Stamp Duty under ... of West Bengal
Income Tax Act ... 1383 Cooch.
Serial No. ...
Date 17.8.51. for Examiner

17.7.84

D.F.C filed

Gandhi Sahkari Grih Nirman

SAMITI LTD. (REGD. No. 138/Pat/1982)
Shivaji Path, Yarpur,
Patna-800 001.

Gandhi Sahkari Grih Nirman Samiti Ltd. Shivaji Path, Yarpur, Patna

DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale deed is executed this 17th day of July 84 ...BETWEEN Gandhi Sahkari Grih Nirman Samiti Ltd., Patna, a society registered under the Bihar and orissa Co-operative Society Act. (Act vi 1935) having its registered office at Patna through its Secretary Shri Prahlad Singh s/o Shri Ram Ayodhya Prasad Singh (hereinafter refered to as the Society which expression shall unless excluded by or repugnant of the context mean and include its legal representative, administrator, nominee & as signs) of the ONE PART and ~~Shrimt~~ Renu Chowdhary M.No.109 a member of the above named society (hereinafter called the 'VENDEE' which expression shall unless excluded by or repugnant to the context mean and include his heirs, legal representative executors, nominees and assigns of the OTHER PART.

WHEREAS in the ordinary course of its business and in order to provide land to its members for building their residential houses thereon, the society acquired by purchase land situated at Makhdumpur Bigha District, Patna.

AND WHEREAS The society got a lay out of the said laud into plots duly approved by the General Body Meeting of the members of the society held at Patna thereby the President, Vice President and the Secretary were authorised to get to the plotting done of the land acquired or to be acquired by the society and to allot the same to respective members.

AND WHEREAS on the basis of aforesaid authority, the plots have been allotted to the members of the society by the President, Vice President and the Secretary

AND WHEREAS it is necessary that a formal registered conveyance by way of sale deed be made in favour of each member by the society, who have made full Payment towards the cost of the plot as per rate decided by the society.

NOW THIS DEED WITNESS AS HEREUNDER :

That in consideration of the sum of Rs. 30750/- Rs Thirty Thousand Seven hundred fifty only already paid by the vendee member to the society the receipt where of the society hereby acknowledges, the society transfers conveys and sells to the vendee member ~~Shree~~ Smt Renu Chowdhary W/o Dr. Ramadhar Chowdhary by way of absolute sells, free from all encumbrances, all that FREE HOLD SUB Plot No... 21 Block No... B. a part of survey plot No..... 2517..... With Structure as delineated on the plot of the society with all rights, title, interest and easements existing now or accruing thereafter for the purpose of construction on its residential house subject only to the covenants here in under entered into between the parties.

THE SOCIETY hereby covenants with vendee as hereunder :

Gandhi Sahkari Grih Nirman Samiti Ltd. Shivaji Path, Yarpur, Patna (Regd. No. 138/Pat/82)



Prahlad Singh

Prahlad Singh

17.7.84.

Prahlad Singh
S/o Late Gandhi
Sahkari Grih
Nirman Samiti
Ltd. Of Patna-1.

For Gandhi Sahkari Grih Nirman
Samity Ltd
Prahlad Singh
Secretary

Ranjit Prasad
Singh S/o Prahlad
Singh of Shrista-
wad Rd. Patna-1.
Hindu, Student.

Ranjit Prasad Singh

17.7.84.

I) THAT the society has delivered the possession of the subject of land sold to the vendee fully described in schedule below, and will do all that is necessary in law for fully and peacefully assuming its ownership and possession over the land according to true intent and meaning of those present so that the vendee may hold it and enjoy for ever without any let, hindrance and interference whatsoever.

THE VENDEE MEMBER, convenants with society as hereunder :

I. That the vendee shall always keep the society identified against all losses and payments which it may has to suffer or has to pay or make up for or on behalf of the vendee at any time in future.

II. THAT the vendee shall construct upon the plot his/her residential house in accordance with the rules and regulations of the society framed or issued from time to time and the rules and orders issued from any authority competent to do so.

III. THAT the vendee shall complete the building within Five years from the date of registration of this deed according to such plans and specifications as may be approved by the society and the concerned authorities competent from time to time and on default thereof may forfeit the plot to the society and would be entitled to the payment of the consideration only.

IV. THAT the vendee shall pay Municipal and other taxes and rent as may be payable from time to time in respect of building site allotted to him/her.

V. THAT except in the case of house building loans taken from any Government recognised agency, body, society, bank. LIC or compensation in housing scheme, sponsored by them or uuder any other provided for the purpose on such terms as may be prescribed by them, the vendee shall not sell, gift, will, or otherwise transfer the land and building thereon or both or any part thereof to any person except to his legal heirs of any degree within two years from this date any transfer contrary to this clause made shall be voidable and ineffective and the society may take suitable action in the matter or may pay to the member or his/her heirs and successors equitable and reasonable compensation to be decided by the society which shall be conclusive and binding to the member, his/her assigns and all persons claiming under him/her.

VI. THAT the vendee shall not do any act which causes any hindrance in development scheme of the society.

VII. THAT the vendee shall keep the area allotted and the house constructed over it quite neat and clean and in proper conditions.

VIII. On matters not specifically stipulated in these presents and also in case of any dispute or any question arising hereinafter at any time between the vendee, the society or any other member/membefs of the society, all such matters shall be referred to the arbitration of the executive committee or Board of any such body or authority of the society acting as such at relevant time and the decisions given thereon shall be final, conclusive and binding on the parties.

IX. That the vendee at his/her own cost construct roads, lanes drains water pipe lines and sewers in accordance with the plans duly approved in consultation with the society.

X. THAT the vendee or any member would not encroach upon any portion of the land carved out by the society for the purposes of road, park or other community purposes and in case of any such encroachment, the society shall be entitled to evict such defaulting member from the same by force and to Recover the expenses so incurred from such member.

XI. THAT the vendee shall pay Rs. 50/- each year to the society, payable by 31st March of every year towards incidental charges and on default, the society shall have full rights to realise the same together with cost and interest from the vendee.

XII. PROVIDED THAT in case of sale of the building and the Land for payment of any loan other than the Building loans aforesaid, the society shall have the right of pre emption over the property sold.

XIII. THAT the vendee shall ever remain bound by the terms and conditions as laid down in the byelaws of the society convenants and agreement entered into this DEED in respect of the land and building even if he/she withdraws from the membership of the society or is expelled from it for any reasons whatsoever and that in case of breach of any of the conditions stipulated in this deep or the byelaws of the society the vendee shall be liable to compensate the society for remedial measures taken with regard to it together with cost and interest.

XIV. THAT if at any time, any sum is required for the development of the colony, the vendee member shall pay to the society or to whom it directs, the amount which may be found by the society to be payable by the vendee member at any time in future and in case of failure or pay such demands, which shall always be deemed as a debt to this society and would be the first charge on the plot hereby transferred and building constructed thereon.

In witness where of the parties viz. GANDHI SAHKARI GRIH NIRMAN SAMITI LTD. PATNA Through the Secretary duly authorised by the General body of the society and the vendee member Shree/Smt. Renu Chaudhari ... S/O Sri Ramadhari Choudhary At Garkha P.O. Bikramganj Dist. Madhubani have set their hands on this indenture on 17th ... day of July 198 4

SCHEDULE

DETAILS OF THE PLOT SOLD :—

1. Survey plot No. 2517 Tauzi No 5240 Khata No 1321 Thana No. I.
situated at Village/Mohalla Makhdumpur Digha Digha
Patna District Patna.

4

2. Block No. ..... B ..... Plot No. ..... 21 ..... as given by the society :

3. Area of the plot allotted . 3075 ... ... Sq. feet Three Thousand Seventy five only

Katha/Decimal

Dimensions
North ... ... 60' ... ...
South ... ... 63' ... ...
East ... ... 50' ... ...
West ... ... 50' ... ...

BOUNDARY
North ... Society Road No I
South ... Society Plot No 22
East ... Society Road No 4
West ... Society Plot No 16

Certified that original and duplicate are true and extra copies of each other.

1. Witness Ramjee Prasad Singh

Address Naya tola Yarpur
Sanistabad Road Patna

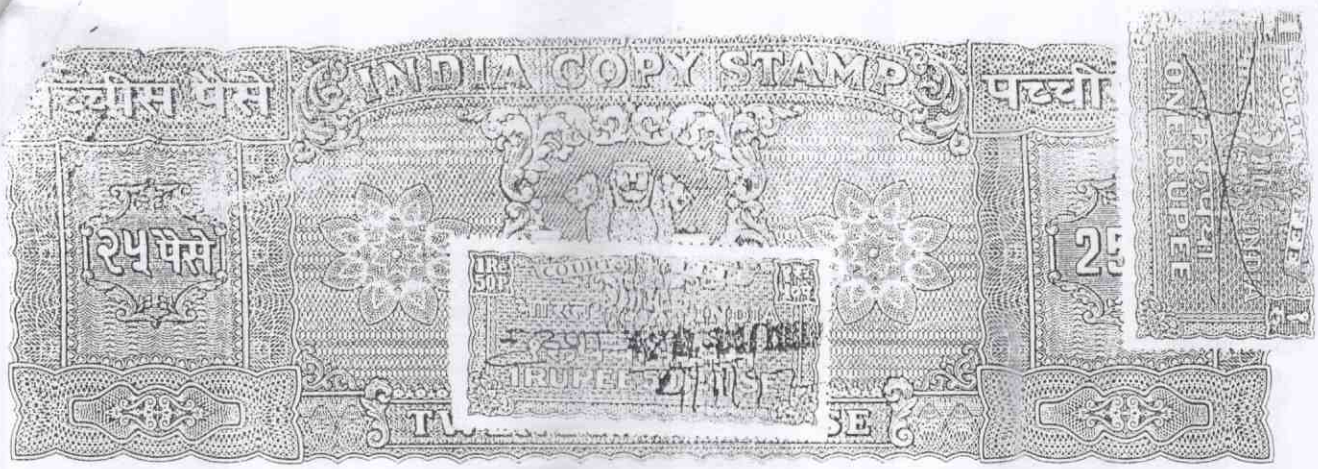
2. Witness [illegible]

Address [illegible]

For Gandhi Sahkari Grih Nirman Samity Ltd

Signature of the Secretary

Secretary



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
5/11/92 23/7/92				4/11/92

नकल वजायर आवेदक मालिक/कर्मचारी एवं अंचल निरीक्षक का ज्ञाप प्रतिवेदन। अनिवार्य खारिज वाद संख्या 1249/91-92

2च/3/V2 - श्रीमती रेणु चौधरी पत्नि उ० रामाधार चौधरी ग्राम- गढ़िया थाना ..... जिला- मधुबनी के वाद सं०- 2380 दिनांक-16-6-92 के आधार पर निर्माणाधीन जमीन पर अनिवार्य खारिज हेतु आवेदन-पत्र अनिवार्य किया है मौजा का नाम दीपा खाता सं० 2280 खेसरा सं० 1344 रकबा 2216 श्रेणी 306 कठिया मूल आवेदन-पत्र सहित कर्मचारी को अंचल निरीक्षक के माध्यम से प्रतिवेदन हेतु भेजे हैं। मौका पर सूचना जारी कर आपत्ति की मांग करें। अभिलेख दिनांक 2च/3/V2 को उपलब्ध करें।

तिरस्कार एवं अनुज्ञा किया
हस्ताक्षर
अंचल अधिकारी

हस्ताक्षर
अंचल अधिकारी

2च/3/V2 - मौका पर अभिलेख नोटिस प्राप्त हो कोई आपत्ति प्राप्त नहीं हो कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त हो उपलब्धों से आवेदक के नाम अनिवार्य खारिज करने की अनुशंसा किए हो फलतः उनके अनुरोध के आधार पर अनिवार्य खारिज स्वीकृत किया जाता है

तिरस्कार एवं अनुज्ञा किया
हस्ताक्षर
अंचल अधिकारी

हस्ताक्षर
अंचल अधिकारी

तिरस्कार

टुकला किस्त

कार्यालय कर्मी निविदा
कटिहार प्रसाद
4/11/92



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
5/37 29/4/92				4/4/92

दरीबर स्वरीज का ऑन प्रतिवेदन

हल्का-1 आंचल- रजड़ थाना अनुसंख्या- एवं थाना रजिस्टर- थाना

दरीबर स्वरीज केस नं- 1249/91-92.
मौजा- दीघा थाना- दीघा थाना नं- 1
विरुद्ध पक्ष टेप्टोसीड- दरीबर नं-2380 दिनांक 16.6.92
मुद्दा टेप्टोसीड पर आंख- - - - - मौजा नं- 2280 रकबा- 30 6/2 कॉमन
पेशा - - - - कीमत- 30,620 जमाबंदी नं- 2284

पहले का टोपिंग

पुराना हल्का नाम एवं थाना	खाता नं०	खेसरा	सरानी	रकबा	निर्णय
गाँधी स्मारक रजि० का निज थाना	1329 1346 1347 1206 1826 1923	2296 2297 2298 2206 2223 2224	92 दीघा 2 रकबा	रू० फै० 892-00	आं० आ० रजि० थाना आवेदिका के आवेदन-पत्र का गौर किया। दरीबर से निकाल किया। तहरीर थाना निकेतन के नाम से रसीद तहरीर हो। जमीन मुकदमे

बाद की टोपिंग

आवेदक	1329 1346 1347 1206 1826 1923	2296 2297 2298 2206 2223 2224	92 दीघा 2 रकबा 12 कुर	रू० फै० 892-20	आवेदिका के कब्जा में है। आ० रजि० किया जा सकता है हो० आ० रजि० दिनांक 2/3/92 आ० नि०

नया टोपिंग

नया हल्का का नाम एवं थाना	खाता नं०	खेसरा	रकबा	लगान	प्रतिवेदन तहरीर है। आ० रजि० किया जा सकता है
श्रीमती रेणु चौधरी पति- डा० रामाधीर चौधरी साo- जहिया रजिस्ट्रार- मधुबनी	1329	2296	30 6/2 कॉमन	रू० फै० 0-20	हो० आ० रजि० 2/3 आ० नि०

सिपाही

दुलमन सिंह

PATNA MUNICIPAL CORPORATION

बिहार सरकार

SAS No. :- PMC/1/0450814		RECEIPT F.Y.: 2018-2019
Receipt No.	**Date**	**Related To**
CNT0350234	06-02-2019	Tax and Revenue
Received From	RENU CHOUDHARI	
Subject	Property Tax Self-Assessment And Payment	
Narration	Circle : Patliputra Circle, Ward : 1, Property No. . Revenue Circle:, New Holding: , Old Holding:	
Owner	RENU CHOUDHARI	
Guardian Name	DR RAMADHAR CHOUDHARY	
Mobile No.	9006292808	
Address	GHANDHI NAGAR BABU PAR PATNA	
Payment Mode	**Amount(Rs.)**	
CASH	6426.00	

* QR Code

Bill No.	Bill Date	Details	Payable Amount(Rs.)		Received Amount(Rs.)	
			Arrears	Current	Arrears	Current
111612	06-02-2019	Holding Tax	0.00	861.00	0.00	861.00
111611	06-02-2019	Interest on Arrears Bill	0.00	5,064.58	0.00	5,064.58
111610	06-02-2019					
111609	06-02-2019					
111608	06-02-2019					
		Total Amount	**0.00**	**5,925.58**	**0.00**	**5,925.58**

Payable Amt.: Rs. **5,926.00** Rebate Amt. : Rs. **0.00** Rain Water Harvesting Rebate. : Rs. **0.00**

One Time Water Charge. : Rs. **500.00**

Adjusted Advance : Rs. **0.00** Adjusted Arrear : Rs. **0.00**

Actual Payable Amt. : Rs. **6,426.00**

Total Received Amt. Rs.: **6,426.00** Outstanding Amt. (Till Receipt Date):. Rs. **0.00**

Amount In Words	**Six Thousand Four Hundred Twenty Six Rupees**		
Received By	NCC COUNTER	**Dated**	06-02-2019 12:45:58

Note :

1. For any query dial Toll Free Number : **1800-121-8545**.
2. Cheque/Draft/ Bankers Cheque are Subject to realisation.
3. कर का भुगतान इमारत / ढांचों को कोई कानूनी हैसियत प्रदान नहीं करेगा और / या न ही भुगतान कर्ता को कोई कानूनी अधि प्रादन करेगा ।
4. दस्तावेजों की जांच के उपरान्त PID संख्या एक सप्ताह के अंदर दिया जाएगा ।

* You may validate receipt by scaning QR Code.

