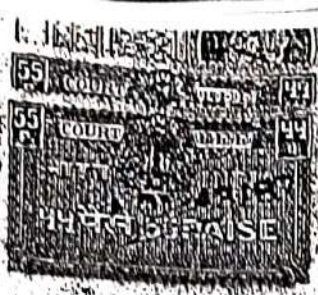
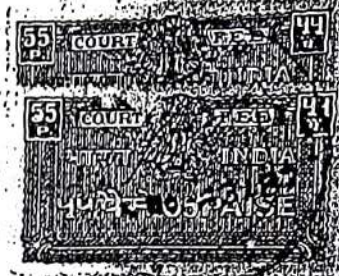
GOVERNMENT OF INDIA

TWENTY FIVE-RUPEES

4 SEP 1974

Court-Certified Copy attached







INDIA

INDIA

नौ वकालतनामा

S. Wakil H. Ismail Attorney at Law
22. 5. 41
Sr. N. Bagalpur
22. 5. 41

Witness

22. 5. 41

COURT FEE INDIA ५५ पैसे 55 PAISE

COURT FEE INDIA ५५ पैसे 55 PAISE

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COURT FEE

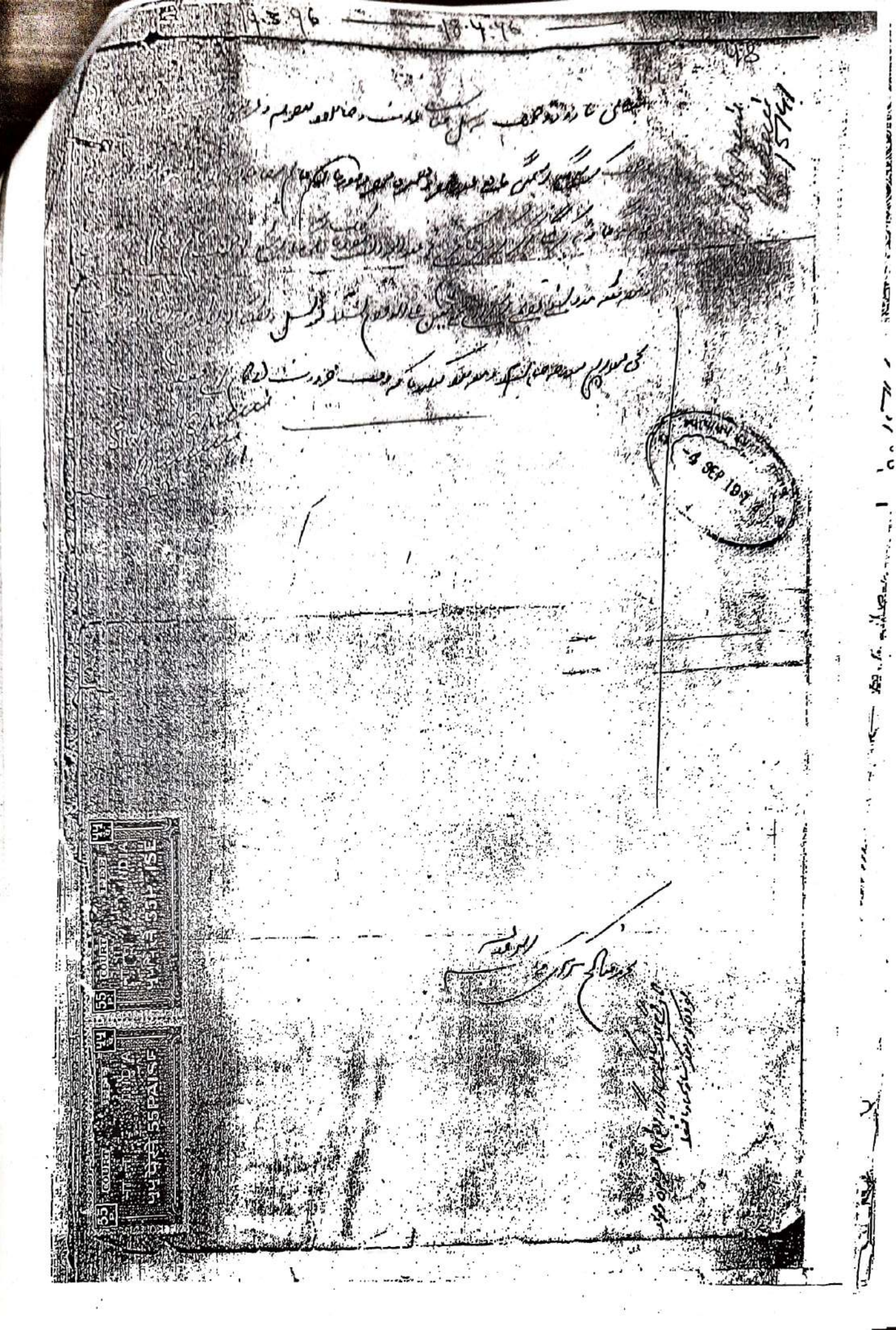
FOR APPRAISE

COURT FEE

FOR APPRAISE

Sultan Ghulam Mustafa

MAR 1951



(Translitteratum of Settlement-deed dated 22.5.1941.) Page 1

नाम गोकिर :- खान बहादुर सैयद मुहम्मद हसनैन उर्फ़ हसन नवाब वल्द सैयद असगर हुसैन उर्फ़ रमुशीद, मलका मरहूम, साकिन महल्ला गुजरी इलाका थाना - रकाबगंज कला, मिनमहल्लात शहर पटना ग्राम - सैयद बेगा - जमींदारी किराइदार इंडीको को मैनेजर को गुरुतारे बेगम मिन्जानीब सोलमआल वहीदुन्निसा बेगम उर्फ़ शहजादी बेगम लौंडे सैय्यद मुहम्मद जान मरहूम।

नाम गोकिर अलेहुम :- बाबू [illegible] किशोर प्रसाद पैसर मोकालीन सूरज प्रसाद सिंह बवलायत सूरज प्रसाद सिंह पेदर को (1) वल्द बाबू रामधनी सिंह को राम बालक सिंह वल्द साहेबजादा सिंह, कैथुलकौम अनाम - राजपूत साकिनान मौजा - पृथीपुर, परगना - अंधीयारा, इलाका थाना - पीरकलोर, सब - रजीस्टरी को सदर रजीस्टरी को जिला - पटना, देहातदारान - जमींदारी को काश्तकारी।

किस्म वासिका :- पट्टा बन्दोबस्ती बाबती इस्तमरारी फ़र्जन्दान वरसीन बाद नस्ल को बतनीन बाद बतन बजमा मोआमला बलामदवाम।

रायदाद नज़र-नज़राना :- रु० 1600/- एक हज़ार छः सौ रुपया जिस्का इलका मोकलाड़ा 800/- रुपया होता है।

रकासीमा जायदाद शुदा बन्दोबस्ती :- मवाजी छः एकड़ दो डिसमील जिसमेंला मवाजी बारह एकड़ अन्हावन डिसमील 12.0.58 डिसमल आराजी हकियत मिलकीयत बकाश्त गैर-मजरुआ गाढ़ा मय दरख्तान ताड़ को खजूर को आमका वगैरह वाके मौजा लोहानीपुर, परगना - अंधीयाराबाद, इलाका थाना - पीरकलोर को रजीस्टरी सदर - पटना को जिला - पटना, तौजी नं० 387 को रकबत नं० 4 को खाता नं० 85, मिन्जुमला खसरा सर्वे सेटलमेन्ट नं० 294 जानीब पुरब, को थाना नं० 6 को म्यूनिस्पैलटी से बाहर है।

उत्तर	— दक्खीन	— पुरब	— पछीम
खाता डिस्ट्रीक्ट बोर्ड - सिवाना पृथीपुर	सिवाना पृथीपुर	बाकिया आराजी हिस्सा खास	

[illegible] 23 [illegible] [illegible] 2 एस 67 [illegible]
एरायी हलिया सिलसिला थाना औरंगाबाद जिला गया हस्ताक्षर
[illegible] के [illegible] का कायम पार्ट मौजा पृथ्वीपुर परगना-[illegible]
[illegible] [illegible] को रजीस्टरी सवर-पटना को जिला-पटना
मौजा न. 410 को खेसरा न. 4 का रकबा न. 181 का मिन्हाया सवें खतरा
न. 274 का थाना न. 5 का म्यूनिसपैलटी के बाहर है।

[illegible] — खरीदार — पुरवा — पचहीरा
[illegible] सिकन्दा पृथ्वीपुर सिकन्दा पृथ्वीपुर अरजी दावा कबोस्ती मौजा खतरा
न. 274 मौलानिके काला।

चूँ [illegible] गुन्दर्जे रकबा न. 5 कबरिया बसिका गनकुमा
तारीख पहला अगस्त सन् 1920 ई. गुलाबिदुर रजीस्टरी कबरियान
रकबा जलालपुर सैयद मुहम्मद रसूलपीता तर्फ हजरत नवाब मनमोकिर
मोअज्जमान बहिदुन्निसा बेगम उर्फ शाहजादी बेगम बदचलन रखनी
होकर हिस्सा में खाल मनमोकिरा मोअज्जमान बहिदुन्निसा बेगम
उर्फ शाहजादी बेगम के पड़ी है कि मैं खान बहादुर सैयद मुहम्मद
हसनैन उर्फ हजरत नवाब मैनेजर को मुरक्कारे आम मोअज्जमान मजकुरा
हमशीरा का अपने कबरिया बसिका मोरुतारनामा आम गोलाबिदुर
रजीस्टरी मरकुमा तारीख 6 सितम्बर सन् 1933 ई. की है की
हैसियत से मनमोकिर ने मोबलगा दो सौ रुपया मिन्हानीक मोअज्जमान
बहिदुन्निसा बेगम उर्फ शाहजादी बेगम बतौर जर बेग अदाना पाने
तनोअदत इधामी करने अराजी गुन्दर्जे रकबा न. 5 हस्ब पाइमाईश
मोअज्जमान बहिदुन्निसा बेगम उर्फ शाहजादी बेगम ले चुका है कि
किला बसिका मोआहदानामा मरकुमा तारीख 3 मई सन् 1941 ई. की
उर्फी जानान बाबू [illegible] शिवोर प्रसाद सिंह नाजालीश कफहगाईरा
बाबू हरख प्रसाद सिंह पेकर दो नाबालीश मजकुर बाशिंदा गहलाना
अलालाना मोरुसपुर आम अपनी मौलवी अहमद हुसैन मालिक से बसिकम
उसपर दस्तखत अपना अपना बहुता पाने मोबलगा दो सौ रुपया मजकुर
के कर लिया है कि हसब मोआहदा गुन्दर्जे मोआहदानामा मजकुर
मनमोकिर को अन्दर तारीख 30 जेठ सन् 1348 फसली किला बसिका
पट्टा बन्दोबस्ती अराजी मजकुर का तामील कर देना जरूरी है।
इसलिए मनमोकिर बहालत सेहत हाल के सकाले अक्ता रहे के
मुतअल्लाकीन होश के हवास अपने के नफा के नुकसान हाल के
आइन्दा का बरुवी समझ के बूझकर बचैक निशाती तमाम
मालबाद रकबा न. 5 गुन्दर्जे बसिका हाजा को खातरख्वाह जंग
लालाना मोबलगा 20/- रुपया आम सेल के बाजारफ्त जर नजराना

