

From,

Sunil Kumar IV,  
District Judge,  
Chandauli.

To,

The Registrar General,  
Hon'ble High Court,  
Judicature at Allahabad.

Letter No. 370/xv

Dated: 22.03.2023

**Subject:** Application for desired permission to purchase immovable property.

Respected sir,

With utmost humbleness I have to say that I want to purchase a piece of Land measuring 2295 sq. ft. which is part of Plot no. 103, Khata No. 217, Tauzi No. 5382 situated at Village Dariyapur, Khairatoli, Thana and Pargana - Phulwari Sharif, Tehsil-Sadar, District Patna, State - Bihar, from Shri Bhupendra Kumar Sharma who is the owner of the said property for a total consideration at Rs. 56.50 Lakh. We have entered into an agreement for sale and purchase on 23-02-2023 and I have paid Rs. 3,00,000/- (Three Lakh) as advance money through Cheque No 337700, SBI dated 23-02-2023 in the account of Shri. Bhupendra Kumar Sharma in expectation of getting permission for buying the same. The agreement for sale and purchase is valid upto 22-06-2023. The total price of land (Plot) is 56.50 Lakh. Rs. 3,00,000/- has already been paid as advance money at the time of agreement for sale and purchase. Out of rest money of 53.50 Lakh, I will pay Rs. 28.50 Lakh from my salary Account number 31346854631 and remaining 25 Lakh will be paid through Reality Loan sanctioned by State Bank of India Chandauli Branch. State Bank of India Chandauli Branch has agreed to disburse Rs 25 Lakh loan against that piece of land of which entire amount will be used for purchase of above piece of land. The whole amount of Reality Loan of Rs. 25 Lakh would be payable in 120 EMI's of Rs 32556. The registration fee, stamp duty and other expenses will be paid through my salary account. At present, my gross salary is Rs. 2,55,325.00 and my take home salary is Rs. 1,60,034.00. At present my total available balance is Rs 46,51,053.42/- in my saving account number 31346854631 which is also my salary account. Since I have a very small family of three members (myself, wife and a son), hence I can easily bear the burden of E.M.I. from my monthly income.

I am attaching herewith the desired documents along with the application on the prescribed format as per circular Letter No.25/Admin (A) Dated 13.07.1998 of Hon'ble High Court.

It is my humble request to kindly place my application before the Hon'ble Court for granting permission to purchase above mentioned immovable property.

With utmost regards

Enclosure: As above.  
Date- 22-03-2023

Yours Faithfully

*(Sunil Kumar)*  
22/03/2023

(SUNIL KUMAR-IV)  
District Judge  
Chandauli.  
I.D. No. UP1885

From:

Sunil Kumar IV,  
District Judge,  
Chandauli.

To,

The Registrar General,  
Hon'ble High Court of Judicature,  
at Allahabad.

Kind attention: The Registrar (Budget) (Judicial)

Subject:- Request for permission to purchase a piece of land measuring 2295 sq. ft. Plot no. 103, Khata no. 217, Tauzi no. 5382 situated at village Dariyapur, Khairatoli, Thana and Pargana - Phulwari Sharif, Tehsil - Sadar, District - Patna, State - Bihar from Shri. Bhupendra Kumar Sharma who is the owner of the property.

Sir,

I have the honour to submit that I would like to purchase above mentioned Plot. In this regard necessary information as per **Circular letter No. 25/Admin dated 13.07.1998** issued by Hon'ble High Court of Judicature at Allahabad is as follows:-

1.	Date of Joining in service	:	05-05-2011
2.	Present gross salary and take home salary	:	<p><b>Gross Salary</b> - From February 2023 - Rs. 2,55,325.00 (Excluding Contributions of NPS by Government)</p> <p><b>Take Home Salary</b> - Rs. 1,60,034.00 (Deductions - NPS Rs. 22891.00, Group Insurance Rs. 400.00, GVR- Rs. 1000.00 and Income Tax - Rs. 71,000.00). A copy of Salary Statement regarding month of February 2023 is being annexed herewith as <b>Annexure-1</b>.</p>
3.	Details of purchases (movable property exceeding to value Rs. 10,000/- and immovable property) made by him earlier with complete details, date of purchase, amount spent etc.	:	<p>(I) A Mahindra Verito Car No. UP.84.K8873 (Diesel) including insurance and accessories was purchased on 19-10-11 for Rs. 7,25,000/-. Rs. 5,00,000/- was taken as loan from SBI Mainpuri Branch and rest amount of Rs. 2,25,000/- was paid by me from my salary account. Information regarding purchase of this Car was sent to Hon'ble High Court on 22-08-2012 vide endorsement no. 1295/I/dated 23-08-2012. A copy of information is being</p>

		<p>annexed herewith as <b>Annexure-2</b>.</p> <p><b>(II)</b> A Gold Chain of 19.010 gram having total value of 70,195/- (including CGST &amp; SGST) was purchased on 08-05-2018. Information regarding purchase of this Gold Chain was sent to Hon'ble High Court on 21-07-2018 vide endorsement no. 2153/XV/dated 23-07-2018. A copy of information is being annexed herewith as <b>Annexure-3</b>.</p> <p><b>(III)</b> 01 Gold Chain of 24.350 gram and 01 set of Bail of 5.490 gram was purchased on 25-09-2021 having total value of Rs. 1,61,880/- (including CGST &amp; SGST). Information regarding purchase of 01 Gold Chain and 01 set of Bail was sent to Hon'ble High Court on 11-10-2021 vide endorsement no. 66.P.J.F.C./ Alld. Dated 11-10-2021. A copy of information is being annexed herewith as <b>Annexure-4</b>.</p>
4.	In any advance or loan taken from the High Court its amount and in what manner the loan will be repaid namely, the number of installments, its amount and till what date the deduction will be made etc.	: No loan has been taken from Hon'ble High Court.
5.	If any loan taken from Bank etc., details of amount, mode of repayment, period of deduction, number and amount of installment etc.	: Yes. <b>(I)</b> A loan of Rs. 5,00,000/- (Five Lakh) was taken from SBI Mainpuri Branch for purchase of Verito Car on 15-10-2011 which was closed on 02-08-2013 by depositing principal and interest. Photocopies of certificate regarding sanctioning and closing of loan are being annexed herewith as <b>Annexure - 05 and 06</b> .
6.	Regarding purchase of a second hand car name of the vehicle, its model, cost price etc. date of the first purchase (month and year) of	: Not Applicable.

	vehicle from car dealer to the first purchaser and a copy of the insurance policy showing the amount for which the vehicle was insured prior to its purchase by the officer.	
7.	Details of property (Area of plot, locality, City/District, if building or flat then its.	: Area of Plot - 2295 Sq. Ft., Plot No. 103, Khata No. 217, Tauzi No. 5382. Thana No. 108. Locality-Village Dariyapur, Khairatoli. City - Patna. District - Patna. State- Bihar. Regarding purchase of the above property an agreement for sale and purchase has got executed with the owner of the Plot namely Shri. Bhupendra Kumar Sharma on 23-02-2023. Photocopy of the agreement for sale and purchase is being annexed herewith as <b>Annexure-7</b> .
8.	Name and full address of the dealer/seller.	: Seller's Name-Shri. Bhupendra Kumar Sharma, Address - <u>Permanent address</u> :- Village Udhar, Ketuka, Post-Lachchhi Ketuka, District Chhapra (Saran), State Bihar. <u>Present address</u> :- A-021/60 Sector-5, Rajendra Nagar, Shahibabad, District Ghaziabad, State Uttar Pradesh.
9.	Whether the dealer is regular and reputed one.	: The seller is a reputed person.
10.	Whether the Judicial officer is related to the seller in any way and whether any case against the seller is pending in or decided by the Judicial Officer.	: Judicial Officer is not related to the seller in any way and no case against the seller is pending in or decided by the Judicial Officer. The seller Shri Bhupendra Kumar Sharma has sworn in an affidavit to this effect. Affidavit of the seller is being annexed herewith as <b>Annexure-8</b> .
11.	Details of source of amount with papers in support thereof.	: The total price of Plot is 56.50 Lakh, out of which Rs. 25 Lakh will be paid from SBI REALTY LOAN for which SBI

	<p>Chandauli Branch has issued sanction letter. The sanction letter is being annexed herewith as <b>Annexure-9</b>.</p> <p>The above loan will be paid in 120 equal monthly instalments (EMI) of Rs. 32,556.00 (INR Thirty two Thousand Five hundred and Fifty Six rupee only). Out of remaining Rs. 31.50 Lakh, Rs, 03,00,000/- (Three Lakh) has already been paid to the seller at the time of agreement for sale and purchase as advance money through SBI Cheque No. 337700/ dated 23-02-2023. This money was paid from my salary account. Photocopy of Cheque No. 337700 is being annexed herewith as <b>Annexure-10</b>.</p> <p>The remaining amount of Rs. 28.50 Lakh will be paid from my salary account at the time of execution of the sale deed.</p> <p>The registration fee, stamp duty and other expenses will be paid from my salary account.</p> <p>At present my salary account balance is Rs. 46,51,053.42.</p> <p>The statement of my salary account number 31346854631 with SBI is being annexed herewith as <b>Annexure-11</b>.</p>
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I do not have any house either in my name or in names of my wife and son anywhere in India. I can repay the loan amount by saving from my salary and thereafter from the amount which I will get at the time of my retirement which is due on 30-09-2027.

