



INDIA NON JUDICIAL
Government of Bihar
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Certificate No. : IN-BR01963181496279R
Certificate Issued Date : 06-Mar-2019 02:27 PM
Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT
Unique Doc. Reference : SUBIN-BRBRSHCIL0102220758276655R
Purchased By : TUBA AND ASSOCIATES
Description of Document : Article 5 Agreement or memorandum of an Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : TUBA AND ASSOCIATES
Stamp Duty Paid By : TUBA AND ASSOCIATES
Stamp Duty Paid (Rs.) : 1,60,000 (One Lakh Sixty Thousand only)
Reg. fee (Rs.) : 26,025 (Twenty Six Thousand And Twenty Five only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discre SC (Rs.) : 500 (Five Hundred only)
Total Amount (Rs.) : 1,86,525 (One Lakh Eighty Six Thousand Five Hundred And Twenty Five only)

Serial No. 2709

Deed No. 2330



Govt. of Bihar
District Registry Office, Patna
Summary of Endorsement

This document was presented for registration on 06/03/2019 by Shagufta Nasreen (Agn)
A Stamp Duty of Rs. 161000/- and other Fees of Rs. 26525/- 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. 2330 in Book No. 1 Volume No. 53 on pages from 553
to 569 and has been preserved in total 17 pages in C.D. No. 8 / Year 2019

Date: 06/03/2019

Token No: 2734/2019

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna



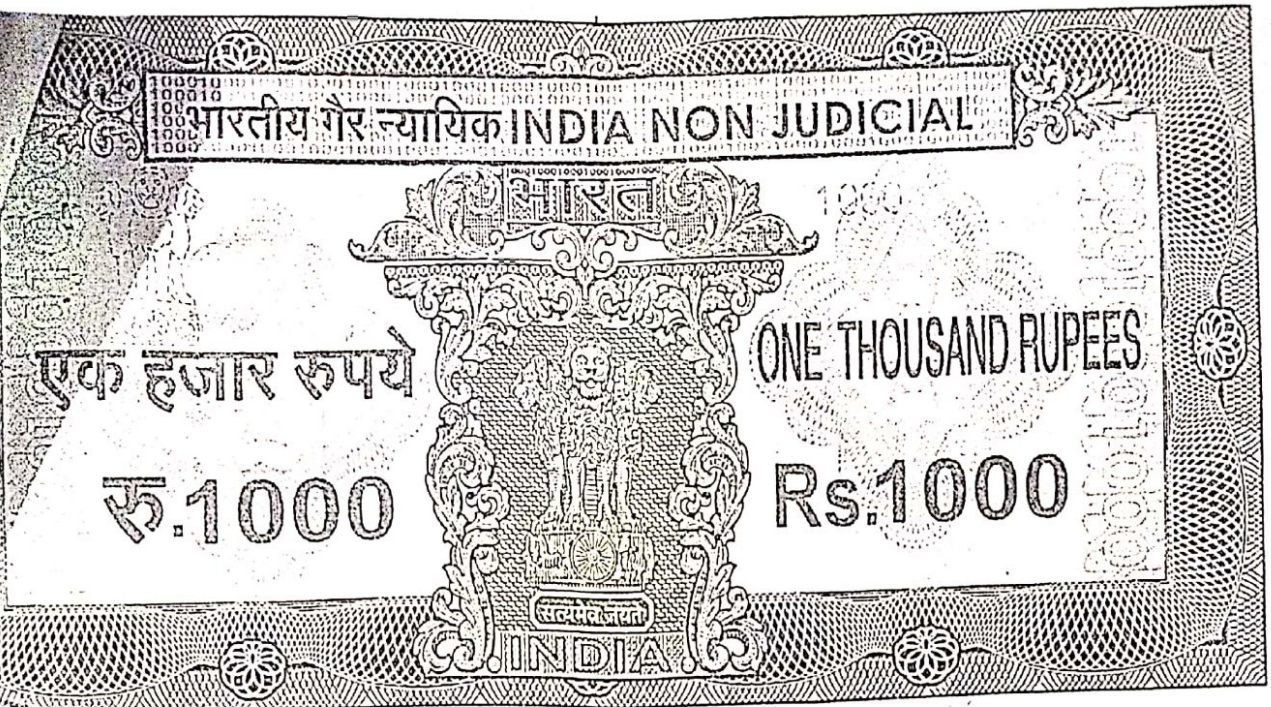
SCANNED BY

Do not write or type below this line

TQ 0011099615

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



17148 5-3-19 1000 AC 697332
शुभ फता नसरीन साह इमाम एलाहा अल्लाह अकबर
यनादन मयाद, मुद्रांक
प. १०-२६१४

45
06/3/19

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित विवरणों के अनुसार सही मिला।
06/3/19
जी.सि. लिपिक
(प्रवीण कुमार)



DEVELOPMENT AGREEMENT
THIS DEED OF DEVELOPMENT AGREEENT IS
MADE ON THIS THE 06TH DAY OF MARCH 2019

Shagufta Nasreen
6/3/2019

Token Number 2734

Reg. Year 2019

Serial Number 2709

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Shagufta Nasreen (Proprietor)						
Sig.	<i>Shagufta Nasreen</i> 06/3/19						
Executant	Aftab Ahmad (Pri)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Executant	Mahtab Ahmad (Pri)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Presented By	Shagufta Nasreen (Agn)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	<i>Shagufta Nasreen</i> 06/3/19						
Executant	Shagufta Nasreen (Agn)						
Sig.	<i>Shagufta Nasreen</i> 06/3/19						
Executant	Shahab Ahmad (Pri)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Identified By	Nirbhay Kumar						
Sig.	<i>Nirbhay Kumar</i> 06/3/19						



Shagufta Nasreen
6/3/19

BETWEEN

1. Mr. Aftab Ahmad, (Passport No. Z2054604 & Mob. 0506277873) 2. Mr. Shahab Ahmad (Passport No. Z3371774 & Mob. 054-7931893) and 3. Mr. Mahtab Ahmad (Passport No. N8157213 & Mob. 056-4403839), all sons of Khurshid Ahmad, all residence of House No. 31, Haroon Nagar, Sector- 1, P.O. & P.S. Phulwari Sharif, District Patna, presently working and residing at Flat No. 101, Block-E, Wasl R420, Lulu Hyper Market Building, Al Karama, Dubai (UAE) through their Constituted Attorney Mrs. Shaqufta Nasreen (PAN: AXOPN9752H) wife of Md. Faiz Ahmad, resident of Haroon Nagar, Sector- 1, P.O. & P.S. Phulwari Sharif, District Patna Power of Attorney dated 01.03.2019 duly Authenticated by Mr. Rajbir Singh Vice Consul Consulate General of India Dubai (U.A.E) hereinafter referred to as the 'OWNERS' (which expression shall unless repugnant to the context or meaning there to mean and include their heirs, administrators, executors, legal representatives, successors-in- interest and/or assigns) of the ONE PART.
Phone : 971506277873

AND

TUBA & ASSOCIATES ARCHITECTS, ENGINEERS, VALUERS & DEVELOPERS, having its office at Office at ground Floor, Imam Plaza, Opposite Kautilya Public School, Ali Nagar, Anisabad, P.S. Gardanibagh, District Patna, through its Proprietor Mrs. Shaqufta Nasreen (PAN: AXOPN9752H) wife of Mr. Faiz Ahmad, hereinafter referred to as DEVELOPER (which expression shall unless repugnant to the Context or meaning there to mean and include her/its administrators, executors, legal representatives, successors in office and/or assigns) of the ONE PART.
Mob. 7677373738

WHEREAS, the property more fully described in Schedule-A of this deed is the purchased property of the Land Owners named above measuring an area of three Kathas each of the Land Owner, situated in Phulwari

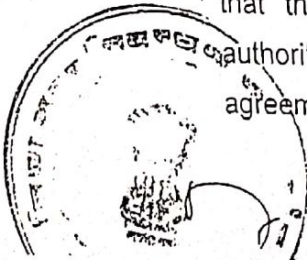
Shaqufta Nasreen
6/3/19

Sharif Chunautikuan now known as Sadar Colony, under Thana No. 35 Tauzi No. 5272, Khata No. 1065, Part of C.S. Plot Nos. 1718 & 1719, through Registered sale deed bearing deed No. 922/1997, Dated 10/01/1997 which was registered at Mumbai registry office Purchased from Nasima Khatoon wife of Late. Dr. S.M.Zakiuddin Resident of village Amrath, P.S. Jamui, District Jamui, at present residing at House No. B/39, People's Co-Operative society, Kankarbagh Patna through her constituted attorney Mr. Gholam Rasool son of Late. Hafiz Md. Fazil, resident of Village Amrath, P.S. Jamui, District Jamui, at present residing at House No. B/39 People's Co- Operative Society Kankarbagh Patna vide Power No. 297, Dated 1/9/1997 registered at Patna Sadar registry office, Patna.

AND WHEREAS, the Land Owner covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrance debts, lien, charges and attachments and in marketable condition and have in themselves good right, full power and absolute authority and title to transfer in the whole or part of the said property owned and possessed the same and they came and remained in peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS, the said land Owners deposited deficit stamp duty in the registry office Patna and the same was recorded and accepted by the registering officer Patna on 11/2/2013 vide its Serial.No. 71/2013 for regularization of the said registered sale deed.

AND WHEREAS, the Land Owner have assured that is free from encumbrances, debt, liens, charges and that they have good right, full power and absolute authority over the said land to enter into development agreement with the aforesaid Developer.



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AND WHEREAS, the Land owners are interested in getting a multi-storied residential building complex developed and constructed over the said land on conversion basis.

AND WHEREAS, aforesaid developer offered to develop with their own resources a multi-storied residential building over the said land on conversation basis by getting proper approval from the concerned competent authority Patna Municipal Corporation /Nagar Parishad Phulwari Sharif, Patna.

AND WHEREAS, it is agreed between the land owner and the developer to enter into an agreement on the terms and Conditions noted hereunder.

