

Serial No. 10963 Deed No. 9855


Govt. of Bihar
District Registry Office, Patna

Summary of Endorsement

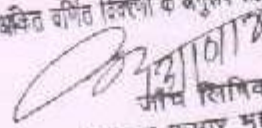
This document was presented for registration on 13/10/2017 by Ashutosh Singh (Auth Poa)
A stamp duty of Rs. 740300/- and other fees of Rs. 20500/- has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the
executants, and their identifier, who have admitted execution before me, are affixed on the reverse
page.
The document has been registered as deed no. 9855 in Book No. 1, Volume No. 226 on pages from
551 to 570 and has been preserved in total 20 pages in C.D. No. 35 / Year 2017

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

Token No. 11418 / 2017

Date: 13/10/2017

DREAM HOUSING PROJECTS PVT. LTD.
Director

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित वर्णित विवरणों के अनुरूप सही पाया।

जीप लिपिक
(अरुण कुमार महाराज)

SCANNED BY

(Development Agreement)

THIS DEVELOPMENT AGREEMENT executed and
entered into on this 13th day of OCTOBER 2017, at Patna.

BETWEEN

1. MR. GOPAL PRASAD SINGH, Son of Late



Induloy of Gopal Prasad Singh
Ashutosh Singh
13/10/17

Ritesh Singh
13-10-17

Mukund Prasad Singh
13-10-17

District Registry Office, Patna

Token Number 11418

Reg. Year 2017

Serial Number 10963

Deed Number 9855

PreType:	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajesh Kumar Sikaria						
Sig.	<i>Rajesh K. S.</i> 13/10/2017						
Presented By	Ashutosh Singh (Auth Poa)						
Sig.	<i>Ashutosh Singh</i> 12/10/17						
Executant	Ashutosh Singh (Auth Poa)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	<i>Ashutosh Singh</i> 13/10/17						
Executant	Gopal Prasad Singh (Pri)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	<i>Gopal Prasad Singh</i> 13/10/17						
Executant	Mukund Prasad Singh						
Sig.	<i>Mukund Prasad Singh</i> 13-10-17						
Executant	Rita Singh						
Sig.	<i>Rita Singh</i> 13-10-17						
Identified By	Nilay Ranjan						
Sig.	<i>Nilay Ranjan</i> 13/10/2017						



Ashutosh Singh

Narbadeshwar Prasad Singh, resident of village Sonapur, P.S. Sonapur, District Sharan, presently residing at **"SWASTIK BHAWAN"** Kadamkuan, near Congress Maidan, P.S. Kadamkuan, Town and District through his appointed attorney **SRI ASHUTOSH SINGH**, Son of Sri Gopal Prasad Singh, resident of **"SWASTIK BHAWAN"** Kadamkuan, near Congress Maidan, P.S. Kadamkuan, Town and District Patna, vide Power No. 623, Book No. IV, Token No. 9551/2017, volume No. 14, pages from 280 to 290, C.D. No. 03/2017, dated 18/08/2017, registered at Registration office Patna.

2. **MRS. RITA SINGH**, Wife of Late Govind Prasad Singh,

3. **MR. MUKUND PRASAD SINGH**, Son of Late Narbadeshwar Prasad Singh, all residents of **"SWASTIK BHAWAN"** Kadamkuan, near Congress Maidan, P.S. Kadamkuan, Town and District Patna, All the above named persons hereinafter collectively called and/or referred to as the **"LAND OWNERS"** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heirs, Administrators, Executors, legal representatives and/or successors-in-interest) of the **FIRST PART**.

AND

M/S DREAM HOUSING PROJECTS PRIVATE LIMITED, CIN NO. **U70102BR2009PTC015045**, a Company incorporated under the provisions of Companies Act 1956, having its Registered office at 103, Sri Ram Plaza, Station Road, P.S. Gandhi Maidan, Town and District Patna (Bihar), through its Director **SRI RAJESH KUMAR SIKARIA**, Son of Late Babu Lal Sikaria, resident of A-4/B, Pushp Vihar Apartment, Exhibition Road, P.S. Gandhi Maidan, District Patna, hereinafter referred to as the **BUILDER/ DEVELOPER** (Which expression shall unless excluded by or repugnant to the context mean and include its Successor-in-office, Executors, Administrators and assign) of the **SECOND PART**.

WHEREAS, the above named First part is the absolute owner of 07 (Seven) kathas of land, pertaining to Cadastral Survey Plot No. 339, Municipal Survey Plot No. 636, under Thana No. 137, Tauji No. 804, Khata No. 286/216, under Ward No. 11 (Old) & 43 (New), Sheet No. 60, Circle No. 20B, Holding No. 33/36 (Old) and 64/44/33 (New), situated in Mauza Moharrampur, Kadamkuan Near Jain Mandir, Pargana Azimabad Survey Thana Bhulwari, present P.S. Kadamkuan, Town and District Patna, within the limit of Patna Municipal

For DREAM HOUSING
PROJECTS PVT. LTD.

13/10/2017
Director

Rita Singh

13-10-2017

Mukund Prasad Singh

13-10-17

On behalf of Govind Prasad Singh

13/10/17



Corporation, Sub, and Sadar Registry office Patna. The details of the aforesaid land is clearly mentioned in Schedule-I of this Development agreement.

