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दिनांक 29/12/04

स्थान 29/12/04

विषय/विषय 29/12/04

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26/3/04



Pratibha

सरकारी देवी

29-3-2004

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29/3/04



2.

3. फिक्स्ड करीका :-

केवाला कालाकलाभी १ विषय-पत्र १

4. लायदाद जरसभ :-

मो 1,43,000/- रुक लाख केवालीस हजार रुपये मात्र ।

5. सरसिल जागदाद :-

गवाजी 2 कट्टा 10 घुर १ दो कट्टा दल घुर १ जिसकी पैमाईश पुरवे पश्चिमे जानीव उत्तर 33 फीट 9-1/2 इंच वो जानीव दक्षिण-34 फीट वो उत्तरे दक्षिमे जानीव पुरव 100 फीट वो जानीव पश्चिम 101 फीट सराजी परती लायक बनानेमकानमय हक सकुनत वो हक मोकावजत वो हक असायस दलमासालानमो 0-75 पैसा अलावे शोध वाके मौजा-नकीरयापुर, परगना-अमीना बाद, धाना हाल आलमगंज, सब रजिस्ट्री पटनासिटी, सदररजिस्ट्री वो जिला पटना धाना नं०-15 पन्द्रह तांजी नं०-533 वो गांवा नं०-11 १ रुक सौ ग्यारह वो गुजो केरात सर्व प्लोटनं०-262 १ दो सौ चासठ में जिसकी चौदही जैल में है वो पटना विभाग प्राधिकार तथा मास्टर प्लान के अन्दरह कमींदारी बिहार सरकार वजीरये जिलाधिकारी सदर पटना वो मामोकरा ने सैय मोयईया हाजा को बिक्री करने के लिये तखम पदाधिकारी पटना के यहां सूचना की दरखास्त दाखिल किया है जिसका खेदा संख्या-

मो - २१२२-०-१-२००५
 जिला - पटना
 तारीख - 29/3/04



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3.

7746/03 दिनांक 13.8.03 जिसकी अवधिमात्र दिनों से अधिक हो गयी है न कोई कागजी कवरवाले ही की गयी है इसलिये मन मोह कर को रद्द किया करने एवं मोहकर जलेब खरीदार को खरीद करने के लिये अनुमति प्रदान हो-गया है।

पीहड़ी

उत्तर- हॉल दीगंर खरीदार-

दीधणो-जंगली यादव हल दीगर खरौंदौर.

पुरव- बनम्परहाजा राग रचन देवी की छात्र की खरीदार

पशुधन-वनम्बरहाजी गोपीकर अलेख मुरीदार-

म ज म न ५

अज्ञात के निषेध जायदाद मुन्दर्जे खाना नं०-५ परीके हाजा
को मनमोहिकरा खास अपने स्त्रीधन के रूपया से बेजी स्ये परीका
केवाला बालाकलामी मोतसदके रजिस्ट्री पटना मरकुमे तारीख
५-५-१९७६ ई. परीका नं०-२००५ जिल्द नं०-५५, पन्ना नं०-५२।
ता ५२९ श्री-प्रेमन-यादव-यो-प्रजलाल गोप यो लालागोप साधिकम
मौजा-जकी रयापुर, धाना-आलमगंज, गजला-पटना से मनमोहिकरा
खरीद करके जायदाद खरीदगी मजकुर पर मनमोहिकराज तारीख
खरीदारी वहेसयत मालिक मुस्तकिल कागज दीखल रहती चली
आती है यो है वोमिहरीद खासत अदायकारी मालगुजारी
सालाना मुतसदके खाना नं०-५ परीके हाजा पइसम मनमोहिकरा

29/3/06

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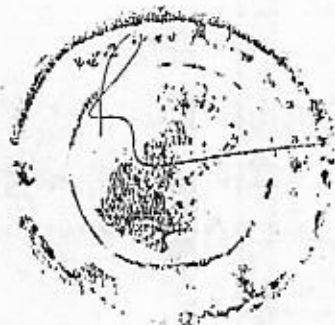
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के नाम से कटती आती है जिसकी जमावन्दी नं०-1785 है ।