NOW THESE PRESENTS WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1. That, the land owners have assured that the land is Free from all encumbrances, liens and charges.
2. That the Developer, develop the multi-storied residential building as per passing / approved map by the Nagar Parishad / Competent Authority only.
3. That the Land Owners have agreed to appoint the Developer with the sole right to develop the land in form of multi-storied residential as mutually agreed and approved by the Nagar Parishad competent authority
4. That, the developer will construct the multi-storied Building at their own resources and 50% (fifty percent) of the total area constructed will be handed over to the land owner. As per mutually agreed division share between the Land Owner and the builder approved by the Nagar Parishad/ competent authority, in which Flat/Car parking space etc. will be share at the ratio 50%, share of the land owner in each floor and Ground Floor as mutually

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agreed and rest 50% share of the developer/builder in each floor as mutually agreed.

5. That it is further agreed between the developer and Land Owner that the land owner will be entitled to fully enjoy his own share of 50% entire constructed area and parking space also either herself individually or collectively and shall have the full right either to sell or to transfer or to mortgage or to dispose of in any manner as per their convenience. Direct 50% as per consent of Land Owner and 50% as per consent of builder or mutually understanding.

6. That the developer will be entitled to fully enjoy his own share of 50% entire constructed area and parking etc. also either himself individually or collectively and shall have the full right either to sell or to transfer or to mortgage or to dispose off its share only in any manner as per his convenience for which the land owner will have no objection.

7. Common areas will be used jointly likely staircase, terrace, water tank, pump room, generator room, toilet, guard room etc. by the Land Owner and the Developer.

8. That the developer will have the right to submit the plan of the multi-storied building in the Nagar Parishad/ Competent authority and shall make every effort to get it sanctioned and the Land Owner cooperate the builder as per need and after satisfaction office sketch map the land owner will give their consent for Submitting plan.

9. The building will be designed & constructed in conformity to relevant IS codes applicable for R.C.C frame structure. The Architectural drawing and structural design & all drawing will be vetted by owner before actual construction starts. Once it is vetted by owner no further changes will be done by builder/owner.

10. That the land owner has agreed and undertake that he execute and give and registered development agreement and irrevocable power of attorney in favor of

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the developer and give peaceful possession over the said and to do thing that may be necessary for the development, planning and construction.

11. That it has been agreed between the parties the second Party DEVELOPER shall complete the construction work within a period of Two Year Six Months plus with grace period of 6 months from the date of sanction of plan from the competent authority.

12. That the Developer shall be free to appoint at his own cost qualified architect, engineers, contractors and legal adviser as per his will and choice at their own cost for the success and implementation of the scheme.

13. It has been agreed that the developers will be free to apply for Electric connection, water connection etc. and the land owner will fully cooperate till the connection area sanctioned and done by the competent authorities.

14. That the Land Owner have handed over the photo state copies of all the relevant documents and undertake to produce the original whenever and where ever required in course of time.

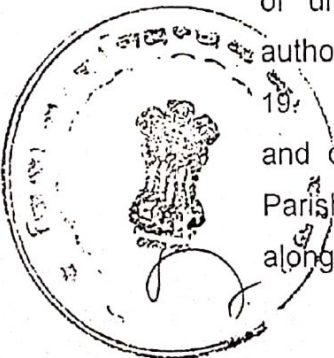
15. That the Land Owner has assured to sign all necessary documents, paper, whenever required for the progress of the construction of the building.

16. That the entire cost of the project will be borne by the developer and the conversion share of the parties i.e. 50% of the builder and the same will not vary at the time of handing over the share.

17. That the different components of the structure of the building will be designed by expert.

18. That the land owner and the developer hereby mutually decided to declare their share in the map of the proposed building or by making separate memorandum of understanding after getting map from competent authority.

19. That the detail of land as mentioned in Scheduled and detail plan as approved in due course by Nagar Parishad/ competent authority will from part of agreement along with



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20. That the Land Owner will have right to visit site from time to time to watch the progress and so also the specification being followed and the short comings if any would be brought to the notice of the developer to be mutually solved by joint understanding as and when needed.

21. That multi-storied building will be constructed with 1st class specification has been prepared duly signed by both the parties. _____

22. The materials used for multi storied building construction will be all of 1st class specification purchased from standard firms by the developers.

23. The entire cost of construction including miscellaneous charge will be borne by the developer from beginning to end. The share of 50% of the land owner and 50% share of the developer will not vary due to market fluctuation up and down. _____

24. This development agreement has been prepared for the safe guard of both the parties for good and timely construction and completion with the period and both the parties will work as hands in gloves on mutual agreement.

25. That the developer shall be empowered to raise fund regarding his/its share's area i.e. 50% only from the financial institutions like HUDCO LIC Housing Finance, any Bank or from any other sources and for which the owner shall have no objection for the same and all the liabilities goes upon the developer only regarding the said fund.

26. That the old structure if any over the schedule below property will be demolished by developer at his own cost and the material of the same will be the sole and absolute property of the developer.

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6/3/19



27. That the land owner hereby under take to vacate the land with structure soon as possible and after taking peaceful vacate possession the developer reserves the right to dismantle the old structure and all expenses bourn by the developer and the vestige the material and goods will be taken by the developer and the land owner have got no objection for the same in future.

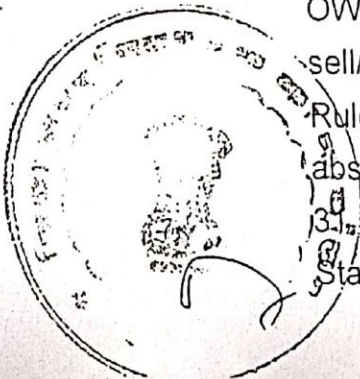
28. That Developer shall construct the aforesaid building by using good quality building material as per specification which is enclosed here as scheduled and Developer shall also construct the aforesaid building according to map approved by NAGAR PARISHAD/COMPETENT AUTTORITY. Nagar Parishad or any other component authority.

29. The land owner agree and undertake that they shall execute Registered Development Agreement according to Bihar ownership Apartment act 2006, and Bihar Ownership Rule 2006, and in this Act there is further no need of power attorney in favour of DEVELOPER and/or its nominee or nominees so that no hindrance or obstruction is caused to the developer in carrying out and discharge its obligation under these present and thereby giving the DEVELOPER right and authority to have enjoy peaceful possession of the said property for the purpose and to do all such acts, and/or things that may be necessary for the development planning, constructing of the said building/buildings and sale of the developer's area.

30. That after the construction and completion of the project the respective share OWNER i.e. DEVELOPER/PROMOTER and the land owner shall be the absolute OWNER of their share and he/she will be entitled to sell/Transfer their share and as per the Bihar Ownership Rule in section 5(1) clearly declared their shares as absolute.

31. That the State Government of Bihar through Real State Regulatory Authority (RERA), Bihar the Developer

Shagufta Nasrion
6/3/19



follow the Rules and Regulations of the RERA to complete the building and to allot Flat to its members under the such Act.

32. That is the further agreed that in case of any dispute between the Land Owner and the developer it will be referred to the Arbitrator whose decision shall be binding on both the parties under Indian Arbitration 1940 and Conciliation Act, 1996 amended up-to-date.

33. That if in future any litigation of the Schedule-A Property, the developer will take necessary action to the litigation for the same. And time delaying due to litigation will vary in completion of the project.

34. Court of Patna shall have jurisdiction order all matters, of disputes.

SCHELUED-A

ALL THAT piece and pareel of landed property, with right, title, interest with possession thereon, total measuring an area of Three Kathas, situated in Phulwari Sharif Chunautikuan More in side, now known as Sadar Colony, under Thana No. 35, Tauza No. 5272, Khata no. 1065, part of C.S. Plot Nos. 1718 & 1719, ZONE-03, Govt. Valuation Serial No. 01/04, and with the jurisdiction of Sub Registry Office Phulwari Sharif and Sadar Registry Office Patna, Under Nagar Parishad Phulwari Sharif, Patna, which is Bounded as hereunder:-

BOUNDARY OF LANDED PROPERTY

NORTH	:	<u>Mrs. Sajda Khaatoon</u>
SOUTH	:	<u>Plot 11</u>
EAST	:	<u>Boundary wall and house of Phulwari Sharif Thana</u>
WEST	:	<u>Branch Road</u>



Shagufta Nasreen
6/3/19

[Signature]
6/3/19

SCHEDULE - B
SPECIFICATIONS APPLICABLE FOR THE
CONSTRUCTION OF THE BUILDING (STRUCTURE/
FINISHING/FITTINGS AND FIXTURE)

- i. Soil Bearing Capacity to be tested before design.
- ii. Structural drawing to be submitted to land owner along with Computerized test report.

FOUNDATION: -

RCC Pile Foundation RCC Pile Footing/Cap Diameter, Depth, Reinforcement detail to be clearly mentioned.

STRUCTURE: -

Minimum concrete cover to be properly maintained.

CONCRETE: -

- (i) Concrete Mix Design to be properly followed.
 - (ii) Water reducing agents to be used to reduce water in concrete.
 - (iii) Excess amount of Water not allowed in Concrete.
 - (iv) No hand mixing of Concrete for piles/Pile Caps/Columns/ Beam/Slab. Only machine mixing allowed.
 - (v) ROOF: R.C.C. with W.P. Treatment
 - (vi) WINDOW: Aluminium frame with glass fitted in window as per Design.
 - (vii) FLOORING: Tiles vitrified
 - (viii) ELECTRICAL WIRING: Concealed PVC conduit, Wiring using copper conduct of standard quality (fire proof) accessories and fixtures not included.
- CORRIDOR: Tiles vitrified/marble/Granite

PAINTING

Exterior :- Weatherproof

Colour :- To be discussed

Internal :- Matte Enamel

EXECULUSIVE FACILITY

a) STANDARD LIFT

b) Submersible pump 24 hrs water supply.

Shagufta Nasreen 6/3/19



- c) An Indian style toilet for Maintenance staffs, servants & drivers use at ground floor.
- d) CCTV security camera facility connection for looking outer side of the building and parking and corridors, Stairs & Terrace specifications.
- e) Open Terrace will be used by (50:50) percent i.e. land owner/developer's.
- f) Ground floor area of land owner & Developer will be used for car parking as per percentage.

Progress Report of the Project will be handed over by the Developer to land Owner which are as follows:

- i. Map/ Plan
- ii. Structural Drawing
- iii. Computerized Test report of structural drawing
- iv. Kitchen details (Granite, Sink etc.)
- v. Electric point & details
- vi. Height of ground floor
- vii. Water proofing of terrace/ Water Tanks etc.
- viii. Sewage/Drainage details
- ix. Marble flooring except common area
- x. Parking with Paving Block

NOTE: - As per mutual understanding the distribution of the shop/office/flat between land owner & developer will be done after the Approval of map within 15 days.

