

Sch. XIV.—F.No. 180 V

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

बि०स०मु०, पटना।

फरद, मालकी / फरद रैयती।

नाम रैयत मय बन्धियत जमाबन्दी

वो सकुनत। नम्बर

X

107

2674

0555854

अराजी नरादी

अराजी भाघली

तफसील हिसाब लगान भावली।

0-1-7-4 गुजारी

नाम - गुजारी माल - मालगुजारी

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजुदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
2016-17						
माल- (नकदी)	5.00					5.00
गुजारी } (भावली)	1.45					1.45
सेस	2.50					2.50
*सुद	2.50					2.50
मुतफरकात	1.00					1.00
मीजान	12.45					12.45

तफसील अदायकारी।

अदायकारी बाबत		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
2016-17							
माल- (नकदी)						5.00	
गुजारी } (भावली)						1.45	
सेस						2.50	
*सुद						2.50	
मुतफरकात						1.00	
मीजान अदायकारी						12.45	

(1) मीजान कुल (लफजों में) —

(2) नाम देहिन्दा —

(3) कुल बकाया —

दस्खत वो तारीख अमला तहसील कुनिन्दा

* खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सुरक्षित नहीं लिखा जाता है।

बि.स.मु. (मालगुजारी) - 20

22/6/20

Sch. XIV.—F.No. 180 V

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

बि०स०मु०, पटना।

फरद मालकी/फरद रैयती।

नाम रैयत मय वल्लियत जमाबन्दी

वो सकुनत। नम्बर

X

107

2672

0555852

अराजी नरादी

अराजी भावली

तफसील हिसाब लगान भावली।

0-1-7-4 गुजरी

वा. - 22/1/2011 माला-बावली

माला-UL

जोत का सालाना भाग मय तफसील (बकाया वो हाल) मौजूदा साल का।

भाग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
2016-17						
माल- (नकदी)	5.00					5.00
गुजारी } (भावली)	1.45					1.45
सेस	2.50					2.50
*सुद	2.50					2.50
मुतफरकात	1.00					1.00
मीजान	12.45					12.45

तफसील अदायकारी।

अदायकारी बाबत		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
2016-17							
माल- (नकदी)						5.00	
गुजारी } (भावली)						1.45	
सेस						2.50	
*सुद						2.50	
मुतफरकात						1.00	
मीजान अदायकारी						12.45	

(1) मीजान कुल (लफजों में) —

(2) नाम देहिन्दा —

(3) कुल बकाया — 2

दस्खत वो तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सिद्ध हो गया
जाता है।

मि.स.मु. (राजस्व) - 2011

22/6/2016

Sch. XIV.—F.No. 180 V

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

बि०स०मु०, पटना।

X

फरद मालुकी/फरद रैयती।

107

नाम रैयत मय वल्लिद्यत जमाबन्दी

2671

वो सकुनत। नम्बर

0555851

अराजी नरादी

अराजी भावली रसीद मालगुजारी लगान भावली।

0-1-7-4 ए.क.

मालगुजारी फरद - बी.सी.कॉ.

मालगुजारी फरद - बी.सी.कॉ.

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजुदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
2016-17						
माल- (नकदी)	5.00					5.00
गुजारी (भावली)	1.45					1.45
सेस	2.50					2.50
*सुद	2.50					2.50
मुतफरकात	1.00					1.00
मीजान	12.45					12.45

तफसील अदायकारी।

अदायकारी बाबत		बकाया				मौतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
2016-17							
माल- (नकदी)						5.00	
गुजारी (भावली)						1.45	
सेस						2.50	
*सुद						2.50	
मुतफरकात						1.00	
मीजान अदायकारी						12.45	

(1) मीजान कुल (लफजों में) — बी.सी.कॉ. ए.क.

(2) नाम देहिन्दा — बी.सी.कॉ.

(3) कुल बकाया — 12.45

दस्खत वो तारीख अमला तहसील कुनिन्द

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

बि.स.मु. (राजस्व) 1-201

22/6/17

Sch. XIV.—F.No. 180 V

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

बि०स०मु०, पटना।

फरद मालकी/फरद रैयती।

नाम रैयत मय वन्दित जमाबन्दी

वो सकुनत। नम्बर

X

107

2673

0555853

अराजी नरादी

अराजी भावली

तफसील हिसाब लगान भावली।

0-1-7-4 4/20/1

साब-मिन्की मालगी

थाना-साब

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजुदा साल का।

मांग बाबत 2016-17	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल- } (नकदी)	5.00					5.00
गुजारी } (भावली)	1.25					1.25
सेस	2.50					2.50
*सुद	2.50					2.50
मुतफरकात	1.00					1.00
मीजान	12.25					12.25

24/11
131
24/11
693

तफसील अदायकारी।

अदायकारी बाबत 2016-17		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल- } (नकदी)						5.00	
गुजारी } (भावली)						1.25	
सेस						2.50	
*सुद						2.50	
मुतफरकात						1.00	
मीजान अदायकारी						12.25	