WHEREAS, Sri Gopal Prasad Singh, Mukund Prasad Singh and Govind Prasad Singh jointly purchased the aforesaid land under a registered deed of absolute sale dated 02/07/1971 vide deed No. 6277, registered in Book No. I, Volume No. 75, pages from 475 to 481, register red at Registration office Patna from Mr. Mritunjay Prasad, Son of Late Dr. Rajendra Prasad, the then President of India, for a valid consideration.

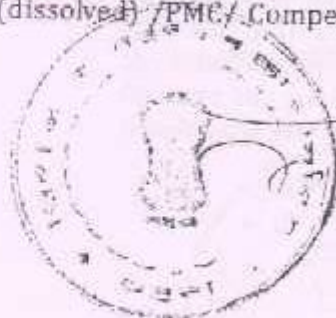
WHEREAS, soon after execution and registration of the afore said sale deed, the above named vendees took possession of the aforesaid land as owners of the property. Later on Govind Prasad Singh, one of the vendee, died leaving behind his widow Smt. Rita Singh, who after the death of her husband inherited 1/3rd share in the said property. Now all the above named first part are the absolute owners of the Scheduled property and are fully entitle to enter into an agreement for development with the second part.

WHEREAS, the above named land owners also got their names mutated in Municipal records and are paying holding tax to the Patna Municipal Corporation and accordingly tax receipt is being issued in the name of Sri Gopal Prasad Singh & others.

AND WHEREAS, the above named land owners expressed their desire to develop the Scheduled property and to construct a multi-storied residential building complex over the Scheduled land on conversion basis.

(A) It is represented and declared by the Land Owners :—

- (i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer and convey the whole or part of the said Property, having a fully marketable title thereby.
- (ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave and license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.
- (iii) That no notice or notification for acquisition/ requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved) /PMC/ Competent Authority, the Income Tax



For DREAM HOUSING
PROJECTS PVT. LTD.

Director
13/10/2017

Rita Singh
13-10-17

Mukund Prasad Singh
13-10-17

An. Schaff of Govind Prasad Singh
At the Govind Singh
13/10/17

Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

- (iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.
- (v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

AND WHEREAS, the landowners are interested in getting constructed multi-storied residential Units on the said property and acquire built up area in the shape of, residential Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the landowners to the Developer.

- (B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.
- (C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

- (1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to the Developer to develop the Scheduled property, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property, fully described in the Schedule-I



FOR DREAM HOUSING
PROJECTS PVT. LTD.

Director
13/10/2017

Rishi Singh
13-10-17

Mukund Prasad Singh
13-10-17

On behalf of Mukund Prasad Singh
13/10/17

developer is unable to construct or complete the construction of the proposed building then in that case the landowners shall refund the entire non-refundable amount to the developer.

- (16) That the developer shall develop the said property himself or herself or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.
- (17) That the Land Owners are entitled to verify and supervise the quality of materials to be used by the builder for construction of the proposed building. If the Land Owners find that the materials used for construction is not up to the mark and not of good quality then they should intimate the same to the developer and suggest them to use better quality of materials.
- (18) The Owners shall at no point of time demand further sum or premium or any interest in any dealing regarding sale of the Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard.
- (19) From the date of delivery of possession of the Owners' area to the Owners or their allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.
- (20) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

For DREAM HOUSING
PROJECTS PVT. LTD

13/10/2012
Director

Mukund Prasad Singh
13-10-17

T. D. Singh
13-10-17

On behalf of Mukund Prasad Singh
Mukund Prasad Singh
13/10/17



- (21) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owners' area whenever required by the Developer.
- (22) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owners' area in the said building and which does not form part of the Developer's area, whenever required by the Owners.
- (23) A separate list of detailed specifications for the said building is mentioned in schedule-II of this development agreement and the same is part of this Development Agreement.
- (24) After the Registration of this Development Agreement, the Owners and the Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.
- (25) That after the completion of the construction of the building project developer/ promoter /and Owners shall be absolute Owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Owners Ship Act, 2006.

THE DEVELOPER FURTHER UNDERTAKES -

- (A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owners' right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owners' area to the Owners.
- (B) To indemnify the Owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.
- (C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws, if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, shall be distributed

For DREAM HOUSING
PROJECTS PVT. LTD.

Director
13/10/2017

Rita Singh
13-10-17

Mukund Prasad Singh
13-10-17

*On behalf of Legal Firm and Legal
- Advocate C. Singh -*
13/10/17



conciliation Act, 1996 as amended from time to time, within the limit of Patna.

- (N) That only courts of Patna and beyond which Supreme Court shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.
- (O) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether with consent of the land Owners.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 07 katha equivalent to 21.875 decimals, more or less subject to actual measurement, pertaining to Cadastral Survey Plot No. 339, Municipal Survey Plot No. 636, under Thana No. 137 Thana Code No. 400, Tauji No. 804, Khata No. 286/216, under Ward No. 11 (Old) & 43 (New), Sheet No. 60, Circle No. 208, Holding No. 33/36 (Old) and 64/44/33 (New), situated in Mauza Moharrampur, Kadamkuan Near Jain Mandir, Pargana Azimabad, Survey Thana Phulwari, present P.S. Kadamkuan, Town and District Patna, within the limit of Patna Municipal Corporation, Sub. and Sadar Registry office Patna and bounded as follows :-

BOUNDARY

- NORTH :- Sri Jawahar Prasad Singh,
SOUTH :- Smt. Deopati Devi and Smt. Binda Devi,
EAST :- Sri Ganesh Sharma and others,
WEST :- Branch Road.

