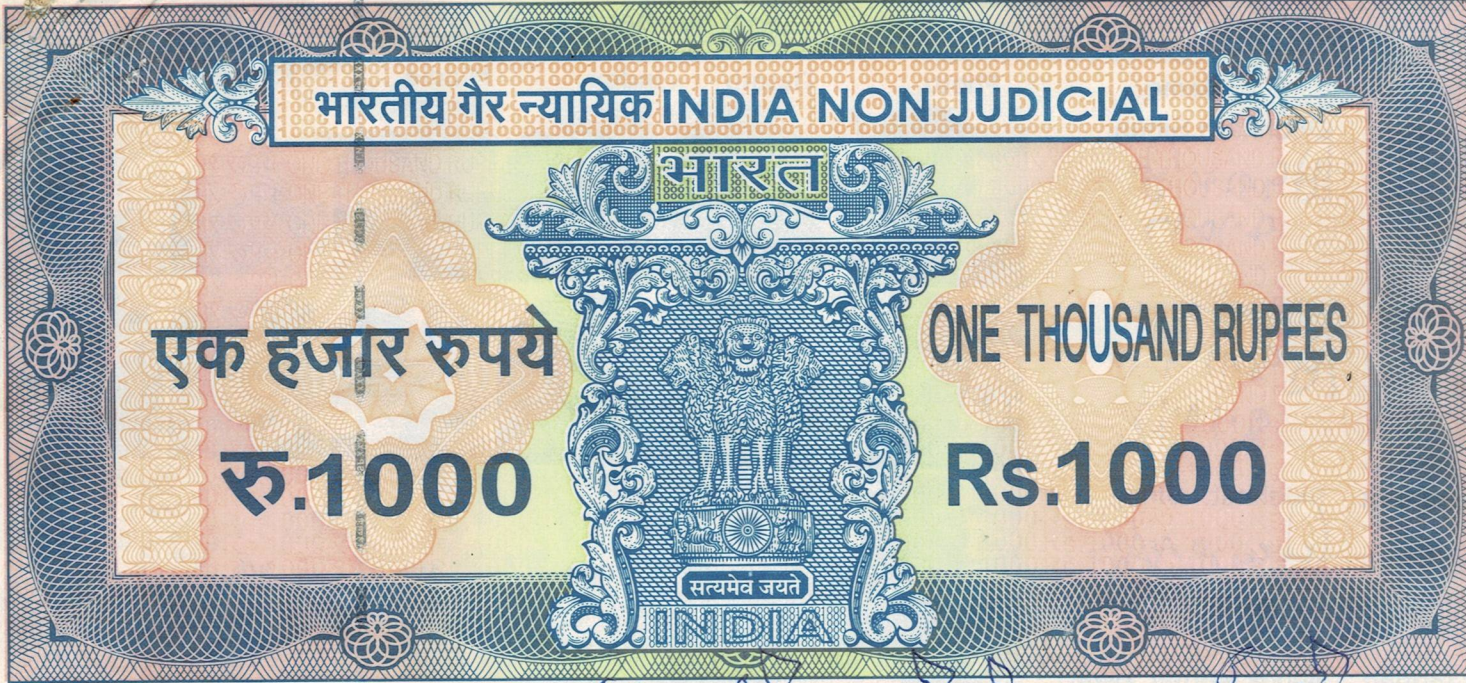


W-12510



बिहार BIHAR

Handwritten notes in Hindi and a red stamp 'L 846390'.

Serial No. 12318

Deed No. 11991



Govt. of Bihar  
 District Registry Office ,Ara(Bhojpur)

Summary of Endorsement

This document was presented for registration on 08/10/2013 by Siddhnath Singh A Stamp Duty of Rs. 39480/- and other Fees of Rs. 13935/- has been paid in it.