मनसाराम ने अन्तोबस्तदारान को बकाल हिलाया है की
अदालत ने हुक्म दिया है कि नाजायज़ रवाना नं० ८ बस्ती हाजा
तरह के अरदास को तकरार नक्सर हर्फ़ियात से पाक की जाये है
की अन्तोबस्तदारान सिर्फ तपर कायम करने मनमोहिर की हमशीरा
मनमोहिर के नाजायज़ रवाना नं० ८ बस्ती हाजा को अन्तोबस्त
लिखा है। रवोदा न रवास्ता जात तहरीर की नालिश बस्ती हाजा
जेरे अरदास करदा मनमोहिर के हमशीरा मनमोहिर अन्तोबस्तदारान
की अलाश करना पड़े रवाह हुक्म की कुल से बेदखल हो जाने
की अल हालत में अन्तोबस्तदारान को अन्तोबस्तदारान की नालिश
है की होना कि कुल जर मवाजा या सुद जर-नजराना
अजर अनाजी बेदखली रवाह कुल जर-नजराना अलावा खुद
जरायह फीसदी सैकड़ा ॥— पाक रवाना माहवारी अज तारीख
अदाय जर-मवाजा रवाह अज रोज बेदखली ता रोज वसूल असकाल
सुनासीब जात की जायदाद मन्कुला की जेर-मन्कुला से मनमोहिर
की हमशीरा मनमोहिर के वसूल कर लेवेंगे। इसमें गाहे अज मनमोहिर
की हमशीरा मनमोहिर की वारिसान कायम मोकामिआन मनमोहिर
की हमशीरा मनमोहिर नहीं है की न होगा की न करेंगे। अगर
करें या करे तो हक्क अदालत रद्द की कालील होगा। इसलिए
अवसूना लगान की कमात जेर-नजराना बाबिस पट्टा अन्तोबस्ती
दागाती इस्तेमरारी बनाम मोकैशन अलालदवाम नस्लीन बाद नस्ल
की बतनीन बाद बतन की विरासतन बाद विरासत वाहक
मोकैरकालहीन हुक्मजे रवाना नं० २ बस्ती हाजा लिख दिया कि
सनद पट्टा अदालत पर काम आवे। फकत।

तहरीर तिथारीख २२ मई सन् १९५१ ई०

× × × × ×

कातिब झीरंगी लाल साकिन मौजा पुरवीपुर, परगना-अजीमाबाद
जिला-पटना, मजमून बस्ती हाजा मोकरान को पढ़कर सुना
की समझा दिया। फकत।

× × × × ×

मालगुजारी इस्तमरारी व फाजलवान नसलीन बाद नस्ल व बतनीन बाद बतन साबा मोकिर अलैहीम बन्दोबस्त दवाना नं. 2 वसिका हाजा बहिस्सा मसावी शायी निसफ मोकिर अलह नं. 1 व निस्फ मोकिर अलह नं. 2 मिनजानिब मोसम्मात बीबी बुनिस्सा बेगम व्याही शहजादे बेगम मुगशीरा अपने मरहलाहेश व इस्तदका उनके बन्दोबस्त इकरारी किया व मुबलग जर-नजराना कहे तंगासीम मोकिर अलैहीम बन्दोबस्त दवाना नं. 2 वसिका हाजा से बजरिया बाबू दुरगा प्रसाद सिंह पेशकार व वली मोकिर अलह नं. 1 वसूल व बेबाक पाया के मिनजुमला मोबलग 1600/- रु. के मोबलग दो सौ रुपया जो बजरिया वसिका मोफाहदा नामा मरकुमा तारीख 3 मई सन् 1911 अदली मालमोकिर पर चढ़े हैं उसको बजर नजराना मुजरा व माफ कर दिया और बकिया मोबलग 1400/- एक हजार चार सौ रुपया बर-नजराना नकद व एकमुश्त बजर मालगुजारी रबी पर दस्तरबान उपर वसिका हाजा वसूल व बेबाक पाया। गरज सरकार तरफा से मोबलग बर-नजराना वसूल व बेबाक हो गया। अब बजर सरकार मोहरा बर-नजराना जिम्मा मोकिर अलैहीम वसिका हाजा बाकी नहीं रहा व न पेशदा व बवसूल तगाम व मोबलग बर-नजराना मोकिर अलैहीम वसिका हाजा को बहिस्सा निसफानेसफ उपर शेख बन्दोबस्ती मुन्दर्जे दवाना नं. 5 वसिका हाजा बदौलत बेगम बन्दोबस्तदार बजमा मुकैफन अलतदवाम इस्तमरारी नसलीन बाद नसल व बतनीन बाद बतन व बिरासतन बाद बिरासतन काबिज करीना गरदाना। वाजिह कि मोकिर अलैहीम बन्दोबस्तदारान उसे (अस्पष्ट) या जिस तरह या जिस तरीका पर मुनासीब व मोफीदिफ समझें काश्त करावें या गल्ला तैयार करें या जिस दिगर तसरुफ में (अस्पष्ट) मुनासीब व फायदामन्द समझें लावें। हमशीरा व मोकिर को बजुज पाने मालगुजारी मुन्तसरेह व मुसरफ्फे सदर के और कोई दिगर हक इलाजी मजकुर में हासिल नहीं है व न होगा व न हमशीरा मनकोफिर को किसी बयान व तनबान से मालगुजारी इलाजी बन्दोबस्ती हाजा का बयान का हक हासिल है व न होगा व न मोकिर अलैहीम को किसी बयान से मालगुजारी मुन्तसरेह व मुसरफ्फे सदर के कम बढ़ाने का हक हासिल होगा व मनकोफिर व हमशीरा

SEVEN RUPEES SEVEN RUPEES

KNOW ALL MEN BY THESE PRESENTS

WHEREAS due to being awfully busy in connection with my Judicial service at Singhbhum.

AND WHEREAS I am unable to manage properties which acquired by Partition Decree of Title Suit no. 124 of 1973 of the first Court of Subordinate Judge at Patna within the local jurisdiction of Patna Municipal Corporation, I Sachidanand Kishore Prasad Sinha son of Sri Suraj Prasad Singh, resident of Prithvipore Lohanipore Police station Kadam Kuan in the District of Patna at present residing at Chaibasa Police station Chaibasa Sadar in the District of Singhbhum, do hereby nominate and appoint my son Shri Kumar Brijnandan Singh son of Shri Sachidanand Kishore Prasad Sinha resident of Prithvipore Lohanipore Police station Kadam Kuan in the District of Patna, my true and powerful attorney in my name and on my behalf to do all such acts and deeds and things as the said attorney may deed fit and necessary on my behalf and in name as follows :-

Acknowledgement of Written Statement

23.2.1976

Acknowledgement of Written Statement

23.2.1976

Advocate

23.2.76



as follows :-

To manage, supervise and to look after my all properties and collect rents from the tenants . To appear and depose on solemn affirmation and to act in all courts Civil and Criminal and sign and verify plaint, complaint etc and all kinds of petitions and also to present appeal in any court within the Union of India, and to appoint lawyers , advocates Barrat-Law and attorney whenever my said attorney shall think fit and proper.

AND to negotiate for sale or lease or any kind of of other kinds of transfer deeds or instrument in respect of properties belonging to me including the properties fully described at the foot of this deed and to sign and execute sale deeds or any transfer deeds to any party and to sign the sale deed or deeds and to receive the consideration money (whether signed by me or my aforesaid attorney) for the registration of said document or documents of any kind and after presentation of the aforesaid deed or deeds before the Joint Registrar or Sub-Registrar of Patna Sadar Registration Office and to admit the execution thereof and to receive full or part consideration money and to get the Chirkut and grant to the vendee or

FOUR RUPEES FIFTY NAYE PAISE

Contd.

or vendees or settlee or lessee and to do all further act or acts that may be legally required to bring the transaction or transactions to its completion and to pass good title and possession to the purchaser or purchasers.

All acts, deeds and things lawfully done by my aforesaid attorney shall be constituted as acts and deeds and things done by me personally by virtue of the power hereby given to the aforesaid attorney and I be excutant do hereby agree to rectify and confirm all acts whatsoever my attorney shall do or cause to be done for me by virtue of his power hereby given.

Description of property

All right, title and interest in 3 kathas homestead partiland less or over out of 16 annas less or over situate at Lohanipore appertaining to Kankarbagh road, P.S. Kadam Kuan Dist. Patna under Touzi no. 73 C Khata no. 128 khesra no. 249 and 250. Sub Registry sadar Patna and bounded as follows of the eastern side.
Boundary :- North :- Road, South Boundary wall of housing colony East - Sri Chanderdeep singh, West:- Sri Achutanand Singh, thereafter Sukhdeo Singh.

In witness whereof I do here unto set my hand the 23rd day of February, 1976 before the Registrar, Patna

Name of witnesses

1) Ram Lakhan Pd. Kale Adhoia

2) Achyuta Nand Singh, Advocate Civil Court Patna

Signature of Executant.

Sachidanand Bezbaroa Executant

23.2.1976

Typed by
A. Rafiz
A. Hafiz
23.2.76

Date of application for the copy.	Date fixed for certifying the requisite number of stamps and folios.	Date of delivery of the requisite stamps and folios.	Date on which the copy was ready for delivery.	Date of making over the copy to the applicant.

IN THE COURT OF SUB JUDGE I, PATIALA.

T. P. SUIT NO. 124 of 1973.

Ashwani Kumar Gupta ..... Plaintiff.