It is, therefore, most humbly and respectfully prayed that permission to purchase the aforementioned Plot may kindly be granted to me.

Yours' faithfully,

Enclosure: As above.

Date:- 22-03-2023

(SUNIL KUMAR-IV)

District Judge

Chandauli.

I.D. No. UP1885

## APPLICATION FOR OTHER SERVICES

Case Id : S00029392023

Employee No.: 1885

Application	
1. Name of the Applicant	SUNIL KUMAR-IV
2. Type of Application/Representation	Grant of permission to Judicial Officers of the state for purchase and sale of movable or immovable property in terms of Rules 24 of U.P. Government Servant conduct Rule 1956.
3. Designation	District & Sessions Judge
4. Application	Application for desired permission to purchase immovable property
5. Date of Submission	22-03-2023

Attachments	
Attachment	Uploading Date
Application for desired permission to purchase immovable property	22/03/2023

\*Red background attachments are uploaded in return of objection.

Note for approval / remarks										
ADMIN A4	<p>28/03/2023</p> <p><b>I/c Joint Registrar (J) (Budget)</b></p> <p>May kindly see the online application of Sri Sunil Kumar-IV, District &amp; Sessions Judge, Chandauli regarding grant of permission to purchase a piece of land measuring 2295 sq.ft. plot no. 103, Khata no. 217, Tauzi no.-5382 situated at village Dariyapur, Khairatoli, Thana and Pargana-Phulwari Sharif, Tehsil-Sadar, Distt. Patna, Bihar as per the 'Agreement to sell' deed dated 23.02.2023, intimated through letter dated 22.03.2023.</p> <p>The information regarding purchase of house as required under Court's Circular Letter No. 25/ Admin (A) dated 13.07.1998 as furnished by the officer is given below:</p> <table border="1"> <tbody> <tr> <td>1.</td> <td>Date of joining service</td> <td>05.05.2011</td> </tr> <tr> <td>2.</td> <td>Present Gross Salary Take home Salary</td> <td>Rs. 2,55,325/- Rs. 1,60,034/-</td> </tr> <tr> <td>3.</td> <td>Details of purchases (Moveable property exceeding to value of Rs. 10,000/- and immovable property)</td> <td> <ul style="list-style-type: none"> <li>• Mahindra Verito car purchased in 2011 for Rs. 7,25,000/-</li> <li>• Gold Chain for Rs. 70,195/- in 2018</li> <li>• Gold Chain for Rs. 1,61,880/- in</li> </ul> </td> </tr> </tbody> </table>	1.	Date of joining service	05.05.2011	2.	Present Gross Salary Take home Salary	Rs. 2,55,325/- Rs. 1,60,034/-	3.	Details of purchases (Moveable property exceeding to value of Rs. 10,000/- and immovable property)	<ul style="list-style-type: none"> <li>• Mahindra Verito car purchased in 2011 for Rs. 7,25,000/-</li> <li>• Gold Chain for Rs. 70,195/- in 2018</li> <li>• Gold Chain for Rs. 1,61,880/- in</li> </ul>
1.	Date of joining service	05.05.2011								
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	made by the officer earlier	2021
4.	Details of Advance or Loan taken from the High Court	Nil
5.	Details of loan taken from Bank etc.	Nil at present
6.	Details regarding purchase of second hand car	N.A.
7.	(a) Details of the property purchased	Piece of land measuring 2295 sq.ft. plot no. 103, Khata no. 217, Tauzi no.-5382 situated at village Dariyapur, Khairatoli, Thana and Pargana-Phulwari Sharif, Tehsil-Sadar, Distt. Patna, Bihar as per 'agreement to sell' deed dated 23.02.2023 (Page no. 13-17 of attachment)
	(b) Cost price	Rs. 56,50,000/-
8.	Name and address of the seller(s)	Sri Bhupendra Kumar Sharma, permanent resident of Village Udhar, Ketuka, Post Lachchhi Ketuka, Distt, Chhapra (Saran) State-Bihar, presently residing at A-021/60, Sector-5, Rajendra Nagar, Sahibabad, Ghaziabad.
9.	Status of the Seller /Dealer	Private person
10.	Whether the seller is related to the officer in any manner and whether any case against him is pending/decided by the officer	No
11.	Details of source of amount	<ul style="list-style-type: none"> <li>• Rs. 25,00,000/- has been taken as loan from SBI Realty Loan, repayable in 120 EMIs of Rs. 32,556/- (copy of loan related paper can be seen as attachment at page no. 28)</li> <li>• Rs. 3,00,000/- is stated to have been paid as advance money through cheque no. 337700 on</li> </ul>

		<p>23.02.2023 out of his salary S.B. A/c. no. 31346854631, SBI (copy of statement of A/c can be seen as attachment- page no. 30-32).</p> <ul style="list-style-type: none"> <li>• Rest of the amount will be paid out of his own salary no. S.B. A/c no. 31346854631, SBI at the time of execution of sale deed.</li> <li>• Registration fee &amp; stamp duty charges will be paid out of his same A/c. He has a balance of Rs. 46,51,053.42/- in the same.</li> </ul>
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It is further submitted that as per Rule- 24 (1) of U.P. Government Servant's conduct Rule-1956: -

*"No Government servant shall, except with the previous knowledge of the appropriate authority acquire or dispose of any immovable property by lease, mortgage, purchase, sale, gift or otherwise, either in his own name or in the name of any member of his family;*

*Provided that any such transaction conducted otherwise than through a regular & reputed dealer shall require the previous sanction of the appropriate authority."*

May, therefore, if approved, the matter be laid before Hon'ble Mr. Justice Subhash Chandra Sharma, Administrative Judge, Chandauli, also nominated for "Disposal of the matters of the Judicial Officers, wherein permission/information for sale or purchase of movable/immovable property and permission/information to accept gift under U.P. Government Servants' Conduct Rules 1956" for the district Chandauli, for His Lordship's kind perusal and if His Lordship approves, Sri Sunil Kumar-IV, District & Sessions Judge, Chandauli may be granted permission to purchase a piece of land measuring 2295 sq.ft. plot no. 103, Khata no. 217, Tauzi no.-5382 situated at village Dariyapur, Khairatoli, Thana and Pargana-Phulwari Sharif, Tehsil-Sadar, Distt. Patna, Bihar from Sri Bhupendra Kumar Sharma, permanent resident of Village Udhar, Ketuka, Post Lachchhi Ketuka, Distt, Chhapra (Saran) State-Bihar, presently residing at A-021/60, Sector-5, Rajendra Nagar, Sahibabad, Ghaziabad for Rs. 56,50,000/- as requested, subject to the condition that the relevant papers of the transaction alongwith copy of the sale deed be furnished by him immediately on completion of the transaction?

Munmun Narang S.O.

Meetu Verma A.R.

28.03.2023



**I/c Joint Registrar (J) (Budget)**

May kindly see the online application of Sri Sunil Kumar-IV, District & Sessions Judge, Chandauli regarding grant of permission to purchase a piece of land measuring 2295 sq.ft. plot no. 103, Khata no. 217, Tauzi no.-5382 situated at village Dariyapur, Khairatoli, Thana and Pargana-Phulwari Sharif, Tehsil-Sadar, Distt. Patna, Bihar as per the 'Agreement to sell' deed dated 23.02.2023, intimated through letter dated 22.03.2023.