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

The document has been registered as Deed No. 11991 in Book No. 1, Volume No. 161 on pages from 516 to 524 and has been preserved in total 9 pages in C.D. No. 25 / Year 2013

Date: 08/10/2013

Token No: 12510 /2013

Signature with Date (Awadshesh Kumar Jha) Registering Officer, Ara(Bhojpur)

1. Name and address of Vendor (Seller) :-  
 Sri Sidhnath Singh S/o Late Dharikshan Singh, by Caste Rajput, by Occupation- Business, R/O Mohalla-Club Road, Ara, P.S. Ara Nawada, Dist. Bhojpur. (Indian)























Handwritten notes in Hindi, including '8-10' and '8-10'.



**District Registry Office, Ara (Bhojpur)**

Token Number 12510      Reg. Year 2013      Serial Number 12318      Deed Number 11991

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Siddhnath Singh <i>Siddhnath Singh</i> 8.10.13						
Claimant	Sidhnath Singh <i>Siddhnath Singh</i> 8.10.13						
Executant	Siddhnath Singh <i>Siddhnath Singh</i> 8.10.13						
Identified By	Ashok Kumar Tiwari <i>अशोक कुमार तिवारी</i> 2.10.13						

SCORE Ver.3.0

Powered by InfoSystem and Solutions, Patna

Biometric Captured By 2900sop00

74882 10514

*Siddhnath Singh*  
8.10.13



8.10.13  
8/10/13

-2-

2- Name and address of vendee [purchaser]:

Dharikshan Singh Teachers Training College  
Kulhariya P.O Kulhariya P.S Koilwar Dist. Bhojpur  
Ara [Bihar] Under Aegis Of

DHARIKSHAN SOCIAL & EDUCATIONAL  
WELFARE SOCIETY KULHARIYA P.S.- KOILWAR,  
DIST. BHOJPUR.

Through its Secretary - Sri Sidhnath Singh S/o Late  
Dharikshan Singh, Secretary, R/O Mohalla-Club Road,  
Ara, P.S. Ara Nawada, Dist. Bhojpur. (Indian)

(3) Nature of deed - ABSOLUTE SALE DEED.

(4) Consideration Amount : - Govt. Value- Rs.6,58,000/-  
(Rs. Six Lacs FiftyEight thousand) only.



Handwritten notes in Hindi, including 'पुस्तक' (book) and 'दस्तावेज' (document), and some numbers like '7/7' and '1/1'.



(5) Description of Property :-

All that piece and Parcels of Parti land Total area- 94 Decs. (Ninety four decs.) =30 Katha 01 Dhur 12 Dhurki or 40946.4 Sq.Ft. or 3805.94 Sq. Meter situated in Mauja- Kulhariya, thana no. 135, P.S. and Anchal Office- Koilwar, Dist. Bhojpur, Sub and District Sub Registrar Office Ara, Dist. Bhojpur.

१५५०११५५  
 ८.१०.१३

<u>Khata no.</u>	<u>Plot no.</u>	<u>Area</u> <u>A.D.</u>	<u>Boundary :</u>
1065	2383	0-76	North-Plot no. 2372 and 2373
One	Two	Seventy	South- Plot no. 2384
thousand	thousand	Six decs.	East- Plot no. 2380,2381, 2382
Sixty five	<del>three hund.</del>		West- Plot no. 2390, 2392,2388
	Eighty three		
	११ २१०५ - ५३२००० =		North-Plot no. 2383
			South- Plot no. 2385,2386
739	2384	0-18	East- Plot no. 2382
Seven	Two	Eighteen	West- Plot no. 2387,2388
hund.	thousand	Decs.	
Thirty nine	three hund.		
	Eighty four		
	१० २१०५ १२६००० =		

Total- 94 Decs. (Ninety four decs.) =30 Katha 01 Dhur 12 Dhurki or 40946.4 Sq.Ft. or 3805.94 Sq. Meter



Name of Malik- Bihar Sarkar Anchal -Koilwar  
 Annual Tax- Rs.9.40/- Tax has been collected of both plots by one rent receipt.