(1) मीजान कुल (लफजों में) — 0125 24/11 131 24/11 693

(2) नाम देहिन्दा — 24/11

(3) कुल बकाया — 0

दस्खत वो तारीख अमला तहसील कुमिन्या

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सुद तहो लिया जाता है।

वि.स.न.स. (ज.स.स.) 1-2013

22/6/2013

अंचल पदाधिकारी का कार्यालय

भू-स्वामित्व प्रमाण-पत्र

गापनाम

1010
19/11/16

नाम श्रीधराज हैर पिता / पति नेमराज हैर
ग्राम ह-13 इन्द्रपुरी कॉलोनी समतपुरा राजा बगिया
थाना शास्त्री नगर जिला पटना

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खेसरा संख्या	रकबा	
				एकड़	डि०
<u>समतीलपुरा</u> <u>54</u>		<u>131</u>	<u>693</u>	<u>0-1-7-4</u> <u>0007 0001</u> <u>0112 54</u> <u>0112 54</u>	
मालिक के नाम से मीठा - समतीलपुरा के समतीलपुरा का 693 के इलाका 0-1-7-4 एकड़ मालिक की रकबा मालिक है। मालिक मालिक की मालिक मालिक मालिक, मुहाना, मुहाना के मुहाना है व मालिक 06 2016-17 तक मुहाना है					

दक का हस्ताक्षर
श्रीधराज हैर

कर्मचारी का प्रतिवेदन

लय का मुहर



अंचल पदाधिकारी का हस्ताक्षर

अंचल पदाधिकारी का कार्यालय

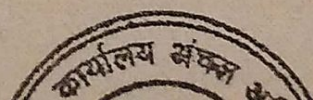
भू-स्वामित्व प्रमाण-पत्र

नाम हसन खान पिता / पति नयाज हसन
 ग्राम प/13 इमरपुरा कालीगी, समनपुरा राजा बजा
 थाना शहीदपुरा जिला पटना

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खेसरा संख्या	रकबा	
				एकड़	डि०
<u>इमरपुरा</u> <u>54</u>		<u>131</u>	<u>695</u>	<u>0-1-7-4</u> <u>0007 0001</u>	
महोदय का नाम से मालिकाना (गाम) के दस्तावेजी नं. 2674 के अंतर्गत 0-1-7-4 एकड़ (400 रुब) सा. भू. या. भू. (गाम) की (गाम) मालिक है। (मालिकाना) मालिक 2015-17 तक चुका है।					

का हस्ताक्षर

कर्मचारी का प्रतिवेदन



अंचल पदाधिकारी का कार्यालय

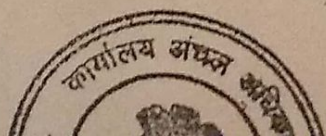
भू-स्वामित्व प्रमाण-पत्र

18/12/2016

नाम शबाना हैदर प्रसा / पति सरफराज हैदर
 ग्राम पु. 12. 5. 6. 4. की लोदी, समेतपुरा, रजि. 6. 1. 1.
 थाना रा. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. जिला पटना

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खेसरा संख्या	रकबा	
				एकड़	डि०
<u>सलीमपुरा 54</u>		<u>131</u>	<u>693</u>	<u>0-1-7-4</u> <u>बनवादी</u> <u>मानपुर</u> <u>मानपुरा</u>	
मानपुरा के नाम से मानपुरा - समेतपुरा के समेतपुरा 2071 के नाम 0-1-7-4 बुकी समेतपुरा की रकबा काटा है। मानपुरा समेतपुरा मानपुरा, मानपुरा, मानपुरा के गुनस है जो समेतपुरा के 2016-17 का वसुल है।					

मावेदक का हस्ताक्षर Shabana Haider कर्मचारी का प्रतिवेदन 21



अंचल पदाधिकारी का कार्यालय

गोपना

1809
19/11/16

भू-स्वामित्व प्रमाण-पत्र

नाम शाहिना सुल्ताना पिता / प्रति अहमद मलीक
ग्राम मिर्गी अनाईड, आरा
थाना आरा जिला मोजपुर

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खेसरा संख्या	रकबा	
				एकड़	डि०
<u>मिर्गी अनाईड</u> <u>54</u>		<u>131</u>	<u>693</u>	<u>0-1-24</u> <u>अनक</u> <u>माली</u> <u>माली</u>	

मालिक के नाम से मालिकाना
के सम्बन्धी न. 2173 के दान 0-1-24
बुरकी माली की मालिक माली है
मालिकाना माली प्रमाणपत्र
मालिक, मुदाब, मुददानी से युक्त
है व लगान वर्ष 2015-17
अनुसृत है