For Details Please Visit : https://patnamunicipal.net
OR Call us at 1800 121 8545
Phone No. : 0612 - 2578381

PATNA MUNICIPAL CORPORATION
In Collaboration with
Sparrow Softech Pvt. Ltd.

Tear this slip off as Acknowledgment

Received the Receipt No. **CNT0350234** at 06-02-2019 12:45:58 of Rs. **6,426.00** against Payment of Property Tax of **SAS No. PMC/1/0450814**.

Issued By Sparrow Softech Ltd.
For Patna Municipal Corporation

SPARROW SOFTECH PVT. LTD.

Signature of Recipient

CITY OF PATNA

PATNA MUNICIPAL CORPORATION

PROPERTY TAX DEMAND

(THIS IS NOT PAYMENT RECEIPT)

Department / Section : **Revenue Section**
Account Description : **Property Tax & Others**
Circle : **Patliputra Circle**
Old Holding No. :
Print Date Time :**06-02-2019 10:17:59**
Name : **RENU CHOUDHARI**
Gurdian Name : **DR RAMADHAR CHOUDHARY**
Address : **GHANDHI NAGAR BABU PAR PATNA**
Mobile No.: **9006292808** [To Update please call free **1800-121-8545**]

Ward No : **1**
SAS No. : **PMC/1/0450814**
PID :
New Holding No. :
Revenue Circle / Mahal :

Last Payment Details

Payment Date	Receipt No.	Paid Amount	Quarter	Payment Upto
	NA	0.00	NA	NA

Due Demand Details

Arrear Period	Arrear Dues	Current Period	Current Dues	Penalty	Total Dues
NA	0	2018-2019	861	5065	6426
				One time Payment for Water Charges	500.00
				Rain Water Harvest	0.00
				Total Payble Demand	**6426**

Total Demand (In Words) Six Thousand Four Hundred Twenty Six Rupees

Note:-

- **This Demand is valid upto : 28-02-2019**
- **Avail five percent rebate on yearly Property Tax /Service charge amount** by paying the tax before 30th June of the fiscal year. No penal rate of interest at shall be levied if the entire tax due is paid by 30th September of the fiscal year. After 30th September of a **fiscal year penal interest at the rate of 1.5 (one point five) percent per month** shall be levied.
- This demand is against the last submitted Self-Assessment Return. In case of any change in your property, you are required to declare the same through reassessment return and get your revised demand for payment of property tax/ service charge.
- Willfully suppression of material information essential for assessment of holding tax /service charge or under assess the holding tax / service charge, will attract penalty action under the BMA Act 2007 and Clause 13 & 14 of **Bihar Municipal Property Tax (Assessment, Collection and Recovery) Rules, 2013.**
- This is only demand and not Payment Receipt .(यह भुगतान नहीं, मांग रसीद है)
- Please take payment receipt from tax collector if payment is made against this demand.
- You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your paid amount by calling toll free no. **1800-121-8545**
- Payment of tax shall not confer any legal status to such building structure and/or a legal title upon their payee.

For Details Please Visit :www.pmc.bihar.gov.in

or Contact at 1800-121-8545

Issued by : PATNA MUNICIPAL CORPORATION

Date: 06-02-2019

v. :- PMC/1/0450814

SAS Form

[Self-Assessment Form for Property Tax / Vacant Land Tax for Municipalities in Bihar]

ıe of the ULB : Patna Municipal Corporation
ırcle, if any : Patliputra Circle

1. Year of Assessment : 2018-2019
2. New Holding No. : Old Holding No. :
3. Ward : 1 Revenue Circle / Mahal :
4. Property No.(PID):
5. Type of Owner : Single Owner
6. Owner Details

Name / Name of Company / Organization etc.	Fathers'/Husbands' Name /PAN	Gender
RENU CHOUDHARI	DR RAMADHAR CHOUDHARY	FEMALE

7. Property Status: Vacant Land ✓ Land + Building ☐ Flat ☐
8. Rain Water Harvesting facility avaliable : Yes ☐ No ✓
9. Property Details

Road on which Located	Principal Main Road ☐ Main Road ☐ Other Road ✓
Year of Acquisition of Property	05-05-2018
Property/House No.	
Address	GHANDHI NAGAR BABU PAR PATNA
Pincode	

10. Correspondence Address

Property/House No.	
Address	
Pincode	

11. Contact Details

Mobile No.	9006292808	**Telephone No.**	
Email ID			

12. Plot / Land Details

12A	Area of Plot / Land (in sq. feet)	3,075.00
12B	Built-up / Constructed area on the Ground Floor (in sq. feet)	0.00
12C	Percentage Area Built-Up / Constructed = (12B / 12A) x 100	0%
Note: If 12C is greater than or equal to 70 %, then go to 13 otherwise continue to 12D		
12D	Taxable Vacant Land (in sq. feet)= 12A– (12B x 1.42855)	3,075.00
12E	Vacant Land Tax Rate (Refer to A2 of Annexl) (Rs.)	0.28
12F	**Vacant Land Annual Tax (12D x 12E) (Rs.)**	861.00

13. Building Details and Tax Calculation

14. Tax Calculations

14A	Annual Rental Value (ARV) (sum of 13J)	Rs.	0.00
14B	Total Property Tax	Rs.	0.00
14C	Total Annual Tax (12F + Current Year Property Tax)	Rs.	861.00
14D	Rebate (Current)	Rs.	0.00
14E	Interest / Penalty (Current)	Rs.	64.58
14F	Total Annual PropertyTax (14C - 14D + 14E)	Rs.	925.58

. Tax Details		Rs.	500.00

of Arrears and interest/Penalty thereon

nancial Year (15A)	Amount (Rs) (15B)	Interest / Penalty (15C)	Total (15D)

16. **Net Payable Amount**

16.1 Service Charges instead of property tax

16.1A	Service Charge (Current)	Rs.	0.00
16.1B	Total Service Charge Payable (Current + Arrears)	Rs.	0.00
16.1C	Total Service Charge Payable (Current + Arrears)	In Word	Zero

16.2 Property Tax

16.2A	Total Property Tax + Water Tax (Current)	Rs.	1,361.00
16.2B	Total Property Tax + Water Tax (Current + Arrears)	Rs.	1,361.00
16.2C	Total Property Tax + Water Tax (Current + Arrears)	In Word	One Thousand Three Hundred Sixty One Rupees

16.3 Interest/Penalty/Rebate

16.3A	Rebate (RWH + Normal)(Current)	Rs.	0.00
16.3B	Penalty (Current)	Rs.	64.58
16.3C	Interest (Current + Arrears)	Rs.	64.58
16.3D	Late Submission Penalty	Rs.	5,000.00

16.5	Total Net Payable Amount (16.1B + 16.2B + 16.3C + 16.3D - 16.3A)	Rs.	6,426.00
16.5A	Total Net Payable Amount (16.1B + 16.2B + 16.3C + 16.3D - 16.3A)	In Word	Six Thousand Four Hundred Twenty Six Rupees

17. Payment Details

17A	Payment Made at				
17B	Mode of Payment				
17C	For cheque/DD Details	Number		Date	
		Bank		Branch	
17D	For Payment at Branch of Notified Banks	Name of Bank		Branch	
		Transaction ID		Date of Payment	
17E	For Payment made at Civic Centers	Center ID		Location	
		Transaction ID		Date of Payment	

Declaration

I / We hereby declare that the above information and property tax assessment based there on is correct to the best of my / our knowledge and belief and I / We undertake to abide by the relevant provisions of the Bihar Municipal Act 2007.

I / We fully understand that any information furnished above, if proved incorrect of false will render me / us liable for penal action or other consequences as may be prescribed in Law, Rules or Regulations framed by Govt. of Bihar or Municipality

मैं / हम घोषणा करता हूँ/हैं कि उपरोक्त जानकारी और संपत्ति कर निर्धारण मेरी/हमारी जानकारी में सही है,तथ मैं / हम बिहार नगर अधिनियम 2007 के संगत प्रावधानों का पालन करने के लिए वचनबद्ध हूँ/हैं |

मैं / हम पूरी तरह समझता/समझते हूँ/हैं कि यदि ऊपर दी गयी कोई जानकारी झूठी पाई गयी तो मैं / हम बिहार सरकार या नगरपालिका द्वारा विहित कानून,नियम अथवा विनिमय के अंतगत दंडात्मक कार्रवाई या अन्य परिणाम का भागी बनूँगा/ बनेगे |

Gandhi Sahkari Grih Nirman

SAMITI LTD. (REGD. No. 138/Pat/1982)
Shivaji Path, Yarpur,
Patna-800 001.

DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale deed is executed this ....FIRST..... day of ...January85BETWEEN Gandhi Sahkari Grih Nirman Samiti Ltd., Patna, a society registered under the Bihar and orissa Co-operative Society Act. (Act vi 1935) having its registered office at Patna through its Secretary Shri Prahlad Singh s/o Shri Ram Ayodhya Prasad Singh (hereinafter refered to as the Society which expression shall unless excluded by or repugnant of the context mean and include its legal representative, administrator, nominee & as signs) of the ONE PART and Shri...Dr. Ramadhar Choudhary M.B.B.S member of the above named society (hereinafter called the 'VENDEE' which expression shall unless excluded by or repugnant to the context mean and include his heirs, legal representative executors, nominees and assigns of the OTHER PART.

WHEREAS in the ordinary course of its business and in order to provide land to its members for building their residential houses thereon, the society acquired by purchase land situated at ...Makhdumpur Jigha... District, Patna.

AND WHEREAS The society got a lay out of the said laud into plots duly approved by the General Body Meeting of the members of the society held at Patna thereby the President, Vice President and the Secretary were authorised to get to the plotting done of the land acquired or to be acquired by the society and to allot the same to respective members.

AND WHEREAS on the basis of aforesaid authority, the plots have been allotted to the members of the society by the President, Vice President and the Secretary

AND WHEREAS it is necessary that a formal registered conveyance by way of sale deed be made in favour of each member by the society, who have made full Payment towards the cost of the plot as per rate decided by the society.

NOW THIS DEED WITNESS AS HEREUNDER :-
That in consideration of the sum of Rs. 28800/-Rupees Twenty Eight Thousand Eight hundred only.
only already paid by the vendee member to the society the receipt where of the society hereby acknowledges, the society transfers conveys and sells to the vendee member Shree Dr. Ramadhar Choudhary S/o Sri Mahadeo Choudhary by way of absolute sells, free from all encumbrances, all that FREE HOLD SUB Plot No.....22 Block No... ...B. a part of survey plot No.....2517..... With Structure as delineated on the plot of the society with all rights, title, interest and easements existing now or accruing thereafter for the purpose of construction on its residential house subject only to the covenants here in under entered into between the parties.

THE SOCIETY hereby covenants with vendee as hereunder :

28800/

1-30 PM.

7th Jan 85

Prahlad Singh the mulat

Prahlad Singh

Prahlad Singh Secretary Gandhi Sahitya Nidhi Nivedan Samiti Mat of Shivaji Path Gorpar Patna -1

For Gandhi Sahitya Nidhi Nivedan Samity Ltd

Prahlad Singh

Secretary

Kamal Prasad Rai Mohalla Keshri Rai of Vid Pitambarpur Patna -1

Kamal Prasad Rai

1) THAT the society has delivered the possession of the subject of land sold to the vendee fully described in schedule below, and it will do all that is necessary in law for fully and peacefully assuming its ownership and possession over the land according to true intent and meaning of those present so that the vendee may hold it and enjoy for ever without any let, hindrance and interference whatsoever.

THE VENDEE MEMBER, convenants with society as hereunder :

I. That the vendee shall always keep the society identified against all losses and payments which it may has to suffer or has to pay or make up for or on behalf of the vendee at any time in future.

II. THAT the vendee shall construct upon the plot his/her residential house in accordance with the rules and regulations of the society framed or issued from time to time and the rules and orders issued from any authority competent to do so.

III. THAT the vendee shall complete the building within Five years from the date of registration of this deed according to such plans and specifications as may be approved by the society and the concerned authorities competent from time to time and on default thereof may forfeit the plot to the society and would be entitled to the payment of the consideration only.

IV. THAT the vendee shall pay Municipal and other taxes and rent as may be payable from time to time in respect of building site allotted to him/~~her~~.

V. THAT except in the case of house building loans taken from any Government recognised agency, body, society, bank. LIC or compensation in housing scheme, sponsored by them or uuder any other provided for the purpose on such terms as may be prescribed by them, the vendee shall not sell, gift, will, or otherwise transfer the land and building thereon or both or any part thereof to any person except to his legal heirs of any degree within two years from this date any transfer contrary to this clause made shall be voidable and ineffective and the society may take suitable action in the matter or may pay to the member or his/her heirs and successors equitable and reasonable compensation to be decided by the society which shall be conclusive and binding to the member, his/~~her~~ assigns and all persons claiming under him/~~her~~.

VI. THAT the vendee shall not do any act which causes any hindrance in development scheme of the society.

VII. THAT the vendee shall keep the area allotted and the house constructed over it quite neat and clean and in proper conditions.

VIII. On matters not specifically stipulated in these presents and also in case of any dispute or any question arising hereinafter at any time between the vendee, the society or any other member/members of the society, all such matters shall be referred to the arbitration of the executive committee or Board of any such body or authority of the society acting as such at relevant time and the decisions given thereon shall be final, conclusive and binding on the parties.

IX. That the vendee at his/~~her~~ own cost construct roads, lanes drains water pipe lines and sewers in accordance with the plans duly approved in consultation with the society.

X. THAT the vendee or any member would not encroach upon any portion of the land carved out by the society for the purposes of road, park or other community purposes and in case of any such encroachment, the society shall be entitled to evict such defaulting member from the same by force and to Recover the expenses so incurred from such member.

XI. THAT the vendee shall pay Rs. 50/- each year to the society, payable by 31st March of every year towards incidental charges and on default, the society shall have full rights to realise the same together with cost and interest from the vendee.

XII. PROVIDED THAT in case of sale of the building and the Land for payment of any loan other than the Building loans aforesaid, the society shall have the right of pre emption over the property sold.

XIII. THAT the vendee shall ever remain bound by the terms and conditions as laid down in the byelaws of the society convenants and agreement entered into this DEED in respect of the land and building even if he/she withdraws from the membership of the society or is expelled from it for any reasons whatsoever and that in case of breach of any of the conditions stipulated in this deep or the byelaws of the society the vendee shall be liable to compensate the society for remedial measures taken with regard to it together with cost and interest.