This land is not a land of Wakf Board.  
 Nature of land :-Agricultural land.

A map with respect to the abovesaid land is attached herewith this deed which forms part of this sale deed.

१०- ३१२०००- ५३१२०००  
 २१०५ - ५३२०००  
 १०१० - २१०५  
 १०१० - २१०५



This deed of absolute sale is made on 8<sup>th</sup> day of October, ~~2013~~ between the abovesaid vendor fully described in column-1 of this deed (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the one part and the aforesaid vendee as fully described in column -2 of this deed (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, legal representatives and assigns) of the other part;

Agreement  
8.10.13

Where as the property of Khata no. 1065 Plot no. 2383, Area 76 decs. is the purchased land of Vendor which is purchased from Sri Ram Kumar Singh S/o Late Ram Nandi Singh, of Village + P.O. Kulhariya, P.S. Koilwar, Dist. Bhojpur vide sale deed no. ~~4432~~, Book No. 1, Serial no. 4827, Token no. 4870, C.D. 9 Registration date- 04.05.2011 and property of Khata no. 739, Plot no. 2384 area 18 decs. is Exchanged land of vendor which is exchanged with Suryanath Singh and Beni Madho Singh sons of late Lutawan Singh R/O Village + P.O. Kulhariya, P.S. Koilwar, Dist. Bhojpur vide Exchange Deed no.9355, Token no. 9741, dated 17-07-2013 District Registration office Ara, Dist. Bhojpur and after purchase & Exchange of the abovesaid land, the vendor has been coming in peaceful and actual possession over it.





And Whereas the Vendor Sri Sidhnath Singh is the Secretary of DHARIKSHAN SOCIAL & EDUCATIONAL WELFARE SOCIETY KULHARIYA P.S.- KOILWAR, DIST. BHOJPUR and wants to Develop the the aim and objects of the Trust for which landed property is essential and for fulfilment of the objectes of the Trust, ~~the vendor sold out the abovesaid property in the name of said trust after taking the consideration money hence the same is being sold.~~

Whereas the properties detailed above in column no.5 are free from all encumbrances and charges of any kind whatsoever and the taxes in respect thereof have been paid by the vendor, and if any amount is due by way of taxes and rents, same will be paid by the vendor.

~~Whereas in consideration of the sum of Rs.6,58,000/- (Rs. Six Lacs FiftyEight housand) has been received by the vendor earlier hereby acknowledges.~~

The said vendor hereby conveys and transfers by way of ~~sale all his rights, title and interest~~ with possession unto the said purchaser, their heirs and sucesors in interest and assigns or administrators the properties detailed in column no. 5 mentioned above to have and to hold the same as absolute owner thereof free from any encumbrance and charges.

Whereas the said land is being transferred by way of sale for the purpose of Trust and teacher training college or other social and education purposes is proposed to be opened under the aegis of the said Trust and the





present Secretary Sri Sidhnath Singh is authorised to take this Asset. In case the competent authority fails to grant recongnition to the proposed institution or aim and objects of the trust for which the land referred above is being purchased, the land so purchased, this trust will be the sole authority for the land and it will decide whatsoever of the use in the interest of the Trust.

अज्ञान म धरे  
8-10-13

Whereas the said vendor has agreed with the purchasers that for any defect in the title of the vendor, the purchaser is deprived of the whole or any part of the said premises the vendor hereby undertakes to compensate the purchaser, his/their heirs, succesors, interest and assigns or administrators the vendor or his estate shall be bound to compensate the purchasers for such loss and damages arising from such act and shall be liable to refund the purchase money with interest from the date of deprivation or accrual of such loss.