Versus

Smt. Vimla Devi & others ..... Defendants.

The humble petition of compromise on behalf of the plaintiff and the defendants.

Most respectfully sheweth :-

1. That with the intervention of the friends and well-wishers, the plaintiff and the defendants have compromised the above suit on the terms and conditions as follows :-

a) That the properties described in Schedule II at the foot of this petition have been alleged to allotted to defendant Ashwani Kumar Gupta, plaintiff, and the plaintiff is exclusive possession over the same. The defendants shall have no right or interest or claim in respect to the properties of the said Schedule.

b) That the properties described in Schedule I at the foot of this petition have been alloted to the defendant No. 1 being defendant No. 4, the added defendant, and they have been in separate exclusive possession over the same, the plaintiff or the other defendants have no right, interest or claim left in the said properties.

c) That the properties described in Schedule III at the foot of this petition have been alloted to defendant No. 2 being defendant No. 5, the added defendant, and they have been in exclusive possession over the same,

The plaintiff and the defendant no. 1 and added defendant no. 4 shall have no right or interest right or interest or any claim left in the said properties.

d) That the properties described in Schedule IV have been mutually agreed to be kept [illegible] through the share of the plaintiff and defendants nos. 2 and 3 have been defined. The parties to the suit have further agreed that income from the properties of this schedule shall be enjoyed by the defendant no. 1 and his wife the added defendant no. 3 as long as they [illegible] the property will be in their hand and neither the plaintiff nor defendant Nos. 2 and 3 will disturb or interfere with the right of management and enjoyment of income from the said properties. And on the death of defendant Nos. 1 and 4 the properties will come in possession of the plaintiff and the defendants nos. 2 and 3 in equal share i. e. half and half each.

e) That the C. S. Pa NO. 249 and 250 have been allotted to the share of plaintiff and defendants Nos. 2 and 3 to the extent of equal share [illegible] such for the purpose of meeting the expenses [illegible] ceremony of their daughters.

f) That a correct Genealogy of the family of the parties are described at the foot of this complaint petition as integral part of it.

2. That for the purpose of convenience in management and

40 PAISE 40 PAISE 40 PAISE 5 PAISE 10 PAISE
भारत
TWENTY FIVE NAYE PAISE

Date of application for the copy	Date fixed for notifying the requisite number of stamps and folios.	Date of delivery of the requisite stamps and folios.	Date on which the copy was ready for delivery.	Date of making over the copy to the applicant.

and con smooth running of the business in regard to the ho
and the building and premises appertaining to it, it ha
been agreed mutually that the parties to whom the same has
allotted by compromise, will have their share defined in h
and half each and till they are par partitioned by metes and
bounds the plaintiff and the defendant nos. 2 and 3 will en
the income therefrom and bear expenses incurred over the ma
-gement of the same in equal share and further they will ha
joint and common passage for egress and ingress to the pre
-ses and building.

3. That the parties have compromised the suit out of the
own free will and without any undue influence or pressure a
and they have understood the contents of the compro
-mise petition which have been read over and explained to
them. The parties to the compromise and and their heirs, su
-ccessors & legal representatives are bound by the terms of t
compromise and none of them will have any right to resile f
the terms of the compromise at any point of time.

4. That the parties have come in actual possession of
properties according to the allotment on the basis of the c
-mpromise.

5. That in token of acceptance of the terms of the co
-promise, the parties put their signatures and their respe
-ve lawyers have also put their signatures on petition of c
-promise.

It is, therefore, Prayed that your honour may

be pleased to record this compromise and dispose of this suit in terms of the compromise and the final decree may be prepared accordingly, incorporating therein the compromise petition as a part of it.

And for this the petitioner shall ever pray.

Genealogical Table.

Ramdhani Singh.

Suraj Pd. Singh D. 1. wife

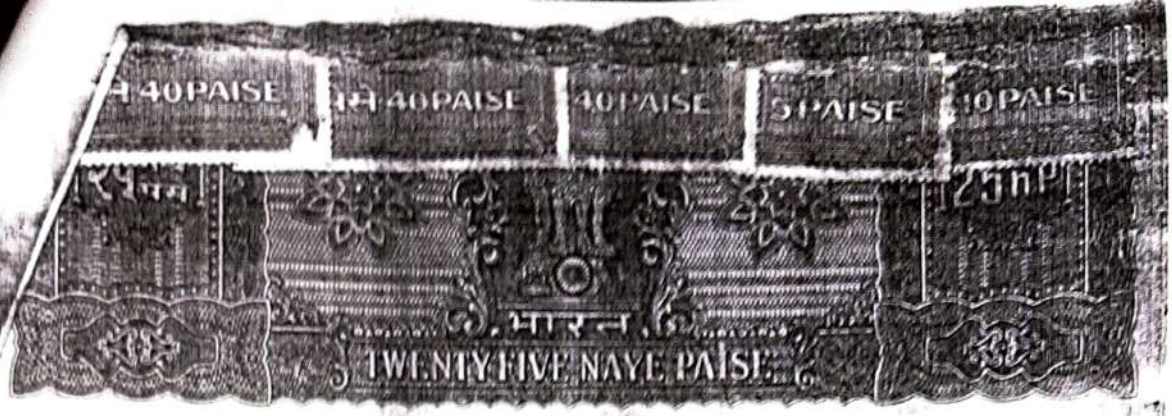
wife of Smt. Nawaratan Kuer D-4.

Sachidanand Kishore Pd. Singh D. 2. | Krishna Devi (D)... | Plff. Achyuta Nand Singh.

D 3 Kumar Brijnandan Singh. | Tara Kumari. | Polly. | D. Lolly.

Schedule I.

Name.	T. No.	Khewat No.	Khata No.	Plot No.	Area.
Prithwipur.	244.	2/38	102	C.S.P. NO.45. M.S.P.NO.1137.	0. 14½ towards South.
		2/29.	82.	C. S. P. NO. 15. M.S. P. NO. 855.	0. 4 dec. North-ern side bearing house-
	244.	2/60	141.	C.S.P. NO.66and 67.	0. 12
		2/49	119.	C. S. P. 202.	0. 6 dec.
	244.	11.	228.	C.S.P. 468.	0.11 dec. d
	244.		151.	C.S.P. 29.	0. 12 dec.



Date of application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamps and folios	Date on which the copy was ready for delivery.	Date of making over the copy to the applicant.

	Mouza.	T.NO.	Khewat NO.	Khata NO.	Plot No.	Area.
	Pritwipur.	244.	...	134.	C.S.P. 533.	0.16 dec.
		"	...	134.	C.S.P. 534.	0.15 dec.
					Joint with Raghunath Singh	
		xx.	3	175.	C. S. P. 178.	0.13 dec.
	Lohanipur.	157.	2/6	72.	C.S.P. 39	0. 1- Hou
					M.S.P. 1097.	
			2/12	82.	C.S.P. 260.	0.19 dec.
			SCHEDULE II.			
	Mouza.	T. NO.	Khewat NO.	Khata NO.	Plot NO.	Area.
	Lohanipur.	519.	...	166.	C.S.P. 52	033 dec. Hot
					M.S.P. 1380.	-el and Mar -ket with passage and Schedule II
		387.	....	85	C.S.P. 294.	0.45½ dec.
					Western side.	
		730.	72	128.	C.S.P. 249	0. 11 dec.
					C.S.P. 260.	western sid
			SCHEDULE III.			
	Lohanipur.	519.	...	166.	C.S.P. 52	0.33 dec. ho
					M.S.P. 1380.	-el and mar -ket with passage and entire commerci with Schedule II
		387.	...	85.	C.S.P. 294	0.45½ dec.
					Western side.	
		730.	72.	128.	C.S.P. 249	0. 11 dec.
					C.S.P. 250.	western sid
			Schedule IV.			
		Joint for purpose of conveyance to residence.				

village.	T. NO.	Khewat NO.	Khata NO.	Plot NO.	area.
Fatehpur.	244.	2/38	101.	C. S. P. 95 M. S. P. 867.	0:09 dec.
"	"	2/59	136.	C.S.P.NO. 94 M.S.P. NO.893.	0. 19 Dec.
"	"	"	"	C.S.P. 96 M.S. P.NO. 867 & 868.	0. 40 dec.
"	"	2/60.	142.	C. S. P. No. 86.....	0. 27 dec.

Verification.

We Achyuta Nand Singh- plaintiff, Suraj Pd. Singh, Sachidanand Kishore Pd. Sinha, Kumar Brijnandan Singh, Sm. Nauratan Kuer defendants do hereby declare and say that the contents of the above compromise petition have been read over and explained to us in Hindi, we understood them and they are true to our knowledge.

Verified and signed this 22nd day of February, 1974 at their residence, at 8 a. m.

Sd/ Achyuta Nand Singh 22. 2. 74.

Sd/ Suraj Pratap Singh 22. 2. 74.

Sd/ [illegible]

Sd/ Kumar Brijnandan Singh 22. 2. 74.

L. T. I. of Sm. Nauratan Kuer.

L. T. I. Smt. Nauratan Kuer.



Date of application for the copy.	Date fixed for notifying the requisite number of stamps and folios.	Date of delivery of the requisite stamps and folios.	Date on which the copy was ready for delivery.	Date of making over the copy to the applicant.
2-7-74	2-7-74	2-7-74	5-7-74	5/7/74

Sd/ Chandrabhan Warma Advocate for defts. Nos. 1 to 4.

22.2.74.