XIV. THAT if at any time, any sum is required for the development of the colony, the vendee member shall pay to the society or to whom it directs, the amount which may be found by the society to be payable by the vendee member at any time in future and in case of failure or pay such demands, which shall always be deemed as a debt to this society and would be the first charge on the plot hereby transferred and building constructed thereon.

In witness where of the parties viz GANDHI SAHKARI GRIH NIRMAN SAMITI LTD. PATNA Through the Secretary duly authorised by the General body of the society and the vendee member Shree Dr. Rawindhari Chaudhary S O Shri Mitheshwari Chaudhary, at Gazia, PO. Billaur, Distt Madhubani have set their hands on this indenture on 18th day of January 1985

SCHEDULE

DETAILS OF THE PLOT SOLD :—

1. Survey plot No. 2517 Tauzi No 5040 Khata No 1321 Thana No. 1
situated at Village/Mohalla Makhdumpur Digha. S. Digha
Patna District Patna.

2. Block No. ...B... Plot No. ...22... as given by the society :

3. Area of the plot allotted 3200 ... ... Sq. feet ..Three thousand two hundred only

Katha/Decimal

Dimensions
North ... ... 63' ... Sixty three
South ... ... 65' ... Sixty five
East ... ... 50' ... fifty
West ... ... 50' ... fifty

BOUNDARY
North Society Plot No. 21
South Society Plot No. 23
East Society Road ...
West Society Plot 16/17

Certified that original and duplicate are true and extra copies of each other.

1. Witness Kamal Prasad Rai
Address Ward Surendra pur Patna

2. Witness Ashok Kumar Sinha
Address Shivaji Path, Patna, Patna.

For Gandhi Sahkari Grih Nirman Samity Ltd
Signature of the Secretary
Secretary

Gandhi Sahkari Grih Nirman Samity Ltd. Shivaji Path, Patna-1



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
23/1/82				4/1/82

अंचल कार्यालय आदेश पत्रक / कर्मचारी एवं अंचल निरीक्षक का जाँच प्रतिवेदन। आवेदन दाखिल करने संख्या 1267 / 81-82

विविध आदेश-पत्रक

2-1-3/1/2 - 'उप क्षेत्राधिकार चौधरी पीपर- निरीक्षक चौधरी ग्राम- तरिहा थाना... परगना- अधुवनी केवालाल- 238 दिनांक-7-1-22 के आधार पर- निम्नांकित जमीन पर आवेदन दाखिल हेतु आवेदन-पत्र आवेदन किया है मौजा कारण खेसरा रकबा रकबा रुपया

पीपा 4180 — 1321 — 2416 — 3200 कट्ठा

मूल आवेदन-पत्र इत्यादि कर्मचारी को अंचल निरीक्षक के माध्यम से प्रतिवेदन हेतु दे दें। अवलोकन पर उपलब्ध जमीन का आवश्यक की मांग करें। अभिलेख दिनांक 2-1-3/1/2 को उपलब्ध करें।

हस्ताक्षर
अंचल अधिकारी

लिखवाया एवं मुझे दिखाई
हस्ताक्षर
अंचल अधिकारी

2-1-3/1/2 - अवलोकन पर अभिलेख दाखिल प्राप्त है कोई आपत्ति प्राप्त नहीं है कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है उपलब्ध के आवेदक के नाम दाखिल खारिज करने की अनुशंसा किया है फलतः उनके अनुशंसा के आधार पर दाखिल खारिज स्वीकृत किया जाता है

हस्ताक्षर
अंचल अधिकारी

लिखवाया एवं मुझे दिखाई
हस्ताक्षर
अंचल अधिकारी

अंचल कर्मी निरीक्षक
रतिकर

हस्ताक्षर
कुलानन्द कुमार

अंचल कर्मी
रुदल प्रसाद
4/1/82



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
23/X/92				4/X/92

दीवानी खलीज का मौखिक प्रतिवेदन

हाकम-1 आनरेबल- एम.एल. अंसारी उपजिलाधिकारी- एम.एल. अंसारी दिनांक- 4.11.92

दीवानी खलीज केस नं- 1267/91-92

मौजा- सीमा थाना- सीमा थाना नं- 1

किस प्रकार दस्तावेज- बयनामा नं- 228 दिनांक 1.9.22

दर दस्तावेज पर क्षेत्र- - - - मौजूदात- 2240 रुपये- 3200 वर्गफीट

पेशा - - - - - कीमत- 22,200 स्टाम्प ड्यूटी नं- 2284 क

पक्षों का दौरिंजर

मुद्दा सेल्फ का नाम एवं पता	खाता नं	खेसरा	रकबा	लगान	आनुषंगिक
गौरी शंकर मिश्र एवं रिश्ते पक्षकार	1229 1246 1342 1206 1826 1923	2216 2217 2219 2207 2223 2227	12बीघा 2कट्ठा	रु० पै० 892-00	आवेदक का आवेदन-पक्षकार गौरी शंकर वादिकर के विरुद्ध किया। उक्त पक्षों विक्रेता के नाम से दस्तावेज करती-दोनामा पेशगी है आवेदक के कब्जा में है उक्त किया का कब्जा है उक्त आवेदक (कमीन) 2/3/92 आंशिक

क्रय की दौरिंजर

जगदीश	1229 1246 1342 1206 1826 1923	2216 2217 2219 2207 2223 2227	12बीघा 2कट्ठा 12धुर	रु० पै० 891-20	

अन्य दौरिंजर

अन्य सेल्फ का नाम एवं पता	खाता नं	खेसरा	रकबा	लगान	उक्त खाता किया का कब्जा है
डा० रामाधार चौधरी पिता- दिनेश्वर चौधरी साकिन- जाफिया थाना- मधुबनी	1229	2216	3200 वर्गफीट	रु० पै० 0-20	उक्त आवेदक- 2/3 आंशिक

कुल योग रु० 4/11/92

तिवार हस्ताक्षरित

PATNA MUNICIPAL CORPORATION

बिहार सरकार

SAS No. :- PMC/1/0450806		RECEIPT F.Y.: 2018-2019
Receipt No.	**Date**	**Related To**
CNT0350233	06-02-2019	Tax and Revenue
Received From	DR RAMADHAR CHAUDHARI	
Subject	Property Tax Self-Assessment And Payment	
Narration	Circle : Patliputra Circle, Ward : 1, Property No. . Revenue Circle:, New Holding: , Old Holding:	
Owner	DR RAMADHAR CHAUDHARI	
Guardian Name	NITESHWAR CHAUDHARI	
Mobile No.	9006292808	
Address	GHANDHI NAGAR BABU PAR PATNA	
Payment Mode	**Amount(Rs.)**	
CASH	6463.00	

* QR Code

Bill No.	Bill Date	Details	Payable Amount(Rs.)		Received Amount(Rs.)	
			Arrears	Current	Arrears	Current
111612	06-02-2019	Holding Tax	0.00	896.00	0.00	896.00
111611	06-02-2019	Interest on Arrears Bill	0.00	5,067.20	0.00	5,067.20
111610	06-02-2019					
111609	06-02-2019					
111608	06-02-2019					
		Total Amount	**0.00**	**5,963.20**	**0.00**	**5,963.20**

Payable Amt.: Rs. **5,963.00** Rebate Amt. : Rs. **0.00** Rain Water Harvesting Rebate. : Rs. **0.00**

One Time Water Charge. : Rs. **500.00**

Adjusted Advance : Rs. **0.00** Adjusted Arrear : Rs. **0.00**

Actual Payable Amt. : Rs. **6,463.00**

Total Received Amt. Rs.: **6,463.00** Outstanding Amt. (Till Receipt Date).: Rs. **0.00**

Amount In Words	**Six Thousand Four Hundred Sixty Three Rupees**		
Received By	NCC COUNTER	**Dated**	06-02-2019 12:45:53

Note :

1. For any query dial Toll Free Number : **1800-121-8545.**
2. Cheque/Draft/ Bankers Cheque are Subject to realisation.
3. कर का भुगतान इमारत / ढांचों को कोई कानूनी हैसियत प्रदान नहीं करेगा और / या न ही भुगतान कर्ता को कोई कानूनी अधि प्रादन करेगा ।
4. दस्तावेजों की जांच के उपरान्त PID संख्या एक सप्ताह के अंदर दिया जाएगा ।

* You may validate receipt by scaning QR Code.

For Details Please Visit : https://patnamunicipal.net
OR Call us at 1800 121 8545
Phone No. : 0612 - 2578381

PATNA MUNICIPAL CORPORATION
In Collaboration with
Sparrow Softech Pvt. Ltd.

Tear this slip off as Acknowledgment

Received the Receipt No. **CNT0350233** at 06-02-2019 12:45:53 of Rs. **6,463.00** against Payment of Property Tax of **SAS No. PMC/1/0450806.**

Issued By Sparrow Softech Ltd.
For Patna Municipal Corporation

Signature of Recipient

CITY OF PATNA

PATNA MUNICIPAL CORPORATION

PROPERTY TAX DEMAND

(THIS IS NOT PAYMENT RECEIPT)

Department / Section : **Revenue Section**
Account Description : **Property Tax & Others**
Circle : **Patliputra Circle**
Old Holding No. :
Print Date Time :**06-02-2019 10:09:52**
Name : **DR RAMADHAR CHAUDHARI**
Gurdian Name : **NITESHWAR CHAUDHARI**
Address : **GHANDHI NAGAR BABU PAR PATNA**
Mobile No.: **9006292808** [To Update please call free **1800-121-8545**]

Ward No : **1**
SAS No. : **PMC/1/0450806**
PID :
New Holding No. :
Revenue Circle / Mahal :

Last Payment Details

Payment Date	Receipt No.	Paid Amount	Quarter	Payment Upto
	NA	0.00	NA	NA

Due Demand Details

Arrear Period	Arrear Dues	Current Period	Current Dues	Penalty	Total Dues
NA	0	2018-2019	896	5067	6463
				One time Payment for Water Charges	500.00
				Rain Water Harvest	0.00
				Total Payble Demand	**6463**

Total Demand (In Words) | Six Thousand Four Hundred Sixty Three Rupees

Note:-

- **This Demand is valid upto : 28-02-2019**
- **Avail five percent rebate on yearly Property Tax /Service charge amount** by paying the tax before 30th June of the fiscal year. No penal rate of interest at shall be levied if the entire tax due is paid by 30th September of the fiscal year. After 30th September of a **fiscal year penal interest at the rate of 1.5 (one point five) percent per month** shall be levied.
- This demand is against the last submitted Self-Assessment Return. In case of any change in your property, you are required to declare the same through reassessment return and get your revised demand for payment of property tax/ service charge.
- Willfully suppression of material information essential for assessment of holding tax /service charge or under assess the holding tax / service charge, will attract penalty action under the BMA Act 2007 and Clause 13 & 14 of **Bihar Municipal Property Tax (Assessment, Collection and Recovery) Rules, 2013.**
- This is only demand and not Payment Receipt .(यह भुगतान नहीं, मांग रसीद है)
- Please take payment receipt from tax collector if payment is made against this demand.
- You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your paid amount by calling toll free no. **1800-121-8545**
- Payment of tax shall not confer any legal status to such building structure and/or a legal title upon their payee.

For Details Please Visit :www.pmc.bihar.gov.in

or Contact at 1800-121-8545

Issued by : PATNA MUNICIPAL CORPORATION

/1/0450806

Date: 06-02-2019

SAS Form

[Self-Assessment Form for Property Tax / Vacant Land Tax for Municipalities in Bihar]

ULB : Patna Municipal Corporation
ıny : Patliputra Circle

Year of Assessment : 2018-2019

2. New Holding No. : Old Holding No. :
3. Ward : 1 Revenue Circle / Mahal :
4. Property No.(PID):
5. Type of Owner : Single Owner
6. Owner Details

Name / Name of Company / Organization etc.	Fathers'/Husbands' Name /PAN	Gender
DR RAMADHAR CHAUDHARI	NITESHWAR CHAUDHARI	MALE

7. Property Status: Vacant Land ☑ Land + Building ☐ Flat ☐
8. Rain Water Harvesting facility avaliable : Yes ☐ No ☑
9. Property Details

Road on which Located	Principal Main Road ☐ Main Road ☐ Other Road ☑
Year of Acquisition of Property	09-05-2018
Property/House No.	
Address	GHANDHI NAGAR BABU PAR PATNA
Pincode	

10. Correspondence Address

Property/House No.	
Address	
Pincode	

11. Contact Details

Mobile No.	9006292808	**Telephone No.**	
Email ID			

12. Plot / Land Details

12A	Area of Plot / Land (in sq. feet)	3,200.00
12B	Built-up / Constructed area on the Ground Floor (in sq. feet)	0.00
12C	Percentage Area Built-Up / Constructed = (12B / 12A) x 100	0%
Note: If 12C is greater than or equal to 70 %, then go to 13 otherwise continue to 12D		
12D	Taxable Vacant Land (in sq. feet)= 12A– (12B x 1.42855)	3,200.00
12E	Vacant Land Tax Rate (Refer to A2 of Annexl) (Rs.)	0.28
12F	**Vacant Land Annual Tax (12D x 12E) (Rs.)**	896.00

13. Building Details and Tax Calculation

14. Tax Calculations

14A	Annual Rental Value (ARV) (sum of 13J)	Rs.	0.00
14B	Total Property Tax	Rs.	0.00
14C	Total Annual Tax (12F + Current Year Property Tax)	Rs.	896.00
14D	Rebate (Current)	Rs.	0.00
14E	Interest / Penalty (Current)	Rs.	67.20
14F	Total Annual PropertyTax (14C - 14D + 14E)	Rs.	963.20

...ails	Rs.	500.00	

...ears and interest/Penalty thereon

...l Year (15A)	Amount (Rs) (15B)	Interest / Penalty (15C)	Total (15D)

...et Payable Amount

Service Charges instead of property tax

6.1A	Service Charge (Current)	Rs.	0.00
16.1B	Total Service Charge Payable (Current + Arrears)	Rs.	0.00
16.1C	Total Service Charge Payable (Current + Arrears)	In Word	Zero

16.2 Property Tax

16.2A	Total Property Tax + Water Tax (Current)	Rs.	1,396.00
16.2B	Total Property Tax + Water Tax (Current + Arrears)	Rs.	1,396.00
16.2C	Total Property Tax + Water Tax (Current + Arrears)	In Word	One Thousand Three Hundred Ninety Six Rupees

16.3 Interest/Penalty/Rebate

16.3A	Rebate (RWH + Normal)(Current)	Rs.	0.00
16.3B	Penalty (Current)	Rs.	67.20
16.3C	Interest (Current + Arrears)	Rs.	67.20
16.3D	Late Submission Penalty	Rs.	5,000.00

16.5	Total Net Payable Amount (16.1B + 16.2B + 16.3C + 16.3D - 16.3A)	Rs.	6,463.00
16.5A	Total Net Payable Amount (16.1B + 16.2B + 16.3C + 16.3D - 16.3A)	In Word	Six Thousand Four Hundred Sixty Three Rupees

17. Payment Details

17A	Payment Made at				
17B	Mode of Payment				
17C	For cheque/DD Details	Number		Date	
		Bank		Branch	
17D	For Payment at Branch of Notified Banks	Name of Bank		Branch	
		Transaction ID		Date of Payment	
17E	For Payment made at Civic Centers	Center ID		Location	
		Transaction ID		Date of Payment	

Declaration

I / We hereby declare that the above information and property tax assessment based there on is correct to the best of my / our knowledge and belief and I / We undertake to abide by the relevant provisions of the Bihar Municipal Act 2007.