The information regarding purchase of house as required under Court's Circular Letter No. 25/ Admin (A) dated 13.07.1998 as furnished by the officer is given below:

1.	Date of joining service	05.05.2011
2.	Present Gross Salary Take home Salary	Rs. 2,55,325/- Rs. 1,60,034/-
3.	Details of purchases (Moveable property exceeding to value of Rs. 10,000/- and immovable property) made by the officer earlier	<ul style="list-style-type: none"> <li>• Mahindra Verito car purchased in 2011 for Rs. 7,25,000/-</li> <li>• Gold Chain for Rs. 70,195/- in 2018</li> <li>• Gold Chain for Rs. 1,61,880/- in 2021</li> </ul>
4.	Details of Advance or Loan taken from the High Court	Nil
5.	Details of loan taken from Bank etc.	Nil at present
6.	Details regarding purchase of second hand car	N.A.
7.	(a) Details of the property purchased	Piece of land measuring 2295 sq.ft. plot no. 103, Khata no. 217, Tauzi no.-5382 situated at village Dariyapur, Khairatoli, Thana and Pargana-Phulwari Sharif, Tehsil-Sadar, Distt. Patna, Bihar as per 'agreement to sell' deed dated 23.02.2023 (Page no. 13-17 of attachment)
	(b) Cost price	Rs. 56,50,000/-
8.	Name and address of	Sri Bhupendra Kumar Sharma,

	the seller(s)	permanent resident of Village Udhar, Ketuka, Post Lachchhi Ketuka, Distt, Chhapra (Saran) State-Bihar, presently residing at A-021/60, Sector-5, Rajendra Nagar, Sahibabad, Ghaziabad.
9.	Status of the Seller /Dealer	Private person
10.	Whether the seller is related to the officer in any manner and whether any case against him is pending/decided by the officer	No
11.	Details of source of amount	<ul style="list-style-type: none"> <li>• Rs. 25,00,000/- has been taken as loan from SBI Realty Loan, repayable in 120 EMIs of Rs. 32,556/- (copy of loan related paper can be seen as attachment at page no. 28)</li> <li>• Rs. 3,00,000/- is stated to have been paid as advance money through cheque no. 337700 on 23.02.2023 out of his salary S.B. A/c. no. 31346854631, SBI (copy of statement of A/c can be seen as attachment- page no. 30-32).</li> <li>• Rest of the amount will be paid out of his own salary no. S.B. A/c no. 31346854631, SBI at the time of execution of sale deed.</li> <li>• Registration fee &amp; stamp duty charges will be paid out of his same A/c. He has a balance of Rs. 46,51,053.42/- in the same.</li> </ul>

It is further submitted that as per Rule- 24 (1) of U.P. Government Servant's conduct Rule-1956: -

*"No Government servant shall, except with the previous knowledge of the appropriate authority acquire or dispose of any immovable property by lease, mortgage, purchase, sale, gift or otherwise, either in his own name or in the name of any member of his family; Provided that any such transaction conducted otherwise than through a regular & reputed dealer shall require the previous sanction of the appropriate authority."*

May, therefore, if approved, the matter be laid before Hon'ble Mr. Justice Subhash Chandra Sharma, Administrative Judge, Chandauli, also nominated for "Disposal of the matters of the Judicial Officers, wherein permission/information for sale or purchase of movable/immovable property and permission/information to accept gift under U.P. Government Servants' Conduct Rules 1956" for the district Chandauli, for His Lordship's kind perusal and if His Lordship approves, Sri Sunil Kumar-IV, District & Sessions Judge, Chandauli may be granted permission to purchase a piece of land measuring 2295 sq.ft. plot no. 103, Khata no. 217, Tauzi no.-5382 situated at village Dariyapur, Khairatoli, Thana and Pargana-Phulwari Sharif, Tehsil-Sadar, Distt. Patna, Bihar from Sri Bhupendra Kumar Sharma, permanent resident of Village Udhar, Ketuka, Post Lachchhi Ketuka, Distt, Chhapra (Saran) State-Bihar, presently residing at A-021/60, Sector-5, Rajendra Nagar, Sahibabad, Ghaziabad for Rs. 56,50,000/- as requested, subject to the condition that the relevant papers of the transaction alongwith copy of the sale deed be furnished by him immediately on completion of the transaction?

Munmun Narang S.O.

Meetu Verma A.R.

28.03.2023

**Hon'ble Mr. Justice Subhash Chandra Sharma,  
Administrative Judge, Chandauli**

Submitted for kind perusal & orders?

I/C Joint Registrar(Judicial)(Budget)

**28.03.23**

HON'BLE J. SUBHASH  
CHANDRA SHARMA

28/03/2023

Approved

**Final Remark**

Approved



APPLICATION FORM

Date 28/04/2023
**REALTIME GROSS SETTLEMENT (RTGS/  
NATIONAL ELECTRONIC FUNDS TRANSFER (NEFT))**

Branch \_\_\_\_\_

(To be filled in by the Applicant in Block Letters)

**Details of Application (Remitter)**

By Cheque/Transfer for N.E.F.T./RTGS On

1. Account Name: Sunil Kumar  
 2. Account No: 31346854631  
 3. Remitter's Name : \_\_\_\_\_  
 4. Phone No. OR Mobile No.: 9411882980  
 5. E-mail ID : \_\_\_\_\_

Address : Chandauli**Details of Beneficiary**

- (1) Centre: \_\_\_\_\_  
 (2) Bank: Indian Bank  
 (3) Branch Sahibabad, Ghaziabad, UP  
 (4) Beneficiary Name : \_\_\_\_\_  
 (5) Account No. : 50153815712  
 (6) Type of A/c (Savings/Current/Cash Credit)

Address : Ghaziabad, UP

- (7) 

IFSC OF BENEFICIARY	I	D	I	B	0	0	0	S	5	2	8	+
BANK BRANCH												

Amount to be remitted Rs. 28,50,000/-

Bank Charges : Rs. \_\_\_\_\_

Total Amount Rs. 28,50,000/-

Remit the amount as per above details, by debiting my/our account for the amount of remittance plus your charges.

I/We have fully read the terms and conditions of the RTGS remittance and

UTR No. \_\_\_\_\_

Purpose : \_\_\_\_\_

Customer's Signature Authorised Signatory \_\_\_\_\_

Bank Officer's Signature \_\_\_\_\_

Rupees \_\_\_\_\_ **FOR BANK'S USE ONLY**

Debited Applicant's A/c. \_\_\_\_\_

Date of Transfer \_\_\_\_\_


Remittance No. (UTR): \_\_\_\_\_

 Authorised Signatory
**RTGS CONDITIONS OF TRANSFER**


- All payment instruction should be carefully checked by the remitter. As crediting the proceeds of the remittance is based on the beneficiary's account number, the name of the other bank and its branch, SBI shall not be responsible if these particulars are not provided correctly by the remitter.
- Application/Message received after the business hours will be sent on the immediate next working day.
- SBI shall not be responsible for any delay in processing of the payment due to RBI RTGS system not being available/ failure of internal Communication system at the recipient bank/Branch/incorrect information provided by the remitter/Any incorrect credit accorded by the recipient bank/branch due to incorrect information provided by the remitter.
- (i) Remitting Branch shall not be liable for any loss or damage arising out of or resulting from delay in transmission delivery or non delivery of electronic message or any mistake, omission or error in transmission or delivery thereof or in encrypting/ decrypting the messages for any cause whatsoever or from misinterpretation when received or for the action of the destination bank or for any act beyond the control of state Bank of India.  
 (ii) If the recipient branch is closed for any reason, the account shall be credited on the immediate next working day.  
 (iii) Bank is free to recover charges in respect of remittances returned on account of faulty/inadequate information.  
 (iv) I/We have fully read the terms and conditions of the RTGS remittance and shall abide by the same.

Signature of Applicant.

U.T.R. No. _____	<b>SBI</b>	Date : _____
Received from _____		
By Cheque/Transfer/Cash for RTGS on _____		
Bank _____	Branch _____	
Favouring _____	A/c No _____	

U.T.R. No. <u>SBINR52023042846373906</u>		Date: <u>28/04/2023</u>
Received from _____		
By Cheque/Transfer/Cash for RTGS on _____		
Bank <u>Indian Bank</u>	Branch _____	
Favouring <u>Bhupendra Kumar Sharma</u>	A/c No. <u>501538153702</u>	
Amount Rs. <u>28,50,000/-</u>	Bank's Charges Rs. _____	
Total Rs. <u>28,50,000/-</u> (Rupees _____)		

नोट - चेक के पिछे 4,5,7 का डिटेल Beneficiary का नाम Account No & IFSC कोड लिख कर हस्ताक्षर करें।