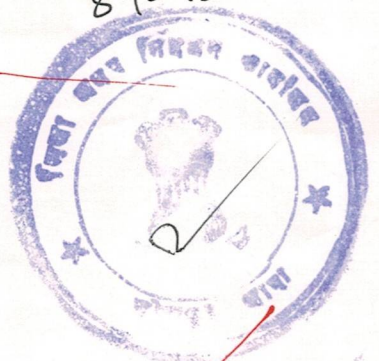
The land of Vendor is out of Ceiling land.

Date of Execution: 08/10/013

सचिव  
(अज्ञान) म धरे  
8-10-13

Composed By:

*M.K. Singh*  
(M.K. Singh)  
Advocate  
Adv. Assn. Ara



Drafted by:

*I read this deed on the special request of the both Deirimant & ...*



सौकरि कें कथनानुसार 200 मीटर की त्रिज्या में अनुमानित नक्शा

विक्रेता :- श्री सिद्धनाथ सिंह पिता शंकर चरीक्षण सिंह

महल्ला - कलक रोड़ आरा खाना आसनवादा जिला भोजपुर

क्रेता :- चरीक्षण सोबाल एंड एडवोकेट्स वेलफेयर सोसल्टी (कुलहडियां)

खाना - कौतुलवा रीचिव श्री सिद्धनाथ सिंह पिता एव चरीक्षण

महल्ला - कलक रोड़ आरा खाना आसनवादा जिला - भोजपुर

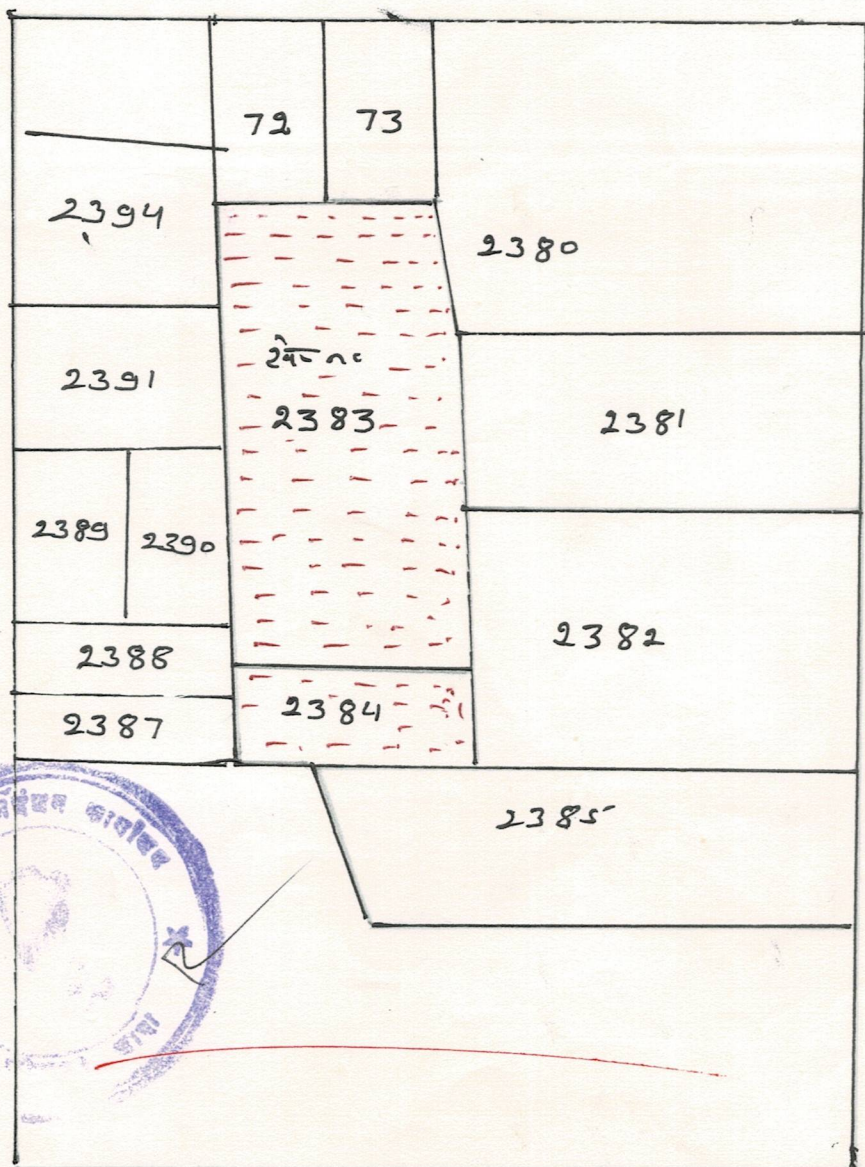
सौजा - कुलहडियां खाना नं०- 135 अंचल कौतुलवा