Monthly maintenance charge will be fixed by the society time to time and will be paid

by all occupants every month. Charges will be fixed on per sq. feet basis.

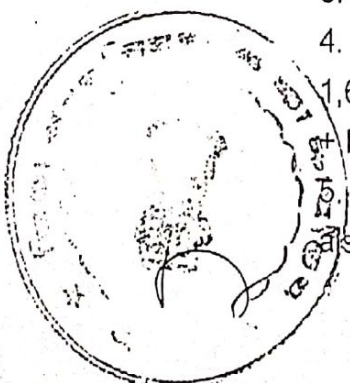
SCHEDULE-C

FULL DETAILS OF VALUATION

- 1. Total Area of vacant Three Kathas equivalent to 4080 Sq. Ft
- 2. Total cost of Land value comes to Rs. 75,00,000/- Only
- 3. Boundary Wall Value Rs. 5,00,000/- Only
- 4. Stamp Duty is according paid a sum of Rs. 1,60,000/- only @ 2% of the Total land valuation amount Rs. 1000/- Only.

Registration Fee Rs. 26,025/- and scanning Fee also paid through Challan.

Shagubta Nasrion
6/3/19



IN WITNESSES WHEREOF the Parties, have put their signature in presence of the witness on this day month and year mentioned above.

WITNESS: -

1. Nirbhay Kumar
S/o Late Girinwar Pandey
Gyan Lodge, Near Prof. College
P.O. Shastri Nagar, Sharphat
Patna - 23
06/03/19

Shagufta Nasreen 6/3/19
(Shagufta Nasreen)

SIGNATURE OF LAND OWNERS
ATTORNEY

TUBA & ASSOCIATES
Shagufta Nasreen 6/3/19
(Shagufta Nasreen)
PROPRIETOR
Proprietor

For:- Tuba & Associates Architect,
Engineers, Valuer & Developer

2. MD. DAYYUM

S/o MD. GHULAM RASOOL

MANGAL TABAD BAGH

Mah Khan P. City

Ps/ KHAJEKALAN

Pat no 06/03/2019

SIGNATURE OF THE DEVELOPER

As per Statement of the
Parties I have Drafted Deed of
Development Agreement in the
12 Page.

Md. Amir Nizamuddin Sabir
(Md. Amir Nizamuddin Sabir)
Advocate,
High Court, Patna

Sabir
Admtr



Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp
Stamp duty paid under Municipal

Rs. 161000/-

Rs. 0/-

Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Amt.paid through Bank Challan	Rs. 186525/-

Registration Fee

LLR + Proc Fee Service Charge

FEE PAID	A1	1000	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	20000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									26025

LLR	0
Proc.Fee	0
Total	0

500

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26525

Registering Officer
Patna

Date: 06/03/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 06th March 2019 by Shagufta Nasreen (Agn)
Md. Faiz Ahmad by profession Others. Status - Executant

Shagufta Nasreen
06/3/19
Signature/L.T.I. of Presentant

Date: 06/03/2019

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nirbhay Kumar' age '36' Sex 'M', 'Late Rirwar Pandey', resident of 'Ojha Lodge, Near Professor Colony, Shastri Nagar, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 06/03/2019

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 53 on pages on 553 -569, for the year 2019 and stored in CD volume No. CD-8 year 2019 .The document no. is printed on the Front Page of the document.

Date : 06/03/2019

Token No. : 2734

Year : 2019

S.No. : 2709

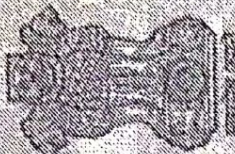
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Registering Officer
Patna

Deed No. : d No. : 2330



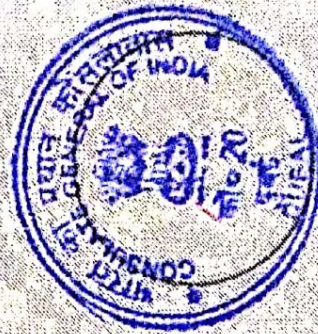
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THESE ARE TO REQUEST AND
RECURSE IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC
OF ENGLA ALL THOSE WHOM IT
MAY CONCERN TO ALLOW THE
BEARER TO PASS FREELY
WITHOUT LET OR HINDERANCE
AND TO AFFORD HIM OR HER
EVERY ASSISTANCE AND
PROTECTION OF WHICH HE OR
SHE MAY STAND IN NEED

BY ORDER OF THE PRESIDENT
OF THE REPUBLIC OF INDIA

UNITED STATES
Assistant Secretary
General (C-1000)
Dubai (UAE)



भारत गणराज्य REPUBLIC OF INDIA



2014/1/1

City / Country Code

IN

number 4 / Passport No.

000000 / 000000

Z 2054604

Page No. / Given Name(s)

AFTAB AHMAD

structure: Nationality

INDIAN

Page 1 of 1

Date of Birth: 05-11-1944

10/01/1969

प्रा.सं. २२/१ / Place of Birth

PATNA

जारी करने का दस्तावेज / Piece of Issue

DUBAI

Date rec'd by BIR / Date of issue

14/06/2010

Signature of RUC / Date of Expiry

13/06/2020

P<IND<<<AFTAB<AHMAD<<<<<<<<<<<<<<<<<<<<<<<
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FOR DEVELOPMENT AGREEMENT
OF PART OF C.S. []

एक पानापरह्नु हुआ हुआ । कलम का दलल व बल्लल व ललल आह्नु । एक पानापरह्नु कलम का बल्लल हुआ । प्राणिपुत्र कलम के कलम में ही होना चाहिये । हमारे पिता भी प्रकलम का होनापुत्र का पितापित्री नहीं को जानो चाहिये ।

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INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST UNLESS IT IS IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS. THEY OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA. ON IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN CONSUL/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

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Wm. H. C. Co. Co.

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6. *Grassroots*

Z3371774

AHMAD

Received 14 May 2004; accepted 12 August 2004

SHAHAB

Abstract

77. 2008

2. *Definition*

INDIAN

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THE UNIVERSITY OF CHICAGO

RANCHI

DUBAI

22/05/2016

21/05/2026

Shelby Howard

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~~Section~~ / OBSERVATION

विविध सेवा / MISCELLANEOUS SERVICE

30.10.2018

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian

KHURSHED AHMAD

पिता का नाम / Name of Mother

SHAMA ARA

पति वा पत्नी / Name of Spouse

SHAENA FARHEEN

एतः, अतः

HOLDING NO 31 SECTOR NO 1

HARDOON NAGAR COLONY PHULWARI

SHARIF PATNA BIHAR

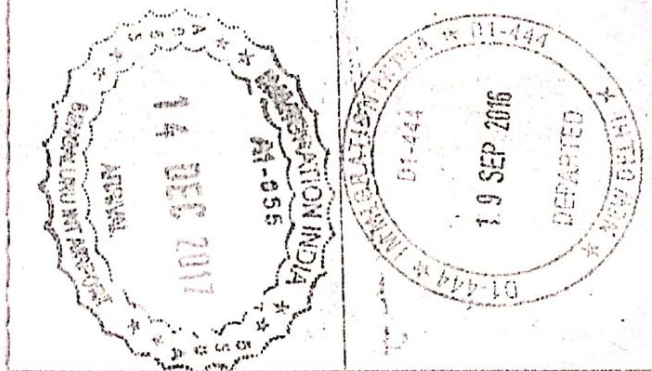
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भारत गणराज्य REPUBLIC OF INDIA

DATE	TYPE	COUNTRY CODE	PASSPORT NO.
1970	1	1	1

11-152

NAME (Last, First, Middle)
SURNAME / Surnames

N8157213

АХМАД

First Name / Given Name(s)

МАНИТАВ

Strategic / Nationality

भारतीय/INDIAN

अथ वृत्त/Plat

PATNA

जहाँ कर्त्तव्य का स्थान / Place of Issue

DUBAI

बारी करने की तिथि / Date of Issue

06/04/2016

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For Development agreement of part of
CS plot # 1718, 1719 & 1720
Badli Colony, Part of PATA.
Rajendra Prasad
08/11/18

Part / Name of Father or Mother / Name of Father / Legal Guardian
KHURSHED AHMAD
SHAMA ARA
Mother

Observation / ~~Interpretation~~

Parent / Parent's official name / Name of Father / Legal Guardian
KHURSHED AHMAD

SHAMA ARA

पति या पत्नी का नाम / Name of Spouse
SHAIISTA KHAN

31/1 HAROON COLONY

PHULWARI SHARIF

PATNA BIHAR 801505

पुनः १५ वर्षों का न. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue
F6637880 14/08/2006 ABU DHABI

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GENERAL POWER OF ATTORNEY
KNOW ALL MEN BY THESE PRESENT THAT

We, Mr. Aftab Ahmad, 2. Mr. Shahab Ahmad and 3. Mr. Mahtab Ahmad, all sons of Mr. Khurshed Ahmad, all residence of House No. 31, Haroon Colony, Sector- 1, P.O. & P.S. Phulwari Sharif, District Patna, in the State of Bihar, do hereby nominate appoint and constitute to Mrs. Shagufta Nasreen, Managing Director, Tuba & Associates, Architects, Engineers, Valuers & Developers having office at ground floor- Imam Plaza, Ali Nagar, anisabad, P.S. Gardani Bagh, Dist. Patna, Bihar, (Aadhar Card Number 3711 4678 9877) by Nationality-Indian, as my lawful attorney in our names and on our behalf to do acts, things in connection with landed property measuring an area of Three Kathas, situated in Phulwari Sharif Chunautikuan now known as Sadar Colony, under Thana No. 35, Tauza No. 5272, Khata no. 1065, part of C.S. Plot Nos. 1718 & 1719, **ZONE- 03 Govt. Valuation Serial No. 059**, and with the jurisdiction of Sub Registry Office Phulwari Sharif and Sadar Registry Office Patna, Under Nagar Parishad Phulwari Sharif, Patna.