VALUATION OF THE PROPERTY/LAND

- | | |
|--|--------------------------------|
| 1. Total Area of Land 07 Katha equivalent to 21.9121 decimals, Thana Code No. 400, Zone-III, | |
| 2. Govt. Value of the Land @ Rs. 15,00,000/- per dec. | Rs. 3,28,70,000/- |
| 3. Refundable amount | Rs. 30,00,000/- |
| | <u>Total Rs. 3,58,70,000/-</u> |

SCHEDULE- II

FEATURES AND SPECIFICATION OF UNITS

1. Foundation R.C.C. Pile Foundation/Raft Foundation, as per design of



For DREAM HOUSING
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13/10/2017
13-10-17

Rita Singh
13-10-17

Mukund Prasad Singh
13-10-17

On behalf of Sign/Handing
13/10/17

- structural consultant. Termite Treatment to be done in Foundation.
2. Structure R.C.C. framed super structure with brick wall partitions as per design of consultant.
 3. Brickwork First class half masonry with Cement.
 4. Plaster Cement Mortar 1:6 on brickwork and 1:4 on R.C.C. work.
 5. Doors & Door Frames Flush door of good company in Malaysian Sal Wood frames painted with enamel paint over one coat primer to be used in flats. Provision of fixing Double Door on Main Door.
 6. Windows All windows made of Sal wood/ Aluminum/UPVC frames with clear Float Glass.
 7. Electricals
 - i) Concealed P.V.C. Conduits wiring with Copper wires (Finolex/Havell's/RR Kabel) in the flat.
 - ii) Modern Electric Switches of North West/Roma or Equivalent will be used inside the flat.
 - iii) Power Plug for A.C. in all Bedrooms. One Power Plug (15 AMP) in each Bathroom, Dining Room and Two Power Plugs in kitchen.
 - iv) Each flat shall be provided with separate three phase meter located at convenient location at extra cost as per B.S.E.B. rules.
 8. Sanitary Ware & Toilets
 - i) Provision of Hot & Cold water connection in all toilets.
 - ii) Chromium Plated Mixture & Tap of Marc/Jaquar or equivalent make will be used in each Bathroom.

Disha Singh
13-10-17

Mukund Prasad Singh
13-10-17

On behalf of Govt/Prindhyat
Subintha Singh
13/10/17



9. Wall Finishing

iii) Door height Printed Tiles of Good Company will be used in Bathroom walk.

iv) ~~12"X12"~~ Anti skid Ceramic/Tiles will be used in Bathroom Floors.

v) Light color Sanitary Ware (Pink, Blue, Green, Ivory & Gray)/White with matching P.V.C. cistern will be provided in each Bathroom.

vi) Commode in Master Bathroom and Indian Pan in Common Bathroom will be provided.

i) All Internal walls to be finished with good quality primer over POP/Wall Putty.

ii) ~~All External walls to be finished with combination of good quality Acrylic Texture-Coat Paint over Wall Putty.~~

i) Good Quality Vitrified Tiles flooring all over the flat except in Bathrooms.

ii) ~~All flooring in staircase/ common areas to be finished with the combination of Granite Tiles & Kota Stone.~~

10. Flooring

i) Vitrified Tiles/Anti-skid Ceramic Tiles Flooring.

ii) Black Granite on Working Counter.

iii) ~~2" height printed glazed tiles will be used only over the working counter.~~

iv) 15 AMP Power Plug (Two).

v) Extra 5 AMP socket and water provision for water purifier.

vi) ~~24"X18" Steel Sink will be provided.~~

11. Kitchen



13-10-17

Mukul Prasad Singh
13-10-17

Dr. Subodh Chandra Singh
13/10/17

- vii) In One flat of each landowner the Kitchen work will be completed
12. Telephone & T.V. Cable - i) One Telephone Point (non-connection) shall be provided from a common junction to the drawing room of each flat.
- ii) One Telephone point will be provided in Master Bedroom connected from Drawing Room.
- iii) One Intercom Connection will be provided in the flat.
- iv) Cable Point will be provided in the Drawing Room and all Bedrooms of the Flat.
13. Lift
Lift of 6/8 Passengers of Kone/ Otis or equivalent make will be installed.
14. Fire Safety
Advance Fire Safety Provision as per the norms.
15. Woodwork
Cupboards to be provided in one flat for each land owner.
16. Overhead Water Tank
Overhead Water Tank of adequate capacity as per norms.
17. Boring & Tube well
Boring and Tube well of adequate capacity for campus and flats by direct/reverse circulatory machine with adequate size fitted with KSB/ equivalent make submersible pump of adequate capacity.
18. Parking
Parking Spaces are available for flat owners on first come first serve basis.
19. Generator
Silent Generator of reputed company for common area & 500 WATT connection to every flat for emergency power supply.

IN WITNESS WHEREOF the Land Owners and Developer have set their respective hands to this deed of Development Agreement with their free will and sound mind on



For DREAM HOUSING
PROJECTS PVT. LTD.

Director

Mukund Prasad Singh
12-10-17

Prateek Singh
12-10-17

On behalf of Mukund Prasad Singh
13/10/17

the day, month and the year first above mentioned in the presence of undersigned witnesses.

WITNESSES

1.