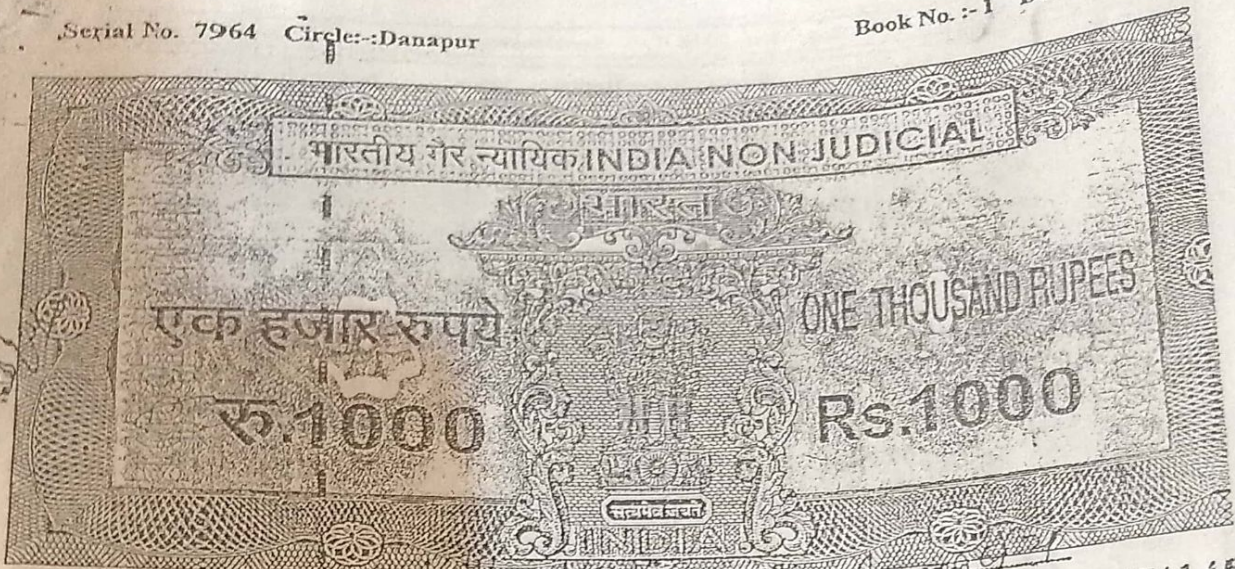
अवेदक का हस्ताक्षर

Shahina Sultana

कर्मचारी का प्रतिवे



अंचल पदाधिकारी का हस्ताक्षर

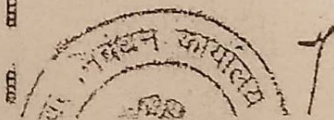


बिहार BIHAR

Serial No. 7964
 Govt. of Bihar
 Sub Registry Office, Danapur
 Summary of Endorsement
 This document was presented for registration on 04/07/2016 by Shabbaz Haider
 A Stamp Duty of Rs. 153020/- and other fees of Rs. 20600/- has been paid in it.
 The document was found admissible. The Name, Photograph, Fingerprints and Signatures of the Executants
 and their Id entifier, who have admitted execution before me, are affixed on the reverse page.
 The document has been registered as Deed No. 7827 in Book No. 1, Volume No. 168 on pages from 353 to
 376 and has been preserved in total 24 pages in C.D. No. 26 / Year 2016
 Date: 04/07/2016
 Token No: 6229/2016
 Signature with Date
 (Dhananjay Kumar Singh)
 Registering Officer, Danapur

DEVELOPMENT AGREEMENT

THIS INDENTURE OF DEVELOPMENT
 AGREEMENT is made n this the 4th July day of 2016



Shabbaz Haider
 Shabbaz Haider
 04/07/16
 Shabbaz Haider

Token Number 8229

Reg. Year 2016

Serial Number 7964

Deed Number 7827

PresType

Name

Photo

Thumb

Index

Middle

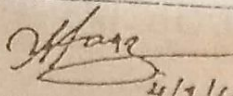
Ring

Little

Claimant

Md. Maaz Naiyer

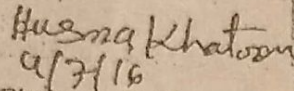
Sig.



Executant

Husna Khatoun

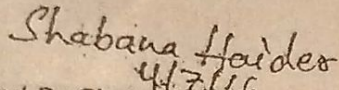
Sig.



Executant

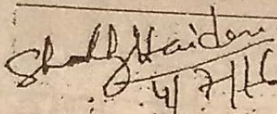
Shabana Haider

Sig.



Presented By Shahbaz Haider

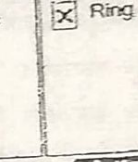
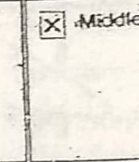
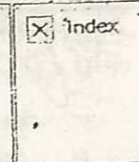
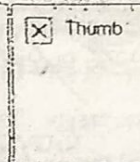
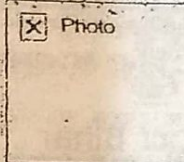
Sig.



Executant

Shahbaz Haider

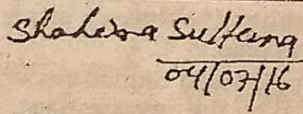
Sig.



