

SALE DEED.

Name & Address of the vendor :- Sri Sitaram Boobna s/o, Late Sri Jai Narayan Boobna, resident of Boobna House, Guru Govind Path, Patna City P.S.Chowk, District Patna.

Name & Address of Vendee :- Sri Krishna Kumar Boobna s/o, Sri Sitaram Boobna, resident of Boobna House, Guru Govind Path, Patna City P.S.Chowk, District Patna.

Nature of Deed :- SALE DEED.

Amount of consideration:- Rs 5,000/- (Rupees Five thousand)

Full description of



सही सीताराम बघेल
दि. २४।२७१०





सही सुनीता राम बघेल
दि. ८-७-७०



Full description of the vended Property :- All that open land measuring about 2 katha 5 Dhur out of 26 Kathe 5 Dhur from western side, which is a part of Municipal Survey Plot No. 968, H.No. ~~24~~ Sultanganj Sheet No. 188, Ward No. 18, situated in Mohalla Kumhrar, Patna City, P.S.Sultanganj, District Patna, within Patna Municipal Corporation, with all right, title, and interest and right of residence, which is bounded as follows:-

North:- 8Ft. Common Passage thereafter land of Sri Hari Prasad Jhunjhunwala.

South:- Land of Matadin Prasad.

East :- Part of vended property belonging to Sitaram Boobna

Boobna and Sheoram Boobna.

West:-- Main Road Kumhrar.

RECITAL.

WHEREAS the vendor is the owner and possessor of about 26 Katha 5 Dhur of land which is part of Plot No. 968 along with his sons.

WHEREAS the vendee has got 8 Katha 5 Dhur share in the said Plot 968 and whereas the vendor is also holding the share to the extent of 8 katha 5 Dhur.

WHEREAS the vendor is in need of money to meet his requirements so he expressed his openion to dispose off 2 Katha 5 Dhur of land fully described above in coloumn 5 of this deed for a consideration of Rs 5,000/- (Rupees five thousand only)

WHEREAS the aforesaid considaration is quite reasonable and nobody other than the vendee is ready to pay more than that.

WHEREAS the vendor in lieu of the aforesaid consideration of Rs 5,000/- (rupees five thousand) hereby sell/ , convey and dispose off the demised property fully described above in coloumn 5 of this deed to the vendee free from all sorts of encumbrances, lien, or defect of title and put the vendee in possession.

WHEREAS the vendor has received the entire consideration money AS the time of executing the sale deed at his residence and nothing remains due against the consideration of this deed. Now the vendee acquired the same right, title and interest in the vended property, which the vendor had.

WHEREAS the vendee shall get the holding bifercated and split up from the holding of the vendor and other persons and shall pay the Corporation Tax of his holding The vendee shall get his name mutated, recorded in the office of the Patna Municipal Corporation or in all Government or Semi-Government offices wheresever it required. The vendee shall be at liberty to use the demised land in whatever manner he likes, he may start a business of his own or in partnership with any one, or may construct house at his own sweet will. The vendor or any person claiming through him shall have no objection whatsoever.

WHEREAS the vendor has assured the vendee that the property conveyed is free from all encumbrances and he has got full right to sell the same. If any

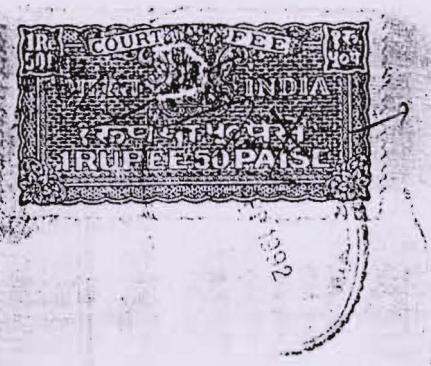
any defect of title or encumbrances would be found later on the vendee shall be entitled to realise the loss along with interest thereon @ 1% per month from ~~x~~ the other property or properties of the vendor, as the case may be The vendor or any person claiming through him shall have no objection whatsoever.

WHEREAS the vendor has executed this SALE DEED in their sound State of mind and body without any undue influence or coercion of any one, fully understanding his profit and loss.

Date of Execution 7th September 1970

Typed by
Brij Kishore Chandra Agrawal
7/9/70

Brij Kishore Chandra Agrawal.
Chhotee Patandevi Lane,
Patna City.
dated 7th September 1970.



53
66
3/4/92

In the court of Sub Judge I,Patna.

T.P.Suit no.228 of 1991.

Sheoram Das Bubna and others... Plaintiffs.

Versus.