Abhishek
 Sri Rakesh K. Sikaria
 A-4B, Puri Vihar Apt.
 Exhibition Road,
 Patna-800001

On behalf of Gopal Prasad Singh
Abhishek Singh
 13/10/17

Signature of the
 Land Owner No. 01
 PAN No. ABUPS9627C
 AADHAR No. 9881 2231 2301
 Mob No. 9936778715

2. *Nilay Ranjan*
 Sri Sri B.N.P. Singh
 P.O. P.S. Colony
 Kishoripuri,
 Patna

Rita Singh
 Signature of the 13-10-17
 Land Owner No. 02
 PAN No.
 AADHAR No.
 Mob No. 9936778715

Mukund Prasad Singh
 Signature of the 13-10-17
 Land Owner No. 03
 PAN No. ABUPS9628P
 AADHAR No.
 Mob No.



For DREAM HOUSING
 PROJECTS PVT. LTD.

Prakash 13/10/2017
 Signature of the Director
 Developer

PAN No. AADCD2782J
 GSTIN No. 10AADCD2782JHZV
 Mob No. 09431020273



सभी प्रमाणों के साथ ही प्रमाणित किया जाता है।
 13/10/17

प्रमाणित किया जाता है।
 13/10/17

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. 740300/-

Adm. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs.	0/-
Amt. paid through Bank Challan	Rs.	760800/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	0	C	0	H1b	0	K1a	0	LI	0	LLR	0	500
	A8	0	D	0	H2	0	K1b	0	LI	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	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. - 20500

Date: 13/10/2017

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 13th October 2017 by Ashutosh Singh (Auth Poa) Sri Gopal Prasad Singh by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 13/10/2017

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nilay Ranjan' age '36' Sex 'M', 'Sri Braj Nandan Pd. Sinha', resident of 'Kidwaripuri, Budha Colony, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 13/10/2017

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 226 on pages on 551 -570, for the year 2017 and stored in CD volume No. CD-35 year 2017. The document no. is printed on the Front Page of the document.

Date : 13/10/2017

Registering Officer
Patna

Token No. : 11418 Year : 2017 S.No. 10965 SCORE Ver.4.1

Deed No. : d No. : 9855



संघीय पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India
संस्थापन संख्या: 000000383/2017

To,
Ashutosh Singh
SAO, Gopal Prasad Singh
Swami K Bhawan
Behind Congress Maidan,
Patna
Karnal, Uttar Pradesh
Bihar - 800003
800003

Communication Date: 18/08/2017

Signature and
Stamp



आपका आधार क्रमांक / Your Aadhaar No. :
7805 6609 7272
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India
आशुतोष सिंह
Ashutosh Singh
जन्म तिथि / DOB: 02/11/1973
पुरुष / MALE

7805 6609 7272

मेरा आधार, मेरी पहचान

NOTIFICATION
This letter is a proof of identity, not of citizenship.
To establish identity, authenticate online.
This is electronically generated letter.

- 1. यह एक पहचान प्रमाण है।
- 2. नागरिकता के प्रमाण के रूप में नहीं मान्यता दी जाती है।
- 3. पहचान के लिए ऑनलाइन प्रमाणित करें।
- 4. पहचान के लिए ऑनलाइन प्रमाणित करें।
- 5. पहचान के लिए ऑनलाइन प्रमाणित करें।
- 6. पहचान के लिए ऑनलाइन प्रमाणित करें।



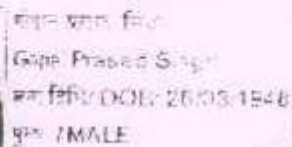
संघीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आशुतोष सिंह, गोपाल प्रसाद सिंह, स्वामी
भवन, कांग्रेस मैदान के पीछे, पटना,
बिहार - 800003

Address:
SAO, Gopal Prasad Singh,
Swami K Bhawan, behind
Congress Maidan, Patna,
Bihar - 800003

7805 6609 7272

Ashutosh Singh
18/8/2017



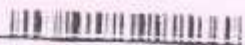
9881 2231 2301

मेरा आधार, मेरी पहचान



NAME	RESIDENCE
John Andrew Gray, Jr.	2401 Westwood Drive
William Ross Miller, Jr.	1070 Brookview Drive
W. W. W. W. W.	10000 Longview Road
W. W. W. W. W.	10000 Longview Road
W. W. W. W. W.	10000 Longview Road

9881 2231 2301



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1800-368-1847



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FD-302a (Rev. 11-27-70)

Gopal P.O. Sing L

18/8/2017

भारत सरकार

आयुक्त विभाग

महाराष्ट्र सरकार

भारत सरकार

GOVT OF INDIA

MARBADESHWAR PRASAD SINGH

05/01/1955

Permanent Account Number

ABUPSG628P

Maharashtra

Signature



Maharashtra

REVENUE DEPARTMENT



ARCHESBISHOP
GOPAL PRASAD SINGH
NARBADESHWAR PRASAD SINGH

DATE OF BIRTH
26-03-1940

PRINT SIGNATURE

Gopal P.D. Singh

PRINT SIGNATURE

COMMISSIONER OF INCOME TAX PATNA

TO THE
DIRECTOR
IN CHARGE
INVESTMENT
AND
FINANCE
DEPARTMENT
GOVT. OF BIHAR
PATNA - 800 001.

To the Director & Investment Officer, Patna
Investment Officer,
Commissioner of Income Tax, Patna,
C.B. Building,
Bhikhari Lal Saran,
Patna - 800 001.