I / We fully understand that any information furnished above, if proved incorrect of false will render me / us liable for penal action or other consequences as may be prescribed in Law, Rules or Regulations framed by Govt. of Bihar or Municipality

मैं / हम घोषणा करता हूँ/हैं कि उपरोक्त जानकारी और संपत्ति कर निर्धारण मेरी/हमारी जानकारी में सही है,तथ मैं / हम बिहार नगर अधिनियम 2007 के संगत प्रावधानों का पालन करने के लिए वचनबद्ध हूँ/हैं |

मैं / हम पूरी तरह समझता/समझते हूँ/हैं कि यदि ऊपर दी गयी कोई जानकारी झूठी पाई गयी तो मैं / हम बिहार सरकार या नगरपालिका द्वारा विहित कानून,नियम अथवा विनिमय के अंतगत दंडात्मक कार्रवाई या अन्य परिणाम का भागी बनूँगा/ बनेंगे |

Gandhi Sahkari Grih Nirman

SAMITI LTD. (REGD. No. 138/Pat/1982)
Shivaji Path, Yarpur,
Patna-800 001.

DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale deed is executed this 29th day of November/84..BETWEEN Gandhi Sahkari Grih Nirman Samiti Ltd., Patna, a society registered under the Bihar and orissa Co-operative Society Act. (Act vi 1935) having its registered office at Patna through its Secretary Shri Prahlad Singh s/o Shri Ram Ayodhya Prasad Singh (hereinafter refered to as the Society which expression shall unless excluded by or repugnant of the context mean and include its legal representative, administrator, nominee & as signs) of the ONE PART and Shri Dr. Anil Kumar Agarwal M.No.10 a member of the above named society (hereinafter called the 'VENDEE' which expression shall unless excluded by or repugnant to the context mean and include his heirs, legal representative executors, nominees and assigns of the OTHER PART.

WHEREAS in the ordinary course of its business and in order to provide land to its members for building their residential houses thereon, the society acquired by purchase land situated at Mukhdumpur Distt. ... District, Patna.

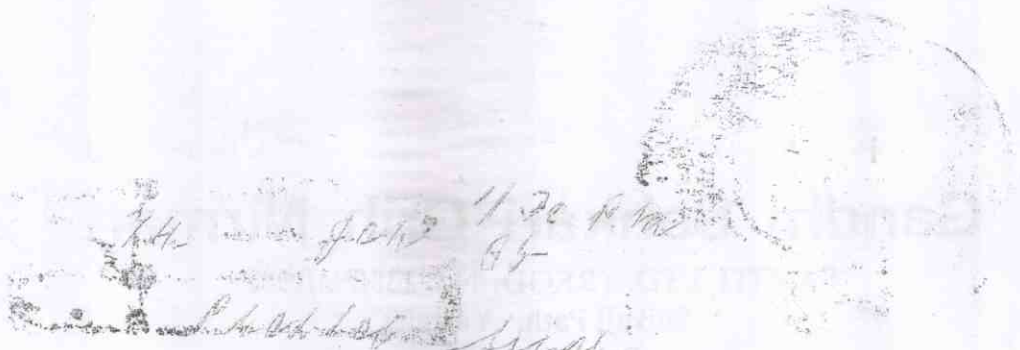
AND WHEREAS The society got a lay out of the said laud into plots duly approved by the General Body Meeting of the members of the society held at Patna thereby the President, Vice President and the Secretary were authorised to get to the plotting done of the land acquired or to be acquired by the society and to allot the same to respective members.

AND WHEREAS on the basis of aforesaid authority, the plots have been allotted to the members of the society by the President, Vice President and the Secretary

AND WHEREAS it is necessary that a formal registered conveyance by way of sale deed be made in favour of each member by the society, who have made full Payment towards the cost of the plot as per rate decided by the society.

NOW THIS DEED WITNESS AS HEREUNDER :-
That in consideration of the sum of Rs. 29925/- (Rupees twenty nine thousand nine hundred twenty five only) already paid by the vendee member to the society the receipt where of the society hereby acknowledges, the society transfers conveys and sells to the vendee member Shree Dr. Anil Kumar Agg S/o Sh. Surendra Pd Agg by way of absolute sells, free from all encumbrances, all that FREE HOLD SUB Plot No. 23 Block No. B a part of survey plot No. 25/7 With Structure as delineated on the plot of the society with all rights, title, interest and easements existing now or accruing thereafter for the purpose of construction on its residential house subject only to the covenants here in under entered into between the parties.

THE SOCIETY hereby covenants with vendee as hereunder :



Prahlad Singh

For Gandhi Sahkari Srih Udyog Samiti Ltd

Prahlad Singh

Secretary

Prahlad Singh Secy
of Gandhi Sahkari
Srih Udyog
Samiti Ltd of
Patna-1

Kamal Prasad Rai
Mohd. Mughla Rai
of New Purnadhpur
Patna-1 Shi Sabha
Secy

Kamal Prasad Rai

I) THAT the society has delivered the possession of the subject of land sold to the vendee fully described in schedule below, and it will do all that is necessary in law for fully and peacefully assuming its ownership and possession over the land according to true intent and meaning of those present so that the vendee may hold it and enjoy for ever without any let, hindrance and interference whatsoever.

THE VENDEE MEMBER, covenants with society as hereunder :

I. That the vendee shall always keep the society identified against all losses and payments which it may has to suffer or has to pay or make up for or on behalf of the vendee at any time in future.

II. THAT the vendee shall construct upon the plot his/her residential house in accordance with the rules and regulations of the society framed or issued from time to time and the rules and orders issued from any authority competent to do so.

III. THAT the vendee shall complete the building within Five years from the date of registration of this deed according to such plans and specifications as may be approved by the society and the concerned authorities competent from time to time and on default thereof may forfeit the plot to the society and would be entitled to the payment of the consideration only.

IV. THAT the vendee shall pay Municipal and other taxes and rent as may be payable from time to time in respect of building site allotted to him/her.

V. THAT except in the case of house building loans taken from any Government recognised agency, body, society, bank. LIC or compensation in housing scheme, sponsored by them or uuder any other provided for the purpose on such terms as may be prescribed by them, the vendee shall not sell, gift, will, or otherwise transfer the land and building thereon or both or any part thereof to any person except to his legal heirs of any degree within two years from this date any transfer contrary to this clause made shall be voidable and ineffective and the society may take suitable action in the matter or may pay to the member or his/her heirs and successors equitable and reasonable compensation to be decided by the society which shall be conclusive and binding to the member, his/her assigns and all persons claiming under him/her.

VI. THAT the vendee shall not do any act which causes any hindrance in development scheme of the society.

VII. THAT the vendee shall keep the area allotted and the house constructed over it quite neat and clean and in proper conditions.

VIII. On matters not specifically stipulated in these presents and also in case of any dispute or any question arising hereinafter at any time between the vendee, the society or any other member/members of the society, all such matters shall be referred to the arbitration of the executive committee or Board of any such body or authority of the society acting as such at relevant time and the decisions given thereon shall be final, conclusive and binding on the parties.

IX. That the vendee at his/her own cost construct roads, lanes drains water pipe lines and sewers in accordance with the plans duly approved in consultation with the society.

X. THAT the vendee or any member shall not encroach upon any portion of the land carved out by the society for the purposes of road, park or other community purposes and in case of any such encroachment, the society shall be entitled to evict such defaulting member from the same by force and to Recover the expenses so incurred from such member.

XI. THAT the vendee shall pay Rs. 50/- each year to the society, payable by 31st March of every year towards incidental charges and on default, the society shall have full rights to realise the same together with cost and interest from the vendee.

XII. PROVIDED THAT in case of sale of the building and the Land for payment of any loan other than the Building loans aforesaid, the society shall have the right of pre emption over the property sold.

XIII. THAT the vendee shall ever remain bound by the terms and conditions as laid down in the byelaws of the society convenants and agreement entered into this DEED in respect of the land and building even if he/she withdraws from the membership of the society or is expelled from it for any reasons whatsoever and that in case of breach of any of the conditions stipulated in this deep or the byelaws of the society the vendee shall be liable to compensate the society for remedial measures taken with regard to it together with cost and interest.

XIV. THAT if at any time, any sum is required for the development of the colony, the vendee member shall pay to the society or to whom it directs, the amount which may be found by the society to be payable by the vendee member at any time in future and in case of failure or pay such demands, which shall always be deemed as a debt to this society and would be the first charge on the plot hereby transferred and building constructed thereon.

In witness where of the parties viz. GANDHI SAHKARI GRIH NIRMAN SAMITI LTD. PATNA Through the Secretary duly authorised by the General body of the society and the vendee member Shree Dr. Anil Kumar Singh S/O Sh. Satyendra Pd. Singh, Dr. P.O. Nawgam, Khagaul have set their hands on this indenture on 24.6. day of May 1985

SCHEDULE

DETAILS OF THE PLOT SOLD :—

Survey plot No 257 Tauzi No 5244 Khata No 1321 Thana No. /

situated at Village/Mohalla Mahadeva Singh P. S. Digha

Patna District Patna.

THE SOCIETY hereby covenants with vendee as hereunder :

2. Block No. 6 Plot No. 23 as given by the society

3. Area of the plot allotted ... ... 3325 Sq. feet Three thousand and three hundred twenty five

Katha/Decimal

Dimensions
North .. 65' ... (Sixty five ft)
South .. 65' ... (Sixty five ft)
East .. 50' ... (Fifty ft)
West .. 50' ... (Fifty ft)

BOUNDARY
North ... Society ... Plot no 22
South ... Society Plot no 24
East ... Society Road
West ... Society Plot no 17 & 18

Certified that original and duplicate are true and extra copies of each other.

1. Witness Kamal Prasad Jha
Address Near Jawaudanpur Petrol Pump

2. Witness A. Ram Kumar Das
Address Shivaji Patna, Yashwant Nagar

For Bahubali Shikshak Sahkari Grih Nirman Sanstha Ltd.
Signature of the Secretary
Secretary

Shri Sahkari Grih Nirman Sanstha

THE SOCIETY hereby covenants with vendee as hereunder :-

प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
536/23/12/92				4/11/92

अवर न्यायाधीश आदेश पालक कर्मचारी एवं अंचल निरीक्षक का जाँच प्रतिवेदन। अग्रिम क्वारि वाद क्रमांक 1268/91-92

द्वितीय आदेश-पत्रक

2-3-92 — श्री आनन्द कुमार पिता श्री लुदेश्वर मण्डल निवासी ग्राम-मधाँव थाना - - - - - जिला - खगड़िया के न्यायालय - से दिनांक 28-11-92 के आधार पर निम्नांकित जमीन का अग्रिम क्वारि देने का आदेश प्राप्त अग्रिम किया है

मौजा का नाम | तौजी नं० | खाता नं० | खसरा नं० | रकबा

मधाँव | 1224 | 2295 | 3324 कट्ठा-1

मूल आदेश-पत्र इस्तगार कर्मचारी को अंचल निरीक्षक के माध्यम से प्रतिवेदन हेतु दे दें। मद्देनजर पत्र खगड़िया जारी का कार्यालय की मांग को अभिलेखार्थ दिनांक 2-3-92 को उपलब्ध करें।

हस्ताक्षर
अंचल अधिकारी

2-3-92 मद्देनजर पत्र गोपनीय का तामिला प्राप्त है। कोई आपत्ति प्राप्त नहीं है। कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है उपरोक्त ने आवेदक के ग्राम अग्रिम क्वारि करने की अनुशंसा किया है तदनुसार उनके अनुशंसा के आधार पर अग्रिम क्वारि स्वीकृत किया जाता है।

तिथि एवं मुद्रा किया
हस्ताक्षर
अंचल अधिकारी

हस्ताक्षर
अंचल अधिकारी

तिथि दुलाल किस्कू

करुणा प्रसाद
4/11/92

THE SOVEREIGN I hereby covenants with vendee as hereunder :



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
536 23/XII				4/11/92

दीवानी दरख्वास्त का नॉन प्रतिवेदन

टाइटल-1 अपील- एकतरफा आदेश- एकतरफा डिक्री-एक

दीवानी दरख्वास्त केस नं- 126 B/91-92

मौजा- दीपा थाना- दीपा थाना नं- 1

केस एकमा टाइटिलशिप- दरख्वास्त नं- 256 दिनांक 28-11-92

दूरा टाइटिलशिप का अंश - - - - - तौजी नं- 2280 रकबा- 332 कनाल

पेशा - - - - - खसरा 2/, /2 खतौनी नं- 2248

पड़ोसका डिलिंग

पुरुषा हैसियतकार का एवं पता	खातान	खेवट	खसरा	लगान	अभियुक्ति
गोपी खुश मुंह लिए खुश तिए पता	1329	2476	12 बीघा 2 कठा	रुपए पैसे 592-00	कोर्ट का हुक्म पढ़ा आवेदक के आवेदन पत्र पर नॉन किया। दरख्वास्त ये लिखाया किया। उड़ेरे पढ़ा लिखेतर के गया है रहीम
	1326	2479			
	1327	2481			
	1206	2406			
	1836	2423			
	1123	2425			

दावा की डिलिंग

आदेश	1329	2476	12 बीघा 2 कठा 10 धुर	रुपए पैसे 599-00	आवेदक के कथन में दावा किया पर हुकुम हुआ
	1326	2479			
	1327	2481			
	1206	2406			
	1836	2423			
	1123	2425			

हस्ताक्षर
तारीख
24/3/92

हस्ताक्षर

प्रतिवेदन उठी है

ऊ० अनिल कुमार सिंह पिता- श्री सुरेन्द्र प्रसाद सिंह साo- गयाबोरा जिला- रोहतास	1329	2476	332 कनाल	रुपए पैसे 1-00	आवेदक किया का हुकुम है हस्ताक्षर 28/3 कॉन्फि.

कार्यालय प्रयोग
4/11/92

THE SURETY hereby covenants with [illegible]

PATNA MUNICIPAL CORPORATION

बिहार सरकार

SAS No. :- PMC/1/0450809	**RECEIPT F.Y.: 2018-2019**	
Receipt No.	**Date**	**Related To**
CNT0350236	06-02-2019	Tax and Revenue
Received From	ANIL KUMAR	
Subject	Property Tax Self-Assessment And Payment	
Narration	Circle : Patliputra Circle, Ward : 1, Property No. . Revenue Circle:, New Holding: , Old Holding:	
Owner	ANIL KUMAR	
Guardian Name	SURENDRA PRASAD SINGH	
Mobile No.	9006292808	
Address	GHANDHI NAGAR BABU PAR PATNA	
Payment Mode	**Amount(Rs.)**	
CASH	6501.00	

* QR Code

Bill No.	Bill Date	Details	Payable Amount(Rs.)		Received Amount(Rs.)	
			Arrears	Current	Arrears	Current
111612	06-02-2019	Holding Tax	0.00	931.00	0.00	931.00
111611	06-02-2019	Interest on Arrears Bill	0.00	5,069.83	0.00	5,069.83
111610	06-02-2019					
111609	06-02-2019					
111608	06-02-2019					
		Total Amount	**0.00**	**6,000.83**	**0.00**	**6,000.83**

Payable Amt.: Rs. **6,001.00** Rebate Amt. : Rs. **0.00** Rain Water Harvesting Rebate. : Rs. **0.00**

One Time Water Charge. : Rs. **500.00**

Adjusted Advance : Rs. **0.00** Adjusted Arrear : Rs. **0.00**

Actual Payable Amt. : Rs. **6,501.00**

Total Received Amt. Rs.: **6,501.00** Outstanding Amt. (Till Receipt Date).: Rs. **0.00**

Amount In Words	**Six Thousand Five Hundred One Rupees**		
Received By	NCC COUNTER	**Dated**	06-02-2019 12:46:04

Note :
1. For any query dial Toll Free Number : **1800-121-8545.**
2. Cheque/Draft/ Bankers Cheque are Subject to realisation.
3. कर का भुगतान इमारत / ढांचों को कोई कानूनी हैसियत प्रदान नहीं करेगा और / या न ही भुगतान कर्ता को कोई कानूनी अधि प्रादन करेगा ।
4. दस्तावेजों की जांच के उपरान्त PID संख्या एक सप्ताह के अंदर दिया जाएगा ।
* You may validate receipt by scaning QR Code.