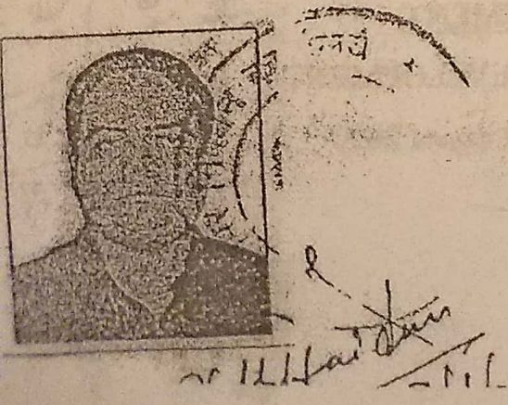
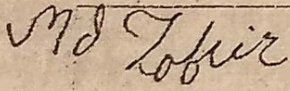
Executant

Shahina Sultana

Sig.

Identified By Mohamad Jafir
Ahmad

Sig.



BETWEEN

I. Name of the Executants (Vendors):-

- (I) SHAHBAZ HAIDER S/O Neyaz Haider
 (II) HUSNA KHATOON W/O Neyaz Haider
 (III) SHABANA HAIDER W/O Sarfaraz Haider

All residence of Moh- Indirapuri Colony, Samanpura,
 Post- B.V. College and P.S- Shastrinagar and District -
Patna by Nationality Indian

(IV) SHAHIN SULTANA D/O Abdul Latif R/o Milki
Anaid, P.s- Ara and District Bhojpur (Ara) nationality
Indian Which expression shall unless excluded by or
repugnant to the subject or context shall be deemed to
mean and include their heirs Successors, executors
administrators, legal representatives and assigns of the
One Part.

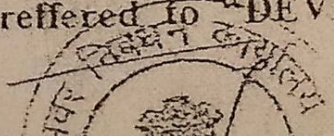
AND

M/S SILM INFRATECH PVT.LTD having Corporate
 identity No- U74900BR2013PTC020520, dated 12-06-2013
 and having its Registered Office at Govindpura, Near
Walmi, Phulwari Sharif, Patna through its Managing
 Director MD. MAAZ NAIYER son Of Md. Iqbal Naiyer
 resident of Sheikh Alam Chak, Near Kachhi Masjid,
Jehanabad, P.s & District Jehanabad by nationality
 Indian, hereinafter referred to "DEVELOPER" (Which

Shahbaz Haider
04/07/16

Shabana Haider
04/07/16

Shahin Sultana
04/07/16



term unless excluded by or repugnant to the Context Shall mean and include its/his heirs executors, administrators, legal representatives, Successors and assigns) of the OTHER PART.

WHEREAS, the property more fully described in Scheduled - I of this deed is the purchased property of the land Owners No-1 namely Shahbaz Haider by Virtue of registered Sale deed bearing no 3294, Vol- 68, Pages - 470 to 482 and C.D-03 on dated 09.03.2016 registered at Sub registry Office danapur and District Patna and the land Owners no- 02 (Husna Khatoon) by Virtue of registered Sale deed bearing no 3293, Vol- 68, Pages - 457 to 469 and C.D-03 on dated 09.03.2016 registered at Sub registry Office danapur and District Patna and the land Owners no- 03 (Shabana Haider) by Virtue of registered Sale deed bearing no 3291, Vol- 68, Pages - 431 to 443 and C.D-03 on dated 09.03.2016 registered at Sub registry Office danapur and District Patna and the land Owners No- 04 (Shahin Sultana) by Virtue of registered Sale deed bearing no 3292, Vol- 68, Pages - 444 to 456 and C.D-03 on dated 09.03.2016 registered at Sub registry Office danapur and District Patna all executants purchased aforesaid property from Bibi Zahda Khatoon wife of Mohammad Abdullah daughter of Late Abdul Rashid R/o Chhoti Khagaul and Post- Khagaul and District Patna and from the date of purchase property the aforesaid landowners jointly owned and possessed the

Shahbaz Haider
04/07/16

Shabana Haider
04/07/16

Shahin Sultana
04/07/16

same and they came in exclusive possession over the same as absolute Owner thereof.

AND WHEREAS the aforesaid landowners got their names mutated in Circle Office Danapur and Where upon the revenue rent receipt has been issued in their names Vide jamabandi No..... respectively.

AND WHEREAS the Owners of the first part is thus the absolute Owner of the land reffered above and now it has been agreed between the parties that the Second party the DEVELOPER undertake to make Construction of multi-Storied building names as "LAILA APARTMENT" over the land fully described in Scheduled -1 of this deed after approval of the map by the Competent authority over the proposed area and the Share will be divided between the owner and the DEVELOPER as 50 % and 50 % Share respectively in the built- up area and parking Space etc. and now landowner are entitled and Competent to execute the present Deed OF Development Agreement .