Gopal P.D. Singh.

18/8/2017.



भारत सरकार
GOVERNMENT OF INDIA



मुकुन्द प्रसाद सिंह
Mukund Prasad Singh
जन्म तिथि/ DOB: 05/07/1955
पुरुष / MALE



6814 9185 6367



आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

संबोधित: नवीन प्रसाद
सिंह, व्यक्तिगत भवन, बंदम
कुआँ, काँग्रस मैदान के
सामने, फुलवारी, पटना,
बिहार - 800003

Address:

S/O Nandeeswar Prasad Singh,
Santhi Bhawan, Kadam Kuan, Opp
Congress Maidan, Phulwari, Patna
Bihar - 800003

Mukund Prasad Singh -
13/10/17

6814 9185 6367

Aadhaar-Aam Admi ka Adhikar

Handwritten signature



भारत सरकार
GOVERNMENT OF INDIA



रीता सिंह
Rita Singh
जन्म तिथि / DOB: 01/01/1953
महिला / FEMALE



6381 5561 4436

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

संबोधित: लट गौविन्द प्रसाद
मिह, स्वामिदा भवन, वदम
बुआ, कोशम मंदान क
सामने, फुलवारी, वदना,
बिहार - 800003

Address:

Mr O. Lal Boudind Prasad Singh,
Swami Bhawan, Nadam Kuan, Bui
Boua, Kosham Mandan, Phulwari, Bihar
India - 800003

6381 5561 4436

Aadhaar-Aam Admi ka Adhikar

Rita Singh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RITA SINGH

GIRIJA SHANKAR SINGH

01/01/1953
Permanent Account Number
ACPPS6189R

Rita Singh
Signature

01022010

Rita Singh



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

This document was presented for registration on 18/08/2017 by Gopal Prasad Singh.
Stamp duty of Rs. 1000/- and other fees of Rs. 1500/- 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. 623 in Book No. 4, Volume No. 14 on pages from 280
290 and has been preserved in total 11 pages in CD No. 3 / Year 2017.

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

Date: 18/08/2017

Taken No: 9551/2017

SCANNED BY

(SHASHI BHUSHAN PATHAK)
OPERATOR

मुख्तारनामा आम

1. लेख्यकारी का नाम एवं पूरा पता :-

श्री गोपाल प्रसाद सिंह पिता का नाम स्वर्गीय नरबदेश्वर
प्रसाद सिंह, निवासी गाँव-सोनपुर, थाना-सोनपुर, जिला-
सारण, वर्तमान निवासी-"स्वास्तिक भवन" कदमकुआँ,
थाना-कदमकुआँ, जिला-पटना-800003, राज्य-बिहार,
भारतीय नागरिक। MOB :- 7739420853



District Registry Office, Patna

ken Number 9551

Reg. Year 2017

Serial Number 9141

Deed Number 623

es7ype	Name	Photo	Thumb	Index	Middle	Ring	Little
ent	Ashutosh Singh						
3.	<i>Ashutosh Singh</i> 18/8/2017						
resented	Gopal Prasad Singh						
1.	<i>Gopal Prasad Singh</i> 18/8/2017						
ncipal	Gopal Prasad Singh	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
1.							
entified	Nishant Kumar Singh						
	<i>Nishant Kumar Singh</i> 18/8/2017						

ORE Ver.4.0

by IL&FS Technologies Ltd.

Biometric Captured By 2800sop021



Gopal Prasad Singh

18/8/2017



2. लेख्यधारी का नाम एवं पूरा पता :-

श्री आशुतोष सिंह पिता का नाम श्री गोपाल प्रसाद सिंह,
निवासी- "स्वास्तिक भवन", कदमकुआँ, थाना-कदमकुआँ,
पटना-800003, जिला-पटना, राज्य-बिहार, भारतीय नागरिक।

3. लेख्य का प्रकार -

मुख्तारनामा आम

4. मूल्यांकन

XXXXXXXXXXXXXXXXXX

5. सम्पत्ति का पूर्ण विवरण:-

लॉट नं०-1

हमगी वो तमामी मवाजी 7 कट्ठा (सात कट्ठा) एराजी में
बना आवासीय दो मंजिला मकान जिसमें कुल लाव जमात
अगला जुमला सकल सुविधा सहित अवस्थित वाके
मौजा/मोहल्ला-मोहरमपुर (काँग्रस नगर), मोहल्ला-कदमकुआँ,
परगना-अजिमाबाद, सर्वे थाना-फुलवारी, सब रजिस्ट्री ऑफिस
वो सदर रजिस्ट्री ऑफिस वो जिला-पटना है। जिसका थाना
नं०-137, तौजी नं०-804, खाता नं०-286/216 (दो सौ
छियासी/दो सो सोलह), वो खेसरा नं०-339 (तीन सौ
उनचालिस) है। जिसका बिहार सरकार राजस्व कार्यालय पटना
सदर है। जिसका विवरण निम्न प्रकार है :-

चौहद्दी :-

उत्तर :- जवाहर प्रसाद सिंह
दक्षिण :- देवपति देवी वो श्रीमती बीन्दा देवी
पूरब :- श्री गणेश शर्मा
उत्तर :- श्री अनुग्रह नारायण सिंह