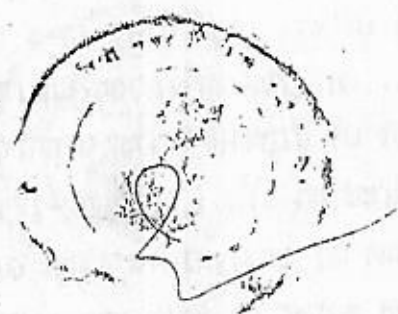
आजा के मनमोहिका को जरूरत स्या के बास्ते-खरीद करने दीगर-जायदाद वो भी दीगर खर्च जरूरी के अशद दखेबा है वो पगैर करने दिखी मांगला के स्या का सामान होना जरूरत सदर के तहसील से मनमोहिका के हो नहीं सकती है इसिलेमागमोहिका आम सलान दिक्की जायदाद मुन्दर्जे खाना नं०-5 वकीके हाजोका चन्दलोरा से दिक्का गया दिक्क आखिर बदरीग्यान मनमोहिका वो मोहिकर अलेह दिक्की की धातपीत निषक्त जायदाद मुन्दर्जे खाने नं०-5 वकीके हाजा कायकीमत-मो०-1,43,000/- एक लाख तेतालीस हजार स्या जरसमन जो इसकी वाजीय कीमत इसी कदर है पोछत पज हो गयी के अव वकीका बय बनाम वहक मोहिकर अलेहके रीजस्ट्री तहसीर वो तामिल कर देना जरूरी है ।

आजा के मनमोहिका-बहाल सेहत जात वो सवात अफल वो चदुरसली होया वो हवाय वो पैला देो जू वो दवावनाजायज दिक्की दुसरो के मुहज खुशी वो हवायिखा से अमने तखुली नफा वो नुकसान को समझ वो पुझकर कोक नियमित तमाम मुत्तरहे खाना नं०-5 वकीके हाजा को भय जुमले हक वो हकुंको को वकीमत मो० 1,43,000/- एक लाख तेतालीस हजार स्या जरसमन वदस्त मोहिकर अलेह-मुन्दर्जे खाना नं०-2 वकीके हाजा के बेवा-धो बयला कलागी दिक्का वो बुरा जरसमन वकस्त बनाने सही उपर वकीके

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24/3/04



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मनमोहिका को प्रारसान को कायम मोहाभिमान से मनमोहिका के
वसुल कर लेवेगें ।

इस बास्ते में कसिका केसला बयलाकलामी बनाम वहक मोरकर
अलेह श्री सुनिलकुमार तिरु के नाम से गवाहान के समर्थ लिख दिया
कि समय पर कामआवे जो प्रमाण रहे ।

परीक्षा छात्रों का दो कॉपी-दू-ए-दू एक समान तैयार किया गया है।

दिनांक : २९/३/२००५

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हृदेय कुमार वेधारतः
समाहरणालय, पटना ।

प्रमाणित
१२/०३/०३
सावित्रीपुर जहरल, पटना ।



Attested
29/3/04

ॐ नमो भगवते वासुदेवाय ॥ १ ॥

(-021/022) 20/3/2008

SUMIL KUMAR SINGH.



7/21/57
201-450100-200000
26/2/04



24/3/04

201-450100-200000
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आदेश - पत्रक

अनुसूचित 14 - फारम नं० 562
(देखें अभिलेख 1941 का नियम 129)

दाखिल खारिज वाद सं 1373/1516

आदेश पत्रक

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GOVT. OF BIHAR
REGISTRATION, EXCISE & PROHIBITION DEPT.
PATNA SCORE PATNA

भारत

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गयी कारवाई के
बारे में टिप्पणी
तारीख सहित

3

श्री ~~श्री~~ मालि जयन्ती सिंह
पति - एच० सुनील कुमार सिंह
वसत गाम 12/62 पी० एच० फाल्गुनी
शान्ता फ. 459101 जिला पटना