For Details Please Visit : https://patnamunicipal.net
OR Call us at 1800 121 8545
Phone No. : 0612 - 2578381

PATNA MUNICIPAL CORPORATION
In Collaboration with
Sparrow Softech Pvt. Ltd.

Tear this slip off as Acknowledgment

Received the Receipt No. **CNT0350236** at 06-02-2019 12:46:04 of Rs. **6,501.00** against Payment of Property Tax of **SAS No. PMC/1/0450809.**

Issued By Sparrow Softech Ltd.
For Patna Municipal Corporation

SPARROW SOFTECH PVT. LTD.

Signature of Recipient

CITY OF PATNA

PATNA MUNICIPAL CORPORATION

PROPERTY TAX DEMAND

(THIS IS NOT PAYMENT RECEIPT)

Department / Section : **Revenue Section**
Account Description : **Property Tax & Others**
Circle : **Patliputra Circle**
Old Holding No. :
Print Date Time :**06-02-2019 10:12:40**

Ward No : **1**
SAS No. : **PMC/1/0450809**
PID :
New Holding No. :
Revenue Circle / Mahal :

Name : **ANIL KUMAR**

Gurdian Name : **SURENDRA PRASAD SINGH**

Address : **GHANDHI NAGAR BABU PAR PATNA**

Mobile No.: **9006292808** [To Update please call free **1800-121-8545**]

Last Payment Details

Payment Date	Receipt No.	Paid Amount	Quarter	Payment Upto
	NA	0.00	NA	NA

Due Demand Details

Arrear Period	Arrear Dues	Current Period	Current Dues	Penalty	Total Dues
NA	0	2018-2019	931	5070	6501
				One time Payment for Water Charges	500.00
				Rain Water Harvest	0.00
				Total Payble Demand	**6501**

Total Demand (In Words) — Six Thousand Five Hundred One Rupees

Note:-

- **This Demand is valid upto : 28-02-2019**
- **Avail five percent rebate on yearly Property Tax /Service charge amount** by paying the tax before 30th June of the fiscal year. No penal rate of interest at shall be levied if the entire tax due is paid by 30th September of the fiscal year. After 30th September of a **fiscal year penal interest at the rate of 1.5 (one point five) percent per month** shall be levied.
- This demand is against the last submitted Self-Assessment Return. In case of any change in your property, you are required to declare the same through reassessment return and get your revised demand for payment of property tax/ service charge.
- Willfully suppression of material information essential for assessment of holding tax /service charge or under assess the holding tax / service charge, will attract penalty action under the BMA Act 2007 and Clause 13 & 14 of **Bihar Municipal Property Tax (Assessment, Collection and Recovery) Rules, 2013.**
- This is only demand and not Payment Receipt .(यह भुगतान नहीं, मांग रसीद है)
- Please take payment receipt from tax collector if payment is made against this demand.
- You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your paid amount by calling toll free no. **1800-121-8545**
- Payment of tax shall not confer any legal status to such building structure and/or a legal title upon their payee.

For Details Please Visit :www.pmc.bihar.gov.in

or Contact at 1800-121-8545

Issued by : PATNA MUNICIPAL CORPORATION

./1/0450809

Date: 06-02-2019

SAS Form

[Self-Assessment Form for Property Tax / Vacant Land Tax for Municipalities in Bihar]

the ULB : Patna Municipal Corporation
, if any : Patliputra Circle

1. Year of Assessment : 2018-2019
2. New Holding No. : Old Holding No. :
3. Ward : 1 Revenue Circle / Mahal :
4. Property No.(PID):
5. Type of Owner : Single Owner
6. Owner Details

Name / Name of Company / Organization etc.	Fathers'/Husbands' Name /PAN	Gender
ANIL KUMAR	SURENDRA PRASAD SINGH	MALE

7. Property Status: Vacant Land ☑ Land + Building ☐ Flat ☐
8. Rain Water Harvesting facility avaliable : Yes ☐ No ☑
9. Property Details

Road on which Located	Principal Main Road ☐ Main Road ☐ Other Road ☑
Year of Acquisition of Property	09-05-2018
Property/House No.	
Address	GHANDHI NAGAR BABU PAR PATNA
Pincode	

10. Correspondence Address

Property/House No.	
Address	
Pincode	

11. Contact Details

Mobile No.	9006292808	**Telephone No.**	
Email ID			

12. Plot / Land Details

12A	Area of Plot / Land (in sq. feet)	3,325.00
12B	Built-up / Constructed area on the Ground Floor (in sq. feet)	0.00
12C	Percentage Area Built-Up / Constructed = (12B / 12A) x 100	0%
Note: If 12C is greater than or equal to 70 %, then go to 13 otherwise continue to 12D		
12D	Taxable Vacant Land (in sq. feet)= 12A– (12B x 1.42855)	3,325.00
12E	Vacant Land Tax Rate (Refer to A2 of Annexl) (Rs.)	0.28
12F	**Vacant Land Annual Tax (12D x 12E) (Rs.)**	931.00

13. Building Details and Tax Calculation

14. Tax Calculations

14A	Annual Rental Value (ARV) (sum of 13J)	Rs.	0.00
14B	Total Property Tax	Rs.	0.00
14C	Total Annual Tax (12F + Current Year Property Tax)	Rs.	931.00
14D	Rebate (Current)	Rs.	0.00
14E	Interest / Penalty (Current)	Rs.	69.83
14F	Total Annual PropertyTax (14C - 14D + 14E)	Rs.	1,000.83

...ils		Rs.	500.00

...ars and interest/Penalty thereon

...l Year (15A)	Amount (Rs) (15B)	Interest / Penalty (15C)	Total (15D)

Net Payable Amount

Service Charges instead of property tax

16.1A	Service Charge (Current)	Rs.	0.00
16.1B	Total Service Charge Payable (Current + Arrears)	Rs.	0.00
16.1C	Total Service Charge Payable (Current + Arrears)	In Word	Zero

16.2 Property Tax

16.2A	Total Property Tax + Water Tax (Current)	Rs.	1,431.00
16.2B	Total Property Tax + Water Tax (Current + Arrears)	Rs.	1,431.00
16.2C	Total Property Tax + Water Tax (Current + Arrears)	In Word	One Thousand Four Hundred Thirty One Rupees

16.3 Interest/Penalty/Rebate

16.3A	Rebate (RWH + Normal)(Current)	Rs.	0.00
16.3B	Penalty (Current)	Rs.	69.83
16.3C	Interest (Current + Arrears)	Rs.	69.83
16.3D	Late Submission Penalty	Rs.	5,000.00

16.5	Total Net Payable Amount (16.1B + 16.2B + 16.3C + 16.3D - 16.3A)	Rs.	6,501.00
16.5A	Total Net Payable Amount (16.1B + 16.2B + 16.3C + 16.3D - 16.3A)	In Word	Six Thousand Five Hundred One Rupees

17. Payment Details

17A	Payment Made at				
17B	Mode of Payment				
17C	For cheque/DD Details	Number		Date	
		Bank		Branch	
17D	For Payment at Branch of Notified Banks	Name of Bank		Branch	
		Transaction ID		Date of Payment	
17E	For Payment made at Civic Centers	Center ID		Location	
		Transaction ID		Date of Payment	

Declaration

I / We hereby declare that the above information and property tax assessment based there on is correct to the best of my / our knowledge and belief and I / We undertake to abide by the relevant provisions of the Bihar Municipal Act 2007.

I / We fully understand that any information furnished above, if proved incorrect of false will render me / us liable for penal action or other consequences as may be prescribed in Law, Rules or Regulations framed by Govt. of Bihar or Municipality

मैं / हम घोषणा करता हूँ/हैं कि उपरोक्त जानकारी और संपत्ति कर निर्धारण मेरी/हमारी जानकारी में सही है,तथ मैं / हम बिहार नगर अधिनियम 2007 के संगत प्रावधानों का पालन करने के लिए वचनबद्ध हूँ/हैं |

मैं / हम पूरी तरह समझता/समझते हूँ/हैं कि यदि ऊपर दी गयी कोई जानकारी झूठी पाई गयी तो मैं / हम बिहार सरकार या नगरपालिका द्वारा विहित कानून,नियम अथवा विनिमय के अंतगत दंडात्मक कार्रवाई या अन्य परिणाम का भागी बनूँगा/ बनेगे |

Gandhi Sahkari Grih Nirman

SAMITI LTD. (REGD. No. 138/Pat/1982)
Shivaji Path, Yarpur,
Patna-800 001.

10-10-84

DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale deed is executed this 15th day of Oct. 84 ...BETWEEN Gandhi Sahkari Grih Nirman Samiti Ltd., Patna, a society registered under the Bihar and orissa Co-operative Society Act. (Act vi 1935) having its registered office at Patna through its Secretary Shri Prahlad Singh s/o Shri Ram Ayodhya Prasad Singh (hereinafter refered to as the Society which expression shall unless excluded by or repugnant of the context mean and include its legal representative, administrator, nominee & as signs) of the ONE PART and Shrimati Radika Devi, M.I.H.O./41 ...a member of the above named society (hereinafter called the 'VENDEE' which expression shall unless excluded by or repugnant to the context mean and include his heirs, legal representative executors, nominees and assigns of the OTHER PART.

WHEREAS in the ordinary course of its business and in order to provide land to its members for building their residential houses thereon, the society acquired by purchase land situated at Mokhlampur Dighra.. District, Patna.

AND WHEREAS The society got a lay out of the said laud into plots duly approved by the General Body Meeting of the members of the society held at Patna thereby the President, Vice President and the Secretary were authorised to get to the plotting done of the land acquired or to be acquired by the society and to allot the same to respective members.

AND WHEREAS on the basis of aforesaid authority, the plots have been allotted to the members of the society by the President, Vice President and the Secretary

AND WHEREAS it is necessary that a formal registered conveyance by way of sale deed be made in favour of each member by the society, who have made full Payment towards the cost of the plot as per rate decided by the society.

NOW THIS DEED WITNESS AS HEREUNDER :-

That in consideration of the sum of Rs. 34,050-00 (Rupees thirty one thousand and fifty only already paid by the vendee member to the society the receipt where of the society hereby acknowledges, the society transfers conveys and sells to the vendee member Shreemati Radika Devi. W/o Shri Mahanand Chowdhury by way of absolute sells; free from all encumbrances, all that FREE HOLD SUB Plot No. 24... Block No.. B.. a part of survey plot No. 257 Jandd. 2518 Dag With Structure as delineated on the plot of the society with all rights, title, interest and easements existing now or accruing thereafter for the purpose of construction on its residential house subject only to the covenants here in under entered into between the partics.

THE SOCIETY hereby covenants with vendee as hereunder :

I) THAT the society has delivered the possession of the subject of land sold to the vendee fully described in schedule below, and it will do all that is necessary in law for fully and peacefully assuming its ownership and possession over the land according to true intent and meaning of those present so that the vendee may hold it and enjoy for ever without any let, hindrance and interference whatsoever.

THE VENDEE MEMBER, convenants with society as hereunder :

I. That the vendee shall always keep the society identified against all losses and payments which it may has to suffer or has to pay or make up for or on behalf of the vendee at any time in future.

II. THAT the vendee shall construct upon the plot his/her residential house in accordance with the rules and regulations of the society framed or issued from time to time and the rules and orders issued from any authority competent to do so.

III. THAT the vendee shall complete the building within Five years from the date of registration of this deed according to such plans and specifications as may be approved by the society and the concerned authorities competent from time to time and on default thereof may forfeit the plot to the society and would be entitled to the payment of the consideration only.

IV. THAT the vendee shall pay Municipal and other taxes and rent as may be payable from time to time in respect of building site allotted to him/her.

V. THAT except in the case of house building loans taken from any Government recognised agency, body, society, bank, LIC or compensation in housing scheme, sponsored by them or uuder any other provided for the purpose on such terms as may be prescribed by them, the vendee shall not sell, gift, will, or otherwise transfer the land and building thereon or both or any part thereof to any person except to his legal heirs of any degree within two years from this date any transfer contrary to this clause made shall be voidable and ineffective and the society may take suitable action in the matter or may pay to the member or his/her heirs and successors equitable and reasonable compensation to be decided by the society which shall be conclusive and binding to the member, his/her assigns and all persons claiming under him/her.

VI. THAT the vendee shall not do any act which causes any hindrance in development scheme of the society.

VII. THAT the vendee shall keep the area allotted and the house constructed over it quite neat and clean and in proper conditions.

VIII. On matters not specifically stipulated in these presents and also in case of any dispute or any question arising hereinafter at any time between the vendee, the society or any other member/members of the society, all such matters shall be referred to the arbitration of the executive committee or Board of any such body or authority of the society acting as such at relevant time and the decisions given thereon shall be final, conclusive and binding on the parties.

IX. That the vendee at his/her own cost construct roads, lanes drains water pipe lines and sewers in accordance with the plans duly approved in consultation with the society.

X. THAT the vendee or any member would not encroach upon any portion of the land carved out by the society for the purposes of road, park or other community purposes and in case of any such encroachment, the society shall be entitled to evict such defaulting member from the same by force and to Recover the expenses so incurred from such member.

XI. THAT the vendee shall pay Rs. 50/- each year to the society, payable by 31st March of every year towards incidental charges and on default, the society shall have full rights to realise the same together with cost and interest from the vendee.

XII. PROVIDED THAT in case of sale of the building and the Land for payment of any loan other than the Building loans aforesaid, the society shall have the right of pre emption over the property sold.

XIII. THAT the vendee shall ever remain bound by the terms and conditions as laid down in the byelaws of the society convenants and agreement entered into this DEED in respect of the land and building even if he/she withdraws from the membership of the society or is expelled from it for any reasons whatsoever and that in case of breach of any of the conditions stipulated in this deep or the byelaws of the society the vendee shall be liable to compensate the society for remedial measures taken with regard to it together with cost and interest.

XIV. THAT if at any time, any sum is required for the development of the colony, the vendee member shall pay to the society or to whom it directs, the amount which may be found by the society to be payable by the vendee member at any time in future and in case of failure or pay such demands, which shall always be deemed as a debt to this society and would be the first charge on the plot hereby transferred and building constructed thereon.