Krishna Kumar Bubna and others... Defendants.

The humble compromise petition on behalf;of the plaintiffs and the defendants;

Most respectfully showeth:

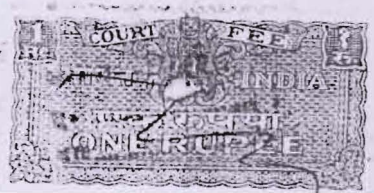
1. That the plaintiffs have filed this suit against the defendants for partition of the suit prbperty to the extent of eight annas share in the suit property and the other eight annas share in the suit property of the defendants and

it is admitted fact of both the parties that plaintiffs and the defendants have eight annas share in the suit property to each of the parties.

2. That with the interventions of friends and well wishers the plaintiffs and the defendants did not want to prolong the litigation, and they amicably settled their dispute among themselves and amicably ~~portion of~~ partitioned the suit property out of the court irrespective pleading of the parties which are as follows:

(i) That the total suit property has been divided in two parts which has been given in schedule I and schedule II of this compromise petition.

(ii) That schedule I property of this



compromise petition have been allotted to the plaintiffs Sri Sheoram Das Bubna and his sons and the schedule II property of this compromise petition have been allotted to Sri Krishna Kumar Bubna and his sons and grandsons.

(iii) That the plaintiffs and their heirs and successors will remain no concern with the properties mentioned in the schedule II of this compromise petition and the defendants and their heirs and successors will remain no concern with the properties given in schedule I of this compromise petition.

(iv) That the plaintiffs can file petitions in any of the state sheresta for mutation of their

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name in respect of the property mentioned in schedule I of this compromise petition or where ever they like, for which the defendants will have no rightpto make any objection and in the like manner defendants can file petitions in any of the state sheresta for mutation of their name in respect of the schedule II property of this compromise petition or where ever they like for which the plaintiffs will have no rightpto make any objection.

(v) That the plaintiffs will have no right to make any objection if the defendants want to make any new construction after demolishing the old building or part thereof or what ever

they want to construct over the properties mentioned in the schedule II of this compromise petition and like wise the defendants will have no right to make any objection,if the plaintiffs want to make any new construction after demolishing the old one or in part their or what ever they want to construction over the properties mentioned in schedule I of this compromise petition.

(vi) That any dues such as Municipal Tax, water tax,over the property covered under schedule I and schedule II of this compromise petition will be cleared by the respective parties in respect of their property allotted to them.

(vii) That the plaintiffs and the defendants

are at liberty to take the electric meter and water connection in their name seperately in respect of the property allotted to them as mentioned in Schedule I and schedule II of this compromise petition.

(viii) That the plaintiff Sheoram Das Boobna and others will remove their factory and machines and other goods from Holding no.28/26 and also give vacant possession of the said holding which has been allotted to the defendants Sri Krishna Kr.Boobna and others within one year and eight months from the date of this compromise petition and likewise the defendants Sri Krishna Kumar Boobna and others will remove all their goods and will give vacant possession of the holding no.29/27 to the

the plaintiffs Sheoram Das Boobna and others within two years and four months from the date of this compromise petition failing which the failure party will be liable for payment of Rs.500/-only per day as compensation and damages to the other party and the failure party will be liable for eviction from the holding through the process of the court for their illegal occupation of the holding.

(ix) That the property given in item no.VII of the plaint having double storied pucca building in which charitable Dispensary and the primery school are running and the said double storied building bears holding no.38/34 circle no.175 new ward no.33 situated at Mohalla Chauk Patna city,

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P.O. Patnacity P.S. Chowk, District Patna will remain joint between plaintiffs and the defendants and their name jointly will be mutated over the property and they jointly paid taxes and got tax receipts in joint name and they jointly looked after the property and maintain the building in joint condition and they jointly repaired and construct the building if required.

(x) That the party shall bear their own cost of the suit.

It is, therefore, prayed that your honbur may be pleased to accept to this compromise petition and this suit may be decreed in terms of this

9.

And the Compromise petition
compromise petition will be ~~bared~~ as

part of the decree.

And for this, your petitioners shall ever pray.

Schedule I.

Description of the properties allotted to the

Plaintiffs:-

(i) One two storied building situated in Chauk Patna city, P.O. Patna city, P.S. Chowk, District Patna bearing Holding no.29/27 circbe no.178 old ward no.26 and new 32 total area measuring 2900 sq.ft. and bounded as follows:

North: Own lane 9' feet plus land of Jagarnath Jee temple.

South: Corporation lane near about 10'.

East: Corporation lane near abbut 9'.