We have signed an agreement with Mrs. Shagufta Nasreen, Managing Director, Tuba & Associates, Architect, engineers & Developers and appointed as Developer to develop the land in multi-storied commercial / residential building. We have agreed that builder and landlord will be in possession of built property in the ratio of 50% - 50%.

Under any circumstances, Mrs. Shagufta Nasreen, Managing Director, Tuba & Associates, Architects, Engineers, Valuers & Developers is **not authorized to sale** the vacant land of said property.

Under any circumstances, Mrs. Shagufta Nasreen, Managing Director, Tuba & Associates, Architects, Engineers, Valuers & Developers is **not authorized to sale** the constructed areas of more than 50% of said property. Flats / Parking / Shops / Terrace distribution contract between land lord and developer to be followed.

That now we are in job at U.A.E, so we are executing this POWER OF ATTORNEY in favor of Mrs. Shagufta Nasreen, Managing Director, Tuba & Associates, Architects, Engineers, Valuers & Developers for the following purposes.

1. To look after supervise manage and control the immovable property on our behalf.
2. To negotiate the matter for Development Agreement/ Agreement/ Convince or any kind of Deeds on our behalf.
3. To execute, sign & present the documents, development agreement/ Agreement/ Convince or any kind of Deeds before the Registering authority anywhere and to admit the execution thereof on our behalf.

Name

Signatures



Mr. Aftab Ahmad

[Signature of Mr. Aftab Ahmad]

Mr. Shahab Ahmad

[Signature of Mr. Shahab Ahmad]

Mr. Mahtab Ahmad

[Signature of Mr. Mahtab Ahmad]

(2)
To appear in all courts, offices and to fill up all necessary forms, to complete the Registration to verify and to support by Affidavit and petition, forms if so required by law.

To file any suit, to appoint Advocate, engage Advocate to file written statement, show-cause in any suit of proceeding relating to the property in question and verify and swear Affidavit and take all steps in courts relating to the cases if any.

6. To receive earnest amount as well as consideration amount from the purchaser and discharge them on our behalf and after execution and registration gave delivery of possession to the purchaser of the vended Flat on our behalf as our lawful attorney deem fit and proper.
- Under any circumstances, Mrs. Shagufta Nasreen, Managing Director, Tuba & Associates, Architects, Engineers, Valuers & Developers is not authorized to sale the constructed areas of more than 50% of said property. And we hereby agree to ratify and confirm all and whatsoever our attorney shall lawfully do or cause to be done by nature of this deed.

IN WITNESSES WHEREOF, we here to sign on this date 01st of March, 2019, in presence of.

SIGNATURES OF THE EXECUTANT

Pictures



Name

Signed my presence. He / She has been identified by his / her passport No. Z 2054604 Issued at..... on

While the photographs and Signatures are Signatures attested, no responsibility is accepted by this office for the contents of this document.

1172 / SHJ / PA / 2019

Mr. Aftab Ahmad
(Passport Z2054604)
Mobile: 0506277873



Mr. Shahab Ahmad
(Passport Z3371774)
Mobile: 054-78989

Signed my presence. He / She has been identified by his / her passport No. Z 3371774 Issued at..... on

While the photographs and Signatures are attested, no responsibility is accepted by this office for the contents of this document.

1173 / SHJ / PA / 2019



Mr. Mahtab Ahmad
(Passport N8157213)
Mobile: 056-4403839

Signed my presence. He / She has been identified by his / her passport No. N-8157213 Issued at..... on

While the photographs and Signatures are attested, no responsibility is accepted by this office for the contents of this document.

1174 / SHJ / PA / 2019



RAJBIR SINGH
Vice Consul
Consulate General of India
Dubai (U.A.E.)

01 MAR 2019

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दिनांक 13

30

Attest. Ahmed
.....
.....

[Signature]

1. Name and address

of the Vendor:-

MRS. NASIMA KHATOON, wife of Late Dr. S.M. Zakiuddin, resident of House No. B/39, People's Co-Operative Society, Kankerbach, P.S. Kankerbach, District Patna at present also residing with her son Dr. Badre Monir, Post Box No. 259, Muscat, Sultanate of Oman, by Nationality-Indian, through her constituted Attorney Mr. Gholam Rasool, son of Late Hafiz Md. Fazil,

Received full consideration amount
Signed and executed the sale deed
as Attorney of Mrs. Nasima Khatoon
Gholam Rasool
(GHOLAM RASOOL) 11/10/
B/39, Peoples Co-Operative Society,
P.S. Kankerbach, PATNA-800020.
(BIHAN.)

12:

resident of, village Amrath, P. S. Jamui.
District Jamui, at present residing at
House No. B/29, People's Co-Operative
Society, Kankarhath, P. S. Kankarbagh,
District Patna, vide Power No. 297
dated 1.9.1997 registered Patna Sadar
registry office, Patna.

2. Name and address

of the Vendees:-

(1) Mr. Aftab Ahmad.

(2) Mr. Shahab Ahmad, and

(3) Mr. Mahtab Ahmad.

all sons of Mr Khurshid Ahmad, residents
of House No. 31, Sector No.1, Haroon
Nagar Colony, Phulwari Sharif, Police
station-Phulwari Sharif, District Patna
by nationality-Indian.

3. Nature of the document:- DEED OF A SOLUTE SALE.

4. Consideration Amount: Rupees 1, 25,000/- (Rupees one
lac and twenty five thousand) only.

5. Description of the property

hereby conveyed:

SCHEDULE NO.-I

SOLE TO MR. AFTAB AHMAD for a sum of
Rupees 41,700/- only. shown in sketch map as
sub plot 'A'.

(MOZAFFAR ALI.)
3/0 Late Mr. Naji Ahmad, House No. 42, Sector No. II,
Haroon Nagar Colony, Phulwari Sharif, PATNA-801505 (Bihar)
Signed as witness and also Solicited Attorney
of Mrs. Masooda Khatun, P. S. Kankarbagh, District Patna.
Vide Power No. _____ date _____
Usman



ALL THAT piece and parcel of Agricultural land, Raiyati Nagadi, Kayami, Parti, measuring an area of 1 (one) katha equivalent to 1361 sq.ft. situated at Mauza Phulwari Sharif known as Chunauti Kuan, P.S. Phulwari Sharif, District Patna, Sub and Sadar Registry office Patna, bearing Tauzi no. 5272, Thana no. 35, Khata no. 1065, Part of cadestral survey plot nos. 1718 and 1719 and both plots are amalagumated plots. The annual tax of land is Rs 1/- only excluding cess etc. payable to the State Govt. of Bihar through Circle officer Phulwari Sharif, Patna which is bounded as follows:- and the same is out of P.M.C. Area, Patna.

NORTH:- Part of plot no. 13 belonging to Mrs. Sajda Khatoon wife of Prof. Abul Hssnat.

SOUTH:- Sub Plot no. ^B proposed to be sold to Mr. Shahab Ahmad.

EAST :- Boundary Wall and house of Phulwari Sharif Thana.

WEST :- 15 ' wide Road.

SCHEDULE NO. II SOLD TO MR. SHAHAB AHMAD for a sum of Rupees 41,700/- only

ALL THAT piece and parcel of Agricultural land Raiyati, Nagadi, Kayami, Parti, measuring an area of 1 (one) katha equivalent to 1361 sq.ft. situated at Mauza Phulwari Sharif, known as Chunauti Kuan, P.S. Phulwari Sharif, District Patna, Sub and Sadar Registry office Patna, bearing Tauzi No. 5272, Thana no. 35, Khata no. 1065, Part of Cadestral Survey Plot No. 1718 and 1719 and both plots are amalag-

(S.M. RIFAN) 1/10/97



(SHOLAM RASOOL)
ATTORNEY.

Sholam Rasool 1/10/97

gumated plots. The annual tax of land is Rs 1/- only excluding cess etc. payable to the State Govt. of Bihar through Circle officer Phulwari Sharif, Patna, which is bounded as follows shown in the sketch map as sub plot B and out of P.M.C. Area, Patna.

NORTH:- Sub plot 'A' proposed to be sold to Mr. Aftab Ahmed.

SOUTH:- Sub Plot No. 'C' proposed to be sold to Mr. Mahtab Ahmad

EAST :- Boundary wall and house of Phulwari Sharif, Thana.

WEST :- 15' wide Road.

SCHEDULE NO. III SOLD TO MR. MAHTAB AHMAD for a sum of
Rupees 41,600/- only.

A LL THAT piece and parcel of Agricultural land Raiyati, Nagadi, Kayami, Parti, measuring an area of 1(one) Katha equivalent to 1261 sq.ft. situated at Mauza Phulwari Sharif, known as Chunauti Kuan, P.S. Phulwari Sharif, District Patna, Sub and Sader Registry office Patna, bearing Tauzi No. 5272, Thana no. 25, Khata no. 1265, part of Cadestral survey Plot No. 1718 and 1719 and both plots are Kamalagumated plots. The annual tax of land is Rs 1/- only excluding cess etc. payable to the State Govt. of Bihar through Circle officer Phulwari Sharif, Patna which is bounded as follows shown in the sketch map as sub plot no. 'C' and out of P.M.C. Area Patna.

NORTH:- Sub Plot 'B' proposed to be sold to Mr Shahab Ahmad.

SOUTH:- Part of vacant plot no. 11 belonging to the vendor.

EAST :- Boundary wall and house of Phulwari Sharif Thana

WEST:- 15' wide Road.

Sho Lam Rastul
(SHOLAM RASTUL)
ATTORNEY.
11/10/97

1/1- (THIS DEED OF ABSOLUTE SALE is made on this
the 15th day of October, 1997 at Mumbai.

B E T W E E N

Mrs. Nasima Khatoon through her constituted attorney Mr. Ghulam Rasool, son of Late Hafiz Md. Fazil, as fully described in column no.1. of this deed hereinafter called the VENOR, which expression unless repugnant to the context shall mean and include her heirs, executors, administrators assignees, legal representatives in interest of the ONE PART.

A N D

(1) Mr. Aftab Ahmad, (2) Mr. Shahab Ahmad and (3) Mr. Mahtab Ahmad, as fully described in column no. 2 of this deed hereinafter called the VENDEES, which expression unless repugnant to the context shall mean and include their heirs, executors, administrators and assignees in interest of the OTHER PART.