In witness where of the parties viz. GANDHI SAHKARI GRIH NIRMAN SAMITI LTD. PATNA Through the Secretary duly authorised by the General body of the society and the vendee member Shreemati Kalili Devi ... ... W/o Shri Mahanand Chowdhury, Vill P.O. Karwan, Dist Bhojpur have set their hands on this indenture on ... 15th ... day of ... Oct ... 1984

SCHEDULE

DETAILS OF THE PLOT SOLD :—

1. Survey plot No. 2517 part / 2518 part Tauzi No. 5240 Khata No. 1321 / 1361 Thana No. 1 ... situated at Village/Mohalla Makhdumpur ... P. S. Digha ... Patna District Patna.

4

Block No. B Plot No. 24 as given by the society :

3. Area of the plot allotted ... ... 3450 Sq. feet (Three thousand four hundred and fifty.

Katha/Decimal

Dimensions North 68' ... ...

South 70' ... ...

East 50' ... ...

West 50' ... ...

BOUNDARY North Society Plot no 23

South Society Plot no 25

East Society Road No 4

West Society Plot no 18

Certified that original and duplicate are true and extra copies of each other.

Witness Kamal Prasad Rai

Address New Purandarpur, Patna 1.

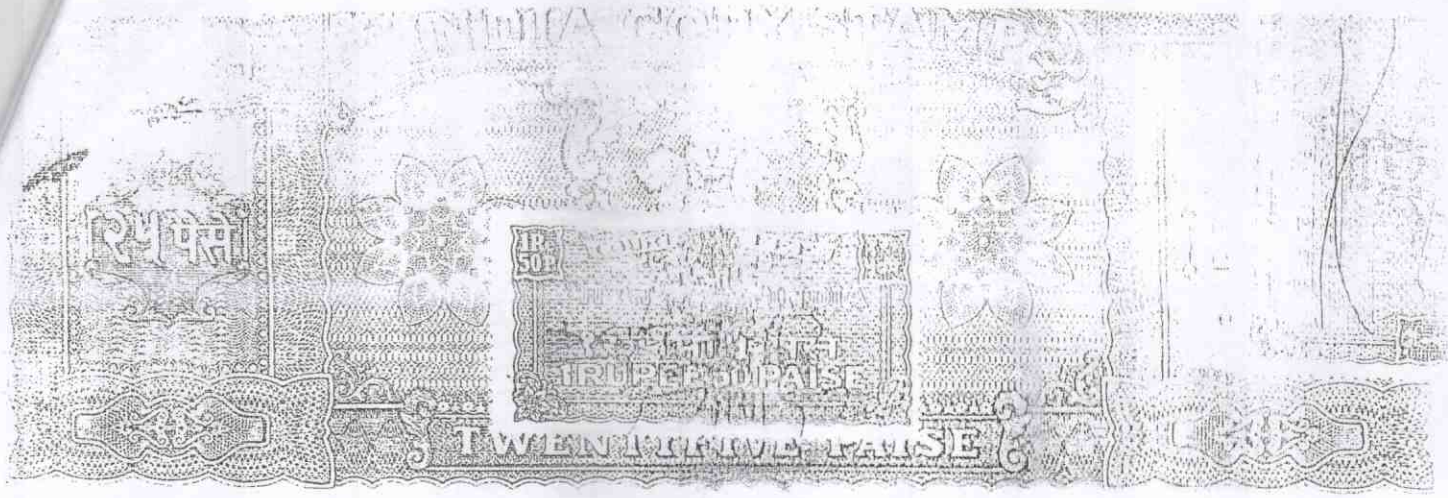
Witness Arun Kumar Sinha

Address Shivaji Path, Jakkanpur, Patna 1

For Gandhi Sahakari Grih Nirman Samity Ltd.

Signature of the Secretary

Secretary



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
538 23/x/92				4/11/92

नायब तहसीलदार आदेश पत्रावली / कर्मचारी एवं अंचल निरीक्षक के जॉच प्रतिवेदन। दाखिल खारिज वाद लंबित 12.50 / 91-92

2/3/92 - शिविर आदेश - श्रीमती लालदिली देवी पत्नि श्री महावीर चायवाली ग्राम - करौंदा थाना - कियाल - मोजपुर के वाद क्र० - 12704 दिनांक - 9x-10-92 के आधार पर कृतिकाधिन जमीन पर दाखिल खारिज हेतु आवेदन - पत्र दाखिल किया मौजा कागार खेजरीला रकबा रकबार सहायी दीपा 280 - 9321 - 2x96 3x20 कर्मचारी 9366 - 2x92

मूल आवेदन पत्र हल्का कर्मचारी के अंचल निरीक्षक के माध्यम से प्रतिवेदन हेतु दे दें। मकान पर सूचना जारी का आपत्ति की मांग करें अभिलेख दिनांक 2/3/92 को उपस्थित करें।

दिखवाया एवं शुद्ध किया
हल्का कर्मचारी
अंचल अधिकारी

हल्का कर्मचारी
अंचल अधिकारी

2/3/92 - मकान पर तामिला नोटिस प्राप्त हो कोई आपत्ति प्राप्त नहीं हो कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त हो उन लोगों ने आवेदक के नाम दाखिल खारिज करने की अनुशंसा किए हो पत्रावली उनके अनुशंसा के आधार पर दाखिल खारिज स्वीकृत किया जाता है।

दिखवाया एवं शुद्ध किया
हल्का कर्मचारी
अंचल अधिकारी

हल्का कर्मचारी
अंचल अधिकारी

2/x/1
तिरहुत

तुलना किया



... की लिए जो आवेदन की तारीख ... application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
				4/11/92

238
23/X/92

दरोगा खारीज का जॉच प्रतिवेदन

हल्का - 9 अंबाला - खरा पटवार अनुमंडल - लक्ष्मगढ़ जिला - पटना

दरोगा खारीज केस नं० - 1250 / 91-92
मौजा - दीघा थाना - दीघा थाना नं० - 9
विवाद प्रकार हस्तांतरीत - दरोगा नं० - 92/0 x दिनांक - 9x-10-x
दुसरा हस्तांतरीत पार्श्वर - - - - खेसरा नं० - xx/0 एरिया - 3.xx.0 कट्ठा
पेशा - - - - - - - कीमत - 39,0x0 जमाबन्दी नं० - xxx

पहले का तोलिंडर

दुसरा हस्तांतरण का नाम एवं पता	खतियान	खेसरा	एरिया	लगान	अतिरिक्त
गौरी सा० मृत बिंद लक्ष्मि पटवार	9329	2296	92 दीया	रु० पै०	आवेदक के आवेदन पत्र का जॉच किया दरोगा के विरोध में निगेटिव है।
	9366	2292	2 कट्ठा	892-00	
	9362	229/			
	9206	2206			
	9836	2223			
	9923	222/			

आज की तोलिंडर

मेजर	9329	2296	92 दीया	रु० पै०	आवेदक के कथन में दूसरा विवाद का नहीं
	9366	2292	2 कट्ठा	899-00	
	9362	229/	90 धुर		
	9206	2206			
	9836	2223			
	9923	222/			

हस्ताक्षर
पदनाम
2/13/92

नया तोलिंडर

नया हस्तांतरण का नाम एवं पता	खतियान	खेसरा	एरिया	लगान	अन्य विवाद का नहीं
श्रीमती लालडिली देवी पति- श्री महावीर चौधरी सा०- पटवां जिला- औरंगाबाद	9329	2296	3 x20	रु० पै०	प्रतिवेदन सही है
	9366	2292	कट्ठा	9.00	

हस्ताक्षर
2/13
पदनाम

4/11/92

PATNA MUNICIPAL CORPORATION

बिहार सरकार

SAS No. :- PMC/1/0450812		RECEIPT F.Y.: 2018-2019
Receipt No.	**Date**	**Related To**
CNT0350235	06-02-2019	Tax and Revenue
Received From	LALDLI DEVI	
Subject	Property Tax Self-Assessment And Payment	
Narration	Circle : Patliputra Circle, Ward : 1, Property No. . Revenue Circle:, New Holding: , Old Holding:	
Owner	LALDLI DEVI	
Guardian Name	KAHA NAND CHOUDHARI	
Mobile No.	9006292808	
Address	GHANDHI NAGAR BABU PAR PATNA	
Payment Mode	**Amount(Rs.)**	
CASH	6538.00	

* QR Code

Bill No.	Bill Date	Details	Payable Amount(Rs.)		Received Amount(Rs.)	
			Arrears	Current	Arrears	Current
111612	06-02-2019	Holding Tax	0.00	966.00	0.00	966.00
111611	06-02-2019	Interest on Arrears Bill	0.00	5,072.45	0.00	5,072.45
111610	06-02-2019					
111609	06-02-2019					
111608	06-02-2019					
		Total Amount	**0.00**	**6,038.45**	**0.00**	**6,038.45**

Payable Amt.: Rs. **6,038.00** Rebate Amt. : Rs. **0.00** Rain Water Harvesting Rebate. : Rs. **0.00**

One Time Water Charge. : Rs. **500.00**

Adjusted Advance : Rs. **0.00** Adjusted Arrear : Rs. **0.00**

Actual Payable Amt. : Rs. **6,538.00**

Total Received Amt. Rs.: **6,538.00** Outstanding Amt. (Till Receipt Date):: Rs. **0.00**

Amount In Words	**Six Thousand Five Hundred Thirty Eight Rupees**		
Received By	NCC COUNTER	**Dated**	06-02-2019 12:46:01

Note :

1. For any query dial Toll Free Number : **1800-121-8545.**
2. Cheque/Draft/ Bankers Cheque are Subject to realisation.
3. कर का भुगतान इमारत / ढांचों को कोई कानूनी हैसियत प्रदान नहीं करेगा और / या न ही भुगतान कर्ता को कोई कानूनी अधि प्रादन करेगा ।
4. दस्तावेजों की जांच के उपरान्त PID संख्या एक सप्ताह के अंदर दिया जाएगा ।

* You may validate receipt by scaning QR Code.

For Details Please Visit : https://patnamunicipal.net
OR Call us at 1800 121 8545
Phone No. : 0612 - 2578381

PATNA MUNICIPAL CORPORATION
In Collaboration with
Sparrow Softech Pvt. Ltd.

Tear this slip off as Acknowledgment

Received the Receipt No. **CNT0350235** at 06-02-2019 12:46:01 of Rs. **6,538.00** against Payment of Property Tax of **SAS No. PMC/1/0450812.**

Issued By Sparrow Softech Ltd.
For Patna Municipal Corporation

Signature of Recipient

CITY OF PATNA

PATNA MUNICIPAL CORPORATION

PROPERTY TAX DEMAND

(THIS IS NOT PAYMENT RECEIPT)

Department / Section : **Revenue Section**
Account Description : **Property Tax & Others**
Circle : **Patliputra Circle**
Old Holding No. :
Print Date Time :**06-02-2019 10:15:12**

Ward No : **1**
SAS No. : **PMC/1/0450812**
PID :
New Holding No. :
Revenue Circle / Mahal :

Name : **LALDLI DEVI**

Gurdian Name : **KAHA NAND CHOUDHARI**

Address : **GHANDHI NAGAR BABU PAR PATNA**

Mobile No.: **9006292808** [To Update please call free **1800-121-8545**]

Last Payment Details

Payment Date	Receipt No.	Paid Amount	Quarter	Payment Upto
	NA	0.00	NA	NA

Due Demand Details

Arrear Period	Arrear Dues	Current Period	Current Dues	Penalty	Total Dues
NA	0	2018-2019	963	5072	6538
				One time Payment for Water Charges	500.00
				Rain Water Harvest	0.00
				Total Payble Demand	**6538**

Total Demand (In Words) Six Thousand Five Hundred Thirty Eight Rupees

Note:-

- **This Demand is valid upto : 28-02-2019**
- **Avail five percent rebate on yearly Property Tax /Service charge amount** by paying the tax before 30th June of the fiscal year. No penal rate of interest at shall be levied if the entire tax due is paid by 30th September of the fiscal year. After 30th September of a **fiscal year penal interest at the rate of 1.5 (one point five) percent per month** shall be levied.
- This demand is against the last submitted Self-Assessment Return. In case of any change in your property, you are required to declare the same through reassessment return and get your revised demand for payment of property tax/ service charge.
- Willfully suppression of material information essential for assessment of holding tax /service charge or under assess the holding tax / service charge, will attract penalty action under the BMA Act 2007 and Clause 13 & 14 of **Bihar Municipal Property Tax (Assessment, Collection and Recovery) Rules, 2013.**
- This is only demand and not Payment Receipt .(यह भुगतान नहीं, मांग रसीद है)
- Please take payment receipt from tax collector if payment is made against this demand.
- You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your paid amount by calling toll free no. **1800-121-8545**
- Payment of tax shall not confer any legal status to such building structure and/or a legal title upon their payee.

For Details Please Visit :www.pmc.bihar.gov.in

or Contact at 1800-121-8545

Issued by : PATNA MUNICIPAL CORPORATION

.C/1/0450812 Date: 06-02-2019

SAS Form

[Self-Assessment Form for Property Tax / Vacant Land Tax for Municipalities in Bihar]

.ie ULB : Patna Municipal Corporation
. any : Patliputra Circle

Year of Assessment : 2018-2019

2. New Holding No. : Old Holding No. :
3. Ward : 1 Revenue Circle / Mahal :
4. Property No.(PID):
5. Type of Owner : Single Owner
6. Owner Details

Name / Name of Company / Organization etc.	Fathers'/Husbands' Name /PAN	Gender
LALDLI DEVI	KAHA NAND CHOUDHARI	MALE

7. Property Status: Vacant Land ✔ Land + Building ☐ Flat ☐
8. Rain Water Harvesting facility avaliable : Yes ☐ No ✔
9. Property Details

Road on which Located	Principal Main Road ☐ Main Road ☐ Other Road ✔
Year of Acquisition of Property	09-05-2018
Property/House No.	
Address	GHANDHI NAGAR BABU PAR PATNA
Pincode	

10. Correspondence Address

Property/House No.	
Address	
Pincode	

11. Contact Details

Mobile No.	9006292808	**Telephone No.**	
Email ID			

12. Plot / Land Details

12A	Area of Plot / Land (in sq. feet)	3,450.00
12B	Built-up / Constructed area on the Ground Floor (in sq. feet)	0.00
12C	Percentage Area Built-Up / Constructed = (12B / 12A) x 100	0%
Note: If 12C is greater than or equal to 70 %, then go to 13 otherwise continue to 12D		
12D	Taxable Vacant Land (in sq. feet)= 12A– (12B x 1.42855)	3,450.00
12E	Vacant Land Tax Rate (Refer to A2 of Annexl) (Rs.)	0.28
12F	**Vacant Land Annual Tax (12D x 12E) (Rs.)**	966.00

13. Building Details and Tax Calculation
14. Tax Calculations

14A	Annual Rental Value (ARV) (sum of 13J)	Rs.	0.00
14B	Total Property Tax	Rs.	0.00
14C	Total Annual Tax (12F + Current Year Property Tax)	Rs.	966.00
14D	Rebate (Current)	Rs.	0.00
14E	Interest / Penalty (Current)	Rs.	72.45
14F	Total Annual PropertyTax (14C - 14D + 14E)	Rs.	1,038.45

Details	Rs.	500.00

Arrears and interest/Penalty thereon

Financial Year (15A)	Amount (Rs) (15B)	Interest / Penalty (15C)	Total (15D)

Net Payable Amount

Service Charges instead of property tax

16.1A	Service Charge (Current)	Rs.	0.00
16.1B	Total Service Charge Payable (Current + Arrears)	Rs.	0.00
16.1C	Total Service Charge Payable (Current + Arrears)	In Word	Zero

16.2 Property Tax

16.2A	Total Property Tax + Water Tax (Current)	Rs.	1,466.00
16.2B	Total Property Tax + Water Tax (Current + Arrears)	Rs.	1,466.00
16.2C	Total Property Tax + Water Tax (Current + Arrears)	In Word	One Thousand Four Hundred Sixty Six Rupees

16.3 Interest/Penalty/Rebate

16.3A	Rebate (RWH + Normal)(Current)	Rs.	0.00
16.3B	Penalty (Current)	Rs.	72.45
16.3C	Interest (Current + Arrears)	Rs.	72.45
16.3D	Late Submission Penalty	Rs.	5,000.00

16.5	Total Net Payable Amount (16.1B + 16.2B + 16.3C + 16.3D - 16.3A)	Rs.	6,538.00
16.5A	Total Net Payable Amount (16.1B + 16.2B + 16.3C + 16.3D - 16.3A)	In Word	Six Thousand Five Hundred Thirty Eight Rupees

17. Payment Details

17A	Payment Made at				
17B	Mode of Payment				
17C	For cheque/DD Details	Number		Date	
		Bank		Branch	
17D	For Payment at Branch of Notified Banks	Name of Bank		Branch	
		Transaction ID		Date of Payment	
17E	For Payment made at Civic Centers	Center ID		Location	
		Transaction ID		Date of Payment	

Declaration

I / We hereby declare that the above information and property tax assessment based there on is correct to the best of my / our knowledge and belief and I / We undertake to abide by the relevant provisions of the Bihar Municipal Act 2007.