West: Guru Govind Path, Main Road.

(ii) 6 kathas 10 dhurs parti land out of 14 kathas 5 dhurs situated in Sandalpur Kumharar, P.O. Gulzarbagh, P.S. Sultanganj, district Patna bearing Municipal survey no. 968, ward no. 18 old new 24 and bounded as follows:-

North: Lane of Hari Prasad Jhunjhunwala.

South: Ganga Bridge Main Road.

East: Land of Baijnath Prasad and Alankar Jewellers.

West: Part of this plot allotted to Sri Krishna Kumar Bubna.

(iii) 1/2 part of three garages having 298 sq.ft. out of 596 sq.ft. bearing holding no. 35, circle no. 175 ward no. old 27 and new 33 situated in Mohalla Mangal Tank Road, P.S. Chowk, P.O. Patna city, District Patna and bounded as follows:

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North: Vama Sah Trust House.

South: Main Municipal Road.

East: Vama Sah house and Corx Carporation lane.

West: Part of the holding allotted to Sri Krishna Kumar Boobna.

(iv) Part of godown and shops having an area 950 sq. ft. out of 1990 sq.ft. bearing Holding no.25/24 circle no.27 sheet no.263, ward no.new 36 plot no.975 situated in Marudganj, Patna city, P.S.Malselami, District Patna and bounded as follows:

North: Vacant land of Kamla Pd.Golwara

South: Main Road

East: The part of same holding which has been allotted to Krishna Kr.Bubna and others.

West: House of Bharat Kasera.

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(v) Part of double storied house having an area of 44'4½" x 20'10½" bearing holding no.7, ward no.9, known as Bubna Market, situated in station Road, Fatwah, P.S. Fatwah, P.S.Fatwah, district Patna bounded as follows:

North: House of Dunia Dutta singh, Ram Swarobp and Dwarika Prasad.

South: Part of holding allotted to Sri Krishna Kumar Bochna.

East: Surya Mills

West: Main station Road.

Schedule-II.

Description of the properties allotted to the defendants Sri Krishna Kumar Bubna and others.

(i) One bagicha with constructed part situated in Chauk, Patna city, P.O. Patna city, P.S.

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P.S. Chowk, District Patna bearing holding no.28/26 circle no.176 ward no.26 old and new 32 total area meesuring 11140 sq.ft. and bounded as follows:

North: House of Jagdish Prasad and Babu Rastoki

South: Carporation lane abojt 10'.

East: House of Vishwanath Poddar, Raj Kumar Agrawal, Municipal lane, Babu Rastogi, Jagdish Rastogi and carporation lane.

West: Municipal lane and thereafter lane of Anant Prasad, Deo Kumar and others.

(ii) Western rest of 7 kathas and 15 dhurs parti land situated at Sandalpur, Kumhrar, P.O. Sultanganj, P.S. Sultanganj, district Patna bearing Municipal survey no.968 ward no.18 old and new 24 and bounded as follows:

North: Land of Hari Prasad Jhunjhunwala.

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South: Ganga Bridge main road.

East: Part of the land allotted to Sheoram Das Boobna

West: New Sandalpur Road.

(iii) 1/2 part of three garrages having 208 sq.ft. out of 596 sq.ft. bearing holding no.35 circle no.175 old ward no.26 and new 33 situated in Mohella Mangal Tank Road,P.S.Chowk,P.O. Patna city, District Patna and counded as follows:

North: Vama Sah trust house.

South: Main Municipal Road

East: Part of the holding allotted to Sheoram Das Boobnam

West: Garrage and land and godown of Patna Transport

(iv) Part of godown and shops having an area of 950 sq.ft. out of 1000 sq.ft. bearing

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holding no.25/24, circle no.207 sheet no.263 new ward no.36, plot no.275 situated in Marufganj Patna city P.O. Patna city, P.S. Malsalami and bounded as follows:

North: Vacant land of Kamta Pd. Golwara.

South: Main Road.

East: House of Badri Prasad Yadav.

West: Part of the same holding which has been allotted to Sheoram Das Bubna and others.

(v) Part of double storied house having an area of 44'4½" x 20'10½" bearing Holding no.7, Ward no.9, known as Bubna Market situated as Main Road, Fatwah, P.S. Fatwah, P.O. Fatwah, district Patna and bounded as follows:

North: Part of the holding allotted to Sri SheoRam Das Boobna.

South: House of Gaurishanker Maharaj and Raghu Sah

East: Surya Mills.

West: Main station road.

Verification.