खाना - खेसरा - रफला

1065 - 2383 - 7650

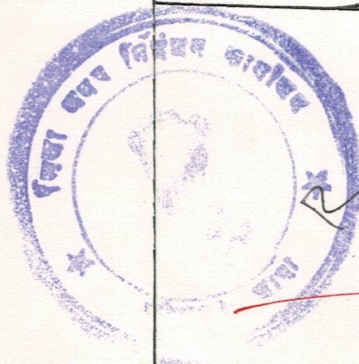
739 - 2384 - 1850

9450



श्री सिद्धनाथ सिंह  
8.10.13

चरीक्षण  
श्री सिद्धनाथ सिंह  
8.10.13





## 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. 39480/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 52415/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	13160	C	0	H1b	0	K1a	0	Lii	0	LLR <b>500</b> Proc.Fee <b>50</b> Total <b>550</b>	225	
	A8	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					
	<b>TOTAL-</b>										<b>13160</b>		
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										<b>13935</b>		

*(Signature)*  
Registering Officer  
Ara(Bhojpur)

Date: 08/10/2013

### Endorsement under section 52

Presented for registration at Registration Office, Bhojpur (Arra) on Tuesday, 08th October 2013 by Siddhnath Singh Late Dharikshan Singh by profession Business. Status - Executant

*(Signature)*  
8-10-13

Signature/L.T.I. of Presentant

Date:08/10/2013

*(Signature)*  
Registering Officer  
Bhojpur (Arra)

### Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Ashok Kumar Tiwari ' age '48' Sex 'M', 'Dinanath Tiwari ', resident of 'Khangoan, Chandi, Bhojpour'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 08/10/2013

*(Signature)*  
Registering Officer  
Ara(Bhojpur)

### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhojpur (Arra) in Book 1 Volume No. 161 on pages on 516 -524 , for the year 2013 and stored in CD volume No. CD-25 year 2013 .The document no. is printed on the Front Page of the document.

Date : 08/10/2013

*(Signature)*  
Registering Officer  
Ara(Bhojpur)

Token No. : 12510

Year : 2013

S.No. : 12318

SCORE Ver.3.0

Deed-No. : 1199





## Memo of Presentation of Document

### (I.) Breakup Fee Details :

TotalArea(in dec.)	94	TotalStampDty(Req.)	39480	TotalLandCost	658000	TotalAddStmDty(Ro	
TotalAmtPaid	0	ScanFee	225	LLRFee	500	ProcFee	
A1	13160	D	0	K1a	0	Liii	
A8	0	DD	0	K1b	0	Mb	
A9	0	E	0	K1c	0	H1a	
A10	0	I	0	K2	0	H1b	
B	0	J1	0	Li	0	H2	
C	0	J2	0	Lii	0	Na	

### (II.) Identifier Details :

Name : Ashok Kumar Tiwari  
Gender : M Age :48  
Postal Add. : Khangoan, Chandi, Bhojpour  
ID Proof : Driving License  
Id No. : 515/05

Father/Hus.Name : Dinanath Tiwari  
Profession : Agriculture

ID. Issue/Valid Date : 09/03/2005