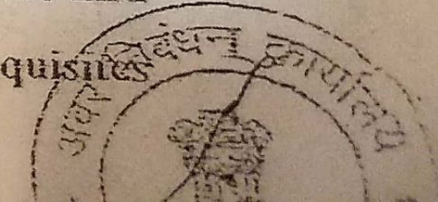
NOW THESE PRESENCE WITNESSETH AS FOLLOWS :

1. That the DEVELOPER Second party has agreed to develop and Construct at its Own account multi- storied residential building on the said property fully described in Scheduled-I below at their own account and expenses and with their own resources after obtaining all the requisites clearance, permission , sanction and approvals,

Shelly Haider
04/07/14

Shabana Haider
4/7/14

Shahina Sultana
04/07/14

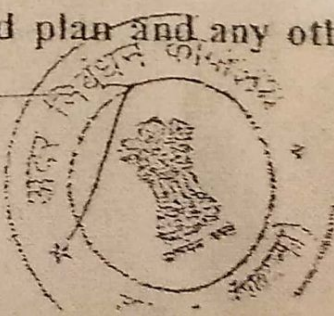


2. That immediately after the execution of this development agreement the DEVELOPER shall expeditiously get a plan prepared in order to obtain maximum benefit for both the Owner and the DEVELOPER.
3. That the Owners shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the Owner or any other permissions, approvals are obtained in their name and agreed to sign all such papers that may be deemed necessary by the Owner and DEVELOPER for the Same. However all fees, Cost, Charge and expenses relating to such approvals/Sanctions shall be borne by the DEVELOPER of its/his account.
4. That it is further agreed any alteration or revision of the aforesaid plans within the parameters of Dissolved Patna Municipal Corporation Patna/Competent Authority and if there is an increase in F.A.R during the period of the Construction or before the Share of the Constructed area of the Owners shall be proportionately increase.
5. That the Owners within 30 days of the date of execution of this agreement shall put the DEVELOPER in actual peaceful possession of the said property described in scheduled -1 herein to enable the DEVELOPER to take up and proceed with the development, planning and Construction of the Said building in terms of this agreement and the Sanctioned plan and any other terms agreed upon.

Shabana Haider Subby Haider
04/07/16
4/7/16

Shabana Subby Haider
04/07/16

Shabana



That it has been agreed between the parties that the Second Party DEVELOPER Shall Complete the Construction work within a period of 3 Years plus with grace period of 6 months i.e., Two Years plus six months grace from the date of Sanction of plan from the Competent authority.

Shelly Haiden
04/07/16

7. That the proportionate Share of the Landowner and DEVELOPER in the built up area of the Project Shall be in the ratio of 50 % is to 50 %. That is to Say the Share of the landowner shall be 50 % of the built- up area distributed is several floor of multi- storied building and the rest 50 % area shall be Developer's Share.

Shabana Haiden
04/07/16

8. That as Consideration of 50 % of the undivided Share in the said property to be Conveyed /transferred by the Owner to the DEVELOPER or its nominee, in terms of the agreement, the DEVELOPER agrees to deliver and give possession to the Owners 50 % of the total built-up area of the said building to be Constructed by the DEVELOPER at its Own account on the said property hereinafter called the Owner Area. The balance of 50 % of the total built- up area shall belong to the DEVELOPER and Shall hereafter be Called the Developer 's area to which it alone shall be entitled to for having Constructed the entire building at its own Cost and expenses. The DEVELOPER shall not be liable to get any amount or expenses incurred by it on any account or in

Shahina Saif Khan
04/07/16

Shabana Haiden
04/07/16

04/07/16

the Construction of the aforesaid from the Owner in lieu of the aforesaid owner area.

9. That the Owners may at their own Sweat will agree to sell, Convey, transfer and/or assign to the DEVELOPER and/or its nominee (s) including a Co-operative Housing Society Association of persons Form body Corporate etc. free from attachments charges and encumbrances 50 % percent undivided Share in (their Share) the said property.

Shahida Haider
91/50/40.

10. That the Owners and their nominees shall solely and exclusively be entitled to the Owner's area and they Shall have absolute right, title and interest over the Owner's area and shall be fully entitled to sue and enjoy the same either themselves, individually or Collectively or shall be fully entitled to transfer convey, grant otherwise alienate its/his interest in any manner as deemed fit by them to any person Associations of persons firms, Body Corporate Co-Operative Society Government agencies etc. on such terms and Conditions as may be decided by the Owner individually or Collectively.

Shahida Haider
91/50/40.

11. That the Owners will always keep the DEVELOPER indemnified against all claims arising out of all its/their actions committed in the past, present or future with regards to the said property over which the Said multistory building Complex proposed thereon.

Shahida Haider



राष्ट्रीय में () मात्र
 विवर सरकार
 निबंधन विभाग
 नैरमानक
 न के लिए जमा किये जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भुमानी के निबंधन शुल्क को लिये बैंक वाला

न नाम /पता M/s Slim Infratech Pvt. Ltd. Through its Director Md. Maaz Naayer
 से जमा किया जा रहा है। R/o Sheikh Alam Chak, Masjid Jehanabad