उपरोक्त वर्णित सम्पत्ति में लेख्यकारी का 1/3 हिस्सा है।



Shant Singh
18/8/2017

Gopal Singh
18/8/2017

लॉट नं०-2

हमगी वो तमागी मवाजी लगभग 1 कट्ठा (एक कट्ठा) एराजी में बना आवासीय मकान जिसमें कुल लाव जमात अमला जुमला सकल सुविधा सहित अवस्थित चाके मौजा-अशोकराज पथ, परगना-अजिमाबाद, सर्वे थाना-फुलवारी, सब रजिस्ट्री ऑफिस वो सदर रजिस्ट्री ऑफिस वो जिला-पटना है। जिसका सर्किल नं०-11, होलिंग नं०-67/54। है। जिसका बिहार सरकार राजस्व कार्यालय पटना सदर है।

लॉट नं०-3

यह कि गोपाल प्रसाद सिंह का मौजा-सोनपुर, एवं इसके आस-पास जिला-सारण, में परती जमीन, मकान एवं कृषि योग्य भूमि जो कि लेख्यकारी के दखल कब्जा में है और यह सब चल अचल सम्पत्तियों गोपाल प्रसाद(लेख्यकारी) के हिस्से का है।

यह लेख्यकारी इस विलेख के द्वारा लेख्यधारी को पावर दे रहे हैं।

सन्दर्भ

यह कि खाना संख्या-5 में वर्णित लॉट नं०-1 की सम्पत्ति लेख्यकारी की खरीदगी सम्पत्ति है। जिसे लेख्यकारी ने श्री मृत्युब्जय प्रसाद साहेब पिता का नाम स्व० डॉ० राजेन्द्र प्रसाद, निवासी मोहल्ला-कॉंग्रेस नगर, कदमकुओं, जिला-पटना से निर्विवाद विक्रय पत्र के द्वारा अवर निबंधन कार्यालय पटना में दिनांक-28/06/1971 ई० को निबंधित कराए हुए है। जिसका बुक नं०-1, जिल्द नं०-75, पेज नं०-475 से 481 तथा वसीका सं०-6272 दिनांक 28/6/71 ई० का है एवं उपरोक्त



Subash Singh
18/8/2017

Gopal Singh
18/8/2017

वर्णित लॉट नं०-2 एवं लॉट नं०-3 में वर्णित सम्पत्ति खानदानी वो मौखसी सम्पत्ति है तथा सम्पत्ति संबंधी विवाद किसी दूसरे के साथ उदित नहीं हैं। इस तरह लेख्यकारी को मुख्तारनामा (पावर ऑफ एटर्नी) करने का पूर्ण अधिकार प्राप्त है।

यह कि लेख्यकारी अत्यावश्यक कार्यों में व्यस्त रहने के कारण उक्त वर्णित सम्पत्ति की पूर्ण रूप से देखभाल, नियंत्रण, प्रबंध, संचालन, सुरक्षा, वो व्यवस्था तथा उसकी बिक्री, बन्दोबस्ती अथवा किराए पर लगाना नहीं कर पा रहे हैं, इसलिए इन सभी कार्यों को सुचारु रूप से चलाने व अंजाम देने में सब तरह से मेरे उक्त मुख्तार, जो मेरा पुत्र एवं शुभचिंतक हैं, सक्षम व कुशल हैं। इसलिए लेख्यकारी ने शारीरिक एवं मानसिक स्वस्थ अवस्था में अपने हानि लाभ को पूर्णरूपेण सोझ समझकर, बिना किसी दबाव धमकी वो बहकावे बल्कि अपनी स्वेच्छा अनुसार उक्त श्री आशुतोष सिंह पिता का नाम श्री गोपाल प्रसाद सिंह, को लेख्यकारी ने अपना मुख्तार नियत एवं नियुक्त करते हैं जो लेख्यकारी के लिए इनके नाम से तथा लेख्यकारी की तरफ से अन्य बातों के साथ-साथ अन्य कार्यवाही करेंगे।

यह कि उक्त मुख्तार निम्नलिखित धंधे वो कार्यवाही करेंगे:-

- यह कि लेख्यधारी मुख्तार लेख्यकारी के स्थान पर उपरोक्त जमीन, पलैट एवं शेयर की उचित देखभाल वो प्रबंध वो सुरक्षा करेंगे।

- यह कि लेख्यधारी मुख्तार उपरोक्त जमीन के बिक्री हेतु ग्राहक तलाश करें, सम्पत्ति की बिक्री हेतु मूल्य दर निर्धारित



Ashtutosh Singh
18/8/2017

Gopal Singh
18/8/2017

वैय बैयाना लिखें, वय-वैयाना की रकम प्राप्त करें, दस्तावेज बिक्री पत्र निष्पादित करें, निष्पादित दस्तावेज बिक्री पत्र को उचित निबंधन कार्यालय में निबंधन हेतु उपस्थापित करें, निबंधन इकरार स्वीकार करें, निबंधन के पश्चात निर्गत रसीद संबंधित क्रेता के हवाले करें, जर सम्मन प्राप्त करें, खुलासा यह कि उपरोक्त संपत्ति के बिक्री तथा बिक्री पत्र के निबंधन की समस्त प्रक्रिया लेख्यधारी मोख्तार लेख्यकारी के स्थान पर अपने हस्ताक्षर से सम्पन्न करेंगे एवं किसी भी विकासक के साथ उपरोक्त वर्णित सम्पत्तियों का विकास एकरारनामा अपने हस्ताक्षर से करने के लिए स्वतंत्र होंगे।