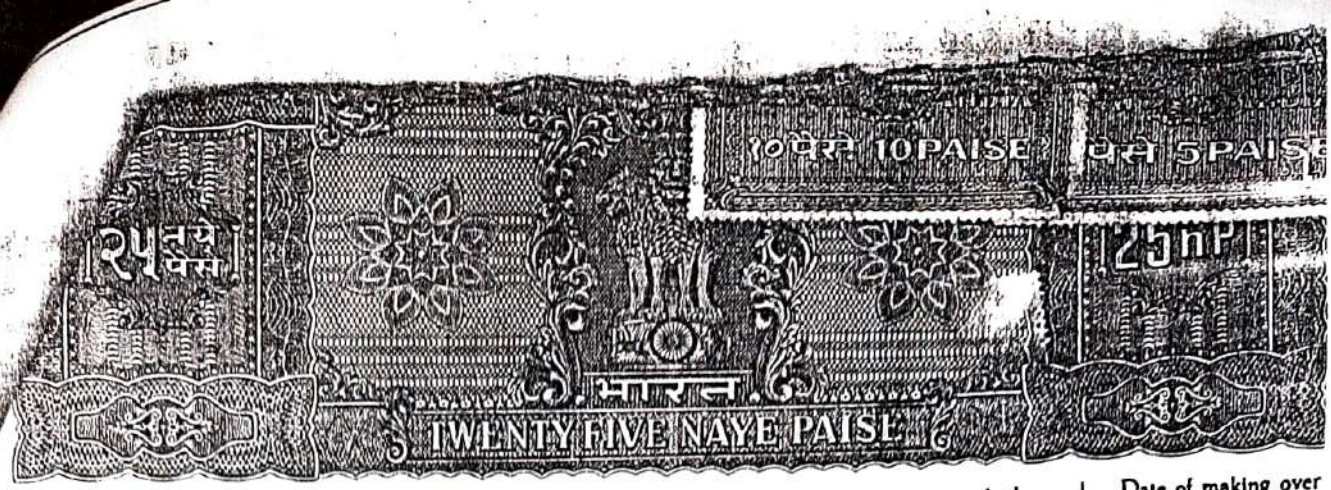
Sd/ Ram Nandan M/ Pd. Advocate for the plaintiff 22.2.74

Typed by Sd/ NIL. (T.B.) 21.2.74.

Typed by Read by Compared by

Mr. Holder. C. C. C. C.

4.7.74



Date of application for the copy.	Date fixed for notifying the requisite number of stamps and folios.	Date of delivery of the requisite stamps and folios.	Date on which the copy was ready for delivery.	Date of making over the copy to the applicant.
3-	7-	7-4.	5/7	5/7/74

Extract from form of order sheet

District- patna

In the court of S. J. I patna

T. S. 124/73.

Acharja Nawal Singh — pltf.

Vs

Suraj Pd Thakur — defdt.

Capied by Reddy Compared

R. B. P.

4/7/74

4/7/74

अंतिम खतियान

मौजा मोहम्मदपुर, थाना फुलवारी, खाता सं० 936

GOVT. OF BIHAR
Registration, Excise & Prohibition Deptt.
PATNA SCORE, PATNA
COURT FEE
Authorization No. 2914

भारत INDIA
STAMP DUTY
बिहार JUDICIAL BIHAR
Rs.≈0000001≈ 16.2.2013
375269
8989 9135481
Zero-Zero-Zero-Zero-Zero-Zero-One

१	२	३	४	५	६	७	८	९	१०
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	9	[illegible]		[illegible]	[illegible]

Seal

17 MAY 1914

प्रतिलिपि

पढ़ा गया

तुलना किया

9770
8/3/13

(6) [illegible] की संख्या

[illegible] 13/3/13

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय थाना वो थाना नम्बर

बि०स०मु०. पटना।

फरद मालकी / फरद रैयती खाता 102 खेसरा 76822 2/4

नाम रैयत मय वल्दियत जमाबन्दी 85

वो सकुनत। नम्बर। X 86

सदर पटना	लोहानीपुर	2303

अराजी नगदी 6 अराजी भावली तफसील हिसाब लगान भावली।

0.45 डि० श्री कुमार [illegible] सिंह ज०ब०

जोत का सालाना [illegible]

मांग बाबत 2012-2013	सालाना	बकाया तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	हाल
माल– गुजारी (नकदी)	375.00					21375.00 375.00
माल– गुजारी (भावली)	93.75					5343.00 93.75
सेस	187.50					10687.50 187.50
*सुद	187.50					10687.50 187.50
मुतफरकात	75.00					4275.00 75.00
मीजान	918.75					52368.75 918.75

तफसील वसूलकारी।

अदायकारी बाबत 2012-2013	तीन वर्ष से ज्यादा	बकाया 3रा वर्ष	2रा वर्ष	1ला वर्ष	मोतालबा हाल	फाजिल
माल– गुजारी (नकदी)					21375.00 375.00	52368.75
माल– गुजारी (भावली)					5343.75 93.75	918.75
सेस					10687.50 187.50	52287.50
*सुद					10687.50 187.50	
मुतफरकात					4275.00 75.00	
मीजान अदायकारी					52368.75 918.75	

(1) मीजान कुल (लफ्जी में) —

(2) नाम देहिन्दा —

(3) कुल बकाया तीरपन हजार दो सौ [illegible] दस्खत वो तारीख मामला तहसील कुनिन्दा।

*खास महाल का बकाया मालगुजारी पर (सवाय ऐसे बकाया पर जिस पर कि सर्टिफिकेट जारी हो) सूद रहा लिया जाता है।

बि.स.मु.(राजस्व)-1-2011

बकाया - 8/9/2012-13

13-9-12

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय थाना वो थाना नम्बर

V

बि०स०मु०, पटना खाता 294

फरद मालकी / फरद रैयती 85 खेसरा 76820

नाम रैयत मय वल्दियत जमाबन्दी वो सकुनत। नम्बर। X 86

सदर पटना	मोकामा पुर	2304

अराजी नगदी 6 अराजी भावली तफसील हिसाब लगान भावली।

0.45½ डि | श्री ओमप्रकाश कुमार सिंह

जोत का सालाना मालगुजारी [illegible]

मांग बाबत 2012-2013		सालाना	बकाया: तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	मोतालबा हाल	फाजिल
माल– गुजारी	(नकदी)	375.00			375.00	375.00		
	(भावली)	93.75			5343.75	93.75		
सेस		187.50			10687.50	187.50		
*सूद		187.50			10687.50	187.50		
मुतफरकात								
मीजान		75.00			4275.00	75.00		

918.75 [illegible] 52368.75 - 918.75

अदायकारी बाबत 2012-2013		बकाया: तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	मोतालबा हाल	फाजिल 52368.75 918.75
माल– गुजारी	(नकदी)			375.00	375.00		5328.50
	(भावली)			5343.75	93.75		
सेस					187.50		
*सूद				10687.50			
गुताफ़रकात				10687.50	187.50		
मीजान अदायकारी				4275.00	75.00		

(1) मीजान कुल (लगान भी) — 52368.75 918.75

(2) नाम हेडिन्दा —

(3) कुल बकाया —

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

बि स मु (राजस्व) — 2011

916 [illegible] 819/2012-13

15-9-12

राजस्व एवं भूमि सुधार विभाग,बिहार सरकार
राजस्व एवं भूमि सुधार विभाग,बिहार सरकार

बिहार भूमि

प्रपत्र-XIV ख

(देखें नियम-10)

ऑनलाइन
Running Unique No.: **0557173755**
(Receipt No.)

लगान रसीद

जिला:- **Patna**	अंचल:- **Patna Sadar**
हल्का:- **Bankipur**	मौजा :- **लोहानीपुर**
जमाबंदी स0:- **2303** भाग वर्तमान:- **20** पृष्ठ संख्या:- 676	मौजा/थाना स0:- **2/6**
जमाबंदी रैयत का नाम:- **कुमार बृजनंदन सिंह** अभिभावक का नाम:- **स्व. सचिदानंद प्रसाद सिंह**	पता:- **EAST LOHANIPUR , PATNA**

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
85	294	0 एकड़ 45.5 डिसमील 0 हैक्टेर

सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	10.00	70.00	10.00	0.00	80.00	2013-2014 से 2020-2021
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	101.50	14.50	0.00	120.00	2013-2014 से 2020-2021
कुल	24.50	171.50	24.50	0.00	200.00	2013-2014 से 2020-2021

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	70.00	10.00	80.00	2013-2014 से 2020-2021	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	101.50	14.50	120.00	2013-2014 से 2020-2021	
कुल	171.50	24.50	200.00	2013-2014 से 2020-2021	

कुल बकाया-200.00

वसूल की गयी राशि शब्दों में- Two Hundred Rupees **तिथि- 08-09-2020**

यह एक कम्पयुटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नही किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

Print

बिहार भूमि

राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

पपत्र-XIV ख

(देखें नियम-10)

ऑनलाइन
Running Unique No.: **0681095641**
(Receipt No.)

लगान रसीद

जिला:- **Patna**	अंचल:- **Patna Sadar**
हल्का - **Bankipur**	मौजा :- **लोहानीपुर**
जमाबंदी स0:- **2304** भाग वर्तमान:- **20** पृष्ठ संख्या:- **680**	मौजा/थाना स0:- **2/6**
जमाबंदी रैयत का नाम:- **अमरजीत कुमार सिन्हा** अभिभावक का नाम:- **स्व. अचुनन्द प्रसाद सिन्हा**	पता:- **EAST LOHANIPUR , PATNA**

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
85	294	0 एकड़ 45.5 डिसमील 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	10.00	70.00	10.00	0.00	80.00	2013-2014 से 2020-2021
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	101.50	14.50	0.00	120.00	2013-2014 से 2020-2021
कुल	24.50	171.50	24.50	0.00	200.00	2013-2014 से 2020-2021

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	70.00	10.00	80.00	2013-2014 से 2020-2021	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	101.50	14.50	120.00	2013-2014 से 2020-2021	
कुल	171.50	24.50	200.00	2013-2014 से 2020-2021	

कुल बकाया-200.00

वसूल की गयी राशि शब्दों में- Two Hundred Rupees

तिथि- 08-09-2020

यह एक कम्पयुटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नही किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

Serial No. 10692 Circle:-:Patna Book No. :- 1 Deed No. 10279

Serial No. 10692 Deed No. 10279

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

This document was presented for registration on 14/08/2021 by **Kumar Brijnandan Singh**
A stamp duty of Rs. **8331000/-** and other fees of Rs. **101000/-** 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. 10279 in Book No. **1**, Volume No. **257** on pages from **290** to **314** and has been preserved in total **25** pages vide D. No. **37** / Year **2021**

14/8/2021

Signature with Date
(**Dhananjay Kumar Rao**)
Registering Officer, **Patna**

Date: 14/08/2021 Token No: 10842 /2021

10842/21

दस्तावेज की जाँच किया एवं दस्तावेज में अंकित वर्णित विवरणी से संतुष्ट पाया।
14/8/2021
(अरुण कुमार महाराज)

SCANNED BY

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Patna on this 12th day of August,2021.

BETWEEN

1. **KUMAR BRIJNANDAN SINGH**, (Age 71 years approx) Son of Late Sachidanand Kishore Prasad Sinha, resident of behind Shiv Shakti Apartment, Kankarbagh Main Road, P.S. Kankarbagh, Patna-800020, Town and District Patna, Caste- Rajput, Occupation- Advocate, Nationality-Indian.