## सामान्यतः प्रयोग किए जाने वाले संक्षोपाक्षर / GENERALLY USED ABBREVIATIONS

a/c = Account /खाता	Csh = Cash /नकदी	Pos = Point of Sale /प्वाइंट ऑफ सेल
adj = Adjustment /समायोजन	dep = Deposit /जमा	Pr = Principal /मूलधन
Amt = Amount /राशि	Dft = Draft /ड्राफ्ट	proc = Processing Charge /प्रक्रिया प्रभार
Ar = Arrear /बकाया राशि	dish/dsh = Dishonour /अस्वीकृत	rd = Recurring Deposit /आवर्ती जमा
bal = Balance /शेष	DR = Debit /नामे	ret/rtn = Return /वापसी
Capn = Captilization /पूँजीकरण	DOB = Date of Birth /जन्म तारीख	Rnd = Round of /पूर्णांकित
chg/ch = charge /प्रभार	eft = Electronic Fund Transfer /इलेक्ट्रॉनिक फंड ट्रांस्फर	sb = Savings Bank /बचत बैंक
chg = cheque /चेक	Inop = Inoperative /निष्क्रिय	SC = Short Credit /शॉर्ट क्रेडिट
CIF = Customer Information File /ग्राहक सूचना फाइल	Ins = Insurance /बीमा	SI/So/SORD = Standing Instruction /स्थायी अनुदेश
Clos = Closure /समाप्ति	Int/In = Interest /व्याज	S/D/W/H/o = Son/Daughter/Wife/Husband of /सुपुत्र/सुपुत्री/पत्नी/पति
Coll = Collection /समाहरण	lon/ln = Loan /ऋण	tr/trf/xfer = Transfer /अंतरण
Comm. = Commission /कमीशन	min = Minimum /न्यूनतम	txn = Transaction /लेनदेन
COR/CORR = Correction /सशोधन	os = Outstanding /बकाया राशि	Wdl = Withdrawal /आहरण
CR = Credit /जमा	P&T = Postal Charges /डाक प्रभार	+MOD bal=total balance (SB-linked MOD arc) /कुल जमा शेष (बचत बैंक + सहायती खाता)



भारतीय स्टेट  
बैंक

Branch: CHANDALI  
CHANDALI

Code: 3618

Email: sbi\_03618@sbi.co.in  
Phone No.: 260506  
IFSC: SBIN0003618

Buss. Hrs: 10:00:00-16:00:00  
MICR: 232002002

Name: SUNIL KUMAR  
S/D/H/o : BRIJNANDAN PRASAD SINGH  
CIF Number : 85854289189  
Account No.: 31346854631  
A/c Type : SB SGSP PLATINUM  
Address : H C 5 JUDGE COLONY

MOP: SINGLE  
A/c Opening Dt: 20/08/2010  
Nom Reg No: 0000000351138973  
Customer's PAN: ANMPK6414D  
Date of Issue: 28/04/2023  
CONTINUATION  
Post Code: 205001  
Sr. Citz Flag:

MAINPURI  
Phone No. :  
Email :  
D.O.B.(If Minor):

शाखा प्रबन्धक  
3618  
Branch Manager



DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
28.04.23	SWEEP DEPOSIT BY TRANSFER			88412.00	1607809.51Cr
	INT: 2308.00ROI: 4.10TAX: 27.00				
28.04.23	SWEEP DEPOSIT BY TRANSFER			28117.00	1635926.51Cr
	INT: 740.00ROI: 4.10TAX: 9.00				
28.04.23	SWEEP DEPOSIT BY TRANSFER			163278.00	1799204.51Cr
	INT: 4314.00ROI: 4.10TAX: 0.00				
28.04.23	SWEEP DEPOSIT BY TRANSFER			67267.00	1866471.51Cr
	INT: 1814.00ROI: 4.10TAX: 0.00				
28.04.23	SWEEP DEPOSIT BY TRANSFER			97710.00	1964181.51Cr
	INT: 2730.00ROI: 4.10TAX: 0.00				
28.04.23	SWEEP DEPOSIT BY TRANSFER			308040.00	2272221.51Cr
	INT: 8640.00ROI: 4.10TAX: 0.00				
28.04.23	SWEEP DEPOSIT BY TRANSFER			82636.00	2354857.51Cr
	INT: 2363.00ROI: 4.10TAX: 0.00				
28.04.23	SWEEP DEPOSIT BY TRANSFER			106062.00	2460919.51Cr
	INT: 3078.00ROI: 4.10TAX: 0.00				
28.04.23	SWEEP DEPOSIT BY TRANSFER			173428.00	2634347.51Cr
	INT: 5052.00ROI: 4.10TAX: 0.00				
28.04.23	SWEEP DEPOSIT BY TRANSFER			222506.00	2856853.51Cr
	INT: 6506.00ROI: 4.10TAX: 0.00				
28.04.23	RTGS UTR NO: SBINR52023042846373906 IDIB000528 INDIAN BANK BHUPENDRA KUAMR SHARMA	337710	2850000.00		6853.51Cr
Uncl Bal: 0.00 Clr Bal: 6853.51 Cr;+MOD BAL: 805230.42Cr					

जारी करने वाली शाखा  
 Issue Branch: GHAZIABAD बैंक  
 कोड क्र. / CODE No: 00642  
 Tel No. 05412-260506

A/C Payee

मांगड्राफ्ट  
**DEMAND DRAFT**

Key: SULDAS  
 Sr. No: 155574

2	9	0	4	2	0	2	3
D	D	M	M	Y	Y		

मांगे जानेपर BHUPENDRA KUMAR SHARMA\*  
 ON DEMAND PAY

Twenty Five Lakh Only

या उनके आदेश पर  
 OR ORDER

रुपये RUPEES

IC1000551181990  
 Name of Applicant

Key: SULDAS Sr. No: 155574  
 BR PARKING A/C WITH INB-03618 SBI

अदा करें ₹ 2500000.00

AMOUNT BELOW 2500001(0/7)

मूल्य प्राप्त / VALUE RECEIVED

6
5
4
3
2
1

भारतीय स्टेट बैंक

STATE BANK OF INDIA  
 अदाकर्ता शाखा / DRAWEE BRANCH: GHAZIABAD  
 कोड क्र. / CODE No: 00642

प्राधिकृत हस्ताक्षरकर्ता  
 AUTHORIZED SIGNATORY

शाखा प्रबंधक  
 BRANCH MANAGER

कम्प्यूटर द्वारा मुद्रित होने पर ही वैध  
 VALID ONLY IF COMPUTER PRINTED

केवल 3 महीने के लिए वैध  
 VALID FOR 3 MONTHS ONLY

₹1,50,000/- एवं अधिक के लिखत दो अधिकारियों द्वारा हस्ताक्षरित होने पर ही वैध है।  
 INSTRUMENTS FOR ₹ 1,50,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

⑈ 181990⑈ 000002000⑈ 000551⑈ 16





**APPLICATION FORM**  
**REALTIME GROSS SETTLEMENT (RTGS)**  
**NATIONAL ELECTRONIC FUNDS TRANSFER (NEFT)**  
 (To be filled in by the Applicant in Block Letters)

Date 03/05/2023

Branch

**Details of Application (Remitter)**

By Cheque/Transfer for N.E.F.T./RTGS On

1. Account Name: Sanil Kumar
2. Account No: 31346854631
3. Remitter's Name: \_\_\_\_\_
4. Phone No. OR Mobile No.: 9411882980
5. E-mail ID: \_\_\_\_\_

Address: Chandauli

**Details of Beneficiary**

- (1) Centre: \_\_\_\_\_
- (2) Bank: Bihar State Co-operative Bank
- (3) Branch: Banripur, Patna
- (4) Beneficiary Name: E-stamp cash collection
- (5) Account No.: 00015039021503
- (6) Type of A/c (Savings/Current/Cash Credit)

Address: Banripur, Patna

(7) 

IFSC OF BENEFICIARY BANK BRANCH	Y	E	S	B	O	B	S	C	B	O	I
---------------------------------	---	---	---	---	---	---	---	---	---	---	---

Amount to be remitted Rs. 5,73,075/-

Bank Charges : Rs. \_\_\_\_\_

Total Amount Rs. 5,73,075/-

Remit the amount as per above details, by debiting my/our account for the amount of remittance plus your charges.  
 I/We have fully read the terms and conditions of the RTGS remittance and

UTR No. SBIN223123113863

Purpose: Stamp returned

Customer's Signature Authorised Signatory

[Signature]  
 Bank Officer's Signature

Rupees \_\_\_\_\_ **FOR BANK'S USE ONLY**

Debited Applicant's A/c \_\_\_\_\_

Remittance No. (UTR): \_\_\_\_\_

Date of Transfer \_\_\_\_\_

Authorised Signatory

**RTGS CONDITIONS OF TRANSFER**

1. All payment instruction should be carefully checked by the remitter. As crediting the proceeds of the remittance is based on the beneficiary's account number, the name of the other bank and its branch, SBI shall not be responsible if these particulars are not provided correctly by the remitter.
2. Application/Message received after the business hours will be sent on the immediate next working day.
3. SBI shall not be responsible for any delay in processing of the payment due to RBI RTGS system not being available/ failure of internal Communication system at the recipient bank/Branch/incorrect information provide by the remitter/Any incorrect credit accorded by the recipient bank/branch due to incorrect information provided by the remitter.
- 4 (i) Remitting Branch shall not be liable for any loss or damage arising out or resulting from delay in transmission delivery or non delivery of electronic message or any mistake, omission or error in transmission or delivery thereof or in encrypting/ decrypting the messages for any cause whatsoever or from misinterpretation when received or for the action of the destination bank or for any act beyond the control of state Bank of India.  
 (ii) If the recipient branch is closed for any reason, the account shall be credited on the immediate next working day.  
 (iii) Bank is free to recover charges in respect of remittances returned on account of faulty/inadequate information.  
 (iv) I/We have fully read the terms and conditions of the RTGS remittance and shall abide by the same.