I / We fully understand that any information furnished above, if proved incorrect of false will render me / us liable for penal action or other consequences as may be prescribed in Law, Rules or Regulations framed by Govt. of Bihar or Municipality

मैं / हम घोषणा करता हूँ/हैं कि उपरोक्त जानकारी और संपत्ति कर निर्धारण मेरी/हमारी जानकारी में सही है,तथ मैं / हम बिहार नगर अधिनियम 2007 के संगत प्रावधानों का पालन करने के लिए वचनबद्ध हूँ/हैं।

मैं / हम पूरी तरह समझता/समझते हूँ/हैं कि यदि ऊपर दी गयी कोई जानकारी झूठी पाई गयी तो मैं / हम बिहार सरकार या नगरपालिका द्वारा विहित कानून,नियम अथवा विनिमय के अंतगत दंडात्मक कार्रवाई या अन्य परिणाम का भागी बनूँगा/ बनेंगे।

Serial No. 1322 Circle:-:Patna

Book No. :- 1 Deed No. 1184

Serial No. 1322

Deed No. 1184

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

This document was presented for registration on **09/02/2018** by **Renu Rani**
A stamp duty of Rs. **560500**/- and other fees of Rs. **21000**/- 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. **1184** in Book No. 1, Volume No. **33** on pages from **41** to **61** and has been preserved in total **21** pages in C.D. No. **5** / Year **2018**

Date: 09/02/2018 Token No: 1336 /2018

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

T.No. 1336/18.

खाल - अमितकुमार
दस्तावेज की जाँच किया
एवं
पक्षकार के अंकित परिचय विवरणी के अनुरूप सही पाया।
9/2/18
जाँच लिपिक
(अरुण कुमार मझराज)

DEVELOPMENT AGREEMENT

This indenture is made and executed this the 9th day of the month of February 2018.

For SRI HARI DEVELOPERS
Partner

BETWEEN

(1) Smt. **Renu Rani** wife of Dr. Ramadhar Chaudhary resident of village Garhia, Post Office Bithuar via Lohath, District Madhubani and at present Resident of "Choudhary Seva Sadan", Ward N0- 18, Suratgung , Police Station- Sitamadi Town and District- Sitamadi, Bihar state. **PAN-** AAVPR1936M Mob No - 9430933703

Renu Choudhary
Renu Rani
9-2-18

District Registry Office,Patna

Token Number 1336 | Reg. Year 2018 | Serial Number 1322 | Deed Number 1184

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Manish Kumar (Partner)						
Sig.	09.02.2018						
Executant	Anil Kumar Singh						
Sig.	9.2.18						
Executant	Ladli Devi						
Sig.	9/2/18						
Executant	Ramadhar Chaudhary						
Sig.	Ramadhar Chaudhary 09/02/18						
Presented By	Renu Rani						
Sig.	Renu Rani 9-2-18						
Executant	Renu Rani	Photo	Thumb	Index	Middle	Ring	Little
Sig.	Renu Rani 9-2-18						
Identified By	Ashish Gaurav						
Sig.	Ashishgaurav 09/02/18						



Renu Rani
9 - 2 - 18

उपरोक्त दस्तावेज निष्पादन/बिक्री पक्षकार एवं दस्तावेज ले जाने वाले द्वारा दाखिल किया गया है जो मेरे समक्ष पेश किया गया एवं मेरे द्वारा पहचाना गया है एवं उनके अनुसार पढ़ा गया।

अमित कुमार,
लिपिक, जिला निबंधक कार्यालय, पटना।

(2) Dr. **Ramadhar Chaudhary** Son of Late Niteshwar Chaudhary resident of village- Garhia, Post Office Bithuar via Lohath, District Madhubani and at present Resident of "Choudhary Seva Sadan", Ward N0- 18, Suratgung , Police Station- Sitamadi Town and District- Sitamadi, Bihar state. **PAN-** ACAPC9370P

(3) Dr. **Anil Kumar Singh** Son of Sri Surendra Prasad Singh resident of village- Nayagawn (Satkhutti), Police Station- Parwatta, District Khagaria and at present Resident of Flat No-101, Vishal Plaza, MauryaPath, Khajpura, Patna, Police Station- Rupash pur and District – Patna-800014, Bihar State **PAN-** AJKPS3413J

(4) Smt. **Ladli Devi** wife of Late Mahanand Chaudhary resident of village Karwan, Police Station- Bhojpur, District Bhojpur (Arah) and at present Resident at V.C. Lane, Near N.D.B.D College, Mittanpura, Town and Distric Muzaffarpur, Bihar State. -

PAN- ACUPD0495Q

herein after referred to as the "OWNERS" (which term or expression unless it be repugnant to the context/ subject or meaning thereof shall mean and include their respective heirs, administrators, successors, legal heirs and assigns) of the ***FIRST PART.***

AND

M/S Sri Hari Developers, a partnership firm having its Registered office at Office No- 406, Shashi Complex, Exhibition Road , Patna-800001 through its partner Sri **Manish Kumar** Son of Sri Raj Kumar Singh, Resident of A/ 162, P.C. Colony Kankarbagh, Patna -800 020, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context or meaning there to mean and include its executors, administrators, legal representatives successors in office and/or assigns) of the ***SECOND PART.***

PAN – ABUFS8555P

FOR SRI HARI DEVELOPERS

Rama Rani 9-2-18

Ramadhar Choudhary 09/02/18

9/2/18

WHEREAS the aforesaid owner No. 1 and 2 Smt. Renu Chaudhary and Dr. Ramadhar Chaudhary both are related with each other as husband and wife and has acquired/ purchased 3075 Sq. feet of land of Survey plot No. 2517, Khata No. 1321, Tauzi No. 5240, Thana No.1, Society Plot No. 21 of Block "B" situated at Mohallah- Makhdumpur, Police Station Digha, District Patna through a Registered sale deed dated 17.7.1984 executed by Gandhi Sahkari Grih Nirman Samiti Limited Patna in the name of owner No.1 Smt. Renu Chaudhary and by another Registered sale deed dated 1.1.1985 executed by the said society the adjacent southern side of the said society Plot No. 21 i.e. the society Plot No. 22 of Block "B" measuring 3200 Sq. feet of land of the same survey plot No. 2517, Khata No. 1321, Tauzi No. 5240, Thana No. 1 has been purchased in the name of the owner No.2 Dr. Ramadhar Chaudhary. Similarly the owner No.3 namely Dr. Anil Kumar Singh has acquired/ purchased the adjacent southern side of the said society plot No. 22 i.e. the society plot No. 23 of Block "B" measuring 3325 Sq. feet of land of the same survey plot No. 2517, Khata No. 1321, Thana NO.1, Tauzi No. 5240 through the Registered sale deed dated 24.11.1984 executed by the said Gandhi Sahkari Grih Nirman Samiti Limited Patna and similarly the above named owner No.4 Smt. Ladli Devi has purchased in her own name the society Plot No. 24 measuring 3450 Sq. feet i.e. the adjacent southern society plot No. 23 by a Registered sale deed dated 15.10.1984 executed by the said Gandhi Sahkari Grih Nirman Samiti Limited being part of same survey Plot No. 2517, Khata No. 1321/1361, Tauzi No. 5240, Thana No.1 and the aforesaid all the four owners from the date of their respective purchase have been coming in actual khas possession over their respective purchased land and have also got their names mutated separately over their respective purchased lands in the Register II maintained by the State of Bihar and on payment of rent, the rent receipts are being granted by the state of Bihar through concerned Anchal Adhikari.

AND WHEREAS the foresaid owners are seized and possessed of or otherwise were and are sufficiently entitled to their respective purchased piece and parcel of land measuring 3075 Sq. feet + 3200 Sq. feet + 3325 Sq feet and + 3450 Sq. feet respectively which all on calculation after amalgamating in one Block comes to

For SRI HARI DEVELOPERS
Partner

9/12/18

total measuring 13,050 Sq. feet ie 29.9641 Decimal that is equivalent to 9.5885 Kathas of land, the details of which are more fully described in schedule I below of this deed.

AND WHEREAS, the aforesaid all the owners jointly are interested in getting a multistoried Residential building Complex developed and constructed on their said Schedule-I land after amalgamating their respective purchased lands in one Block through a reputed Developer and to acquire built-up area in their share in the shape of flats and parking spaces as against consideration or in lieu of the proportionate undivided share in the total schedule-I land to be transferred by the respective owners in favour of the Developer or its nominees/ purchasers on receipt of their complete constructed share jointly to be divided by the owners to the extent of their respective shares proportionately as against their respective lands in all respect and accordingly the said owners jointly were in search of a reputed developer who could develop their aforesaid land on the reasonable terms and conditions.

AND WHEREAS the aforesaid developer offered to construct at its own cost one residential building complex on the said schedule-I land of all the owners after amalgamating their respective purchased lands in one Block on the condition that first of all the owners will obtain no objection certificate from the Gandhi Sahkari Grih Nirman Samiti for construction of one multistoried building over their respective lands after amalgamating their respective lands in one Block for which the owners have agreed to obtain no objection certificate from the said society and as such the Developer offered to construction at its own cost one Residential building to be known as "**DEVALAYAM**", hereinafter referred to as the "BUIDING" and to give 50% (Fifty percent) of the construction i.e. total built up area to be made on the said total land as per the sanctioned building plan to all the owners jointly. The Developer's area would be 50% (Fifty percent). The parking area will also be demarcated/ divided in the same ratio and proportion of 50% (Fifty percent) (Owners share) and 50% (Fifty percent) (developers share) having equal undivided 50% (fifty percent) right over upper floor roof.

AND WHEREAS, as a result of the negotiations between the parties hereto, the Owners and Developer and on the representations and declaration made by the owners and developer

9/2/18 Rinku Rani 9-2-18

as herein recorded, an agreement for Development of the said schedule-I landed property has been arrived at between the parties hereto upon the terms and condition hereinafter appearing.

NOW THESE PRESENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO FOLLOWS:-

1. The owners above named jointly have agreed to appoint the aforesaid developer as the developer of the aforesaid land and grant to the developer, who hereby accept from the owners the right to develop the aforesaid land more fully detailed in the schedule-I hereunder written in the manner and on the terms, conditions and stipulations hereinafter appearing entirely at its own cost and expenses to the extent of permissible F.A.R. at present.

2. The owners simultaneously with the execution of this indenture, hereby agreed to hand over physical possession of the scheduled-I land to the developer and to entrust the right to amalgamate their respective lands in one Block and to take up preliminary works for the development and construction of one residential building comprising flats and car parking spaces and to allot, enter into agreement for sale to the extent of developer's area only with its prospective buyers to the exclusion of the owners area.

3. The Owners agree to sell, convey, transfer and/or assign their respective lands to Developer and/or its nominee(s), free from all encumbrances 50% (Fifty percent) of undivided share in the total schedule land for consideration and on the terms and conditions mentioned here under.

4. As consideration for 50% (Fifty percent) of the undivided share in the said total schedule-I land to be conveyed/ transferred by the respective owners to the Developer or its nominee(s), the Developer agrees to deliver and give possession to all the owners 50% (Fifty percent) jointly of the total built up area of the said Building to be constructed by the Developer at its own cost, which is hereinafter called as the owner's area. The balance 50% (Fifty percent) of the

total salable built up area shall belong to the Developer or shall here in after be called as the Developers area.

5. That immediately after the execution of this Development agreement, the Developer shall proceed with preparation of the plan and Drawings for construction of one Residential building after amalgamating all the owners land in one Block.

6. That owners shall have no objection if the said building plans are submitted after taking approval from the owners by the Developer to the P.M.C. or any other competent authority for permission, approvals and or for getting the Map sanctioned and the owners agree to sign all such papers, Maps that may be deemed necessary by the Developer for the said purpose. However all fees, cost, charges and expenses relating to such sanctioning/ preparation/ approvals of maps shall be borne by the Developers.

7. That the owners have obtained no objection certificate from the society for making construction of one Residential building over the land of the owners by amalgamating their land in one Block and hereby at the time of signing the Development agreement handed over the said No Objection certificate and also handed over vacant possession of the Schedule-I land to the Developer and now developer shall proceed expeditiously with amalgamating the land at the site for development and construction of the proposed building which shall be constructed only after taking the sanction map from P.M.C. or concerned competent authority as per sanction map without making any deviations. The developer after making construction of the Residential building will hand over the owners share to the owners within a period of three and half years from the date of passing of Map by P.M.C. or any other competent concerned authority. However, the Landowners has allowed another grace period of 6 (Six) months for handing over of the Owner's share, thereby making the timeframe altogether of four years.

8. That the developer shall hand over the owner's area jointly to the owners as consideration for value of aforesaid 50% proportionate undivided share in the total land to be transferred by the respective owners to the developer or its nominee/nominees. The owners will

have right to divide their respective shares to the extent of their respective lands out of the total 50% of the built up area allotted to all the owners jointly.

9. That besides the aforesaid 50% built up area the Developer has agreed to pay as security amount of Rs. 10,00,000/- (Rupees Ten lacks) to each four owners by cheque separately out of which Rs. 5,00,000/- (Rupees Five lacs) only has been paid by the Developer to each owners separately by four cheques of S.B.I. , Dagbunglow/Frazer Road Branch bearing (i) Cheque No. 461234 dated 09.02.2018 (ii) Cheque No. 461235 dated 09.02.2018 (iii) Cheque No. 461236 dated 09.02.2018 (iv) Cheque No. 461237 dated 09.02.2018 respectively in the name of Respective owners at the time of signing this Development Agreement and the balance Rupees five lacks shall be paid by the Developer by cheque to all the four owners separately after obtaining sanctioned map from the competent authority.

10. That the owners jointly shall be entitled to 50% percent of the total built up area in shape of Flats and car parking space. Excess or shortage if any in area will be compensated by market price by developer and owner existing on the date of this agreement, which will be clearly specified on the date when the owners area and the Developer's area will be bifurcated/ divided after approval of the sanction map is obtained, mutually in between the parties by executing a separate supplementary Development agreement as to share Division.