R E C I T A L S

WHEREAS, Bim Kaniz Batul, wife of Late Dr. S.M. Usman, and mother of the aforesaid vendor had purchased the said land, measuring 85 decimals from Mr. Syed Kalp Hussain, alias Ghulam Hussain, Kasba Phulwari Sharif, P.S. Phulwari Sharif, District Patna as per sale deed No. 5716, registered at Patna in book No.1. Volume no. 54, from paged 108 to 111 of the year 1943.

Ghulam Rasool
(GHULAM RASOOL)
ATTORNEY.
11/10/97

AND WHEREAS, the late Bibi Kaniz Batul died in the year 1975 leaving behind four sons namely (i) Mr. A. M. Rafiq, (ii) Mr. S.M. Irfan (iii) Mr. Sa Arif Hasan and (iv) Mr. C. Waris Hasan and two daughters namely Mrs. Nasima Khatoon and Mrs. Masooda Khatoon as her legal heirs.

AND WHEREAS, after the death of Bibi Kaniz Batul the sharers, mentioned above, entered into the partition of the ancestral property, received from their mother and by virtue of the family partition, the property, mentioned in column no. 5 above was exclusively allotted to the share of Mrs. Nasima Khatoon, who became absolute owner in possession of the said land fully described in column no. 5 of this deed. The vendor Mrs. Nasima Khatoon also got mutated her name over the same vide Mutation No. 529/4 of 1975-76 and paying the land rent to the Government of Bihar over Jamabandi No. 2604.

AND WHEREAS, the vendor, being in need of money for the repair of her house and for meeting other expenses and for paying debts, decided to alienate the said property, fully described in column no. 5 of this deed and announced its sale.

AND WHEREAS, the vendees agreed to purchase the said piece of land, measuring 4082 sft. and of the offers given by the purchasers, the offer of the vendees of

Chohan Rasool
(CH. LAM RASOOL)
ATTORNEY.
11/10/77

Rupees 1,25,000/- (Rupees one lakh and twenty five thousand) only , being the fairest and the highest, was accepted by the vendor.

AND WHEREAS, the vendor agreed to sell the said piece of land measuring 4083 sq.ft., fully described in column no. 5 above for a consideration of Rs 1, 25,000/- (Rupees one lakh and twenty five thousand) only and the vendees agreed to purchase the same for the said consideration .

THEREFORE, in pursuance of the said consideration of Rs 1,25,000/- (Rupees one lakh twenty five thousand) only , the same has been paid to the vendor by the vendees before the execution of this deed of Absolute sale and receipt of which is acknowledged herewith by the vendor.

AND WHEREAS, the vendor being in a state of fitness, both physical and mental and after fully understanding the implications of the transaction do hereby convey and transfer by way of absolute sale all her rights, title and interest in the same property, measuring 4083 sq.ft. equivalent to 3 (three) kathas, fully described in column no.5 above and every part thereof, out of her free will and accord and without any duress,co-ercion, inducement or undue influence by any person whatsoever to the vendees, who will now HAVE and HOLD the same absolutely and for ever.

(JHOLAM KASOOL) 11/11/10,
ATTORNEY.

Jhola Kasool

2

: : :

THAT the vendees shall have all the rights , title and interest in the said property and shall HOLD and ENJOY the same without any let, hindrance, obstruction, claim or demand whatsoever, from the vendor or by any body else claiming through her and all the rights, title and interest , which vested in the vendor shall henceforth vest in the vendees to whom the said piece of land with structure has been conveyed absolutely.

THAT the vendor further satisfy the vendees that the said property is free from all encumbrances and that the same is not under lease, mortgage with any Banking or financial Institution or private body and that nothing is outstanding against the property like unrepaid amount or loan pertaining to any loan -floating agency, electricity dues or anybody else dues and that the aforesaid vendor , being the absolute owner of the said property, fully described in column no.5 above has full right to transfer the same absolutely.

THAT the vendor further satisfy the vendees that the said property has not been notified for acquisition and if in future the vendees are dispossessed of the entire or any part of the said property, due either to the defect in title or due to any law, the vendees or their heirs, assignees, representatives and successors in interest shall recover from the vendor or her heirs, assignees, representatives or successors in interest, the entire

Sholam Rasool
(SHOLAM RASOOL) 1/1/19
ATTORNEY.

amount of consideration with interest at the rate of 10 % per annum from the date of such dispossession and the vendor shall also compensate the loss sustained by the vendees from her estate.

THAT the vendor further undertakes to take all actions and to do all acts and execute for fully securing the right, title and possession of the vendees to the property hereby conveyed.

AND WHEREAS, under the circumstances aforesaid the vendees as mentioned in Schedule-I to III as well as described in the appended sketch map have become the sole and absolute owners of the properties and that they are at liberty to use this Absolute Sale Deed, containing the schedules wherever and whenever so required.

ALL WHEREAS, the vendor has signed in all pages of this sale deed as well as on the appended sketchmap and there is no cutting or over-writing in this deed of ABSOLUTE SALE, which has been left unsigned by the vendor.

(SHEIKH HASOOL)
ATTORNEY.

Sheikh Rasool

IN WITNESSES WHEREOF, the aforesaid vendor has executed this deed of absolute sale on the date, month and the year aforesaid in presence of the following witnesses.

WITNESSES:-

S.M. Irfan
(S.M. IRFAN) 1/10/97

S/O Late Dr. S.M. Usman,
Bakarganj Gola Road,
P.S.: Pirbahore,
PATNA-800004.
(BIHAR)

The document was read over and the meaning was made known to me by Mr. S.M. Irfan one of the witnesses and found to be correct. Received full consideration amount from the purchasers. Signed and executed the sale deed as constituted attorney or Mrs. Nasima Khatoon vide Power No. 397, dated 1.9.1997.

Gholam Rasool

(GHOLAM RASOOL)

1/10/97

S/O Late Hafiz Md. Fazil,
Constituted Attorney of Mrs. Nasima Khatoon, B/39, Peoples Co-Operative Society, P.S. Kankarbagh,
PATNA-800020.
(BIHAR).

आर-3 वसव. १९२२/६७

Pharmaceutical

Amount

of Rs 125000/-

125000

60

18

2

30

20

148000

Order

Rs

125000

अरि-3-व/वका
 अनुक्रम नंबर ९२२/९७
 प्रम १९९७ चे अविद्या मरिनाचे
 ...१... वारसेस ...११...
 १२ वाजण्याचे दरम्यान दुय्यम निबंधक
 हार्द यांचे कार्यालयात हजर केला.

X Ghulam Rasool
 1/10/97

परम नं ७
 १-१०-९७

दुय्यम निबंधक, मुंबई.
 अपिलाची १ करण्याचेरीज
 निबंधकाचे सध अविद्या मरिना.

बालालप्रमाण फा मळाला-

	र. रंते
नोंदणी ..	१२५०-००
होरे ..	५०-००
समकळ (फोटोवोज) ..	१८-००
सजघात ..	२-००
फाईलींग ..	३०-००
कपाट ..	६०-००
एकूण	१६३०-००

दुय्यम निबंधक, मुंबई

— श्रीमती नर्सिमा स्वालून ७/० लेट ऑफ इन्व्हेस्टिमेंट
 प्रम. प्रम. इन्व्हेस्टिमेंट शंकी/३९ पिपल्स व्ही.
 ऑपि. सी. ठाणा कंकाडवाग परणा यांचे
 भुरवत्यार श्री. गुलाम रसूल ३/० लेट इन्व्हेस्टिमेंट
 मोहमद फझील वय वर्ष ५० नोकरी, शी.
 व्ही/३९ कंकाडवाग पिपल्स व्ही. ऑ. सी. परणा - २०

इस्येसज करून देणार.

कथाकथित रवर कोरवाळ रसूल
 करून दिसावे फवल करतान.
 X Ghulam Rasool
 1/10/97

- ① श्री. प्रम. प्रम. इरफान व्यवसाय
 शं. वाकरगंज गोल रोड परणा ८००००४
- ② श्री जमाल युसुफ व्यवसाय
 शं. दुर्गेश ठाणा बुध्दा कौळनी परणा-२

इ बाधे ...
 वेणाच्यास ...
 व त्याची ओळख देतात.

- १.
- २.

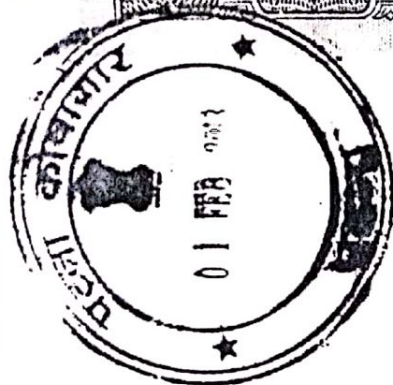
X Amir Far
 1/10/97

१/१०/९७
 दुय्यम निबंधक, मुंबई
 X जमाल इसाफ
 1-10-97

Deed No. 922 year 1997



71



व्य. दस्ता 6 दिनांक 1/2/13. मूल 67000 का बटुआ 67000
 देना का बटुआ हूँ मूल 67000. ~~AF/45 Shriard Shri Kishor Shri Shri~~
 H/o H/10-31, Sec-1, Hazrat Nizamuddin, Patna.
 (1/2/13) जिला अधिकारी, दरभंगा कोषागार

chargeable 72000/-
 paid 5000/-
 67000/-

Deed No. 922 year 1997

2 2 के 1 के द्वारा 3 के
 प्रथम पक्ष का वि. बटुआ 67000/-
 वहीन देना बटुआ 5000/- का मूल 67000/-
 की बटुआ का ले गई है।