PAN- **ARJPS8540F**
Aadhar no.-**7831 8943 2662**
Mobile-7541816077

Amarjeet Kumar Singh 12/8/21

2. **DR. PUSHKAR ANAND** (Age 38 year approx) Son of Kumar Brijnandan Singh, resident of behind Shiv Shakti Apartment, Kankarbagh Main Road, P.S. Kankarbagh, Patna-800020, Town and District Patna, Caste- Rajput, Occupation- Doctor, Nationality-Indian.

PAN- **ANGPA2028M**
Aadhar no.-**3716 9197 2359**
Mobile-7541816077

CRATUS [illegible] INFRA LLP
Rajiv Agarwal
PARTNER
12/8/21

इसरा पंजी में दर्ज नहीं है।

14/8/21

Kumar Brijnandan Singh
12-8-21

12/8/21

District Registry Office,Patna

Token Number 10842 | Reg. Year 2021 | Serial Number 10692 | Deed Number 10279

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajiv Agarwal (Partners)						
Sig.	Rajiv Agarwal 14/8/21						
Executant	Amarjeet Kumar Singh						
Sig.	Amarjeet Kumar Singh 14/8/21						
Presented By	Kumar Brijnandan Singh						
Sig.	Kumar Brijnandan Singh 14-8-21						
Executant	Kumar Brijnandan Singh	× Photo	× Thumb	× Index	× Middle	× Ring	Little
Sig.	Kumar Brijnandan Singh 14-8-21						
Executant	Pushkar Anand (Dr.)						
Sig.	Pushkar Anand 14/8/21						
Identified By	Rahul Kumar Agarwal						
Sig.	Rahul Kr. Agarwal 14/8/21						

Kumar Brijnandan Singh
12-8-21

आदेशानुसार प्रारूपक/क्रेता/विक्रेता द्वारा दिखाये गये भूमि/संरचना मौजा/महल्ला ककड़वाग थाना/~~वार्ड नं०~~ 06 होल्डिंग नं० ~~XX~~ अन्तर्गत ~~प्रखण्ड~~ सदर रोड का दस्तावेज में वर्णित चौहद्दी उ० ककड़वाग द० P.C. Colony पू० कुमार गीत प० Land के अनुसार स्थल जांच किया गया। जांचोपरान्त वर्णित चौहद्दी के अनुसार उक्त भूखण्ड पर भूमि/संरचना खाली परती ~~वर्णित~~ पाया जो ~~आवासीय/व्यावसायिक~~ प्रधान/~~मुख्य/शाखा~~/सड़क पर अवस्थित पाया गया है।

संतोष कुमार
प्रधान लिपिक
जिला निबंधन कार्यालय, पटना



3. **SRI AMARJEET KUMAR SINGH,** (Age 38 years approx) Son of Late Achyutanand Singh, resident of 305, Block-F, Sant Vihar Apartment, East Lohanipur, Patna-800003, P.S. Kadamkuan, Town and District Patna, Caste- Rajput, Occupation- Business, Nationality-Indian.

PAN- **AQBPS7346C**

Aadhar no.-**3963 8102 7332**

Mobile-7783865549

All the above named parties hereinafter referred to as the **"Land Owners"**. All the above named parties hereinafter referred to as the "FIRST PART" (which expression shall unless it be repugnant to the context or meaning thereto mean and include their legal heirs, administrators, Legal representatives or successors,) of the FIRST PART.

AND

M/S CRATUS PARAAK INFRA LLP, a Partnership firm, constituted under the provisions of Limited Liability Partnership Act, 2008, vide LLPIN: AAT-7641 having its registered office at 402, Om Shree Apartment, Chajjubagh, Patna-800001, P.S. Kotwali, Town and District- Patna, represented through one of its Partners ***SRI RAJIV AGARWAL***, (Age 45 years approx) Son of Sri Shankar Lal Agarwal, resident of 402, Om Shree Apartment, Chajjubagh, Patna-800001, P.S.- Kotwali, Town and District Patna, Caste- Marwari, Occupation- Business, hereinafter called and referred to as the "BUILDER / DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereto mean and include its administrators, legal representatives or successor-in-interest) of the SECOND PART.

PAN-**AAQFC3510M**

Mobile-8521893194

WHEREAS, the property to be developed, fully described in Schedule-I of this Development Agreement, measuring an area of 91 (Ninety One) decimals equivalent to 29.12 Katha, little more or less, pertaining to Cadastral Survey Plot Nos. 294, Khata No. 85, Khewat No. 04, Tauji No. 387, under Thana No. 06, Situated in Mauza- Lohanipur, now known as Kankarbagh Main Road,

Amarjeet Kumar Singh 12/8/21

Khuwan Bijaya Sinha 12-8-21

CRATUS PARAAK INFRA LLP
Rajiv Agarwal
12/8/21
PARTNER

Partner Seal. 12/8/21

P.S. Kankarbagh, Town and District Patna. The details of aforesaid land is fully described in Schedule-I of this deed of Development Agreement.

WHEREAS, out of 91 decimals of land, 45.5 decimals land belong to landowner no.1 & 2 namely Kumar Brijnandan Singh and Dr. (Sri) Pushkar Anand and the remaining 45.5 decimals land belongs to land owner No.3 Sri Amarjeet Kumar Singh.

WHEREAS, the aforesaid property originally belonged to Babu Sachidanand kishore Prasad Sinha. Sri Suraj Prasad Singh, the father of Babu Sachidanand Kishore Prasad Sinha, acquired altogether 6.2 Acares of land, pertaining to Cadastral Survey Plot No.294, in the name of his minor son Babu Sachidanand Kishore Prasad Sinha under a registered deed of permanent settlement dated 26/05/1941 (document executed on 22/05/1941) vide deed no. 2762, entered in Book No.1, Volume No. 39, pages from 45 to 54, registered at Registration office Patna, from Khan Bahadur Syed Mohammad Ismile @ Hajjan Nawab, Son of Late Syed Asgar Hussain.

WHEREAS, the said Suraj Prasad Singh had two sons namely Babu Sachidanand Kishore Prasad Sinha and Sri Achyutanand Singh. The land owner No.1 & 2 are the son and grandson of Babu Sachidanand Kishore Prasad Singh respectively. Sri Achyutanand Singh has one son namely Sri Amarjeet kumar Singh i.e. land owner no.3.

WHEREAS, in the year, 1973, Sri Achyutanand Singh filed a Title Partition Suit bearing No. 124 of 1971 before, the Sub.judge-1st, Patna, against Sri Suraj Prasad Singh, Babu Sachidanand Kishore Prasad Sinha, Kumar Brijnandan Singh and Smt. Nouratan kuer, wife of Suraj Prasad Singh. Subsequently, all the parties of the suit amicably settled their disputes out side the court and accordingly jointly filed a compromise petition on 22nd day of February, 1974. The learned court accepted the said compromise petition and accordingly passed a compromise decree

Amarjeet Kumar Singh
12/8/21

Kumar Brijnandan Singh
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PARTNER
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on 26th day of March, 1974 and the said compromise petition was made part of the compromise decree.

WHEREAS, as per the terms and conditions of the said compromise decree, 45.5 decimals of land, pertaining to part of Plot no 294 allotted to Sri Achyutanand Singh and 45.5 decimals land allotted to Kumar Brijnandan Singh. Subsequently, both the parties took possession of their respective allotted land.

WHEREAS, Achyutanand Singh, father of landowner No.3, died on 12.12.2002 leaving behind his son Sri Amarjeet Kumar Singh, who after the death of Achyutanand Singh inherited the aforesaid 45.5 decimals of land by the right of survivorship and inheritance and after the death of Sachidanand Kishore Prasad Sinha on 20.09.2010, father and grandfather of land lord no. 1 & 2, leaving behind his only son Kumar Brijnandan Singh and grandson Dr. Pushkar Anand Singh, who have inherited the aforesaid 45.5 decimal of the land by the right of survivorship.

WHEREAS, subsequently, in the year, 2012; both Kumar Brijnandan Singh and Sri Amarjeet Kumar Singh jointly filed a Mutation Case bearing No. 819/4 of 2012-13 before Circle Officer, Patna Sadar, to get their names mutated and to fix the ground rent. After hear and obtaining Halka Karamchari report, the Circle officer, Patna Sadar by its order dated 11/09/2012 fixed the ground rent of the aforesaid land and also permitted to get the names of the applicants mutated in government records, with respect to their respective land. A fresh Jamabandi has been created in the name of Kumar Brijnandan Singh bearing Jamabandi No. 2303, Part-20, page No.675 and a separate Jamabandi has been created in the name of Sri Amarjeet Kumar Singh vide Jamabandi No. 2304, Part-20, page No.680 and both the above named landowners are paying ground rent to the State of Bihar through Circle office and accordingly rent receipts are being issued in their respective names for their respective land.

Kumar Brijnandan Singh
12-8-21

Amarjeet Kumar Singh
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Rajiv Agarwal
12/8/21
PARTNER

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WHEREAS, the above named landowners expressed their desire to develop and construct a commercial cum residential multistoried building complex over the Scheduled property, fully mentioned in First Schedule of this development agreement.

WHEREAS, when the above named Second part came to know the desire of the landowners, they approached the landowners and showed their willingness to develop and construct a commercial cum residential multistoried building complex over the Scheduled land by adhering to all the applicable law, Rules, bye-laws including the mandates of the Real Estate (Regulation and Development) Act, 2016. The landowners considered the request of the developer and agreed to develop the scheduled land through the above named developer. During negotiation, the landowners represented and declared that :-

(A)

(i) The Scheduled property is under their exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.

(ii) The landowners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) No notice or notification for acquisition/requisition under any of the statutes of the past or presently in force have been received, served or passed by the Patna Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) There are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) The landowners have not entered or executed any agreement for sale or development with respect to

Kumar Brijmohan Singh
12-8-21

Amarjeet Kumar Singh
12/8/21

CRATUS PARAAK INFRA LLP
PARTNER
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the Scheduled property or any part thereof in past or present in favour of any third party.

(B) And whereas, the landowner got interested to construct a commercial cum residential multi-storied building complex on the said property and acquire built up area in the shape of Units, parking spaces, etc. as consideration for the value of the land.

(C) The aforesaid developer, offered to develop and construct at its own cost, a commercial cum residential multi-storied building complex on the said property of the land (hereinafter referred to as the said building) and the landowners agreed to acquire Units and other built-up area of the said building as consideration for the part of the said property.