11. It is further agreed and undertaken by the developer that the owners shall have full right, title and ownership interest over the owner's area referred to above allotted to the owners as their share out of the total built up area and the owners shall be fully entitled to enjoy the above built up area either themselves individually or collectively or shall be fully entitled to transfer, convey, grant otherwise alienate or transfer their interest in any manner deemed fit by the owners to any person, association of persons, firms, companies, body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the

owners individually or collectively. All cost of construction and otherwise of the aforesaid owners area shall be born and paid by the Developer.

12. As after the date hereof, the developer shall be deemed to be in possession of the said land of all the owners for the purpose of development only and shall be free to do all acts, deeds and things required for development and construction of the Residential building complex.

13. The Developer shall hand over the owners area after completion of the Residential Building in all respect as per specification with interior common space facilities and exterior completion of the total building including electrical fittings, water connections, sewerage line, bathroom fittings and on its acceptance by the owners, the owners shall execute the instrument of transfer of the proportionate undivided share of land comprising of the developers area to the developer and/or its nominees or assigns.

14. All the outgoings in respect of the said land from the date the possession is given by the owners to the developer shall be born and paid by the developer, who however shall not be liable for any of the outgoing on the said land relating to the period prior to the date of such possession, which shall be the sole liability of the respective owners alone.

15. The owners shall hold the owner's area on the same terms and conditions as the owners of the other portions of the building according to the standard agreement that may be finalized by the developer with the consent of the owners. The owners or their assigns, transferees shall become members of the association of persons or a Co-operative society which ever is found suitable and every person occupying the building shall abide by the rules, regulations of the association or of the Co-operative Society or the Body Corporate. The owners shall be entitled to use common area as well as common facilities provided in the building complex for the utilization by the occupants of the building complex on the usual terms and conditions applicable to all for such utilization.

For SRI HARI DEVELOPERS
Partner
9/2/18

9/2/18

Rama Rani
9-2-18

9/2/18

16. It is agreed that in all transfer/ conveyance of land or built up area, the purchaser/ transferee shall bear the cost of stamp duty, court fees and other registration charges. But the owners of the land shall not be deemed to be transferee of owner's built up area which is by way of consideration received by the owners of the land payable by the developer or their nominee and assigns. No stamp duty liability of the owners in respect of any transaction whatever will be made by the owners of the land as against Developer share.

17. The developers only after giving possession of a completed and habitable Residential building of the owner's share in all respect, will be entitled to transfer the right, title interest and possession and to execute the sale deed or deeds relating to the developer's area to any party or parties and receive and realize the prices in respect of that area and put the respective purchasers in possession. But the Developer will have right to raise funds from their intending purchasers to the extent of Developers share and as such the Developer may negotiate and enter into agreement for sale of the Developers area with any purchaser or purchasers but only after the bifurcation and allocation of the shares of the owner's area and Developers area, and receive the earnest money of the consideration amount but the developer will have no right to execute the sale deed/deeds and put in possession of their any intending purchasers without handing over the complete built up area in all respect to the owner share to the owners.

18. That the developer shall act as an independent developer in constructing one residential building over the entire scheduled-I land after amalgamating and shall keep the owners indemnified from and against all third parties claims arising out of any act or omissions against the development in or relating to the construction of the said building.

19. That if any disputes arises between the parties, it will be referred to Arbitrator in accordance with the provisions of the

For SRI HARI DEVELOPERS

9/2/18

9-2-18

9/2/18

Arbitrative to cancellation Act 1996 and the decision of the Arbitrator shall be final.

20. That distribution of the flats shall be made on the basis of the respective owner's plot over which the construction will be made. In other words the flats constructed over the land of each owner's land will be allotted to them.

21. That the finishing materials such as in bathrooms, kitchens and floor of the flat shall be used as per the approval of the Land owner's.

22. The owners hereby authorize the developer to do, if required, all acts, deeds, matter, things given under:-

(a) To have the plans of the proposed Residential building to be constructed on the aforesaid Schedule-I land prepared/ amended in accordance with the Rules and Regulations of the concerned authorities and other statutory provisions and get the same approved/sanctioned from the competent authority. However, the owners will also sign all the necessary plans, specifications, declarations, affidavits and other legal and statutory papers for getting the plan of the building sanctioned, amended, if necessary, in future subject to their satisfaction.

(b) Notwithstanding anything contained in this agreement, the owners hereby reserve their right to supervise and have their say in the process of planning in and constructions with a view to maintain its quality and quantity of construction in respect of the said building as per specification and as per sanctioned map.

(c) To appoint architects, surveyors, engineers and contractors and other person or persons for the purpose of construction and security.

(d) To make applications to the concerned authorities for obtaining electrical connections and permits or quota for cement, steel and other controlled building materials.

Renu Rani
9-2-18

(e) To accept service of any case, suit, Appeal, Revision, writ, summons or other legal process or notice and to appear and represent the owners in any court or before any magistrate, judicial tribunals or other tribunals in connection with the development of the said property and to commence or file suits, actions or other proceedings in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof or for any of the purposes aforesaid to sign, execute and deliver or file necessary vakalatnama, claims, plaints, orders, applications, affidavits, petitions and other documents, papers and writings and to give evidence.

(f) To enter into agreement for sale or otherwise allot flats/ parking spaces etc. to receive consideration money from the intending purchasers of the aforesaid building in respect of the developer's area.

(g) The developer at his own risk and responsibility can mortgage only the share of developer's built up area with bank/ and or financial institution for obtaining loan/ working capital/short terms loan/finance and also to obtain loan for their intending purchaser of flats and parking spaces and the said developer will use the said loan amount only for development purpose and not to divert or invest for any other project or for any other purpose. This is however, subject to the condition that if the developer fails to complete the building, as indicated earlier, and fails to hand over the owners share to the owners in habitable condition as per specification, the owner shall have the absolute right to forfeit the entire construction free from any encumbrance created by the developer in respect of the Developers share and the developer must restore the possession of entire land along with any development made for which the Developer shall not be entitled to any compensation. The loan if any taken by the developer from any financial institution will be the sole responsibility of the Developer.

(h) To transfer the developer's area or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchasers of flats in the aforesaid building subject to the

condition that the delivery of possession to such purchasers will be made only after the owners area is delivered to the owners.

(i) To give on ownership basis or other basis the said developer's area in the property and the flats in the building to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.

(j) And generally to do all act deeds and things for developing the said property.

23. Whenever required by the developer, the owners or their duly authorized representative will join as the confirming party in any agreement that the developer may enter into with any person or persons who desire to acquire flats or portions in the developer's area of the building on owner ship basis.

24. Upon completion of the development work or before and subject to the terms and conditions contained herein as may be desired by developer, the owners shall made and execute in favour of the developers or their nominee(s) including co-operative housing society or association or persons or a body corporate, a proper conveyance or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and/or their nominees to the aforesaid land to the extent of Developer's share.

25. Simultaneously on the completion of the building the Developer will have to obtain the completion certificate of the building from the competent authority and will hand over the same to the owners and on handing over of the owners area to the owners, the owners shall execute or join in the execution of all documents necessary for giving the flats/ parking spaces to the buyers of the Developers share at the request of the Developer in respect of legal title to their respective spaces including their undivided proportionate share and rights in the land.

26. It is decided among the both partners namely 1.Manish Kumar s/o Sri Raj Kumar Singh and 2. Rajnish Kumar s/o Sri Raj Kumar Singh of M/S Sri Hari Developers, Patna that first partner Manish Kumar will have full right to work , manage, control , to execute agreement for sale of flats ,to receive the consideration amount with valid receipt, to sign and executes all deeds ,instruments, and assurances, to execute absolute sale deeds of flats of residential project namely "DEVELAYAM"

27. The developer must use standard materials as per rules and regulations for construction of the building and get the work supervised by certified engineers. Any fault found in the construction will be entirely the developer's responsibility and liability and not that of the owners. The developer must remain vigilant about the construction work. The owners will have right to supervise the construction and quality of Materials through her authorized Engineers.

28. That the owners hereby declare:-

(a) That the area of the aforesaid total land of all the owners is approximately 9.588 kathas equivalents to 13050 Sq. feet.

(b) That the property is freehold and the owners have absolute right, title, interest and possession over their respective purchased lands and the same is free from all encumbrances.

(c) That the said land is in their exclusive possession having absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and in marketable condition and the owners have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, gift, right, lien, leave license permission, rent, possession charge inheritance or any other encumbrances whatsoever.

(d) That there is no notice or order passed by the Patna Municipal Corporation or any other body or authority either acquisition of the said property or any part thereof and there is no

requisition of whatsoever nature by the municipality or any other body or authority concerning or affecting the said property or any part thereof.

(e) That there are no statutory claims, demands, attachments or prohibitory orders made or issued by the taxation authorities revenue authorities, Municipal authorities or any government or other local bodies or authorities concerning or affecting the said property or any part thereof.

(f) That there are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunctions orders lispendence, notices, insolvency notice, petitions or adjudication orders made or issued by or at the instances of any part thereof.

(g) That apart from the owners, none else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or copartner in any joint family or otherwise, and that the owners are not benamidars or trustees for anyone in respect of the aforesaid land, the maintenance and upkeep thereof of any funds of the joint family or any nucleus thereof.

29. That the owners hereby irrevocably undertake not to sell, dispose, alienate the said property or any part thereof save and except putting the developer in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed as aforesaid to the developer or person or persons nominated by the developer including a society or societies or an incorporated body or limited company as hereinabove stated and further irrevocably undertake not to do any act, deed, matter or thing as shall be in contravention of the declarations made by them in the present clauses.

30. The owners undertake to show all such relevant papers in originals as and when required by the developer.

Rina Rani
9-2-18

09/02/18

31. That this agreement shall not ever be deemed to constitute a partnership of any short between the parties hereto.

32. After completion of the building, the entire land under the development shall be fenced with a matching low height boundary wall and secured with ~~iron~~ gates and guard posts.

SCHEDULE-I

The land measuring an area of approximately **9.588** kathas ie **29.9641** decimal equivalent to **13050** SQ. feet. situated at Mohalla-Makhdumpur, Police Station Digha, District Patna, having Survey Thana No. 1, appertaining to Khata No, Plot No with area including society plot Nos. (Block-B) of the respective all the four owners with its boundary are noted as follows:- Tnmu code-001

Tauzi No.	Khata No.	S.P. No.	Society Plot No. (Block-B)	Area	Boundary
5240	1321	2517	21	3075 Sq. feet	N- Society Road No.1 S-Society Plot No.22 E-Society Road No.4 W-Society Plot No. 16
5240	1321	2517	22	3200 Sq. feet	N- Soceity Plot No. 21 S-Soceity Plot No.23 E-Society Road W-Society Plot No. 16/17
5240	1321	2517	23	3325 Sq. feet	N- Society Plot No.22 S- Society Plot No.24 E-Society Road W-Society Plot No. 17 & 18
5240	1321	2517	24	3450 Sq. feet	N-Society Plot No.23 S-Society Plot No.25 E-Society Road No.4 W-Society Plot No.18

Total Land value - 2,39,72,000.00
Total Security amount paid - 40,00,000.00
Total - 2,79,72,000.00

(Two crore Seventy Nine Lac Seventy Two Thousand) only

9/2/18

Renu Rajni
9-2-18

09/02/18

SPECIFICATIONS OF THE BUIDING

FOUNDATION	R.C.C. cast in situ under reamed bore pile foundation
SUPER STRUCTURE	R.C.C. Framed Structure
BRICK WORK	First Class Brick masonry partition walls with 1: 4 cement mortar
INTERNAL WALLS	In cement mortar 1:6 on Brick work and 1:4 on R.C.C. work.
FLOORING	Marble/Vitrified Tiles of Somany/Kajaria/Johnson/Varmora or equivalent standard company
DOORS	Sal/Shakua Wood Chaukhat with Flush Door.
WINDOWS	All Window - Frames will be Wooden(Gamhar) with Glass Panel/Aluminum sliding window
WALL FINISHING	All Internal Walls will be finished in Putty
BATHROOM WITH SANITARY FITTINGS	a) Floor in Bathrooms will be of Ceramic. Glaze Designer Tiles of Somany/Kajaria/Johnson/Varmora or equivalent standard company up to 7' height in walls. b) Provision for Hot & Cold water connection in all Bathrooms and Kitchen.
KITCHEN	Ceramic Tiles flooring of Somany/kajaria/Johnson/Varmora or equivalent company and Cooking Platform with Granite top, Steel Sink, glazed tiles up to 2 ft. above working top.
ELECTRICAL ITEMS	Concealed P.V.C. conduits shall be laid with Copper Wire as required. Power Plug for A.C in all Bedrooms, Drawing Room, Bath Rooms and Kitchen.
TELEPHONE & T.V. POINTS	In Drawing room as well as in Master Bedroom.

HIGH POINTS OF THE PROJECT

1. Boundary Wall of proper Height will surround apartment.
2. Ample Parking space
3. Round the clock water supply.
4. Flooring in staircase / corridor to be of Cota Marble/Marble.
5. External Walls will be of Paint Finishing of Standard Company.
6. Generator with Auto Changeover for to each Flats (1.4 Amp. to Each Flats)

For SRI HARI DEVELOPERS
Partner

9/2/18
9/2/18
9-2-18

IN WITNESS WHEREOF the parties hereto have executed this Development Agreement on the day, month and year noted above of this deed.

Witness:-

1 Ashish Gaurav
Praveen chandra
Simisi Kothi, Bhawar Pokhar
Bagicha, Behind Hathua market
Patna 800004
9-2-18

2

Signature of the Owners

1 Renu Rani
9-2-18

2 Rajeev
09/02/18

3 Singh
9/2/18

4 [illegible]
9/2/18

For SRI HARI DEVELOPERS

Partner
09/2/18

Signature of the Developer

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. 560500/-**
Addl.Stamp duty paid under Municipal Act **Rs. 0/-**

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	581500/-

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	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		

TOTAL- 20000

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

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

Date: 09/02/2018

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 09th February 2018 by Renu Rani Dr. Ramadhar Chaudhary by profession House Wife. Status - Executant

Renu Rani
Signature/L.T.I. of Presentant
9-2-18

Date:09/02/2018

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ashish Gaurav' age '27' Sex 'M', 'Praveen Chandra', resident of 'Simri Kothi, Hathua Market, Bhanwar Pokhar, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 09/02/2018

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 33 on pages on 41 -61, for the year 2018 and stored in CD volume No. CD-5 year 2018 .The document no. is printed on the Front Page of the document.

Date : 09/02/2018

Registering Officer
Patna

Token No. : 1336 **Year : 2018** **S.No. : 1322** **SCORE Ver.4.1** **Deed No . :d No . : 1184**



Help

View GRN Details Live

Download e-Challan

GRN	: BHR201802024923M VIEW
DSRO CODE	**2800**
Party Name	**SRI HARI DEVELOPERS ITS DIR MANISH KUMAR**
Stamp Duty-(R0030021030001)	**560500**
Registration & Other Fees-(R0030031040001)	**20000**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**580500**
Status	**Success**
Payment Date	2018-02-08 16:29:58.0
CIN	null

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Ashish Gaurav

प्रमाण


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SRI HARI DEVELOPERS
भारत सरकार
01/10/2006
Permanent Account Number
ABUFS8555P