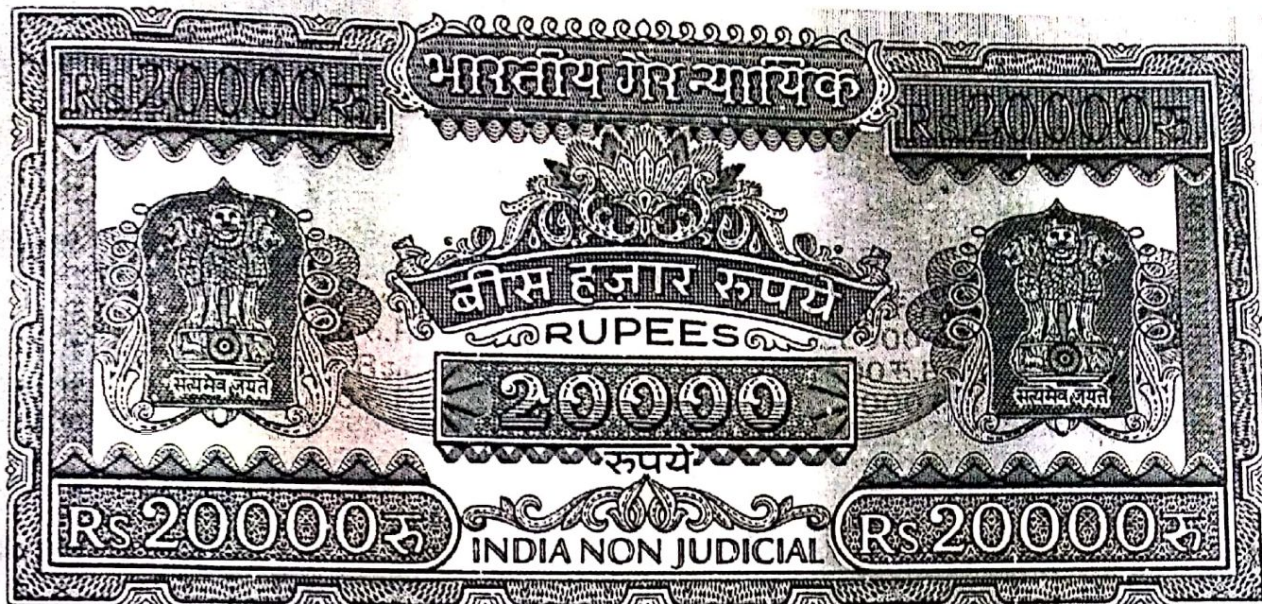
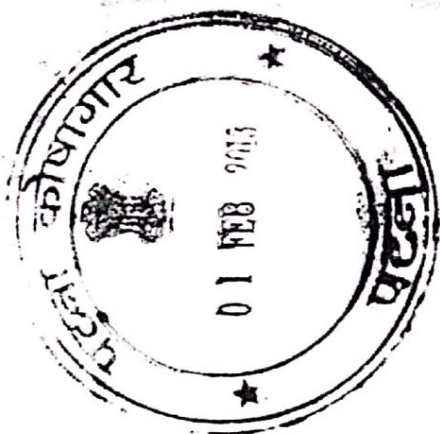
जिला अधिकारी, दरभंगा
 11/2/13



11/2/13

शेक से मुक्त
 का बटुआ 11/2/13
 11/2/13

Mahesh Ahmed

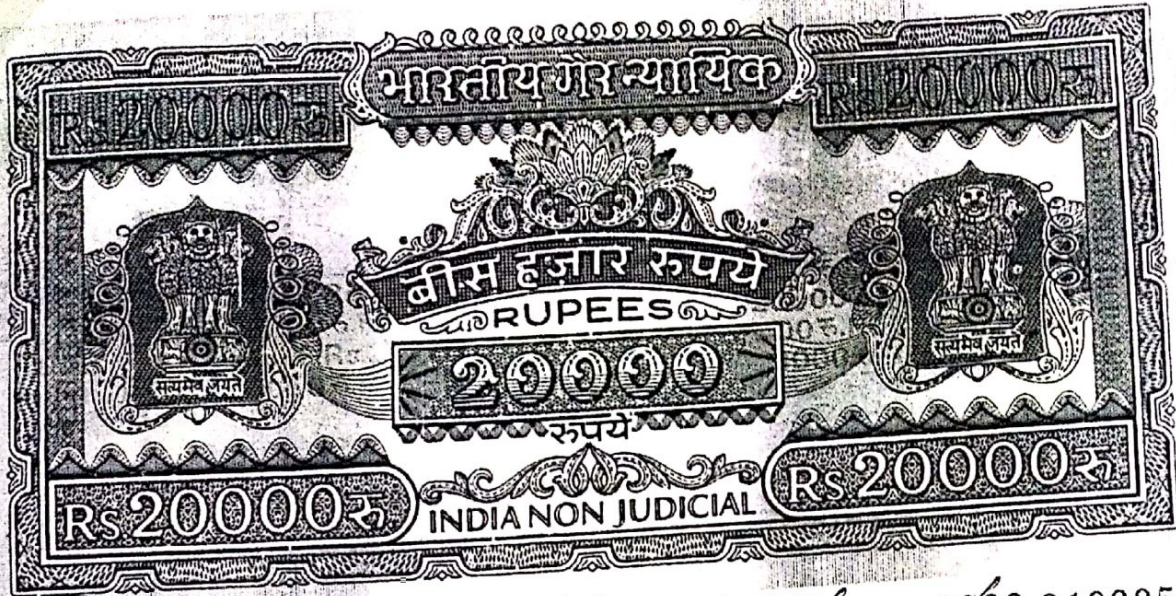
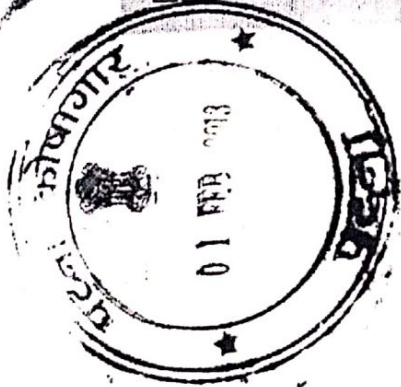


नया दस्तावेज - दिनांक 11/2/2013 को 67000 रुपये का दस्तावेज
केस का नाम सुरेंद्र कर्मा - Aftab Ahmed UCC 918996

रिजिस्ट्रार, नया कोटा जिला नया



Mahesh Ahmed

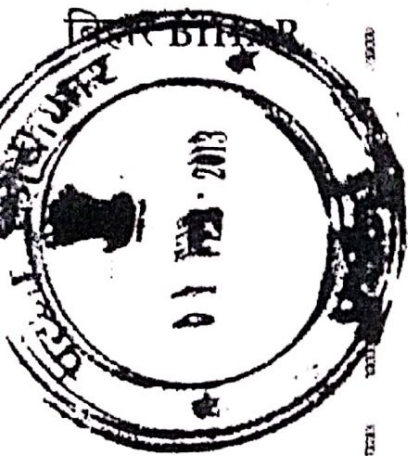


न्य वस्ता ६ दिना १२/१३ २०१३ २०००० ९१८९९५
वेता का वस्तु रूप रक्ता *Aftab Ahmad*

Aftab
मुद्रित कलापक, वस्ता कोषागार, वस्ता



Aftab
Maabul Ahmad



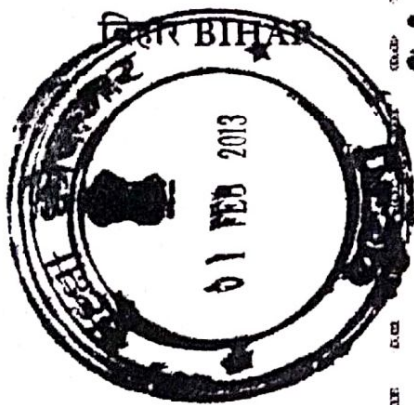
शुद्ध राशि 6 दिनांक 1/2/13 मूल्य 6700/- वास्तविक राशि 6
वेदा का वाक्य सुने रहा Affak Ahmad

528992

12/2
मुख्य न्यायाधीश, बिलासपुर न्यायालय, बिलासपुर



Mahab Ahmad



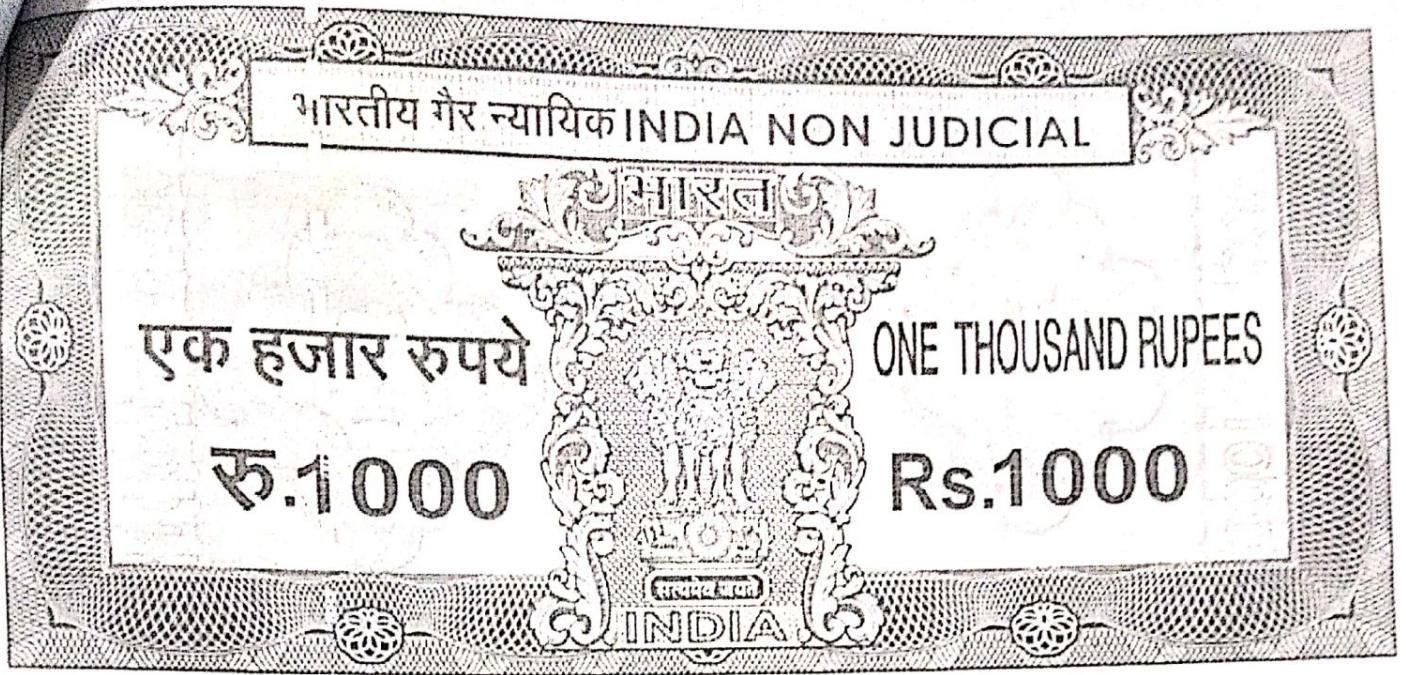
जय दलिया - 6 - दिनांक 1/2/13 - 67800 डाक दलिया - 678
देवा का नाम सुबे राव - M. H. H. Ahmad