(D) As a result of the negotiations between the parties hereto and on the representation and declarations made by the landowners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) The aforesaid landowners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to develop the Scheduled property, who hereby accepts from the Landowners the exclusive right, possession and license to develop the said property, fully described in the First Schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land as given in First Schedule of this agreement shall be handed over to the developer by the landowners for construction of a commercial cum residential multi-storied building complex after registration of the project under the provisions laid down in the Real Estate (Regulation and Development) Act, 2016 and the entire cost to be incurred for construction of the same shall be borne and paid by the Developer. The developer will construct the proposed

Amarjeet Kumar Singh
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CRATUS PARAAK INFRA LLP
PARTNER
12/8/21

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building as per the sanctioned building plan of the competent authority.

(3) It is also agreed between the parties that within 03 (Three) month from the date of execution and registration of this Development Agreement, the Developer shall prepare a building plan or drawing through a registered architect and will submit the same with the competent authority for its approval in its own name and signature for the entire land but all the expenses to be incurred to get the building plan approved shall be borne and paid by the developer. The architect shall make plan, lay out plans of the multistoried building and all floors with specifications and as required under law. The developer shall provide a building plan to the landowner. The papers to be required for approval of the said building plan shall be provided by the landowners.

A That it is agreed by the parties that the developer shall develop the project in accordance with the approved lay-out plans, floor plans and specification. The developer undertakes to strictly abide by such plans and the bye-laws of Patna Municipal Corporation building Rules and Regulation, FAR and density norms and shall not make any variation/ alteration, modification in plans otherwise in the manner prescribed under law.

(4) The Developer and the landowners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by the competent authority on the said property, whose built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by and between the parties.

(5) That after securing building plan from the competent Authority, the developer shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016, at its own cost and expenses. The land owner shall extend all co-operation to the developer by providing all papers, which are in its possession, required consent letter, Authority Letter etc.

(6) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon

Abhijeet Kumar Singh
12/8/21

Laxman Briman Singh
12-8-21

CRATUS PARAAK INFRA LLP
Rajiv Agarwal
12/8/21
PARTNER

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and give peaceful vacant possession of the land owner's area/ share to the land owner within **36 (Thirty Six) months** from the date of sanction of the building plan or from the date of handing over the vacant possession of the scheduled land, which ever is later. In case the builder fails to complete the construction work within the stipulated time as mentioned above, then the landowners will provide **06 (Six) months** more time to the developer as grace period.

(7) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the construction work, it would be seen and judged mutually by the land owner and the Developer.

(8). It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 05 of this development agreement. However, if the construction work remains stopped for three months in continuation (excluding force majeure recited in para No. 7, above), and on account of willful abandonment of work by the developer then in that event the landowners may opt to terminate the agreement and there after the provision of the Real Estate (Regulation and Development) Act, 2016 shall be applied for completion of project at the behest of the landowner.

(9) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before the court of law for the same. The Land owner will not be responsible for the same in any way.

(10) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection,

Pawan Kumar Singh
17-8-21

Abhijeet Kumar Singh
17/8/21

CRATUS PARAAK INFRA LLP
PARTNER
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electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Landowners and other inmates of the building.

(11) That the landowners hereby declare and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The land owner has not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

(12) The name of the proposed multistoried building complex shall be **"THE SUN SQUARE"** or any other name as the parties mutually agreed upon.

(13) That the developer agreed to hand over **30%** (Thirty percent) of the total built up area to the land owners and the remaining **70%** (Seventy percent) of the total built-up area would be retained by the developer and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. It is agreed between the parties that the developer will first hand over the vacant possession of the land owners' share to the landowners with all amenities and then only they hand over possession to its purchasers but the developer may enter into an agreement for sale with its intending buyers soon after execution and registration of this development agreement and after registration of the project under the Real Estate (Regulation and Development) Act, 2016.

The details of share to be given each members of the First part are as follows :-

Sl. No.	Name of the parties.	Shares to be given.
(i)	Kumar Brijnandan Singh	7.50 % of the total built-up area.
(ii)	Dr. Pushkar Anand Singh	7.50 % of the total built-up area.
(iii)	Amarjeet Kumar Singh.	15% of the total built-up area.

Amarjeet Kumar Singh 12/8/21

Kumar Brijnandan Singh 12-8-21

CRATUS PARAAK INFRA LLP
Rajiv Ranjan
12/8/21
PARTNER

12/8/21.

(14) That the landowners will retain **30%** (Thirty percent) of the total built-up area in shape of complete Units with proportionate share in land attributed to each unit and car parking spaces in consideration of cost of land with an absolute, right, title and interest over the same and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. However in the commercial area i.e.(Ground Floor and First Floor) the developer agreed to hand over **50%** (Fifty percent) of the total built up area to the land owners and the remaining **50%** (Fifty percent) of the total built-up area would be retained by the developer and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. The parking of residential and commercial area shall be retained in proportion of the respective area distribution.

(15) That similarly, the developer will retain **70%** (Seventy percent) of the total built-up area in shape of Units with proportionate share in land attributed to each unit and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

(16) That the parties concerned will sell, alienate or enter into an agreement for sale with respect to their respective allocated share only after execution of the proposed distribution agreement.

(17) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties. In case of any doubt, the architect will take exercise to measure

Bhuwan Bhushan Singh 12-8-21

Amarjeet Kumar Singh 12/8/21

CRATUS PARAAK INFRA LLP
Rajiv Agrawal
12/8/21
PARTNER

12/8/21.

the built-up area and common service area in presence of both the parties or their authorized representative.

(18) The Landowners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various primary development works as stipulated in this agreement. The land owner agree to hand over the scheduled land immediately after execution and registration of this development agreement after registration of the project under the Real Estate (Regulation and Development) Act, 2016.

(19) That the developer shall develop the said property themselves at its own costs and expenses and efforts and will be responsible for the development of the said land, but the landowners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as per advice of Architects.

(20) That the Landowners are entitled to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Land owners find that the materials to be used for construction is not up to the mark and not of good quality then the landowners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, the landowners will not force to stop the construction work, if the developer do the work as per agreement and by adhering all related law and using standard material and good workmanship.

(21) From the date of delivery of possession of the landowners' area to the landowners or their allottees and the Developer and /or its allottees landowners and for their allotted and the developer or their alloted shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by in this regard.

(22) The Landowners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or

Kumar Brijpal Singh 12-8-21

Amarjeet Kumar Singh 12/8/21

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PARTNER
12/8/21

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otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Landowners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property save and except as provided in these present.

(23) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS out of and from the Developer's area in the said building and which does not form part of the landowners' area, whenever required by the Developer by adhering the provision laid down under the Real Estate (Regulation and Development) Act, 2016.

(24) Similarly the landowners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the landowners' area in the said building and which does not form part of the Developer's area.

(25) That the material to be used for construction of proposed multistoried building complex and its specifications are clearly mentioned in Schedule-II of this development agreement and it will be treated as part of the development agreement.

(26) After the Registration of this Development Agreement and after registration of the project under the Real Estate (Regulation and Development) Act, 2016, the landowners and the Developer shall be entitled to sell or enter into agreement for sale their respective shares directly to its prospective buyers or any financial institution by following provisions of RERA.

(27) That after the completion of the construction of the building project, the developer/promoter/landowners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Ownership Act, 2006 coupled with RERA.

Kumar Brijmohan Singh
12-8-21

Amarjeet Kumar Singh
12/8/21

CRATUS PARAAK INFRA LLP
Rajiv Agarwal
12/8/21
PARTNER

12/8/21

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That the developer will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the land owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the land owner's area to the land owner, except mortgage of the Landowners' share/area with any Bank(s) or financial Institution(s) for obtaining loan from any Bank or any financial Institution for the development of the project.

(B) The Developer can obtain loan from any Bank or any financial Institution for the development of the project only and also require landowners to mortgage Landowners' share/ area with any Bank(s) or financial Institution(s). The Developer shall however, be primarily responsible for such loans and shall always keep and hereby keeps the landowner indemnified in this respect.

(C) To indemnify the landowners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon and / or for contravention, breach of any law, Act, Statute, Rules and bye-laws.

(D) That it is also agreed between the parties that the parking space will not to be sold to any outsider or stranger other than the inmates of the building.

(E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the landowners till the date of handing over the vacant possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Landowners' area/ share to the Land owners.

(F) After the delivery the landowners' area/ share to the landowner all out going in respect of the said property and the said building thereon shall be borne and paid by the landowners and the Developer and their nominees

Received on Behalf of Singh
12-8-21
Amarjeet Kumar Singh
12/8/21

CRATUS PARAAK INFRA LLP
Rajiv Aggarwal
12/8/21
PARTNER

12/8/21

separately and proportionately in proportion to their respective share in the total Super built-up area.

(G) The landowners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Competent Authority, the same may be constructed by developer at its own costs and expenses and the extra area/construction will be distributed in the same ratio as mentioned above.

(H) The landowners will deliver to the developer and/or its duly authorized representative, photo copies of all original title deeds documents and papers relating to the said property for complete examination of the landowners' title thereto and the landowners agree to co-operate with the developer in such examination of the landowners' title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(I) The developer shall be entitled to retain only photocopies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the landowners for inspection whenever required by the developer. However, after completion of the building/ project, finally all the original documents shall be handed over to the association or maintenance agency.

(J) The developer and/or the landowners may form as it deems proper, a Co-operative housing society/ association of persons, and body corporate etc. for maintenance of the common service area of the building and all the unit holder including the landowners will be members of such housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owners' association of the apartment for the maintenance and management of the entire building complex, except the internal part of units. The component of land will be conveyed to such society, association

Laxman Singh 12-8-21

Amarjeet Kumar Singh 12/8/21

CRATUS PARAAK INFRA LLP

12/8/21 PARTNER

12/8/21.

at the time of registration of unit (s) of the multistoried building.

(K) The common area shall be jointly owned by the landowners and the developer of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No inmates of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.

(L) The Parties agree that in case any fine or penalty/ fee is imposed on the said building for any breach of law and for any alleged deviation from the sanctioned plan and/or excess construction of the built-up area then the same shall be borne and paid by the developer alone. The landowner shall have no liability or responsibility for the same.

(M) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchaser(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(N) That the landowners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer in the scheduled property or claiming his/her right, title or interest on and over the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter in between the landowners and such person(s) and in this respect the landowners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.