के लाला नं०

दिनांक

के आधार पर निर्जनांकित जमीन पर दाखिल खारिज हेतु आवेदन पत्र दाखिल किया है।

मौजा का नाम

खाना नं०

खेसरा

परचर

अकरियापुर

21/11/15

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02 फरवरी
10 फरवरी

मूल आवेदन पत्र हल्का कर्मचारी को अंचल निरीक्षक के माध्यम से प्रतिवेदन हेतु दे दें। महाल पर सूचना जारी कर आपत्ति की मांग कर। अभिलेख दिनांक 30/8/15 को उपस्थित करें।

अंचल अधिकारी
पटना सदर

अंचल अधिकारी
पटना सदर

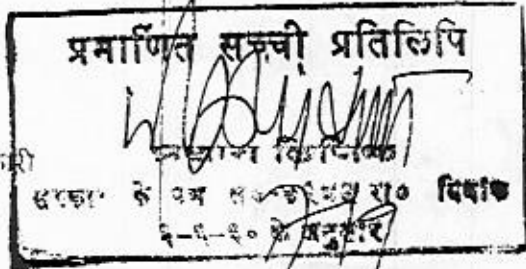
महाल पर तागल नोटिस प्राप्त है। कोई आपत्ति प्राप्त नहीं है। कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है। उन लोगों ने आवेदन के नाम दाखिल खारिज करने की अनुशंसा किये हैं। फलतः उनके अनुशंसा के आधार पर दाखिल खारिज किया जाता है शुद्धि पत्र निर्गत करें। लिखाया एवं शुद्ध किया।

अंचल अधिकारी
पटना सदर

अंचल अधिकारी
पटना सदर

छाया कराया

मिलीन किया



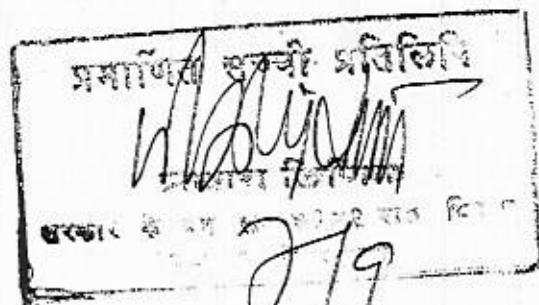
दाखिल खारिज का जांच प्रतिवदेन

डाखिल खारिज नं० साल 20/15-16 हल्का नं० 5 अंचल पटना
 मीजा जकारापुर राजस्व धाना आगमकुंदा धाना नं० 15 जिला पटना
 दा० खा० में जमीन का कवा 1 कड़ा 10-युग प्राप्ति का जरीया अन्याधिकार
 पूरा या टुकड़ा होलिंग 201 प्रकार का ख० 258 तिथि 24/8/15
 जरासम्पन जमाबन्दी 998 A

(दाखिल खारिज के पूर्व लागू)

नं०

रैयत का नाम एवं पूर्ण पता	खता नं०	खसरा नं०	एसजी ए० ड०	लगात	अध्याक्तियों
<u>श्री सुनील कुं सिंह</u> <u>S/O श्री योगेन्द्र प्रसाद सिंह</u> <u>साठ-ए/62 पी० सी० काँला</u> <u>कमंडावा</u> <u>पटना</u>	111	262	2-10	200	अध्याक्तियों के नाम दाखिलखारिज के फास दाखिलखारिज के फास एवं सूरक्षण कागजातों को राजस्व अभिलेख से मिलान किया। अध्याक्तियों के पति के नाम से जमाबन्दी दर्ज है। पति की मृत्यु दिनांक 30/5/2004 को हुई है, उनके मरणापरांत अध्याक्तियों एक मात विधवा विवाहीत पति निशचिन्ता है। अध्याक्तियों के भास/स्वास महान् महदबन्दी से मुक्त एवं संपत्ति है तथा अध्याक्तियों के दायल कर्जों में हैं। अतः आम महदाल पर सुनने परान्त दाखिलखारिज की स्वीकृति दी जा सकती है।
<u>श्री मरी जमनी सिंह</u> <u>S/O स्व० सुनील कुं सिंह</u> <u>साठ-ए/62 पी० सी० काँला</u> <u>कमंडावा</u> <u>पटना</u>	111	262	2-10	200	