We (1) Shea Ram Das Bubna (2) Sri Akhilesh Kr. Bubna (3) Vishnu Kumar Bubna plaintiffs no. 1 to 3 and (4) Krishna Kumar Bubna (5) Sandip Kumar Bubna for self and on behalf of his minor sons Sri Harsh Kumar Bubna and Umang Kumar Bubna and Sri Sanjay Kumar Bubna defendant no. 1 to 5 do hereby solemnly affirm and declare that the contents of this plaint have been read over and explained to us in Hindi which we have found true and correct.

Verified and signed on this 3 ~~day of Nov. 1991~~ April 1992 at 10.30 A.M. within the premises of civil court, Patna.

Ashok Nandan Bose
Advocate
3.4.92

Dilip Kumar
Advocate.
3.4.92

K. K. Sinha

Sheo Bubna

संदीप कुमार बुलगा

Akhilesh Kumar Bubna

Sanjay Kr. Bubna

Vishnu Kumar Bubna

संदीप कुमार बुलगा वास्ते हर्ष बुलगा नाबालिग
उमंग बुलगा दोनो नाबालिग

Regd. Sl. No. 6.2 ... 374/92

17.

Affidavit.

I, Sheoramdas Barnwal s/o late Sitaram Rathe resident of Chitaipatna City p.s. Chitaipatna District Patna do hereby solemnly affirm and declare as follows:-

1. That I am Plaintiff and am well conversant with the facts and circumstance of this case.

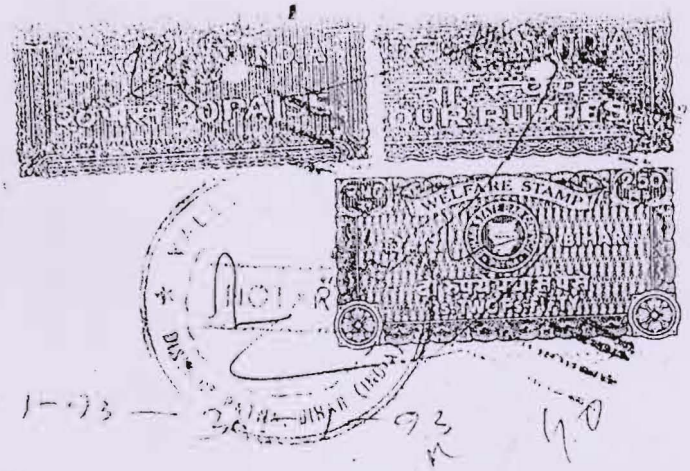
2. That the contents of the above petition and this affidavit have been read over and explained to me which I have found true and correct.

Verified and signed on this 3 day of Nov. April 1992 at 11 A.M. within the premises of civil court, Patna.

Sheoramdas Barnwal

I identify the deponent who has signed in my presence.

Dilip Kumar
Advocate



18.

Affidavit.

I, Krishna Kr Barnwal s/o late Sitaram Baniya resident of Chanuc Rajnagar P.S. Chanuc District Patna do hereby solemnly affirm and declare as follows:

1. That I am Defendant and am well conversant with the facts and circumstances of this case.

2. That the contents of the above petition and this affidavit have been read over and explained to me which I have found true and correct.

Verified and signed on this 3 day of April 97 at 11 A.M. within the premises of civil court, Patna.

K K Barnwal

Deep Kumar
Adv.

PATNA MUNICIPAL CORPORATION

बिहार सरकार

PID :- 1368090		RECEIPT F.Y.: 2011-2012 To 2019-2020
Receipt No.	**Date**	**Related To**
DTD0438015	19-06-2019	Tax and Revenue
Received From	AKHILESH KUMAR BUBNA, VISHNU KUMAR BUBNA	
Subject	Property Tax Self-Assessment And Payment	
Narration	Circle : Azimabad Circle, Ward : 54, Property No. 1368090. Revenue Circle:71, New Holding: , Old Holding:276/3	
Owner	AKHILESH KUMAR BUBNA, VISHNU KUMAR BUBNA	
Guardian Name	LATE SHIV RAM DAS BUBNA, LATE SHIV RAM DAS BUBNA	
Mobile No.	7909000768	
Address	SANDALPUR PATNA	
Payment Mode	**Amount(Rs.)**	
CASH	35249.00	

* QR Code

Bill No.	Bill Date	Details	Payable Amount(Rs.)		Received Amount(Rs.)	
			Arrears	Current	Arrears	Current
111612	19-06-2019	Holding Tax	20,070.00	3,261.00	20,070.00	3,261.00
111611	19-06-2019	Interest on Arrears Bill	12,081.18	0.00	12,081.18	0.00
111610	19-06-2019					
111609	19-06-2019					
111608	19-06-2019					
		Total Amount	**32,151.18**	**3,261.00**	**32,151.18**	**3,261.00**