Signature of Applicant

U.T.R. No SBIN223123113863

Received from \_\_\_\_\_

Date: 03/05/2023

By Cheque/Transfer/Cash for RTGS on \_\_\_\_\_

Bank Bihar Co-operative Bank



Favouring E-stamp Cash collection

Branch Banripur, Patna

Amount Rs. 5,73,075/-

A/c No. 00015039021503

Total Rs. 5,73,075/-

Bank's Charges Rs. \_\_\_\_\_

(Rupees Five lakh seventy three thousand seventy five only)

नोट - चेक के पिछे 4,5,7 का डिटेल Beneficiary का नाम Account No & IFSC कोड लिख कर हस्ताक्षर करें।

SBI Form No. 9044303498

U.T.R. No. SBIN223123113863	Date	03/05/2023
Received from		
By Cheque/Transfer/Cash for RTGS on		
Bank Bihar Co-operative Bank	Branch	Bantipur, Patna
Favouring E-stamp Cash collection	A/c No.	50015039021503
Amount Rs 5,73,075/-	Bank's Charges Rs	-
Total Rs 5,73,075/-	(Rupees Five Lacs Seventy three thousand seventy five only)	

नोट - चेक के पिछे 4,5,7 का डिटेल Beneficiary का नाम Account No & IFSC कोड लिख कर हस्ताक्षर करें।

## सामान्यतः प्रयोग किए जाने वाले संक्षोपाक्षर / GENERALLY USED ABBREVIATIONS

acc = Account /खाता	Csh = Cash /नकदी	Pos = Point of Sale /प्वॉइंट ऑफ सेल
adj = Adjustment /संशोधन	dep = Deposit /जमा	Pr = Principal /मूलधन
amt = Amount /राशि	Dft = Draft /ड्राफ्ट	proc = Processing Charge /प्रक्रिया प्रभार
Ar = Arrear /वकालत राशि	dish/dsh = Dishonour /असवीकृत	rd = Recurring Deposit /आवर्ती जमा
bal = Balance /शेष	DR = Debit /जमा	ret/rtn = Return /वापसी
Capn = Capitalization /मूलांकन	DOB = Date of Birth /जन्म तिथि	Rnd = Round of /पूर्णकित
chg/ch = charge /प्रभार	eft = Electronic Fund Transfer /इलेक्ट्रॉनिक फंड ट्रांसफर	sb = Savings Bank /बचत बैंक
chg = cheque /चेक	inop = Inoperative /निष्क्रिय	SC = Short Credit /शॉर्ट क्रेडिट
CIF = Customer Information File /ग्राहक जानकारी फाइल	ins = Insurance /बीमा	SI/So/SORD = Standing Instruction /स्थायी अनुदेश
Clos = Closure /समाप्ति	int/in = Interest /ब्याज	S/D/W/H/o = Son/Daughter/Wife/Husband of /सुपुत्र/सुपुत्री/पत्नी/पति
Coll = Collection /संग्रहण	lon/in = Loan /ऋण	tr/tr/xfer = Transfer /अंतरण
Comm. = Commission /कमीशन	min = Minimum /न्यूनतम	txn = Transaction /लेनदेन
COR/CORR = Correction /संशोधन	os = Outstanding /वकालत राशि	Wd = Withdrawal /आहरण
CR = Credit /ऋण	P&T = Postal Charges /डाक शुल्क	



Branch: CHANDAU I  
CHANDAU I

Code: 3618

Email: sbi\_03618@sbi.co.in

Phone No.: 260506

IFSC: SBIN0003618

Buss. Hrs: 10:00:00-16:00:00  
MICR: 232002002

Name: SUNIL KUMAR  
S/D/H/o : BRIJNANDAN PRASAD SINGH  
PAN Number : BRB54289189  
Account No. : 51346854031  
A/c Type : SB SGSP PLATINUM  
Address : H C 5 JUDGE COLONY  
MAINPURI

Phone No. :  
Email :  
D.B. (If Minor):

MOP: SINGLE  
A/c Opening Dt: 20/08/2010  
Nom Reg No: 0000000351138973  
Customer's PAN: ANMPK6414D  
Date of Issue: 28/04/2023  
CONTINUATION  
Post Code: 205001  
Sr. Citz Flag:



DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT
	CHANDALI TREASU			
03.05.23	NEFT UTR NO: SBIN223123113863 YESBOBSC801 YES BANK LTD E STAMP CASH COLLECTION		573075.00	137887.51Cr
04.05.23	SWEEP TFR DR TRANSFER TO 041891268231 TERM OF FD 0366D		112000.00	25887.51Cr
08.05.23	SWEEP DEPOSIT BY TRANSFER			75000.00
08.05.23	TRANSFER TO 2276381854 020276381854 OF Mr. AJIT KUMAR AT 03618 CHANDALI	337713	100000.00	100887.51Cr 887.51Cr
12.05.23	SWEEP DEPOSIT BY TRANSFER			16639.00
12.05.23	SWEEP DEPOSIT BY TRANSFER INT: 26.00ROI: 2.50TAX: 0.00			53437.00
12.05.23	SWEEP DEPOSIT BY TRANSFER INT: 16.00ROI: 2.50TAX: 0.00			30016.00
12.05.23	CASH WITHDRAWAL BY CHQ AT: 03618 CHANDALI	337714	100000.00	979.51Cr
12.05.23	SWEEP TRF CREDIT TRANSFER FROM Mr. SUNIL KUMAR TERM OF FD 0366D			1001.00
12.05.23	INT: 1.00ROI: 2.50TAX: 0.00 SBIYB23132110300366746126-PAI 035725329806 OF SBI GENERAL INSURANCE AT 03618 CHANDALI		1000.00	980.51Cr
		CHEQUE NO.	DEBIT	CREDIT
				BALANCE

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
02.02.23	SWEEP TFR DR		152000.00		25233.93Cr
	TRANSFER TO 041638499260				
	TERM OF FD 0365D				
10.02.23	SWEEP DEPOSIT BY TRANSFER			24000.00	49233.93Cr
10.02.23	CASH WITHDRAWAL BY CHQ	337698	49000.00		233.93Cr
28.02.23	SWEEP TFR CREDIT				
	AT 03618 CHANDALI				
20.02.23	SWEEP DEPOSIT BY TRANSFER			36873.00	37121.93 Cr
	INT: 17.00RDI: 2.50TAX: 5.00				
20.02.23	CASH WITHDRAWAL BY CHQ	337699	25000.00	1125015.00	4825248.93Cr
	AT 11766 ITC MALL CHANDALI				
	INT: 18.00RDI: 2.50TAX: 2.00				
	Uncl. Bal: 0.00 Cr; MOD BAL: 4844108.00Cr				
	INT: 227.00RDI: 2.50TAX: 23.00			87409.00	287947.51 Cr
29.02.23	SWEEP TFR CREDIT				
	INT: 77.00RDI: 4.00TAX: 8.00				
29.02.23	INR BHUPENDRAKUMARSHARMA	000337700	300000.00		1016.51 Cr
01.03.23	NEFT RB10602326210678			160034.00	161050.51 Cr
	RBISOGDUPEP				
	CHANDALI TREASU				
02.03.23	NEFT RB10622333298491			3000.00	164050.51 Cr
	RBISOGDUPEP				
	CHANDALI TREASU				
02.03.23	SWEEP TFR DR				
	TRANSFER TO 041717827330		139000.00		25050.51 Cr
	TERM OF FD 0366D				
06.03.23	SWEEP DEPOSIT BY TRANSFER			24000.00	49050.51 Cr
06.03.23	CASH WITHDRAWAL BY CHQ	000337701	49000.00		50.51 Cr
	AT 03618 CHANDALI				
25.03.23	INTEREST CREDIT			154.00	204.51 Cr

Serial No. 7662

Deed No. 7181



Govt. of Bihar  
District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on **03/05/2023** by **Bhupendra Kumar Sharma**  
A stamp duty of Rs. **453000/-** and other fees of Rs. **120075/-** has been paid in it.  
The document was found admissible. The names, photographs and 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. **7181** in Book No. **1**, Volume No. **164** on pages from **575** to  
**585** and has been preserved in total **11** pages in C.D. No. **26** / Year **2023**