छाया कराया

मिलान किया

07/9/15

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

V

बि०स०मु०, पटना
परद मालकी/परद रैयती।
नाम रैयत मय वल्लियत जमाबन्दी

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पुर्वा अरराजी नगदी 15 अरराजी भावली तफसील हिसाब लगान भावली।

58511. 58511. कुमारी विहारी

2015-16 सालाना मांग मय तफसील (बकाया व हाल) मौजुदा साल का

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल- } (नकदी)	2-20				2-20	2-20
गुजारी } (भावली)	0-50				5-50	0-50
सेस	1-00				1-00	1-00
*सुद	1-00				1-00	1-00
मुतफरकात	0-40				4-40	0-40
मीजान	4-90				53-90	4-90

तफसील अदायकारी।

58-80

अदायकारी बाबत	सालाना	बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल- } (नकदी)	2-20				2-20	2-20	
गुजारी } (भावली)	0-50				5-50	0-50	
सेस	1-00				1-00	1-00	
*सुद	1-00				1-00	1-00	
मुतफरकात	0-40				4-40	0-40	
मीजान अदायकारी	4-90				53-90	4-90	58-80

- (1) मीजान कुल (लफजों में) — 58-80
(2) नाम देहिन्दा — 58-80
(3) कुल बकाया — 58-80

दस्खत वो ताराख अमला तहसील कलकत्ता

*यह सगल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) कलकत्ता में भिजाना है।

11/ 262 1373/1516

बि.स.मु. (राजपू.) 1-2011

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

बिहार BIHAR

N 299048

Serial No. 2986

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 26/02/2016 by Jayanti Singh. A Stamp Duty of Rs. 643500/- and other Fees of Rs. 26575/- 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. 2749 in Book No. 1, Volume No. 65 on pages from 326 to 347 and has been preserved in total 22 pages in C.D. No. 9 / Year 2016.

Date: 26/02/2016

Token No. 3124/2016

Signature with Date
(Prashant Kumar)

Registering Officer, Patna

SCANNED BY

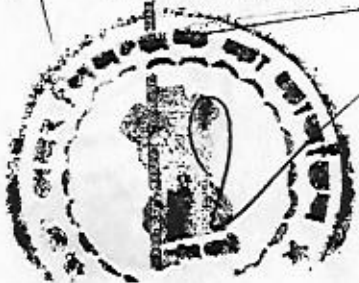
Challan No. 649 & 641, Dated 24-02-2016

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Patna on this 25th Day of February 2016.

दस्तावेज जांचा

प्रभात सिंह



Rejeet Kumar Sinha

25/02/16

Niroj Kumar

25/2/16

Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Grantant	Manisha Rani (Partner) <i>Manisha Rani</i> 26/02/16						
Grantant	Niraj Kumar Roy (Partner) <i>Niraj Kumar Roy</i> 26/2/16						
Grantant	Rajesh Kumar Tiwary (Partner) <i>Rajesh Kumar Tiwary</i> 26/02/16						
Cutant	Akhileshwar Prasad <i>Akhileshwar Prasad</i> 26/02/16						
Cutant	Jayanti Singh <i>Jayanti Singh</i> 26/2/16						
Sentent	Jayanti Singh <i>Jayanti Singh</i> 26/2/16						
Recutant	Nirmala Devi <i>Nirmala Devi</i> 26/2/16						
Identified	Rajeev Ranjan Sinha <i>Rajeev Ranjan Sinha</i> 26/2/16						

Jayanti Singh
26/02/16



(2)

BETWEEN

1. Mrs. Jayanti Singh wife of Late Sunil Kumar Singh, resident of A/ 62, P.C. Colony, P.S Kankarbagh, District, District Patna, by Nationality-Indian
2. Nirmala Devi daughter of Mr. Basudeo Singh, resident of Lochna, P.S Punpun, District Patna, by Nationality -Indian,
3. Mr. Akhileshwar Prasad son of Dr. Rajendra Prasad, resident of Kaali Asthan, Patna City, P.S. Khajekalan, District Patna, hereinafter referred to "OWNERS" (which term unless excluded by or repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives, successors and assigns) of the One part.