(O) That in case of any dispute or differences between the parties arising out or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator(s) appointed by both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act,

1 Laxman Biswas Singh 12-8-21

Amarjeet Kumar Singh 12/8/21

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Rajiv Ranjan
12/8/21 PARTNER

12/8/21

1996 as amended from time to time. Sitting place of arbitration will be at Patna.

(P) That the courts of Patna, Bihar, shall have the exclusive jurisdiction over all the matters or dispute arising in respect of and from this agreement.

(Q) That after execution and registration of this development agreement the company, *Cratus Paraak Infra LLP*, has committed to pay a sum of rupees ***Five crores*** (5 crores) to the landowners as non refundable deposit failing to do so within six months from the execution of this agreement will make the agreement null and void.

IN WITNESS WHEREOF, all the parties of this development agreement put their respective signatures on the day month and year first above mentioned in presence of under signed witnesses.

WITNESSES :-

1. RAHUL KR. AGARWAL
S/o - S.K. AGARWAL
FRAZER RD.
PATNA - 01
7488047912

Kumar Brijnandan Singh 12-8-21
(Kumar Brijnandan Singh)

Pushkar Anand 12/8/21
(Pushkar Anand)

2. SHOMIL AGARWAL
S/o - RAJIV AGARWAL
CHAUBACH
PATNA - 01

Amarjeet Kumar Singh 12/8/21
(Amarjeet Kumar Singh)
PAN-
Mobile-

SIGNATURE OF THE LAND OWNERS

CRATUS PARAAK INFRA LLP
Rajiv Agarwal
12/8/21 PARTNER

SIGNATURE OF THE DEVELOPER/BUILDER

Drafted as per instruction of the Parties,

J. Ahmad Enr-no- 317/13
(Javed Ahmad)
Advocate
C.B.A., Patna.

Printed By:-
Sanoj Kumar
(Sanoj Kumar)
G-14,A.H.Complex
(Kotak Mahindra Bank Campus)
Exhibition Road, Patna.

SCHEDULE-1

LOT-I

Details of Property Owned by Land owner No.1 & 2.

All that piece and parcel of vacant land measuring an area of **45.5** decimals equivalent to 14.56 Katha, little more or less, pertaining to Part of Cadastral Survey Plot Nos. 294, Khata No. 85, Khewat No. 04, Tauji No. 387, under Thana No. 06, Situated in Mauza- Lohanipur, now known as Kankarbagh Main Road, (Old Bye Pass Road), Thana Code-**373**, P.S. Kankarbagh, Town and District Patna. Sub. and Sadar Registry office Patna, within the limit of Patna Municipal Corporation, Circle Office- Patna Sadar, Vide Jamabandi no.2303, Bhag Wartman-20, Page no.- 676 of year 2020-2021, which is bounded and butted as follows :-

BOUNDARY :-

North - Kankarbagh Main Road,
South - P. C. Colony,
East - Land of land owner No.3 (Amarjeet Kumar Singh),
West - Land of above named land owners (01 to 03).

Total Govt. value of the Land is Rs. ***18,20,00,000/-***

LOT-II

Details of Property Owned by Land owner No.3.

All that piece and parcel of vacant land measuring an area of **45.5** decimals equivalent to 14.56 Katha, little more or less, pertaining to Part of Cadastral Survey Plot Nos. 294, Khata No. 85, Khewat No. 04, Tauji No. 387, under Thana No. 06, Situated in Mauza- Lohanipur, now known as Kankarbagh Main Road, (Old Bye Pass Road), Thana Code-**373**, P.S.- Kankarbagh, Town and District Patna. Sub. and Sadar Registry office Patna, within the limit of Patna Municipal Corporation, which is bounded and butted as follows :-

BOUNDARY :-

North - Kankarbagh Main Road,
South - P. C. Colony,
East - Satyawati Complex,
West - Land of land owner No.1 & 2.

Total Govt. value of the Land is Rs. ***18,20,00,000/-***

Amarjeet Kumar Singh 12/8/21

CRATUS PARAAK INFRA LLP PARTNER 12/8/21

सभी प्रकार के रोक से मुक्त पाया

जाँच लिपिक 14/8/2021

14/8/21

VALUATION OF PROPERTY/LAND

1. Total Area of Land 9.1 decimals equivalent to 29.12 Katha, under Thana Code No.**373**,
2. Govt. Value of the Land **40,00,000/-** per decimal

i.e. Total Govt. value of the Land is Rs. ***36,40,00,000/-***
Total Value of the Boundary wall is Rs. ***25,00,000/-***
Non Refundable amount is Rs. **5,00,00,000/-**
i.e. Total Stamp duty is being paid on the Total Value of Rs. ***41,65,00,000/-***

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaiser-e-hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor/land owners of this deed shall be liable and responsible for the same.

ANNEXURE-I

Features and General Specification of flats.

BUILDING FOUNDATION Earth Quake resistance.

STRUCTURE Structure will consist of group pile foundation. The design will depend on load and will be done according to the structure design. All the structure including piling, column casting and roof slab casting will be done in grade M20 & M15 according to the requirement of the design.

BRICK WORK First class brick or First quality locally available will be used. All the walls of 5 inches thickness.

PLASTER WORK The plaster work will also be done using J.P./ Birla Gold/ Prism/ Ultratech/ Lafarz Cement of M43 Grade.

BALCONIES May have safely walls up to 3'-6" height with brick + steel grill work.

INTERNAL WALL All internal walls shall be finished with good quality over proper base preparation of J.K./ Birla wall putty.

EXTERNAL WALLS All external walls shall be covered with putty and 02 coats of branded all weather coat paint.

CRATUS PARAAK INFRA LLP
Rajiv Agrawal
12/8/21
PARTNER

12/8/21

Amarjeet Kumar Singh
12/8/21

BORE HOLES Boring and Tube well of adequate capacity CROMPTON / KBS or equivalent make submersible pump connected to adequate capacity underground/overhead storage tank for uninterrupted water supply to all flats.

STAIRS The flooring of the stairs will be done in Marble and 5.5 feet height steel railing will be provided.

LIFT Provision of one Lift of a standard company (KONE or JOHNSON or OTIS OR Equvalent) of 06 passengers' capacity will be installed.

FLOORING : Marble flooring in all the area of the flats.

WINDOWS Aluminum sliding fittings with black glass.

CHOWKHATS Door frame of sal wood.

MAIN DOOR Flash Door 30 mm with brass fittings, Locks, Latches of reputed mark.

OTHER DOORS 30 mm thick ISI mark fabricated water proof ply board of factory made, Sal wood chowkhat of Malesia.

KITCHEN

a) Flooring vitrified tiles.
b) Working platform-green marble (16 mm).
c) Dado-2" high ceramic tiles.
d) Sink : stainless steel sink with suitable hot and cold water tap fittings.
e) Aqua Guard point provision.
f) Provision for exhaust fan/ fresh air fan point to be 5A Socket.

DINNING SPACE Provision of one wash basin in related space.

BATHROOM/ TOILET :

a) Flooring- ceramic tiles mat finish.
b) Walls- Ceramic tiles up to 07 feet height.
c) Sanitary white glazed vitreous sanitary ware of ISI mark (Hindware / Parryware or equivalent).
d) Fittings -fittings of ESSCO MARC or equivalent.
e) Cistern -PVC cistern in white colour.
f) Washing Machine point provisions.
g) Geezer point provision with suitable electrical connection for each flat (Only for Master Bedroom)..
h) Fresh air fan point provisions in each bathrooms.

ELECTRICAL WORK :

a) All internal wiring in concealed conduits with copper wires of ISI Marks.

CRATUS PARAAK INFRA LLP
PARTNER
12/8/21

12/8/21

Amarjeet Kumar Singh
12/8/21

b) All electrical modular switches and accessories of General ANCHOR/ make or equivalent.

c) Separate meter provision for utilities and common space electrification.

T.V./Telephone One T.V. point and one telephone plug pin provided in the Drawing hall and one bed room.

CABLE Cable point to be provided in the Drawing hall & , master bed room.

PLUMBERING All internal area shall be concealed with PVC pipe and Babcock, Angle cook, pillar cook with jackware/ Hindware/ Parco brand and wash basin, Indian pain and commode Pairbear/ Hindustan/ Hindware brand/ ESSCO MARC or equivalent.

PARKING Clazy flooring/ equivalent tiles with adequate lighting.

GENERATOR Good quality branded silent Generator (Mahindra/ Kirloskar/ Swaraj/ Escort/ Lilan or equivalent) with adequate capacity for stand by Power supply together with canopy 300 watt Power Back-up to each flats from Generator.

TRANSFORMER If required and permitted from PESU will be installed.

INTERCOM Intercom facility provided in each flats with reception counter at Security Guard station.

NOTE : (1) The specification are tentative and subject to minor modification.

(2) In case of any changes desired by the buyer with any changing to above mentioned items such as Electrical, Flooring, tiles etc. of their choice, the difference amount will be paid to the Developers.

Amarjeet Kumar Singh
12/8/21

CRATUS PARAAK INFRA LLP
Rajiv Agarwal
12/8/21 **PARTNER**

Amarjeet Kumar Singh 12-8-21

Tulsi Ram
12/8/21.