Date: 03/05/2023

Token No: 7732 /2023

Signature with Date  
(Rishikesh Sahpur) *31/5/23*  
Registering Officer, Patna



Received.  
By *[Signature]*  
09-05-2023

SCANNED BY

निर्विवाद बिक्रय पत्र

(ABSOLUTE SALE DEED)

यह निर्विवाद बिक्रय पत्र आज दिनांक -  
03.05.2023 ई0 को तैयार किया गया है।












*[Handwritten signature]*

*होम 31/5/23*  
सही रूप में कुशल काम वासी का मित्र सो मित्र  
पद में समझ लिया और मिलकर करवाया

*B.K. Sharma*  
3-5-23

**District Registry Office, Patna**

Token Number 7732      Reg. Year 2023      Serial Number 7962      Deed Number 7181

Post Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Plaintiff	Sunil Kumar						
Defendant	Bhupendra Kumar Sharma						
Witness	B. K. Sharma B.K. Sharma Bhupendra Kumar Sharma 3-5-23						
Witness	B. K. Sharma 3-5-23	N/A	N/A	N/A	N/A	N/A	N/A
Witness	Anil Kumar						
Witness	अनिल कुमार अनिल कुमार 03/05/2023						

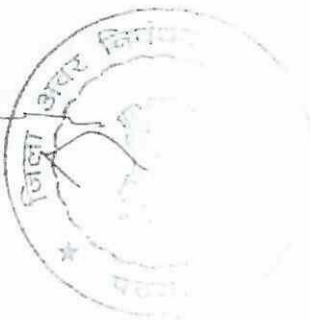


DRD Version

Powered by IL&FS Technologies Ltd.

Biometric Captured By 2005sept 05

B.K. Sharma  
3-5-23



## 1. लेख्यकारी (बिक्रेता) का नाम एवं पूरा पता :-

श्री भूपेन्द्र कुमार शर्मा (SRI BHUPENDRA KUMAR SHARMA) उम्र 67 वर्ष, पिता का नाम श्री अवधेश कुमार शर्मा, निवासी- उच्चा कैतुका, पोस्ट - लक्षी कैतुका, थाना - अमनौर, जिला - छपरा (सारण), राज्य- बिहार. पिन कोड - 841460, वर्तमान पता- ए. 021/60, सेक्टर-05, राजेन्द्र नगर (साहीबाबाद), थाना- साहीबाबाद, जिला- गाजियाबाद, पिन कोड- 201005, राज्य- उत्तर प्रदेश, पिन कोड- 201005, भारतीय नागरिक।

पैन नं०- APZPS6648Q

मो० नं०- 9837176601

आधार नं०- 9435 6767 5444

## 2. लेख्यधारी (क्रेता) का नाम एवं पूरा पता :-

श्री सुनील कुमार (SRI SUNIL KUMAR) उम्र 56 वर्ष, पिता का नाम श्री वृजनन्दन प्रसाद सिंह, निवासी ग्राम- सरगाँव, पोस्ट- दहपर, थाना- नूरसराय, जिला- नालन्दा, राज्य- बिहार, पिन कोड - 803114, वर्तमान पता- सेशन्स हाउस, जिला- चन्दौली, राज्य- उत्तर प्रदेश, भारतीय नागरिक।

पैन नं०- ANMPK6414D

मो० नं०- 9411882980

आधार नं०- 5346 4063 7345

## 3. वसीका का प्रकार :-

निर्विवाद विक्रय पत्र (केवाला वैय-ला कलामी)

(Absolute Sale Deed)

## 4. प्रतिफल धन (मूल्यांकन) :-

विक्रय मूल्य मो० 56,50,000/- (छप्पन लाख पचास हजार रुपया मात्र) एवं सरकारी मूल्य मो० 18,46,000/- (अठारह लाख छियालीस हजार रुपये) मात्र। उपर्युक्त सम्पति वर्ष 2016-17 के न्यूनतम दर पंजी के कोड नं.- 160, जोन- 02 पर अंकित है।

## 5. सम्पति का सम्पूर्ण विवरण :-

हमगी वो तमामी मवाजी यह आवासीय परती भू-खण्ड जिसका कुल रकवा 1 कट्टा 13 धुर 15 धुरकी (एक कट्टा तेरह धुर पन्द्रह धुरकी) यानि 5.2734 डिसमील, 2295 वर्गफीट, अवस्थित वाके मौजा - दरियापुर महाल शंकरपुर बुजुर्ग, वर्तमान- दरियापुर खैराटली, परगना- फुलवारी शरीफ, सर्वे थाना - फुलवारी शरीफ, सब रजिस्ट्री- सम्पतचक, सदर रजिस्ट्री वो जिला - पटना, जिसका मुल्यांकन थाना कोड- 160, जोन - 02, थाना नं०- 108 (एक सौ आठ), तौजी नं०- 5382, खाता नं०- 217 (दो सौ सतरह), वो खेसरा सर्वे पार्ट प्लॉट नं०- 103 (एक सौ तीन) का अंश, भू-शुल्क संग्रह बिहार सरकार द्वारा अंचलाधिकारी सम्पतचक को



खेसरा प्लॉट नं. 103/5/23

3/5/23

इसी प्रकार के गक से मुक्त पाया

नाच लिफ्ट  
3/5/23B.K. Sharma  
13-5-23



मो0- 10 रुपया मात्र सलाना जमावंदी संख्या- 16/1, भाग वर्तमान- 8, पृष्ठ संख्या- 16, तक देय है। यह लेख्य सम्पत्ति पटना नगर निगम के बाहर एवं नगर परिषद सम्पत्तचक के अन्दर अवस्थित है। जिसकी चौहदी निम्नलिखित है:-

- (1) जिला का नाम - पटना
- (2) राजस्व अंचल का नाम - फुलवारी शरीफ
- (3) राजस्व हल्का का नाम - भेलवारा दरियापुर
- (4) राजस्व ग्राम का नाम - दरियापुर खैराटाली
- (5) राजस्व थाना का नम्बर - 108

- :: चौहदी :: -

- उत्तर - 10 फीट रास्ता जिसमें पाँच फीट चौड़ा जमीन रास्ता हेतु क्रेता अपने खरीदारी जमीन से छोड़ेंगे।  
 दक्षिण - सर्वे खेसरा 103 अरुण कुमार वगैरह  
 पूरब - दिव्य ज्योति जाग्रति संस्थान का भवन  
 पश्चिम - शुशीला शर्मा

--:: लेख्य संदर्भ (Recital) ::-

हकियत यह है कि उपरोक्त वर्णित कंडिका-5 की सम्पत्ति लेख्यकारी की खास खरीदगी केवाला वैलाकलामी नविस्ते (1) श्री सरयुग सिंह पिता का नाम स्व0 दोषी सिंह, एवं नावालिग पुत्रगण श्री मनोज कुमार, श्री विनोज कुमार एवं श्री मनीश कुमार, नावालिगान पेशर श्री सरयुग सिंह गार्जियन वो खैरगाह वो पिता हकीकी, निवासी ग्राम दरियापुर खैराटाली, थाना- फुलवारी शरीफ, पत्रालय- मितनचक, जिला- पटना से दिनांक- 25.07.1986 ई0 को खरीद किए है। जिसका बुक नं0- 1, जिल्द नं0- 66, पेज नं0- 312 से 317, टोकन नं0- 103561, सीरियल नं0- 973556, वसीका नं0- 3351, वर्ष 1986 ई0 निबंधित निबंधन कार्यालय पटना है। खरीदगी की तारीख से खरीद की गयी सम्पत्ति पर श्री भूपेन्द्र कुमार शर्मा खाना नं0- 5 में वर्णित सम्पत्ति पर काबिज दाखिल मालिक मुस्तकिल होकर वो रहकर सम्पत्ति का उपयोग वो उपभोग अपने जीवन काल तक करते चले आते हैं वो हैं। तब से लेकर आजतक सम्पत्ति लेख्यकारी के शांति पूर्वक दखल कब्जा में चला आ रहा है। तथा सम्पत्ति संबंधी विवाद किसी दूसरे व्यक्ति के साथ झगड़ा-झंझट नहीं है। जिसके तहत अतएव कंडिका-5 की सम्पत्ति लेख्यकारी को बेचने का पूर्ण हक वो अधिकार प्राप्त है।

विक्रेता को तत्काल दूसरी जगह जमीन खरीदने, मकान बनाने तथा अन्य प्रकार के आवश्यक पारिवारिक खर्चों की पूर्ति करने हेतु अन्य कोई दूसरा विकल्प नहीं रहने के कारण, अपने परिवार के अन्य कनीय तथा वरीय सदस्यों के हित में इस विलेख के कंडिका