AND

LORD SHIVA INFRASTRUCTURE, registered office G-18 Sisodiya Complex, Boring Canal Road, Patna, P.S. Patliputra, District Patna, through its Partner i. /Sri Niraj Kumar Roy son of Late Krishna Kumar resident of Mohalla 2nd Floor Khazanchi Road opposite of Dr. Neeraj Sinha P.S Pirbahore District Patna ii. Mr. Rajesh Kumar Tiwary son of Mr. Shambhu Nath Tiwary resident of Aadiwashi Colony Ashok Vihar Near Biscoman Colony Gulzarbagh, Patna-7 P.S. Alamganj District Patna, iii. Smt Manisha Rani daughter of Sri Moti Chand Lal, resident of Kadamkuan, Patna-800004, P.S. Kadamkuan, District Patna, by Nationality-Indian, hereinafter referred to Vendors/Developer (which term unless excluded by or repugnant to the context shall mean and include their /its heirs, executors, administrators, legal representatives, successors and assigns) called Builders/Developers. REFERRED TO AS SECOND PARTY.

WHEREAS, the property more fully described in schedule A, & B of this deed is the purchase property of the First land owner's husband (Mr. Sunil Kumar Singh) by

Jayanti Singh
25/02/16
Tiwari son of Dr. Rajendra Prasad
25/02/16
Rajesh Kumar Tiwary
25/02/16
Manisha Rani
25/02/16
Mio of Kadamkuan
25/02/16



(3)

virtue of Registered sale deed bearing Deed No. 3018, in Book No. 1, Volume No. 129, Pages 337 to 348, dated 29.03.2004 which was registered at Patna Registry Office, measuring an area of Two Kathas Ten Dhoores. Situated at Mauza Zakariapur, P.S. Alamganj, District Patna bearing Plot No. 262, Khata No. 111, Thana No. 15, Tauzi No. 533, purchased from Smt Saraswati Devi wife of Late Akhileshwar Prasad Singh, resident of Lashkari Chak, P.S. Fatuha, District Patna and from the date of purchase the said vendor owned and possessed as absolute owner thereof.

AND WHEREAS, Sunil Kumar Singh died on 30.05.2004 leaving behind his wife Jayanti Singh as his legal heirs and successors under the Hindu Law and accordingly remains and continued the said vendor owned and possessed as absolute owner thereof.

AND WHEREAS, the said land owner Jayanti Singh got her name mutated in Circle Office Patna and whereupon the revenue rent receipt has been issued in the name of Jayanti Singh vide Jamabandi No. 1785/1885 and its Mutation Case No. 1373/5 in the Year of 2015-2016, and Vide Jamabandi No. 998

AND WHEREAS, the property more fully described in schedule B of this deed is the purchased property of the Second land owner (Nirmala Devi) by virtue of registered sale deed bearing Deed No. 2884, in Book No. 1, Volume No. 63, Pages 176 to 183 dated 05.05.1976, which was registered at Patna Registry Office, measuring an area of Two Kathas Ten Dhoores Situated at Mauza Zakariapur, P.S. Alamganj, District Patna bearing Plot No. 262, Khata No. 111, Thana No. 15, Tauzi No. 533 purchased from i. Preman Yadav son of Late Sri Bakhori Gope alias Baso Rai alias Basodeo Gope, self and natural Guardian of minor son Awadesh Yadav, ii. Brijlal Gope, and iii. Lala Gope all sons of Late Sri Bakhori Gope alias Baso Rai alias Basodeo

Jayanti Singh
25/02/16



Jayanti Singh
25/02/16

Jayanti Singh

Akhileshwar Prasad
25/02/16

Rajesh Kumar Pandey
25/02/16

Manisha Rai

25/2/16

Niraj Kumar
25/02/16

(4)

Gope, all residents of Zakariapur, P.S. Alamganj, District Patna which was registered at Sub Registry Office Patna and from the date of purchase the said vendor owned and possessed as absolute owner thereof.