• यह कि इस मोख्तारनामा के निबंधन के लिए किसी प्रकार का कोई प्रतिफल लेख्यकारी को लेख्यधारी द्वारा भुगतान नहीं किया गया है वो लेख्यधारी द्वारा उक्त सम्पत्ति के बिक्री के पश्चात् जो भी मूल्य की प्राप्ति होगी उसका भुगतान लेख्यधारी अनिवार्य रूप से लेख्यकारी को कर देंगे। तथा इस वसीका के निबंधन के आधार पर लेख्यधारी को किसी प्रकार का कोई दरखल कब्जा उक्त सम्पत्ति पर प्राप्त नहीं होगा। वो लेख्यधारी किसी प्रकार का निर्माण कार्य नहीं करेंगे।

• यह कि उक्त सम्पत्ति सभी प्रकार के नुक्स हकियत, दोष, एवं सरकारी गैर सरकारी अधिग्रहण या रोक से मुक्त है।



Attested by
18/8/2017

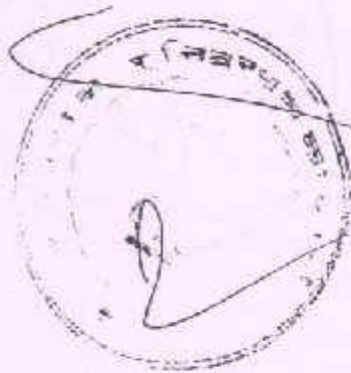
Gopal P. Singh
18/8/2017

• यह कि उपरोक्त सम्पत्ति (खाने संख्या-5) में किसी प्रकार का सरकारी/गैर सरकारी या निजी विवाद उत्पन्न होने के हालात में लेख्यधारी स्वयं उपरोक्त विवाद इत्यादि को अपने विवेक से निपटारा करने के लिए स्वतंत्र होंगे और इस कार्य हेतु लेख्यधारी को जहाँ-जहाँ, जिस-जिस कार्यालय या न्यायालय में किसी प्रकार के प्रतिवेदन देने की आवश्यकता हो या अन्य कार्य हो उसे लेख्यधारी स्वयं अपने द्वारा मनोनित अधिवक्ता के माध्यम से आवेदन या प्रतिवेदन दे सकती हैं या किसी प्रकार के लिखित या अलिखित कार्यवाही कर सकती हैं।

• यह कि उपरोक्त सभी कार्य जो लेख्यधारी द्वारा निष्पादित किया जाएगा वह सब लेख्यधारी द्वारा उनके स्थान पर किया हुआ समझा जाएगा। जिसकी कानूनी वैधता हमेशा के लिए मान्य होगी।

• उपरोक्त वर्णित सम्पत्ति पर किसी भी न्यायालय द्वारा कोई रोक नहीं है।

• यह कि उपरोक्त वर्णित सम्पत्ति पर लेख्यधारी किसी भी प्रकार का कोई विकास कार्य नहीं करेंगे।



Shubh Singh
18/8/2017

Dr. Singh
18/8/2017

अतः यह मुख्तारनामा आज हमने अपनी सजी खुशी,
स्वस्थ, चित्त तथा स्थिर बुद्धि की अवस्था में निम्न दो
गवाहन के समक्ष लिखा दिया कि समय पर काम आवे वो
प्रमाण रहे।

दिनांक- 18/08/2017

गवाहन:-

1. Mishant Kumar Singh
S/o Prem Kumar Singh
R/o Dohanpur
Palna - Singh
18/08/17

लेख्यकारी का हस्ताक्षर

Gopal P.S. Singh
18/8/2017

2. Abhay Ranjan
S/o Late S.B. Prasad
Lalji Aba.
Patna-1.
18/08/17

लेख्यकारी का हस्ताक्षर

Abhishat Singh
18/8/2017



कमल की तस्वीर में सही से लिखा।

Am
18-8-17
गौतम सिंह
(गहजवीन रजपूत)

धन लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABUPS9626D



नाम / NAME

ASHUTOSH SINGH

पिता का नाम / FATHER'S NAME

GOPAL PRASAD SINGH

जन्म तिथि / DATE OF BIRTH

02-11-1973

हस्ताक्षर / SIGNATURE

Ashutosh Singh

mi L
आयकर अधिकारी, पटना

COMMISSIONER OF INCOME-TAX, PATNA

इस कार्ड के छोड़ / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / धन्यवाद करें।
आयकर अधिकारी, पटना,
केन्द्रीय राजस्व भवन,
बीरब्रह्म पटेल मार्ग,
पटना - 800 001.

In case this card is lost/damagedly inform report to the issuing authority :

Commissioner of Income-Tax, Patna,
C.I. Building,
Birchand Patel Marg,
Patna - 800 001.

Ashutosh Singh

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 1 or 1-A, No. '48'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 1000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt Paid By N.I Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 2500/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	0	C	0	H1b	0	K1a	0	Li	0	LLR	0	500
	A8	0	D	0	H2	0	K1b	0	Lii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	1000	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-									1000			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										1500			

Date: 18/08/2017

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 18th August 2017 by Gopal Prasad Singh Late Narbadeshwar Prasad Singh by profession Others. Status - Principal

Gopal P.S. Singh
18/8/2017

Signature/L.T.I. of Presentant

Date: 18/08/2017

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nishant Kumar Singh' age '28' Sex 'M', 'Prem Kumar Singh', resident of 'Lohanipur, Patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 18/08/2017

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 4 Volume No. 14 on pages on 280 -290, for the year 2017 and stored in CD volume No. CD-3 year 2017. The document no. is printed on the Front Page of the document.