K 765846

R. M.
मुख्य निदेशक, राजा कोषागार, राय



M. H. H. Ahmad
M. H. H. Ahmad



भारतीय गैर न्यायिक INDIA NON JUDICIAL

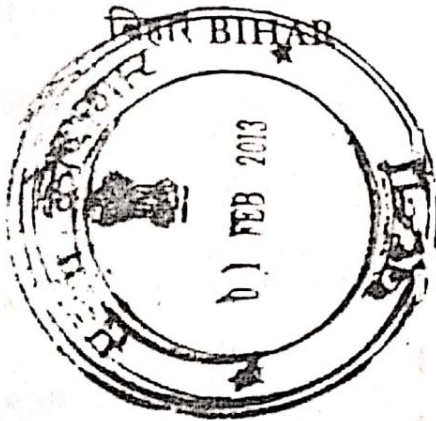
एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA



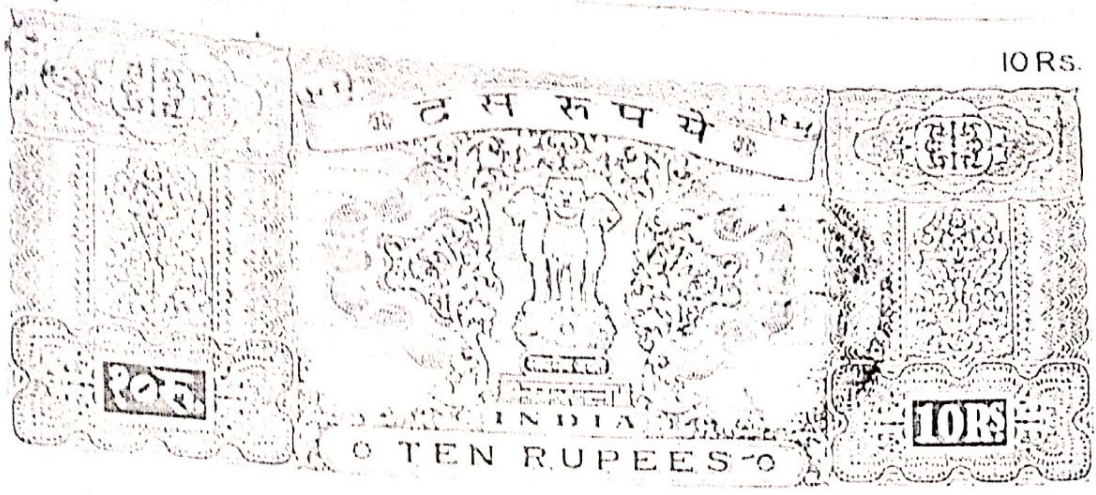
व्य. रक्कम 6 दि. 1/2/13 मूल्य 67000 डा. रक्कम 6 K 765847
पेन का नाम एवं पता Aftab Ahmed

R.v.h

संलग्न विद्यापत्र, कृपा कीमताका, १९९९




Maltab Ahmed



10RS.

*Br/Smt. Chhaya Prasad
who is identified by a
Advocate, solemnly affirmed and
Declared before me*

Ashok Kumar
Notary Public (Patna)

Before,

The Notary Public,

Sadar, Patna (Bihar) India.

AFFIDAVIT

I, Mr. Ghola Rasool, S/o Late Hafez Md. Fazil, resident of Village- Ameth, P.S. Jamui, Distt. Jamui, at present residing at House No.9/39, People's Co-operative Society, P.S. Kankarbagh, Distt. Patna, being the constituted Attorney of Mrs. Nasima Khatoon, W/o Late Dr. S.M. Zakiuddin, resident of House No.9/39, People's Co-operative Society, P.S. Kankarbagh, Distt. Patna, power delegated to me vide Power no. 397 dated 1-9-97 at the office of the District Registrar Patna Sadar do hereby solemnly affirm, declare and confirm the following :-

1. That a piece of parti land lying at Mohalla Chunaui Kuan, Thana no. 35, Phulwari Sharif, Distt. Patna was registered through me in favour of Mr. Aftab Ahmad, Mr. Shahab Ahmad, and Mr. Mahtab Ahmad, all sons of Alhaj Khurshed Ahmad, residents of Sector no.1, Haroon Nagar Colony, Thana no.35, Phulwari Sharif, District- Patna.
2. That the measurement of the said land, as shown in the map attached with the Absolute Sale Deed was 72'-00", both

(contd...p/2)

No. 837 Date 7/10/08



on the east and west sides, 60'-10" on the North side and 52'-10" on the South side of the plot, total measuring 4083 Sft., equivalent to 3(Three) Kathas only.

3. That on actual physical demarcation of the entire plots, the above measurement stands as 63'-00" both on the east and west sides, 68'-6" on the North side and 61'-00" on the South side of the plot no.13, total measuring 4083 Sft., equivalent to 3(Three) Kathas only.

4. That two copies of the revised maps, showing the measurements as mentioned in paragraph 3 above are enclosed.

5. That the contents of this affidavit have been read over to me and understood by me. They are true and correct to the best of my knowledge and belief.

6. IN WITNESS WHEREOF this DECLARATION is made on the 21st day of the month of November one thousand nine hundred and ninety eight of the Christian Era in presence of the following WITNESSES:-

Signature of the
WITNESSES:-

(1) Mozaffar Ali
(MOZAFFAR ALI)
S/o Late Mr. Wasi Ahmad,
House No.42, Sector No.II,
Haroon Nagar Colony,
P.S. Phulwari Sharif,
PATNA- 801505.

(2) M. Zamir
(MD. ZAMIRUDDIN)
S/o Late M. Bashiruddin,
'Farima Manzil', Sector I,
Haroon Nagar Colony,
Phulwari Sharif,
PATNA- 801505.

Khurshed Ahmad
7-11-98

31, Sector I, H.N. Colony
Phulwari Sharif, Patna-801505.

Signature of the
ATTORNEY vide Power
No.397, dated 1-9-97

Gholam Rasool
(GHOLAM RASOOL)
S/o Late Hafiz Md. Fazil,
Vill- Amrath, P.S. Jamui,
Distt. Jamui (Bihar)

At Present residing at:
House No.B/39, Peoples'
Co-op. Society, Kankarbagh,
PATNA- 800 020.

I, Identify the deponent who
has signed / L.I. in my presence,

Shamir
Advocate

7/11/98

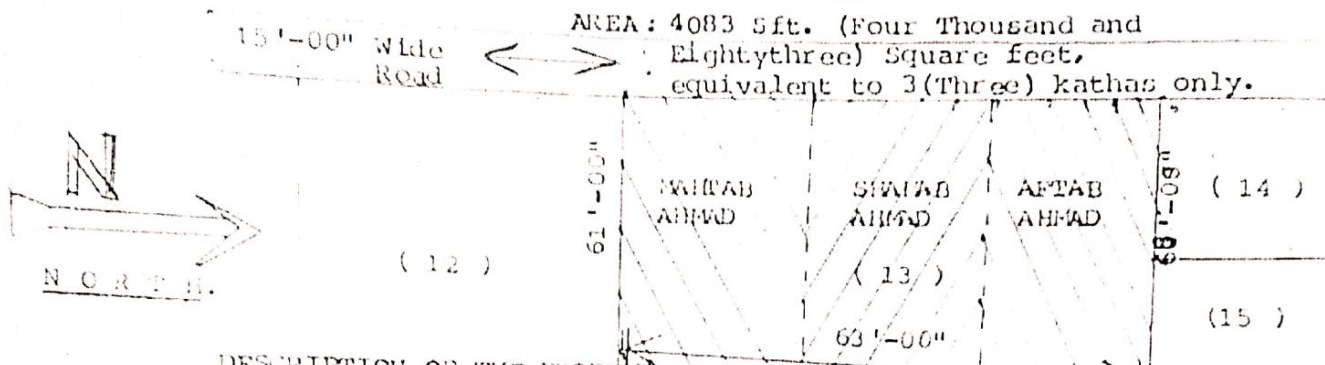
Sale Property shown in red colour ——— Ward No.6, Circle No.1
 Survey Thana no.35, Tauli No.5272, Khata No.1065, Survey Plots
 No.1718 & 1719, Sub-Plot No.13, Mohalla Chhauri Kuan, Kouza &
 P.S. Phulwari Sharif, Distt. Patna-801505.

V E N D O R S :

Mrs. Nasima Khatoon W/o late
 Dr. S.M. Zakiuddin, through
 her Attorney, Mr. Ghulam Rasool
 S/o Late Hafiz Md. Fazil,
 House No.3-39, Kankarbagh, Patna.
 PIN- 800020.

V E N D E E S :

Mr. Aftab Ahmad, Mr. Shahab
 Ahmad, Mr. Mahtab Ahmad, S/o
 Alhaj Khurshed Ahmad, House
 No.31, Sector No.1, Haroon Nagar
 Colony, Phulwari Sharif,
 Patna-801505.



DESCRIPTION OF THE PROPERTY :

1. Aftab Ahmad Sub-Plot 'A' = 1361 Sft. or, one katha
2. Shahab Ahmad Sub-Plot 'B' = 1361 Sft. or, one katha
3. Mahtab Ahmad Sub-Plot 'C' = 1361 Sft. or, one katha

PLOT NO.13

Total: 4083 Sft. or, Three kathas

Certified that two copies of the map have been prepared.
 Both of them are true and exact reproduction of each
 other.

WITNESSES :

(1) *Mozaffar Ali*
 (MOZAFFAR ALI)
 S/o Late Mr. Wasi Ahmad,
 House No.42, Sector No.II,
 Haroon Nagar Colony,
 P.S. Phulwari Sharif,
 Patna-801505.

(2) *MD. Zamiruddin*
 (MD. ZAMIRUDDIN)
 S/o Late M. Bashiruddin,
 'FATIMA MANZIL', Sector-I,
 Haroon Nagar Colony, Phulwari
 Sharif, Patna-801505.