AND WHEREAS, the said land owner Nirmala Devi got her name mutated in Circle Office Patna and whereupon the revenue rent receipt has been issued in the name of Nirmala Devi vide Jamabandi No. 997 and also issued land possession Certificated dated 16.09.2015.

AND WHEREAS, the property more fully described in schedule C of this deed is the purchase property of the Third land owner (Akhileshwar Prasad Singh) by virtue of Registered sale deed bearing Deed No. 4306, in Book No. 1, Volume No. 197..., Pages 519.... to 538 dated 23.12.2000, which was registered at Patna Registry Office, measuring an area of Twelve Dhoores Twelve Dhurkies Situated at Mauza Zakariapur, P.S. Alamganj, District Patna bearing Plot No. 261, Khata No. 116, Thana No. 15, Tauzi No. 533 purchased from Smt Shanti Sinha wife of Arun Kumar Singh, resident of Chhatna, P.S. Phulwari Sharif, District Patna which was registered at Sub Registry Office Patna and from the date of purchase the said vendor owned and possessed as absolute owner thereof.

AND WHEREAS, the said land owner Akhileshwar Prasad got his name mutated in Circle Office Patna and whereupon the revenue rent receipt has been issued in the name of Akhileshwar Prasad vide Jamabandi No. 1772 and its Mutation Case No. 454/5 in the year of 2003-2004.

(a) It is further represented and declared by the owner (1st Party)

(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.



25/02/16
Jaganti Singh

Jaganti Singh
25/02/16

For Entry

Akhileshwar Prasad
25/02/16

Rajesh Kumar Anandey

25/02/16

Manisha Rai

Niraj Kumar
25/02/16

(5)

(ii) That the 1st Party has not created any encumbrance on the ~~said property~~ or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens leave and license, permissive, possession, charges or any other encumbrance what so ever.

(iii) That no notice or notification for acquisition/requisition under any of the status of the past or presently in force, have been received, served on either by the P.M.C., 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 attachment either before or after judgment and there are no claim, demand, suits, desire, injunctions orders, list-pending, notice, petitions orders notice, or any part thereof.

(v) That apart from the 1st Party none else is entitled to or has any share, right, title or interest over and in respect of the said property or any part thereof as partner of partnership or co-sharer in any joint family in any other manner howsoever.

(vi) That the 1st party is not benamidar or trustee in respect of the said property or any part thereof. And whereas the 1st party is interested in getting commercial building/ buildings developed and constructed on the said property of 1st Party by amalgamating their said property to adjoining land of other landowners subject to P.M.C., Patna or any other competent authority approval.

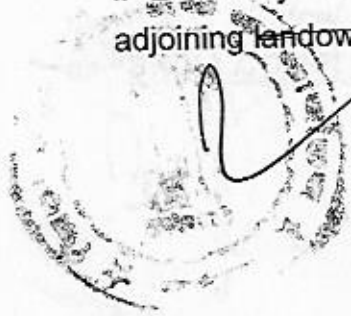
(b) The aforesaid developer (2nd Party) offered to develop and construct at its own cost Commercial building/ buildings consisting of Shop /offices and parking space on the said property of the 1st Party as well as adjoining land of others land owners. The 1st Party/Landowner will have no objection if 2nd Party/ Builder will amalgamate the land of other adjoining landowners

Jayanti Singh
25/02/16

For MTC of Akhleshwar Prasad

Rever Kumar Anwar

25/02/16
Niraj Kumar
25/2/16
Manisha Rai



(6)

(c) As a result of the negotiations between the parties here to and on the representations and declaration made by the landowner as here in recorded, an Agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto on terms and conditions hereinafter appearing.