Payable Amt.: Rs. **35,412.00** Rebate Amt. : Rs. **163.00** Rain Water Harvesting Rebate. : Rs. **0.00**

One Time Water Charge. : Rs. **0.00**

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

Actual Payable Amt. : Rs. **35,249.00**

Total Received Amt. Rs.: **35,249.00** Outstanding Amt. (Till Receipt Date).: Rs. **0.00**

Amount In Words	**Thirty Five Thousand Two Hundred Fourty Nine Rupees**		
Received By	SUNIL KUMAR SINGH	**Dated**	19-06-2019 11:51:14

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।
* You may validate receipt by scaning QR Code.

S. K. Bubna 19/6/19

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.

बिहार भूमि

राजस्व एवं भूमि सुधार विभाग,बिहार सरकार

प्रपत्र-XIV ख

(देखें नियम-10)

लगान रसीद

ऑनलाइन
Running Unique No.: **0241424153**
(Receipt No.)

जिला:- **Patna**	अंचल:- **Patna Sadar**
हल्का:- **Bankipur**	मौजा :- **संदलपुर**
जमाबंदी सं0:- **785** भाग वर्तमान:- **8** पृष्ठ संख्या:- **14359**	मौजा/थाना सं0:- **2/11**
जमाबंदी रेयत का नाम:- **अखिलेश कुमार बुबना विष्णु कुमार बुबना** अभिभावक का नाम:- **स्व शिवराम दस बुबना**	पता:- **GURU GOVIND SINGH PATH ,**

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
WARD18/24	MSP 968	0 एकड़ 20.3125 डिसमील 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वितीय वर्ष का

वितीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	10.00	50.00	10.00	0.00	60.00	2013-2014 से 2018-2019
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	72.50	14.50	0.00	90.00	2013-2014 से 2018-2019
कुल	24.50	122.50	24.50	0.00	150.00	2013-2014 से 2018-2019

वसूली

वितीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	50.00	10,00	60.00	2013-2014 से 2018-2019	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	72.50	14.50	90.00	2013-2014 से 2018-2019	
कुल	122.50	24.50	150.00	2013-2014 से 2018-2019	

वसूल की गयी राशि शब्दों में- One Hundred Fifty Rupees

कुल बकाया-150.00

तिथि- 21-02-2019

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

Serial No. 14390 Circle:-:Patna City

[redacted]

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR01031932471646Q
Certificate Issued Date	:	12-Dec-2018 12:20 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01011172634546l4Q
Purchased by	:	GOPAL SHARAN BHARTIA
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	GOPAL SHARAN BHARTIA
Stamp Duty Paid By	:	GOPAL SHARAN BHARTIA
Stamp Duty Paid (Rs.)	:	5,28,900(Five Lakh Twenty Eight Thousand Nine Hundred only)
Reg. fee (Rs.)	:	25,025 (Twenty Five Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	5,53,925 (Five Lakh Fifty Three Thousand Nine Hundred And Twenty Five only)

Serial No. 14390 Deed No. 12723

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

This document was presented for registration on **12/12/2018** by **Akhilesh Kumar Boobna**
A Stamp Duty of Rs. **533900**/- and other Fees of Rs. **25525**/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. **12723** in Book No. **1**, Volume No. **330** on pages from **9** to **27** and has been preserved in total **19** pages in C.D. No. **50** / Year **2018**

Date: 12/12/2018 Token No: 14635 /2018

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

SCANNED BY

..... Do not write or type below this line .....

TQ 0008166927

Statutory Alert:
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



बिहार BIHAR

क्रम संख्या 23832 तिथि 8.3.18 मूल्य 5000 स्टाट संख्या 15 P/HA 571759

क्रेता का नाम एवं पता ...

कामेश्वर प्र० सिंह, मुद्रांक विक्रेता
ला० सं०-6/74, निबंधन कार्यालय, पटना

20 FEB 2018 पटना

26/2/18

दस्तावेज की जाँच किया एवं ... में अंकित विवरणी के अनुरूप सही पाया।

जाँच लिपिक
(अरुण कुमार महाराज)

(Development Agreement)

This development agreement executed and entered into on this...12th...day of...Dec...,
...2018.