प्रकार **Development Agreement**
 कार्यालय **Danapur**

नाम एवं पता **S.B.I Danapur**
 की जानेवाली राशी का विवरण

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02- गैर व्यापिक लघु शीर्ष -103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप 001, सकल प्राप्तियाँ प्राथमिक इकाई-7549 सकल प्राप्तियाँ कोड - त003002103000 1ए एच एच.10963226587	152020	152020
न शुल्क-मुख्य शीर्ष - 0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य 03 पंजीकरण शुल्क ,लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क- शीर्ष 0001, प्राथमिक इकाई-7549 सकल प्राप्तियाँ कोड- त003003104000 1ए एच एच.10963226576	20000	20000
मी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष -800अन्य प्राप्तियाँ - शीर्ष -00067 अन्य मदें -प्राथमिक इकाई-7549 भूमि निबंधन से आय विपत्र कोड त0029008000006एच एच.10963226598	/	/
न का माध्यम: नगद/चेक/ड्राफ्ट		
शि शब्दों में	कुल योग	172020

र
 -16
 चेक/ड्राफ्ट का विवरण पीछे प्रकट कर दें।
 चेक/ड्राफ्ट की राशी होने के पश्चात् ही मान्य होगी।
FOR USE OF THE BANK
 तारीख उपयुक्त कॉलम
 दिये गये विवरण के अनुसार रु..... प्राप्त किया ।
 अधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर
 निबंधन हेतु सर्विस चार्ज जमा करने का विवरण

12. That the DEVELOPER and /or nominee shall solely and exclusively be entitled to the DEVELOPER's area , and they shall have absolute right ,title and interest over the developed area and they shall be fully entitled to transfer, convey grant otherwise alienate there interest ,in any manner as deem fit by them to any person Association of the Societies Government Agencies etc. on such terms and nominees individually or Collectively .

Shahy Haider
04/07/16

13. That the DEVELOPER agrees to construct , and give possession of the Owner's area to the Owner after completing a period of Three Years from the date of Sanction of the plan of the building by the competent authority and the other local authorities with grace period if 12 months. It is reasonably expected that the DEVELOPER will be able to complete the entire construction of the aforesaid building within the stipulated period.

Shahy Haider
04/07/16

14. That the aforesaid Project Scheduled is subject to force. major clause i.e fire, tempest, floods, inclement or any other acts of God.

15. That it is hereby expressly , irrevocably and irretrievably agreed and declared by Owner that delivery of possession of 50 % of the total built-up area of the aforesaid building in manner provided herein shall from and always be deemed to form fair, reasonable and adequate consideration for 50 % or the undivided share in the

Shabana Haider



aforesaid property agreed to be conveyed as herein above
by the owner to the DEVELOPER and or its nominee.

16. That the Owners Shall at no time demand any Sum or premium or any interest in any dealing regarding sale of Developer's area and the Owner shall execute all such deeds and documents as may be required by the developer's in this regard.

17. That the Owners or their nominees will not interfere in the execution of the work nor put any hindrance in any of the activities of the DEVELOPER in development Construction and sale of the aforesaid project. The Owner and its nominees shall jointly have undivided right, title and interest over the total land of the Siad property in her respective shares of 50 % of the Owner and 50 % of the DEVELOPER after being conveyed as aforesaid subject to the provisions of the Clause of the agreement.

18. That the Owners hereby irrevocably undertake not to sell, dispose of alienate, encumbrance, lease or otherwise, transfer the said property or any part thereof during the continuation of this agreement and undertake not to do any act, deed matter, or things as shall be in breach of the terms of this agreement. The Owner shall at no point of time during the Continuation of this agreement disposses the DEVELOPER from the Said Property.

Shubh/Barinder
09/07/16

Shahina Su/Hong
09/07/16

Shabana Barinder



19. That the DEVELOPER shall develop the said property at its own account and name and shall alone be responsible for the development of the said property and neither the owner nor any other persons claiming through the owner shall have any right or interest in the development of the said property except in relation to the owner area, as specified above and the DEVELOPER shall not deviate from the approved plan of Dissolved Patna Municipal Corporation Patna/Competent Authority.

Shahy Haidar

21/10/16

20. That after taking possession of the said property the DEVELOPER shall be free to do all acts, deeds and things required for development and Construction of the said building at the Developer's own account and expenses as per Sanctioned plan of the Dissolved Patna Municipal Corporation Patna/Competent Authority .. Any deviation from the approved plan if made by the DEVELOPER the DEVELOPER shall be solely responsible for the same.

Shahy Haidar

21/10/16

21. That the DEVELOPER shall be entitled to develop the said property by construction thereon or more building consisting of dwellings units, flats, parking Spaces and other Structures in accordance with building plans approved by the Owner and sanctioned by the Dissolved Patna Municipal Corporation Patna/Competent Authority/Danapur Nizamat Local authorities as stated herein above.

Shabana Haidar



22. That the DEVELOPER Shall be entitled to enter into agreements for Sale , or otherwise allots flats, parking Spaces Comprised in the Developers area in the said building which is 50 % of the total super built-up area and which does not form part of the owner's area. Whenever required by the DEVELOPER the Owner's will join as confirming party in all such agreements sale deeds, deed of allotments etc. The DEVELOPER may enter into and shall exclusively be entitled to realize all amounts receivable under such agreement Sale deeds, deeds of allotments etc. for development and Construction of the said building and for its all use .