NOW THIS DEED PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

1. The 1st Party hereby appoints the aforesaid developer as the developer of the said property and grants to the developer who hereby accepts from the 1st Party the right to develop the said property in the schedule hereunder written in the manner and on the terms and conditions hereinafter mentioned.
2. Immediately after the execution of this development agreement, the developers shall proceed expeditiously with preparation of the plans, drawings of the said building.
3. The developer shall submit the plan of the building for sanction to P.M.C., Patna and or any other competent authorities. The 1st Party shall have no objection if the aforesaid building plans are submitted to local authority (i.e.) in the name of the 1st Party or any other permissions, approvals are obtained in their names and agreed to sign all such papers that may be deemed necessary by the developer for the same. However, all fees, costs, charges and expenses relating to such approval sanctions shall be born by the developer (2nd Party).
4. That as consideration for the transfer of the said land the developer shall construct, complete and deliver free from all encumbrance to the 1st Party 50% (Fifty percent) of the total built-up area including car parking space in said building complexes/apartments and area to be delivered to the 1st Party hereinafter referred to as the 1st Party's portion shall be constructed in accordance with plan approved by the P.M.C., Patna/ or any other competent authority called as **"SHIVA COMPLEX"**.

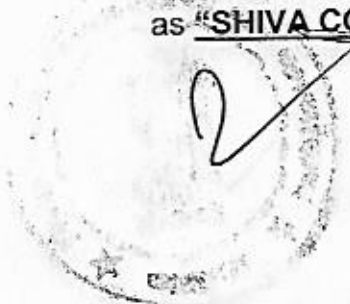
Tajendra Singh
25/02/16

Tajendra Singh
25/02/16

Rajesh Kumar Dwivedy
25/02/16

Manisha Rai
25/2/16

Niraj Kumar
25/2/16



(7)

5. That as consideration of the cost of development and construction of the said building, the developer will get 50% (Fifty Percent) of the total built-up area including car parking space. If any defects found in the title in future then the land owners hereby responsible for the same and they will settle the matter from their share's allocation.
6. Common space will be used by 1st party and developer (2nd Party) jointly.
7. That the portion of the building which has to be delivered to the 1st Party shall be constructed and delivered complete in every respect with livable condition to the 1st Party within - Three Years Six Months from the date of the sanction of Map from PMC, or any other competent authorities with a grace period of six months. It is further agreed that if the developer fails to fulfill the above stipulations (i.e. Three Years Six Months) as regards to time of delivery then the Developer shall pay to the 1st Party compensation at the rate of Rs. 25,000/- Only per month from the date of expiry of the aforesaid Three Years Six Months period till the date of delivery, except the delays is not caused due to hindrance from the government bodies/ natural calamities, title defect in land documents etc. which may be beyond the control of the builder/ developer
8. That the entire construction of the proposed building on the aforesaid piece of land shall be completed at the cost to be arranged by the builders alone and the 1st Party shall not be financially responsible for any delay.
9. The first party shall handover the said piece of land absolutely to the builder (2nd Party) soon after the signing of this Development Agreement and also agreed to sign, execute, deed/deeds, papers and documents as may be required for fully assuring the right, title of the builder over the builders shares in proposed buildings and further undertake that their (1st Party) share in the proposed building is adequate, reasonable in the lieu of the transfer of aforesaid piece of land.



Jayanti Singh
25/02/16

25/02/16

25/02/16

Akhilashwar Prasad

Rajesh Kumar Anand

25/02/16

Manish Ran

25/2/16

25/2/16

(8)

10. That it is further agreed and undertaken by the developer that ~~1st Party shall have right, title, ownership interest possession over the super built-up area 50% (Fifty Percent) allotted to them, including car parking space. The 1st Party shall be fully entitled to enjoy the above super built-up area either themselves individually or collectively and shall be fully entitled to transfer, convey, grant otherwise alienate or transfer their interest in any manner as deemed and fit by the 1st party to any person, association, government agencies etc. on such terms and conditions as may be decided by the owner individually or collectively.~~

11. Similarly, the developer shall exclusively be entitled to the developer's area 50% (Fifty Percent) including car parking space. And they shall have absolute right, title and interest over the developer's area as per the deed of conveyance executed by the 1st Party to the developer. The developer shall be fully entitled to enjoy the above super built-up area either individually or collectively and shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by developer to any person, association of person, firms body, corporate, co-operative society, government agencies etc. on such terms and conditions as may be decided by developer.

12. It is hereby expressly irrevocably agreed & declared by the landowner (1st Party) that delivery of possession of 1st Party's area 50% (Fifty Percent) of the total built-up area, including car parking space of the said building in the manner provided herein shall be deemed to be fit, reasonable and adequate consideration for aforesaid property agreed to be conveyed as here in above by the 1st Party to the developer.