District Registry Office,Patna

ken Number 14635 Reg. Year 2018 Serial Number 14390 Deed Number 1272

esType	Name	Photo	Thumb	Index	Middle	Ring	Little
aimant	Gopal Sharan Bhartia						
g.	12.12.18						
aimant	Sushil Kumar Kanodia						
g.	12.12.18						
esented /	Akhilesh Kumar Boobna						
g.	Akhilesh Kumar Boobna 12/12/18						
xecutant	Akhilesh Kumar Boobna	Photo	Thumb	Index	Middle	Ring	Little
g.							
xecutant	Vishnu Kumar Boobna						
g.	Vishnu Kumar Boobna 12-12-18						
entified	Apurva Ranjan						
g.	Apurva Ranjan 12/12/18						

Akhilesh Kumar Boobna
12/12/18



BETWEEN

(i) **SRI AKHILESH KUMAR BOOBNA** Mobile no - 9430935221

(ii) **SRI VISHNU KUMAR BOOBNA** Mobile no - 9304993715

Both sons of Late Shiovram Das Boobna, Resident of Mohalla - Guru Govind Path, Nai Sadak, Chowk Patna City, Dist.- Patna,- by Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNER"**(which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

AND

M/S ARYA CONSTRUCTION at is administrative office at N - 601, Professor Colony, Chitragupta Nagar, Patna - 800020, through its Partners **SRI SUSHIL KUMAR KANODIA** (PAN-AGYPK0702D) son of Late Nathmal Lal Kanodia, permanent residing at No-601, Professor Colony, Chitragupta Nagar, Ka nkarbagh, Patna - 800020, and **SRI GOPAL SHARAN BHARTIA** (PAN-AEDPB4171N) son of Sadhu Sharan, residing at Das Lane, East Lohanipur, P.O. & P.S. Kadamkuan, Dist. Patna - 800003, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART**.

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the is the ancestral property and possessed the same as absolute owner, and they are in peaceful physical and exclusive possession over the same.

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the ancestral property of the land owner, which was recorded in the Survey Khatiyan in the name of Manohar Das. Manohar Das died leaving behind his son namely jai Narayan Boobna. Jai Narayan Boobna died leaving behind his son Sita Ram Boobna and Sita Ram Boobna died leaving behind two sons namely Shiv Ram Das Boobna and Krishna Kumar Boobna. Thereafter Shiv Ram Das Boobna and Krishna Kumar Boobna property through Title partition suit no. 228 of 1991 filed in the Court of Sub Judge- I Patna, thus a Compromise petition filed no 27.05.1992. Accordingly Scheduled property is allotted in the share of Sri Shiv Ram Das Boobna. After some time Shiv Ram Das Boobna died leaving behind two sons namely Akhilesh Kumar Boobna and Vishnu Kumar Boobna. Since then they came in actual, physical, possession over the land fully described in Schedule no. 1 at the foot of this deed and

mutated their name is State Sirista and paying rent to the State of Bihar to Cricle Office, Patna vide Zamabandi No. 785.

And whereas, the said land owner expressed his/her/their desire to develop the landed property and to construct multi-storied residential/commercial building on Municipal Survey Plot No. 968, Ward No. 18 (old) 24 (new), Sheet No. 129, Thana No. 11, Situated at Mohalla-Sandalpur Road, Mauza - Sandalpur, P.S. Sultanganj, at present P.S. Alamganj, District - Patna, measuring an area of 6 Kathas 10 Dhurs more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A)It is further represented and declared by the Land Owner:-

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land 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 land 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 PMC, Income Tax 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 land owners are interested in getting constructed multi-storied residential/commercial **Units** on the said property and acquire built up area in the shape of, residential/commercial Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

12.12.18

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Nishant Kumar Bablu

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential/commercial 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 to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential/commercial building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC/Competent Authority.

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

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing

and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be "....." or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50 %.percent of the total super-built up area to the land Owner in consideration of the cost of land and building ~~in shape undivided share with~~ all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area ~~to the owner with all amenities~~.

(7) In case Owner's 50 % of the built-up area and car parking & parking palace is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer ~~will retain 50 %~~ of the total built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan ~~within the parameter~~ of the PRDA (dissolved)/PMC/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the ~~land owners and~~ the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes

inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

(10) That the certificate of the architect regarding measurement of thebuilt-up area, built-up area and common service area will be final and binding on both the parties.

(11) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(12) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within **(36 Months)** from the date of sanction of the building plan. **if the building is not completed within the above period then the owner will be entitled to charge damages at the rate of Rs. 50,000/- per month.**

(13) That the developer shall develop the said property themselves 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.