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5 में वर्णित सम्पत्ति को विक्रय करने का प्रचार व प्रसार किया। जिसपर परिवार के लोगों के तरफ से भी सहमती है, विक्रेता इस भूखण्ड को विक्रय करने का पूर्ण अधिकार रखते हैं। जिसपर अन्य ग्राहकों के साथ क्रेता से भी बातें हुईं लेकिन इस विक्रय-विलेख के क्रेता के बराबर अथवा इससे अधिक मूल्य देने के लिये अन्य कोई दूसरा क्रेता तैयार नहीं हुये, फलतः अपनी खुशी व ख़्वाहिश से अपने परिवार के सदस्यों, शुभचिंतकों एवं कानूनी सलाहकारों से राय व परामर्श इत्यादि लेकर अपने समस्त ज्ञानेन्द्रियों के साथ बिना किसी लोभ, प्रलोभन, दवाव, धमकाव के तथा पूर्ण मानसिक संतुलन की स्थिति में कंडिका 5 में वर्णित प्रतिफल में अपने लाभ हानि को भली-भाँति समझ-बूझकर क्रेता के साथ विक्रय-पत्र की बातचीत पक्का कर दिनांक 23.02.2023 को एक एकरारनामा के द्वारा क्रेता ने जमीन खरीदने के लिए इच्छुक हुए की है, एवं कुल प्रतिफल मूल्य रूपया 56,50,000/- (छप्पन लाख पचास हजार रूपया) में से बैच बैयाना के रूप में 3,00,000/- जिसका चेक संख्या- 337700 दिनांक- 23.02.2023 को भारतीय स्टेट बैंक के द्वारा अग्रिम राशि के रूप में भुगतान कर चुके हैं।

उपरोक्त सम्पत्ति किसी भी प्रकार के विघ्न, प्रतिबन्ध, ऋणभार एवं बाधा आदि से पूर्णतया मुक्त एवं स्वतंत्र है तथा विक्रेता इसे क्रेता को बेचने एवं हस्तांतरित करने हेतु सहमत हो चुके हैं और इस सम्पत्ति को विक्रय करने के लिये पूर्ण रूप से सक्षम है। विक्रेता को प्रतिफल के रूप में मो० 56,50,000/- (छप्पन लाख पचास हजार रूपये) मात्र में प्राप्त होना निश्चित हुआ है विक्रेता, क्रेता से उक्त प्रतिफल की कुल धनराशि इस विलेख पर हस्ताक्षर के पूर्व प्राप्त कर चुके हैं। इस प्रकार उक्त सम्पत्ति का कुल कीमत क्रेता के यहाँ से वसूल हो वेवाक हो जाता है वो एक रूपया भी विक्रेता का क्रेता के यहाँ बाकी नहीं रह जाता है और न कभी बाकी रहेगा।

यह विक्रय विलेख है कि :-

1. यह कि उक्त वर्णित प्रतिफल की धन राशि प्राप्त कर लेने के पश्चात विक्रेता, क्रेता को सम्पत्ति का विवरण कंडिका 5 में अंकित भूखण्ड हमेशा के लिए मूल्य के बदले विक्रय एवं हस्तांतरित करते हैं। इस सम्पत्ति से संबंधित सभी सुखाधिकार तथा धन प्राप्ति के अधिकार या अन्य वे सभी अधिकार जो विक्रेता को प्राप्त था या भविष्य में प्राप्त होता, वे सभी क्रेतागण को प्राप्त हो गया है।
2. यह कि उक्त सम्पत्ति कंडिका 5 में वर्णित उक्त सम्पत्ति को धारण एवं भोग करने के अधिकारों का त्याग क्रेता के पक्ष में करते हुए विक्रेता ने सम्पत्ति क्रेता को सौंप दिये हैं तथा कब्जा प्रदान कर दिये हैं। क्रेता अब इस सम्पत्ति को बिना किसी प्रतिबंध, विघ्न, भार एवं



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बाधा रहित सम्पत्ति का पूर्ण उपभोग स्वामी के रूप में स्वेच्छानुसार कर सकेंगे एवं क्रेता सरकारी महकमों में नाम दर्ज करवाकर मालगुजारी रसीद अपने नाम पर कटवा लेवेंगे। इसमें विक्रेता एवं उनके उत्तराधिकारी को किसी प्रकार की कोई आपत्ति या विरोध नहीं होगा।

3. यह कि यदि कोई व्यक्ति विक्रेता के माध्यम से संबंधित सम्पत्ति के विषय में किसी प्रकार के अधिकार, उन्मुक्ति या विशेषाधिकार का दावा करता है तो वह दावा इस विक्रय विलेख के आधार पर असंवैधानिक वो शून्य होगा तथा किसी भी अदालत में कानूनी कार्यवाई करने योग्य नहीं होगा।
4. यह कि विक्रेता, इस सम्पत्ति को क्रेता द्वारा धारण या उपभोग करने के संबंध में, भविष्य में समय-समय पर किये जाने वाले आवश्यक कार्यों का दायित्व क्रेता को हस्तांतरित करते हैं।
5. यह कि विक्रय की जाने वाली भूमि/सम्पत्ति पर इस विक्रय विलेख के लिए देय समस्त स्टाम्प ड्यूटी पर व्यय का वहन क्रेता द्वारा किया गया है।
6. यह कि इस विलेख में पूर्व उल्लिखित 'विक्रेता' एवं 'क्रेता' शब्द का वर्तमान तथा सदैव भविष्य में अर्थ जब तक की वे प्रसांगिक रूप से विरोधी न हो विक्रेता तथा क्रेता ही होंगे एवं उनमें उनके प्रतिनिधि, उत्तराधिकारी, उत्तराजिवी, विधिक प्रतिनिधि एवं अन्य संबंधित व्यक्ति भी सम्मिलित होंगे।

चेक/नगद	दिनांक	बैंक	रकम
337700	23.02.2023	SBI	3,00,000/-
RTGS UTR No.- SBINR 52023042846373906	28.04.2023	SBI	28,50,000/-
DD No.- 181990	29.04.2023	SBI	25,00,000/-
		कुल	56,50,000/-

प्रमाणित किया जाता है कि इस विलेख में निहित सम्पत्ति/भूमि सभी प्रकार के ऋण-भार एवं स्वत्व दोष से मुक्त है और न खास महाल, गैर मजरुआ, सिलिंग, भूदान, लाल कार्ड, केसरे हिन्द, धार्मिक न्यास बोर्ड, वक्फ बोर्ड एवं अन्य किसी प्रकार की सरकारी भूमि नहीं है, जो भूमि सरकारी अर्जन एवं निबंधन से रोक मुक्त है।

इस प्रकार विक्रेता ने अपने तन-मन की पूर्ण स्वस्थता में अपनी स्वेच्छ से विक्रय पत्र लिख दिया कि समय पर काम आवे वो प्रमाण रहे।

B. K. S. W. N.  
B-5-23

अतएव उपरोक्त शर्तों के साक्ष्य स्वरूप दोनों पक्षकारों ने बिना किसी दबाव के तथा अपने पूर्ण होशो हवास में निम्नलिखित गवाहों के समक्ष हस्ताक्षर किए हैं।

गवाह का हस्ताक्षर:-

1. अजित कुमार

श्री अजित कुमार पत्नी श्री

श्रीमती सुनील कुमारी

पता - 654/2, 203/14

जिला - नालन्दा

ब्लॉक - सुरमार्ग

*[Signature]*

बिक्रेता का हस्ताक्षर - 3-5-23

2. अजित कुमार

पिता - श्री त्रिभुवनारायण सिन्हा

एन-एफ-3/154, एन-क-2,

बहादुरपुर हाउसिंग कॉम्प्लेक्स,

कंकड़वाग, पटना-26.