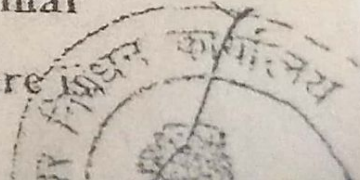
Shahid Haidar
9/10/16

Shahid Haidar
9/10/16

23. That similarly the owners shall be fully entitled to enter into agreement for sale or otherwise allot flats, parking Spaces comprised of the Owner's area in the said building which 50 % of the total built-up area and which does not form part of the Developer's area . whenever required by the Owner's the DEVELOPER will join as confirming party in all such agreements sale deeds, deed of allotment etc. The Owner may enter into and the Owner shall exclusively be entitled to realize all amounts receivable under such agreement , Sale deeds, deeds of allotments etc. for its/their all use .

Shabana Haidar

24. The Landowner agree and undertake that they shall execute Registered Development Agreement according to Bihar Ownership Apartment Act 2006 and Bihar Ownership Apartment Rules 2006, and in this Act there



further no need of Power of Attorney in favour of DEVELOPER and/or its nominee or nominees so that no hindrances or obstruction is caused to the DEVELOPER in carrying out and discharge its obligation under these present and thereby giving the DEVELOPER right and authority to have any enjoy peaceful possession of the said property and to do all such acts, and/or things that may be necessary for the Development planning, Constructing of the Said building and sale of the developer's area. It is however expressly agreed that under stood between the parties that the aforesaid general Power of Attorney shall be governed by the provisions of this Development Agreement and in case of any Conflict between provisions of the aforesaid power of attorney and this development agreement, the provisions of the letter shall prevail.

25. That the Land Owners and developer also mutually decided to divide their shares including common Passage under campus of the proposed building. Top Trace etc.

26. That it has been decided between the parties that the DEVELOPER may acquire some additional land adjacent to the present land under the present land development and can submit the joint land for sanction from the Competent authority and may develop the other land with the land in question and the owner shall have no objection to the same. That the DEVELOPER further undertakes :-

a) That it will not do any act of Commission

Shubhinder

04/07/16

Shahida Sultan
04/07/16

Shahida

Gabana

owner 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 Owner's area to the OWNER.

- (b) To Indemnify the owners and always keep them indemnified and harmless in respect to all claims, damages Compensations or expenses payable in consequence of any injury or accident sustained by any workmen, artisan or other persons in the property 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) During the Construction of the Said building the DEVELOPER may be required to create equitable or any legal mortgage of the Construction thereon in part (Developer's Area) for obtaining loan either for itself for expediting construction or for the individual purchaser of flats/offices etc. In Such an event the Owner if required shall join the DEVELOPER in creation of such mortgage on the terms to be mutually agreed. However the DEVELOPER affirms and undertakes that all moneys obtained as loan by pledging, hypothecating or mortgaging the said property or crating on the said property (building under Construction) shall be exclusively invested for Construction and development of the Said building only and such money shall not be delivered to/invested in any other project work or purpose of the DEVELOPER.

Shubh Vaidya
04/07/16

Shahida Saifani
04/07/16

Shahida Saifani



17. That in Case there be any defect in the title of the Owners or thereby any liability or any encumbrances, then in such event the DEVELOPER shall be entitled to have such defects cured and/or liability cleared for and on behalf of the OWNERS and at the Owner's cost expenses, after intimating the OWNERS in writing.
28. That all-out going viz, rates, rents, taxes duties etc in respect of the said property and any existing buildings thereon, till the date of this agreement shall be borne and paid by the OWNERS and the outgoing after the date of this agreement till the delivery of possession of the Owner's area shall be borne and paid by the DEVELOPER.
29. That in any event the owner without prejudice to foregoing declarations agree and undertake to remove all the doubts and defects in title if any and clear all outstanding save or otherwise provided above at her own cost so that ultimately the said property is delivered to DEVELOPER to its/their nominees free from all encumbrances and defects.
30. That after delivery of the Owner's area to the owners all out goings in respect of said property and the said building thereon shall be borne and paid by the owners and the DEVELOPER and its/his nominees proportionately in the proportion of its/his respective Shares in the

Shahida Haider
04/07/16

Shahida Haider
04/07/16

Shahida Haider

15
whenever used in the presents shall means the proportion in which the parties hereto or its/his nominees acquiring portions of the building are entitled to the covered area in building/buildings.

31. That when delivery of possession of the Owner's area to the Owners by the DEVELOPER and subject to the other terms and Conditions contained herein before or at such earlier time as may be mutually agreed upon, the owners shall execute and register conveyance of 50 % undivided share in the said property in favour of the DEVELOPER to its nominees/assignees including a co-operative Housing Society or association of person or body corporate etc. In default of the Owner executing such transfer/Conveyance or such other deeds as may be deemed necessary by the DEVELOPER in spite of service notice in writing 15 days, the DEVELOPER shall be entitled to take all steps as may be necessary /Conveyance.

32. That after the Construction and completion of the project the respective share Owners i.e. DEVELOPER/Promoter and the land Owner shall be the absolute owner of their share and she will be entitled to sell/Transfer their share and as per THE BIHAR APARTMENT OWNERSHIP ACT 2006 and Bihar Apartment Ownership Rules in Section 5 (1) clearly declared their shares as absolute Owner and in the light of Bihar Apartment Ownership Act 2006.