3 - Khurshed Ahmad 7-11-98.
 31, Sector No. I, H.N. Colony
 Phulwari Sharif, Patna.

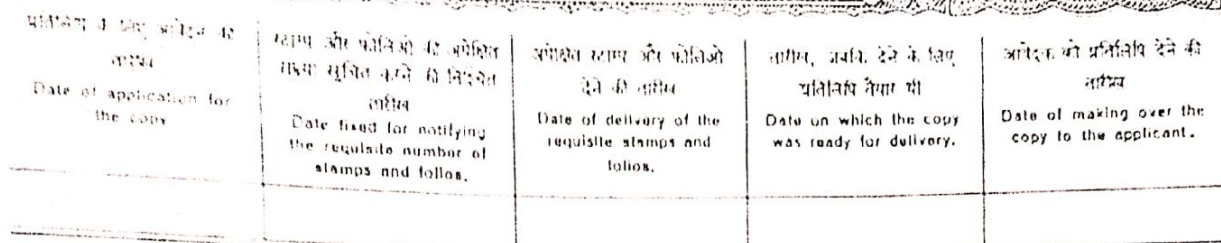
Handwritten of Ali
 evidence notelle
 Phulwari Sharif

(GHULAM RASOOL) 7-11-98
 S/o Late Hafiz Md. Fazil
 Signed as constituted ATTORNEY
 of Mrs. Nasima Khatoon, Power
 delegated vide Power No.397,
 Regd. Deed No.5629, both dated
 1-9-97, office of the District
 Registrar, PATNA SADAR.
 Residing at :
 House No.3/39, Peoples' Co-Op.
 Society, Kankarbagh, Patna-800020
 800020.

I, identify the person who
 has signed / L.L. in my presence.

Advocate
 Advocate
 7/11/98





1. The first part of the paper is devoted to a general discussion of the problem of the existence of a solution of the system of equations (1) for arbitrary values of the parameters α and β . It is shown that the system of equations (1) has a solution for arbitrary values of the parameters α and β if and only if the condition $\alpha + \beta = 1$ is satisfied.

[illegible][illegible]

॥ श्री गणेशाय नमः ॥

श्रीलंका	श्रीलंका	श्रीलंका	श्रीलंका	श्रीलंका	श्रीलंका
1718	1718	1718	1718	1718	1718
1719	1719	1719	1719	1719	1719
068	068	068	068	068	068
6.00	6.00	6.00	6.00	6.00	6.00

क्रेता का नाम एवं पता	वसिक्ता सं.	वसिक्ता प्रकार	परमाणु	माण्डल सं.
आनंद महाराज, महाराज	निधि सं. लाघ			निधि सं. लाघ
महाराज, महाराज महाराज	922	कृष	18, 5 लाख	08657
श्री. सुनील महाराज	1-10-97			33-8-13

गंगा नदीतर्फे वाहिलेल्या

मालिका	मालिका	मालिका	मालिका	मालिका	मालिका
मालिका	38	1065	1718	53.5	4.5
मालिका			1719		

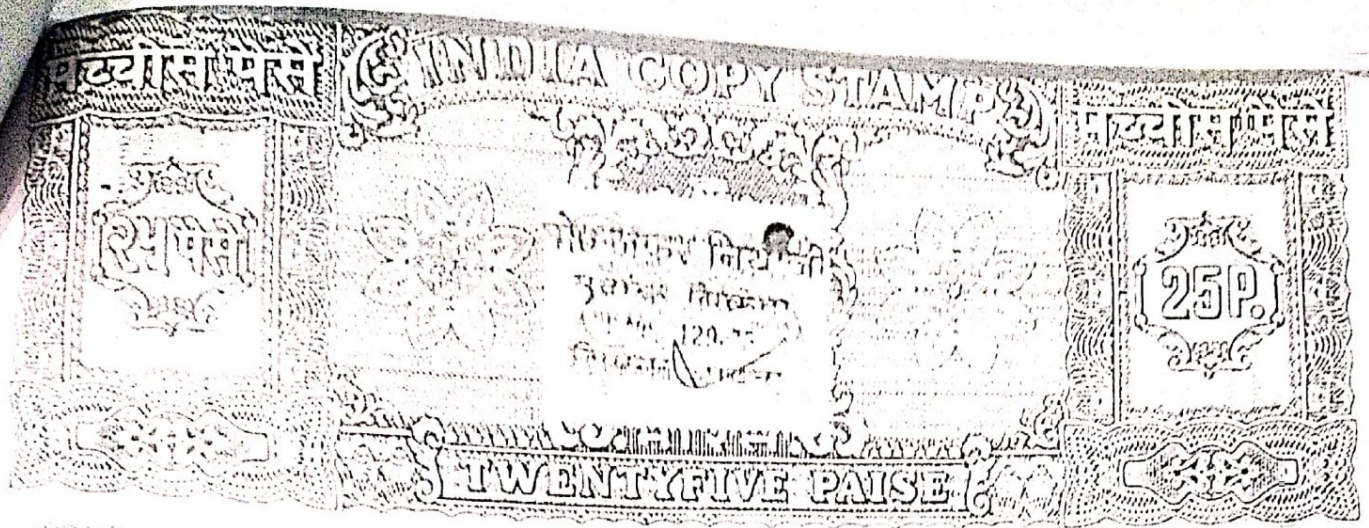
1872

[illegible]

प्रमाणित सची, प्रतिलिपि

4/49 *[Signature]*
-मान सहयोग 26/09/12

અધીન પ્રાધિકાર



आवेदन के लिए आवेदन की तारीख Date of application for the copy.	आवेदन और फोटो को अंग्रेजित संख्या सूचित करने की आवश्यकता तारीख Date fixed for notifying the requisite number of stamps and folios.	अंग्रेजित आवेदन और फोटो को देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदन को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

क्र. १००

आवेदनकर्ता द्वारा दिये गये आवेदन पत्र का आदेशानुसार रकम अंशिलान किया गया है। क्रमांक ६१ वाली टी. लाइन सैगरी एवं आवेदन के कटौती में है। यदि और आवेदन सौंपने से मुक्त है।

आवेदन क्रमांक ६१ की आदेशानुसार के अनुसार टी. लाइन सैगरी एवं आवेदन के कटौती में है। यदि और आवेदन सौंपने से मुक्त है।

ए. नरसिंह
२७-८-१३
कार्यकारी

क्र. १००

आवेदनकर्ता द्वारा दिये गये आवेदन पत्र का आदेशानुसार रकम अंशिलान किया गया है। क्रमांक ६१ वाली टी. लाइन सैगरी एवं आवेदन के कटौती में है। यदि और आवेदन सौंपने से मुक्त है।

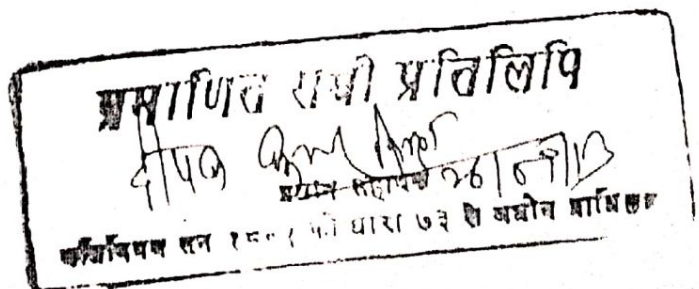
ए. नरसिंह
२९-८-१३
कार्यकारी

आवेदनकर्ता द्वारा दिये गये आवेदन पत्र का आदेशानुसार रकम अंशिलान किया गया है। क्रमांक ६१ वाली टी. लाइन सैगरी एवं आवेदन के कटौती में है। यदि और आवेदन सौंपने से मुक्त है।

ए. नरसिंह
३१-८-१३
कार्यकारी
पुलवारी बारी

२६/९/१३
विपिन

२६/९/१३
पुलवारी बारी



4131 23-9-13
 दिनांक 23-9-13
 भारत कृषि विभाग प्रतिलिपि विभाग
 की ओर।

प्रतिलिपि शुल्क	पं.	रु०
आवेदन शुल्क.....	2	00
अतिरिक्त शुल्क		
प्रमाणिकरण शुल्क	3	00
को संख्या		
पत्रों का प्रत्येक कोलिटो	2	50
मुद्रित प्रतय		
प्रतिलिपि का शुल्क		
कुल - 7-50-00		
(पत्रों में पं. 4131 के अन्तर्गत प्रत्येक पत्र पर)		
भारत कृषि विभाग		



4131
 26/5/13

26/5/13

नाम संकेत। नाम मौजामय
धाना वो धाना नम्बर।



नाम रैयतमय वल्लियत जमाबन्दी। -17547 ⁴ WP
वो सकुनत। नम्बर 0599625

कुलवारी कुलवारी आफताब अहमद, शाहान अहमद, वो

अराजी नकदी 85 अराजी भावली महतान अहमद सोल हिसाब लगान भावली।

03-कक्षा पिता - खुशी अहमद

जोत का सालाना मांगमय तफसील (वकाया वो हाल) मौजूदा साल का।

मांग वावत 2017-18	सालाना	वकाया				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल- } (नकदी)	15.-				45.-	15.-
गुजारी } (भावली)	5.-				15.-	5.-
सेस	10.-				30.-	10.-
*सूद	10.-				30.-	10.-
मुतफरकात	5.-				15.-	5.-
मीजान	45.00				135.-	45.00

तफसील अदायकारी।

=180.-

अदायकारी वावत 2017-18	तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	मोतालवा हाल	फाजिल
माल- } (नकदी)				45.-	15.-	
गुजारी } (भावली)				15.-	5.-	
सेस				30.-	10.-	
*सूद				30.-	10.-	
मुतफरकात				15.-	5.-	
मीजान अदायकारी				135.-	45.00	=180.-

(1) मीजान कुल (लफजों में) -- एक सो बरसी खपमा भाग

(2) नाम देहिन्दा -- (क)

(3) कुल वकाया -- 2

दस्ताखत वो तारीख अमला तहसील कुशी

*खास महाल का वकाया मालगुजारी पर (सिवाय ऐसे वकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

रवाता - खसरा

1065- 1718

" 1719

SPL-16-17