*[Signature]*  
31051223

बिक्रेता का हस्ताक्षर



### नजरिया नक्शा

#### 1. लेख्यकारी (बिक्रेता) का नाम एवं पूरा पता :-

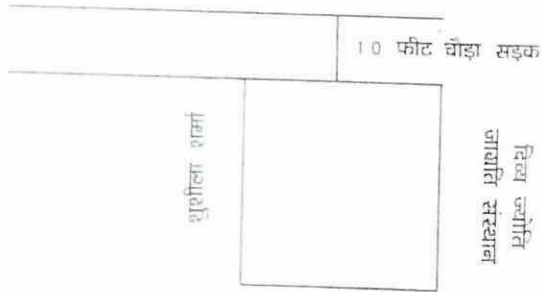
श्री भूपेन्द्र कुमार शर्मा पिता का नाम श्री अवधेश कुमार शर्मा, निवासी ग्राम- उच्चा कैतुका, पोस्ट - लक्ष्मी कैतुका, थाना - अमनौर, जिला - छपरा (सारण), राज्य- बिहार, वर्तमान पता- ए. 021/60, सेक्टर-05, राजेन्द्र नगर (साहीबाबाद), थाना- साहीबाबाद, जिला- गाजियाबाद, राज्य- उत्तर प्रदेश, भारतीय नागरिक।

#### 2. लेख्यधारिणी (क्रेता) का नाम एवं पूरा पता :-

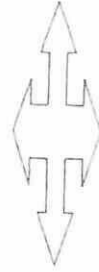
श्री सुनील कुमार पिता का नाम श्री श्री वृजनन्दन प्रसाद सिंह, निवासी ग्राम- सरगाँव, पोस्ट- दहपर, थाना- नूरसराय, जिला- बालिया, राज्य- बिहार, वर्तमान पता- सेशन हाउस, जिला- चन्दौली, राज्य- उत्तर प्रदेश, भारतीय नागरिक।

#### 3. सम्पत्ति का सम्पूर्ण विवरण :-

यह आवासीय परती भू-खण्ड जिसका कुल रकबा 1 कड्डा 13 धुर 15 धुरकी (एक कड्डा तेरह धुर पन्द्रह धुरकी) यानि 5.2734 डिसार्मील, 2295 वर्गफीट, अवस्थित बाके मौजा - दरियापुर महाल शंकरपुर बुजुर्ग, वर्तमान- दरियापुर खैराटाली, परगना- फुलवारी शरीफ, सर्वे थाना - फुलवारी शरीफ, सब रजिस्ट्री- फुलवारी शरीफ, सदर रजिस्ट्री वो जिला - पटना, जिसका मुल्यांकन थाना कोड- 160, जोन - 02, थाना नं0- 108 (एक सौ आठ), तौजी नं0- 5382, खाता नं0- 217 (दो सौ सतरह), वो खेसरा सर्वे पार्ट प्लॉट नं0- 103 (एक सौ तीन) का अंश है:-



सर्वे खेसरा 103 अरुण कुमार बगैरह



B.K. Sharma  
लेख्यकारी का हस्ताक्षर 3-5-23

# Sunil Kumar  
03/05/2023  
लेख्यधारी का हस्ताक्षर

**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. 340000/-  
Addl. Stamp duty paid under Municipal Act Rs. 113000/-

Amt. Paid By N.J Stamp Paper Rs. 0/-  
Amt. paid through Bank Challan Rs. 573075/-

**Registration Fee****LLR + Proc Fee Service Charge**

FEE PAID									
A1	113000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
<b>TOTAL-</b>									<b>119025</b>

LLR	500	
Proc.Fee	50	500
<b>Total</b>	<b>550</b>	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 120075

Date: 03/05/2023

Registering Officer  
Patna

**Endorsement under section 52**

Presented for registration at Registration Office, Patna on Wednesday, 03rd May 2023 by Bhupendra Kumar Sharma Awdhesh Kumar Sharma by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 03/05/2023

Registering Officer  
Patna

**Endorsement under section 58**

Execution is admitted by those Executants and Identified by the person ( Identified by 'Anil Kumar' age '59' Sex 'M', 'Brijnandan Prasad Singh', resident of 'Dahpar, Sargaon, Noorsarai, Dist- Nalanda 803114'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 03/05/2023

Registering Officer  
Patna

**Endorsement of Certificate of Registration under section 60**

Registered at Registration Office Patna in Book 1 Volume No. 164 on pages on 575 -585, for the year 2023 and stored in CD volume No. CD-26 year 2023 .The document no. is printed on the Front Page of the document.

Date : 03/05/2023

Token No. : 7732 Year : 2023 S.No. : 7662 SCORE Ver.4.1

Deed No. : d No. : 7181

5/3/2023

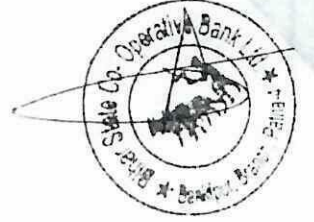


Registering Officer  
Patna



INDIA NON JUDICIAL  
**Government of Bihar**

e-Stamp



Certificate No. : IN-BR-2300022727  
Certificate Issue Date : 03-May-2023 02:25 PM  
GRN No. : BHR20230400172411E, BHR20230500057265E, BHR20230500073330E  
Unique Doc Reference : EST-BR-2800-2300000610  
Party Name : SUNIL KUMAR  
Purchased by : SUNIL KUMAR  
Purpose : NA Article no (NA)  
Stamp Duty Paid (Rs.) : 453000 (Four Lakh Fifty Three Thousand Only)  
Reg. Fee (Rs.) : 119025 (One Lakh Nineteen Thousand Twenty Five Only)  
LLR & P Fee (Rs.) : 550 (Five Hundred Fifty Only)  
Miscellaneous Fee (Rs.) : 0 (Zero Only)  
Discore SC (Rs.) : 500 (Five Hundred Only)  
Total Amount (Rs.) : 573075 (Five Lakh Seventy Three Thousand Seventy Five Only)

D. (Sunil Kumar)  
03/05/2023



IN 2300023012

B. K. Sharma  
3-5-23

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



भारतीय विशिष्ट पहचान अधिकार

भारत सरकार  
Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1020/32594/05021.

To  
अनिल कुमार  
ANIL KUMAR  
--  
DAHPAR  
Sergaon  
Dahpar Sergaon  
Noorsarai Nalanda  
Bihar 803114  
9934424278

0201/2014  
95317042



MN953170425FT



आपका आधार क्रमांक / Your Aadhaar No.:

**2486 9227 6119**

आधार - आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



अनिल कुमार  
ANIL KUMAR  
पिता : ब्रजनन्दन प्रसाद सिंह  
Father : Brijnandan Prasad Singh  
जन्म तिथि / DOB : 04/11/1964  
पुरुष / Male



2486 9227 6119

आधार - आम आदमी का अधिकार

अनिल कुमार  
03/05/2023



112  
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUNIL KUMAR


BRIJNANDAN PRASAD SINGH

25/09/1967

Permanent Account Number


ANMPK6414D

  
Signature

 (Sunil Kumar)  
03/05/2023

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 BHUPENDRA KUMAR SHARMA  
 AVDESH KUMAR SHARMA  
 03/01/1956  
 Permanent Account Number  
 APZPS6640Q  
 B. K. Sharma  
 Signature

भारत सरकार  
 GOVT. OF INDIA



03/05/2013

B. K. Sharma  
3-5-23



भारत सरकार  
Government of India

सुनील कुमार  
Sunit Kumar  
जन्म तिथि / DOB: 25/09/1987  
पुरुष / Male



5346 4063 7345

दहपर - आम आदमी का अधिकार



भारत सरकार  
Unique Identification Authority of India

पता:  
आमकज ब्रिजानंदन प्रसाद सिंह, मकान  
नं 132, सर्गाँव, दहपर सर्गाँव,  
नालंदा, नूरसराय, बिहार, 803114

Address:  
S/O: Brijnandan Prasad Singh,  
house no 132, Sargaon, Dahpar  
Sargaon, Nalanda, Noorsarai,  
Bihar, 803114

5346 4063 7345



help@uidai.gov.in

www.uidai.gov.in

Sunit Kumar  
03/05/2023



भारत सरकार  
Government of India



अजीत कुमार  
Ajit Kumar  
जन्म तिथि / DOB - 12/01/1983  
पुरुष / Male



4651 1102 4646

आधार - आम आदमी का अधिकार



Unique Identification Authority of India

पता  
सबोधित, त्रियुगी नारायण सिन्हा, एल  
एक - 3 /154 ब्लॉक-2 भूथनाथ रोड,  
बहादुरपुर हाउसिंग कॉलोनी,  
सम्पतचक, पटना, बी एच कॉलोनी,  
बिहार, 800026

Address  
S/O. Triyugi Narayan Sinha, 1-3  
/154 Block-2, bhoothnath road,  
bahadurpur housing colony,  
Sampatchak, Patna, B.h.colony,  
Bihar, 800026

4651 1102 4646



1800 300 1947



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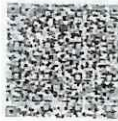
www.uidai.gov.in

अजीत कुमार  
03/05/2023.

भारत सरकार  
GOVERNMENT OF INDIA



भुपेंद्र कुमार शर्मा  
Bhupendra Kumar Sharma  
जन्म तिथि/DOB: 03/01/1956  
पुरुष / MALE



9435 6767 5444

-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN NATIONAL IDENTIFICATION AUTHORITY

पता:

Address:

आत्मनः भुवेंद्र कुमार शर्मा, S/O Awdhesh Kumar Sharma A  
ए02 1/60, सेक्टर -05, - 60, sector -05 RAJENDER nagar  
राजेंद्र नगर, साहिवाबाद, Sahibwadi, Ghazalwadi,  
साहिवाबाद, Uda Pradesh - 201005  
उत्तर प्रदेश - 201005

9435 6767 5444

-Aam Admi ka Adhikar

B-k-sh  
3-5-23