Shabana Haider

04/07/16

Shabana Haider
04/07/16

Shabana Haider

04/07/16

Shabana Haider



under Indian Stamp Act Rs. 153020/-
 duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper
 Amt. paid through Bank Challan

Rs. 1000/-
 Rs. 172620/-

Registration Fee

20000	C	0	H1b	0	K1a	0	Lil	0
0	D	0	H2	0	K1b	0	Lili	0
0	DD	0	I	0	K1c	0	Mb	0
0	E	0	J1	0	K2	0	Na	0
0	H1a	0	J2	0	U	0		0
TOTAL-								20000
Amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -								20600

LLR + Proc Fee		Service Charge
LLR	0	600
Proc. Fee	0	
Total	0	

07/2016

Registering Officer
 Danapur

Endorsement under section 52

1 for registration at Registration Office, Danapur on Monday, 04th July 2016 by Shahbaz Haider Neyaz Haide
 sion. Others. Status - Executant

Shahbaz Haider
 4/7/16

re/E.T.I. of Presentant

Date: 04/07/2016

Registering Officer
 Danapur

Endorsement under section 58

on is admitted by those Executants and Identified by the person (Identified by 'Mohamad Jafir Ahmad'
 ' Sex 'M', 'Mohamad Jafir', resident of 'Mehadi Nagar, patna'), whose Names, Photographs, Fin gerprints
 natures are affixed as such on back page / pages of the instrument.

Registering Officer
 Danapur

04/07/2016

Endorsement of Certificate of Registration under section 60

ered at Registration Office Danapur in Book 1 Volume No. 168 on pages on 353 -376 , for the year 2016 a
 in CD volume No. CD-26 year 2016 .The document no. is printed on the Front Page of the document.

Registering Officer
 Danapur

04/07/2016

No. = 8229

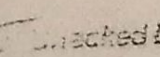
Year : 2016

S.No. 7964

SCORE Ver.4.0

Deed No. : 782

SCANNED

By  Checked By 



SCHEDULED - A

All That piece and parcel of landed property, with right title, interest with possession thereon and therein including all kinds of easements measuring as area of 17 dis equivalent 7405.2 Sq.ft to of landed property situated at Mauza Shahpur Khalil alias Khalipura Railway line from South Part, P.s - Danapur and District Patna within jurisdiction Sub Registry Office Danapur and Sadar Registry Office Patna under Tauzi no- 5573, under revenue Thana no- 54 (Fifty Four), Khata no- 131 (One Hundred Thirty One) and Survey Plot No- 693 (Six Hundred Ninety Three) and Rs. 3.00/- annual rent payable to the Bihar Government through Circle Officer danapur, which is under Patna Regional Development Authority and Municipal Corporation, Danapur and the Same is bounded as follows :-

BOUNDARY

NORTH	Salma Khatoon
SOUTH	Other Purchaser
EAST	Branch Road
WEST	Other Purchaser

Shahida Haldar
21/07/16

Shahida Sultana
21/07/16

Shabana Haldar



SCHEDULE B

	FOUNDATION	As per the design of Structural Consultants
2	SUPER STRUCTURE	Framed R.C.C Structure
3	ROOF SLAB	Reinforced Cement Concrete (RCC)
4	MATERIALS	All Walls and Ceiling internally Cement plastered and white Com. Washed externally exposed I Work/Plaster will, be painted with cement base Pucca.
5	DOORS	Doors with Seasoned Woods frame with a cost of Synthetic enamel paint on a coat of primer.
6	WINDOW	Wood Frame with <u>glass fitted in Window</u>
7	FLOORING	Vitrified Tiles
8	ELECTRICAL WIRING	Concealed PVC Conduct wiring using Copper Conduct with accessories and fixtures not included.
9	BATH ROOM	ALL C.P Fittings
10	KITCHEN	Shall have RCC WORKING platform with Green Marble and glazed tiles.

Shabana Haider

04/07/16

Shabana Sur/laary

04/07/16

Shabana Haider

4/7/16



Shabana Haider

SCHEDULED III

- (a) Total Area of Vacant Land - 7405.2 Sq.ft = 17 Dis
 (b) Total Cost Of land Value Comes to Rs. 76,51,000/-
 only @ Rs. 4,50,000/- Only per Decimal
 (c) Stamp Duty is according paid by N.J Stamp and
 through Bank Challan .

IN WITNESS WHEREOF the parties have put their
 Signature in presence of the Witnesses on this day month and
 year mentioned above.

WITNESSES:-

Md Zohir
 Md Zaher
 Raja Rajar Samanpura
 Patna-14

Shabana Haider

Shabana Sultana

Signature of the Landowners

Indira Haider
 to Nayaz Haider
 1/13 - Indrapur Colony
 Boudy Road
 Patna-14

Signature of the Developer

DRAFTED BY

Mohammad Janesar

R/o Isafur to Phulwari Sharif

Patna L. No 116/12

इस्तावक का का
 7/4/16
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