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. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 7330000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 8432000/-

Registration Fee

FEE PAID

A1	0	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	100000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		100000

LLR + Proc Fee		Service Charge
LLR	0	1000
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 101000

Registering Officer
Patna

Date: 14/08/2021

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 12th August 2021 by Kumar Brijnandan Singh S/O-Late Sachidanand Kishore Prasad Singh by profession Others. Status - Executant

Registering Officer
Patna

Kumar Brijnandan Singh

Signature/L.T.I. of Presentant 14-8-21 **Date:14/08/2021**

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rahul Kumar Agarwal' age '34' Sex 'M', 'S/O-Sawar Kumar Agarwal', resident of 'R/O-Flat No.-201, Sundram Block, Mansarovar Garden, Sinha Library Road, Fraser Road, Po-G. P. O., Patna (Bihar)-800001'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 14/08/2021

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 257 on pages on 290 -314, for the year 2021 and stored in CD volume No. CD-37 year 2021 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 14/08/2021

Token No. : 10842 **Year : 2021 S.No. : 10692** **SCORE Ver.4.1** **Deed No . :d No . : 10279**

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR22799025347115T
Certificate Issued Date	:	11-Aug-2021 02:17 PM
Account Reference	:	SHCIL (FI)/ brshcl01/ PATNA/ BR-PAT/ PTC
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Purchased by	:	CRATUS PARAAK INFRA LLP
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	CRATUS PARAAK INFRA LLP
Stamp Duty Paid By	:	CRATUS PARAAK INFRA LLP
Stamp Duty Paid (Rs.)	:	73,31,000(Seventy Three Lakh Thirty One Thousand only)
Reg. fee (Rs.)	:	1,00,000 (One Lakh only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	74,32,000 (Seventy Four Lakh Thirty Two Thousand only)

Stock Holding Corporation of India Ltd. PATNA

10848/21

Hemant Brijmohan Singh
12-8-21

Amarjeet Kumar Singh
12/8/21

CRATUS PARAAK INFRA LLP
Rajiv Ranjan
PARTNER
12/8/21

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Government of Bihar
e-Stamp

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Description of Document	:	Not Applicable
Property Description	:	Not Applicable
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First Party	:	Not Applicable
Second Party	:	CRATUS PARAAK INFRA LLP
Stamp Duty Paid By	:	CRATUS PARAAK INFRA LLP
Stamp Duty Paid (Rs.)	:	10,00,000(Ten Lakh only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	10,00,000 (Ten Lakh only)

Stock Holding Corporation of India Ltd. PATNA

Kumar Brijmendra Singh 12-8-21

Amarjeet Kumar Singh 12/8/21

CRATUS PARAAK INFRA LLP
Rajiv Agarwal
PARTNER
12/8/21

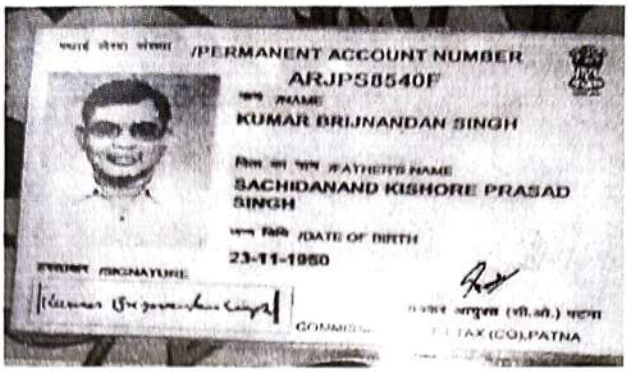
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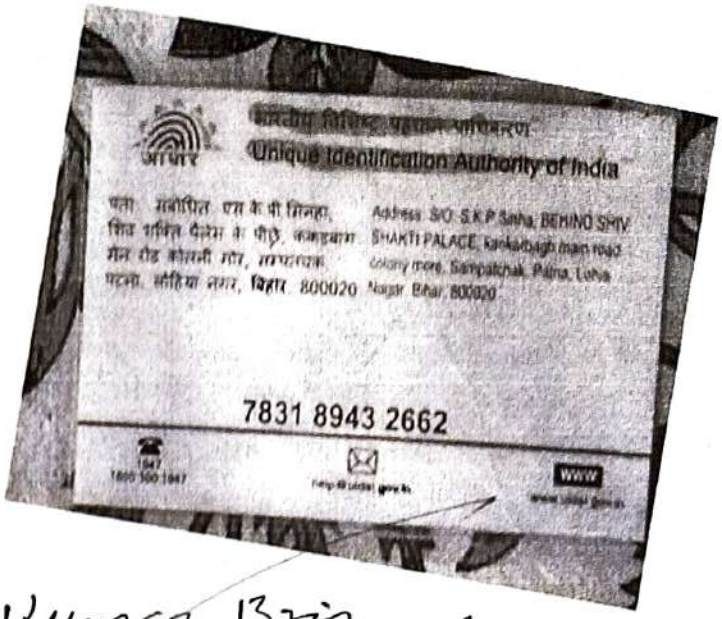
24/8/17

संतोष कुमार
प्रधान लिपिक
जिला निबंधन कार्यालय, पटना



Kumar Brijnandan Singh
12-8-21





Kumar Brimadev Singh
12-8-21



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: कुमार बृजनंदन सिंह, कंकड़बाग मेन रोड, शिव शक्ति आपार्टमेंट के पीछे, कंकड़बाग, सम्पतचक, पटना, बिहार - 800020

Address:
S/O: Kumar Brijnandan Singh, Kankarbagh main road, behind shiv shakti apartment, kankarbagh, Sampatchak, Patna, Bihar - 800020

3716 9197 2359

Aadhaar-Aam Admi ka Adhikar

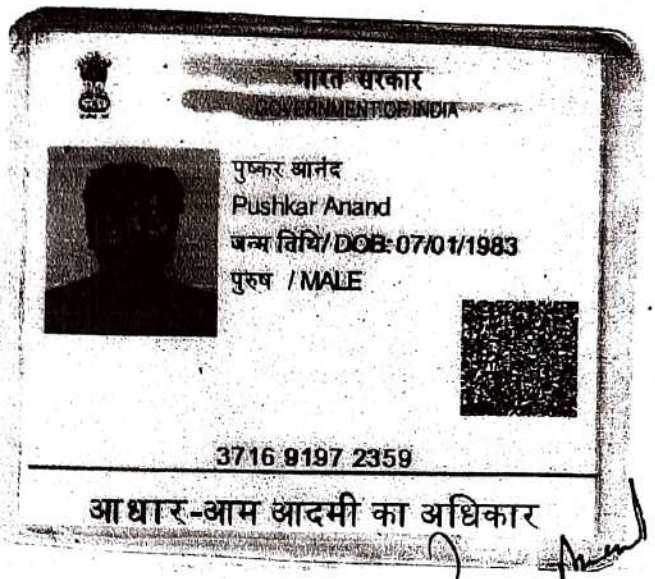


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PUSHKAR ANAND
KUMAR BRIJNANDAN SINGH
07/01/1983
Permanent Account Number
ANGPA2028M
Signature

10/8/16


भारत सरकार
GOVERNMENT OF INDIA
पुष्कर आनंद
Pushkar Anand
जन्म तिथि/ DOB: 07/01/1983
पुरुष / MALE
3716 9197 2359
आधार-आम आदमी का अधिकार


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
PUSHKAR ANAND
KUMAR BRIJNANDAN SINGH
07/01/1983
Permanent Account Number
ANGPA2028M
Signature


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACBPS7345C
नाम/Name
AMARJEET KUMAR SINGH
पिता का नाम/Father's Name
ACHYUTA NAND SINGH
जन्म की तारीख
Date of Birth
22/06/1989
हस्ताक्षर / Signature
04022020

Amarjeet Kumar Singh
Amarjeet Kumar Singh
12/8/21

[redacted]



अमरजीत कुमार सिंह
Amarjeet Kumar Singh
जन्म तिथि/ DOB: 22/09/1983
पुरुष / MALE

[redacted]

3963 8102 7332

आधार-आम आदमी का अधिकार

[redacted]

AADHAAR

[redacted] OF INDIA

पता:
संबोधित: आचयुटानंद सिंह, 305.ब्लॉक एफ़/ संतबिहार अपार्टमेंट, ईस्ट लोहनीपुर, - कदमकुआँ, फुलवारी, पटना, बिहार - 800003

Address:
S/O: Achyutanand Singh, 305.BLOCK F/ SHANT BIHAR APARTMENT, EAST LOHANIPUR, KADAMKUAN, Phulwari, Patna, Bihar - 800003

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Aadhaar-Aam Admi ka Adhikar

Amarjeet Kumar Singh
Amarjeet Kumar Singh
12/8/21



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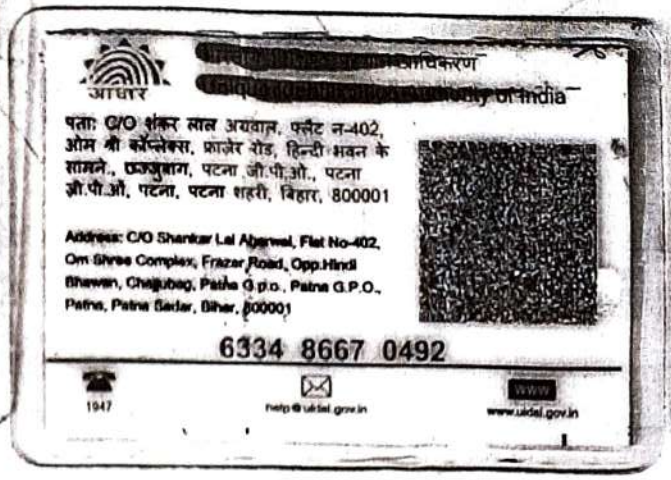
CRATUS PARAAK INFRA LLP

Rajiv Agarwal

PARTNER

12/08/2021





Rajiv Agarwal
12-8-2021



Rajiv Agarwal
12-8-2021

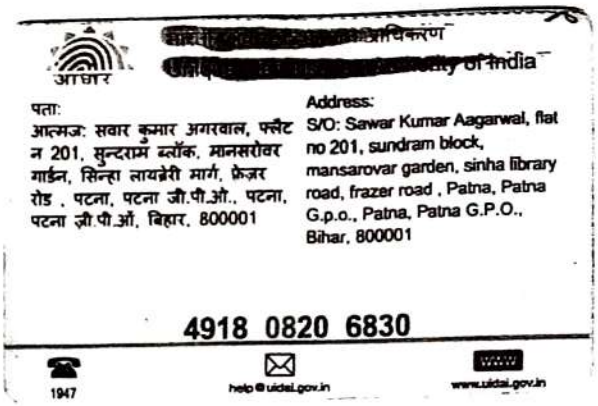


[redacted]

राहुल कुमार अगरवाल
Rahul Kumar Agarwal
जन्म तिथि / DOB : 02/03/1987
पुरुष / Male

4918 0820 6830

मेरा आधार, मेरी पहचान



[redacted]

पता:
आत्मज: सवार कुमार अगरवाल, फ्लैट न 201, सुन्दराम ब्लॉक, मानसरोवर गार्डन, सिन्हा लायब्रेरी मार्ग, फ्रेज़र रोड , पटना, पटना जी.पी.ओ., पटना, पटना जी.पी.ओ., बिहार, 800001

Address:
S/O: Sawar Kumar Aagarwal, flat no 201, sundram block, mansarovar garden, sinha library road, frazer road , Patna, Patna G.p.o., Patna, Patna G.P.O., Bihar, 800001

4918 0820 6830

1947 help@uidai.gov.in www.uidai.gov.in

पहचान

Rahul Kumar

12-8-2024