Date : 18/08/2017

Registering Officer
Patna

Token No.: 9551 Year: 2017 S.No.: 9141 SCORE Ver.4.1 Deed No. & Id No.: 623

भारत सरकार
GOVERNMENT OF INDIA




विशेष रूप से
निर्दिष्ट किया गया है
जन्म वर्ष / Year of Birth: 1989
पुरुष / Male



25068488 0606

आधार — आम आदमी का अधिकार

भारतीय विश्व-पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA



आधार

पता: S/O राम-बुल्लू सिंह, राम निवास
सिद्ध-बुल्लू, बुद्ध-मूर्ति, दक्षिण, कदमकुआं,
पश्चिम-कोडमकुआं, कदमकुआं, पैसा,
बिहार, 800003

Address: S/O Prem Kumar Singh,
Ram Nwas Singh Kobra, South Of
Buddh Murti, Kadankuan, West
Enkhampur, Kadankuan, Pasa,
Bihar, 800003


1800 1103347


help@iaa.gov.in


www.iaa.gov.in


Fax: 0614-2592011

Rama

भारत सरकार
GOVERNMENT OF INDIA



अमर कुमार सिन्हा
Amar Kumar Singh

जन्म वर्ष : Year of Birth: 1965
पुरुष Male



6204 1327 1535

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O. ब्रिजनाथ कुमार सिन्हा
अमर कुंजी बाग, एम. आर. को. मार्ग
मैक-8 फ्लैट-151, बी.एच. कोलोनी
भुवनेश्वर रोड, बी.एच. कोलोनी, पटना,
बिहार, 800026

Address: S/O. Brijnath Kumar Singh
Amar Kunji Bag, M.R. Co. Marg
Block-8 flat-151 B.H. Colony
Bhupeshwar Road, B.H. Colony
Patna, Bihar, 800026



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No 1947,
Bangalore-560 067

Handwritten signature

आदेश नं०.....

शब्दों में (२५०).....

मात्र

द्वितीय प्रति

कोषागार चार्जलिया (हस्त)

बिहार सरकार

वित्त विभाग

गिर भागक

दस्तावेजों के विवरण को लिख दिया जाए जाने वाले स्थाना धुलका/विशेष धुलका एवं धुलकाओं के विवरण धुलका के भुगतान के लिए बैंक बालान

1. पक्षकार का नाम/पता- Sri Gopal Prasad Singh, Resident of Village-Sonpur, (जिला) और से जरा दिया जा रहा है P.S.-Sonpur, District-Saran (Bihar).....

2. दस्तावेज का प्रकार- Power of Attorney.....

3. निष्ठा कापलिया Patna Sadar.....

4. बैंक का नाम एवं शाखा S.B.I., Main Branch, Patna.....

5. भुगतान की जानेवाली राशि का विवरण.....

क्र.सं.	भुगतान का मय एवं शीर्ष	राकम
क	दस्तावेज धुलका-मुख्य शीर्ष-0030-दस्तावेज एवं पंजीकरण-उप-मुख्य शीर्ष 02 दस्तावेज और व्यापिक लघु शीर्ष-103-दस्तावेजों पर दस्तावेज धुलका लगान-उप शीर्ष 0001 दस्तावेज प्रतियाँ प्राथमिक इकाई - 7549 सफल प्राथमिक विपक्ष कोड - R0020021030001	1,000/-
ख	वित्त विभाग धुलका-मुख्य शीर्ष-0030-दस्तावेज एवं पंजीकरण धुलका उप मुख्य शीर्ष-03 पंजीकरण धुलका, लघु शीर्ष-104-दस्तावेजों का पंजीकरण धुलका-उप शीर्ष-0001, प्राथमिक इकाई - 75 49 सफल प्राथमिक विपक्ष कोड - R0030031040001	1,000/-
ग	मुख्य धुलका मुख्य शीर्ष -0029 भू संपादन लघु शीर्ष - 800 - अन्य प्रतियाँ - उप शीर्ष - 0006-अन्य भू - प्राथमिक इकाई - 75 49 भूमि विभाग द्वारा से लाय विपक्ष कोड - R0020006000006	/
घ	भुगतान की जानेवाली राशि का विवरण : भुगतान/द्राफ्ट धुलका का धुलका शीर्ष शब्दों में (दो हजार रुपए) मात्र	2,000/-

स्थान Patna

PAN.-

तारीख-27/06/2021

• बैंक/ द्राफ्ट का विवरण नीचे पर अंकित कर दें।

• बैंक/ द्राफ्ट की राशि अंकित होने के पश्चात ही भुगतान होगी

Gurpreet

जमादार/भू
का दस्तावेज

FOR THE BANK

सर्वोत्तम नं०.....

उपस्थित कालम संख्या.....

शब्दों में.....

राशि.....

विवरण.....

से अनुसार नं०.....

रुपये प्राप्त किया।

प्राधिकृत पदाधिकारी का
हस्ताक्षर एवं मुहर

बैंक में संधारण हेतु
राशि - रु०.....

विशेष नं०.....

शब्दों में.....

उत्को लेखा नं०.....

जमा करने की तिथि:
बैंक सकल नं०.....

बैंक की प्रति एवं मुहर