(14) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of 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,

(16) From the date of delivery of possession of Owner's area to the Ownersor its 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.

(17) 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 (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development Agreement save and except putting the said Developers 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.

(18) 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 Owner's area whenever required by the Developer.

(19) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.

(20) A separate list of detailed specifications for the said building in schedule- II is part of this Development Agreement.

(21) After the Registration of this Development Agreement the Owner and 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.

(22) That after the completion of the construction of the building project developer/promoter/landowner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

(i) That the final /deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, firefighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the developer/promoter or the land owner, as the

case may be, as per sub-section (1) in favour of the prospective apartment purchasers.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's 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 between the Owners and Developer in the same proportion, as mentioned herein above.

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

(E) The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall he handed over to the Owner's society/association of Owners/allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any

additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e.50 % (Fifty percent) in the residential/commercial constructed area to the land owner and 50 % (Fifty percent) in the residential/commercial constructed area to the developers.

(G) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to timeand they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(H) The nominee/s of the developer shall own and hold possession of the building comprised in the developer's area according to the standard agreement finalized by the developer, the Owners and its nominees(s) shall be bound to hold and own possession of the Owner's area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreement.

(I) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(J) The Owners agree that if any levy is imposed by PRDA (Dissolved)/PMC or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the owners and the developer (or its allottees) jointly in the

same proportion as their respective shares of super built-up area in the said building.

(K) The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

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

(M) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(N) That the entire cost to be incurred for registration of this development agreement shall borne by the developer and the land Owner will have no concern with that.

(O) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

(Q) 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 and land owner/s will have no objection regarding the same in future.

12.12.18

12.12.18

Vishnu Kumar 12.12.18

DETAILS OFTHE PROPERTY:

SCHEDULE-1

Land measuring an area of 6 Kathas 10 dhurs (Six Kathas ten dhurs) equivalent to 20.3125 decimal, more or less subject to actual measurement bearing Survey plot no. 968, Ward No. 18 (old) 24 (new), Sheet No. 129, Thana No. 11, situated at Mohalla- Sandalpur Road, Mauza- Sandalpur, P.S.- Sultanganj, at present P.S.- Alamganj, Distt- Patna, within the Municipal corporation area and under the district Registry Office Patna Sadar and sub-registrar, Patna City, and Bounded as follows-

NORTH:- **Sri Raj Kumar Yadav**

SOUTH:- **Residential Main Road**

EAST:- **Sri Baidhyanath Prasad and Sons**

WEST: Sri Krishna Kumar Boobna

Note :- Govt. value is mentioned at Code No. 500 & Zone - 2 of M.V.R. 2016-17

which market value of above land is ₹ 2,66,45,000/- (Rupees Two Crore Sixty six lacs forty five thousand) only.

Land value	-	2,61,45,000/-
Boundary value	-	5,00,000/-

SCHEDULE II

SPECIFICATION OF BUILDING

FOUNDATION:

R.C.C., Group pile foundation (As per the design of structural consultant) Foundation shall be earthquake resistant as per N.B.C.

BRICK WORK. :

First class brick in all the partition wall with Grasim / L & T or Equivalent Quality

INTERNALWALL:

All internal wall will be finished with plaster of paris.

EXTERNAL WALL:

Wall finished with sandtex matter weather proof paint.

FLOORING:

Marble flooring or Vitrified Tiles on entire building,

TOP ROOF:

Anti heat treatment shall be done.

KITCHEN:

Working platform shall be finished by Granite marble and separate hot & cold water pipe shall be gi . en

BATHROOM :

(i) Internal wall shall be finish with glaze tiles (Somany, Orient, Jonhson, Kajaria) upto door level.

(ii) All G.I. pipe will be used of TATA or Zindal make of first quality.

(iii) All fitting will be Mark or Essco.

(iv) Hot & Cold water pipe system shall be provided with separate tap connection.

(v) Sanitary Fitting will be fitted with Parry ware / Hindware with flush system.

DOOR:

Hard / seasoned sat wood frame in chaukhat and Flush door will be fitted on door with Aluminium fitting.

WINDOW:

All the window chaukhat will be hard Sal wood and pannel will be of Gamhar.

ELECTRICAL WORK:

(i) All fitting will be Anchor, Roma modular type switches will be fitted.

(ii) Entire electrifications will be done with copper wire, National, Anchor and Havells.

(iii) Power Plug for A.C in all Bed rooms and drawing, dyning in bathroom for Geyser.

SECURITY INTERCOM:

All flats will be linked to reception counter on ground floor,

WATER SUPPLY:

Two Submersible motor with assocceries shall be provided in building.

GENERATOR:

A Kirloskar Generator of adequate capacity shall run the Sub- mersible water motor pump, Lift, lighting to common area and supply 600 Watts to all the flats of the building.

LIFT:

One Otis/ Kone/ Techno/ Johnson lift of 6 (Six) persons shall be provided in block.

PLUMBINGAND WASTE WATER LINES:

1. All concealed plumbing for supply water will be of G.I./UPVC Tata pipes and external sail or waste will be PVC pipe in a two stack system with geyser line connection in bathroom.

TELEPHONE AND T.V. CABLES:

1. Telephone cable will be provided from each flat upto common junction point (tag-block) at the gate or other suitable location. No wires will be drawn beyond this stretch.
2. Telephone cable will be provided to each flat.
3. Intercom facility shall be provided to the flat.

EXHAUST FAN OPENING:

If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provided.

Notes:- All speciation, sizes and layout etc. are subject to minor variations, additions, alternation by the company upon, suggestion of its consultants. Any features not included in this list but desired by a flat owner may be given at company's discretion at additional cost.

AMENITIES:

WATER:

A 24hrs. water supply will be provided to all the flats or common area from own central boring systems as per the design of P.H.E.D. consultants.

SWERAGE:

Suitable arrangement for rain storm and soil water disposal shall be provided as per the design of P.H.E.D. consultants.

After going through the contents of the same in presence of the witnesses who have also signed hereunder after understanding the contents of the deed.

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

Witnesses :-

1 Apurva Ranjan
C/o Abhay Kr Srivastava
Ramchandrapur
At + P O Jasidih
Dist Deoghar
Jharkhand.
12/12/18

Signature of the Land Owner

Y Alkesh Kumar Bodra
12/12/18
Vishnu Kumar Bajra
12.12.18.

2 Mukesh Kuma
S/o Late. B.B. Prasad
Kadam Kuan
Patna.
12/12/18

Signature of the Developer

12.12.18
9334110626
12.12.18.
9334322223

अंकारों की रोक से मुक्त पाया

Endorsement of Certificate of Admissibility

r Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian 99, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

y paid under Indian Stamp Act **Rs. 533900/-**
np duty paid under Municipal **Rs. 0/-**

Amt.Paid By N.J Stamp Paper	Rs.	5000/-
Amt.paid through Bank Challan	Rs.	554425/-

ration Fee

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	5000	K1c	0	Mb	25
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	25025

LLR + Proc Fee		Service Charge
LLR	0	
Proc.Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 25525

Registering Officer
Patna

te: 12/12/2018

Endorsement under section 52

sented for registration at Registration Office, Patna on Wednesday, 12th December 2018 by Akhilesh Kumar ibha Late Shivram Das Boobna by profession Others. Status - Executant

Akilesh Kumar Boobna
12/12/18

nature/L.T.I. of Presentant

Date:12/12/2018

Registering Officer
Patna

Endorsement under section 58

ecution is admitted by those Executants and Identified by the person (Identified by 'Apurva Ranjan' age '41' 'M', 'Abhay Kumar Srivastava', resident of 'H.No.161, Ramchandrapur, Hawakhana, Jasidih, Deoghar, rkhand'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / ges of the instrument.

Registering Officer
Patna

te : 12/12/2018

Endorsement of Certificate of Registration under section 60

istered at Registration Office Patna in Book 1 Volume No. 330 on pages on 9 -27, for the year 2018 and stored in volume No. CD-50 year 2018 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

te : 12/12/2018

en No. : 14635 Year : 2018 S.No. : 14390 SCORE Ver.4.1 Deed No . :d No . : 12723

[redacted] भारत सरकार
GOVERNMENT OF INDIA

अपूर्व रंजन
Apurva Ranjan
जन्म तिथि/ DOB: 15/08/1977
पुरुष / MALE



9248 3679 2670

आधार - आम आदमी का अधिकार

[redacted] प्राधिकरण
[redacted] OF INDIA

पता:
S/O: अभय कुमार श्रीवास्तव, एच न- 161, रामचंद्रपुर, हवाखाना, पोस्ट- जसीडीह, थाना- जसीडीह, सेमरिया, देवघर, झारखण्ड - 814142

Address:
S/O: Abhay Kumar Srivastava, H NO-161, RAMCHANDRAPUR, HAWAKHANA, POST- JASIDIH, THANA- JASIDIH, Semariya, Deoghar, Jharkhand - 814142

9248 3679 2670

Aadhaar-Aam Admi ka Adhikar

Apurva Ranjan