13. The 1st party shall at no time demand sum or premium or any interest in dealing regarding transfer of developer's area 50% (Fifty Percent) and the landowner (first party) shall execute all such deeds and documents as may be legally required by the developer in that regard after handing over

1st Party's portion.



Akhil Kumar Thakur
25/02/16

Tarun Singh
25/02/16

Tarun Singh

Rajesh Kumar Sawary

25/02/16

Manisha Rai

25/2/16

Niraj Kumar
25/2/16

(9)

14. This agreement shall not be deemed to constitute a partnership of any part between the parties hereto.

15. The First Party hereby irrevocably undertakes not to sale, dispose of, alienate, charges, encumbrance, lease or otherwise transfer the said property or any part thereof during the currency period of this agreement and undertakes not to do any act, deed matter, or things, as shall be in breach of the terms of this agreement save and except putting the developers in possession thereof for the development. The owner shall at no point of time during the currency period of this agreement try to dispossess the developer from the said property.

16. The developer shall develop property in their own names and account and at their own cost and shall alone be responsible for the development of this said property.

17. As after the date here of, the developer shall be deemed to be in possession of the said property and shall be free to do all acts, deeds and things required for the construction of the said buildings at the developer's own cost and expenses, as per sanctioned plan map.

18. The Developer shall be entitled to enter into Agreement for sale or otherwise to allot Offices / Shops and parking space and other tenements comprised in the developer's area in the said buildings which does not form part of the 1st Party's area and developer shall, exclusively be entitled to realize all amounts receivable under such agreements, transfer deeds, deeds of allotment etc. in respect of the developer share.

19. After delivery of the 1st Party area to the 1st Party all out going in respect of the said property and the said building therein all taxes/charge shall be borne and paid by the owner and the developer and their nominees proportionate to their respective shares in the total built-up



Akhilashwar Prasad
25/02/16

Jayanti Singh
25/02/16

90707747

Rajesh Kumar Anand
25/02/16
Maina Rai
25/02/16
Niraj Kumar
28/02/16

20. That the First Party hereby authorizes the builders the full freedom to do all acts deed and things as necessary connected with the development and construction of the proposed multistoried buildings/apartments in general and grant the following specific power to the builders in particular to develop & construct the aforesaid buildings and to sale, lease out, mortgage or transfer the builder's shares.

(a) To appoint technical persons, architects, engineers, surveyors, contractors and management personnel etc. for the construction, development and all allied jobs and activities of the proposed multistoried buildings.

(b) To correspond, apply and deal with and to make representation to central/state government departments/offices/ authorities whatsoever and whenever required in connection with or relating to the development and construction of the proposed multistoried building/ buildings.

(c) To put up sign boards depicting name of the scheme, name of the builders, architects etc. on the site of construction of the aforesaid piece of land.

(d) To accept any writ or summons or notice on behalf of the 1st Party and to appear/represent, them during the legal process in any court in respect of schedule property.

(e) To sign, execute, enter into agreement for sale, to execute sale deed, to receive consideration money from prospective purchasers, to modify, cancel, alter, present for registration and admit registration of all papers documents, sale deed or lease deed, contract agreement, insurance applications, declaration and other documents in connection with the builder's shares.

(f) To sign, enter into, modify, cancel, alter, present for registration and admit registration of all papers, documents,



Jayanti Singh
 25/02/16
 Akhileshwar Prasad
 25/02/16
 Rajesh Kumar Tiwari
 25/02/16
 Manisha Rai
 25/2/16
 Nishikant
 25/2/16

(11)

contract agreement, sale deed or lease deed or mortgage deed ~~or deeds, applications, declaration and other documents in connection with Builder's shares.~~

(g) To carry out, comply with, and do every act, deeds, matters, and things as may be required for sale of Builder's shares Shop Offices / Parking etc.

(h) ~~To take loan in account of builder's shares from any financial institution (private/Government) for construction of the said building/ buildings.~~

21. That the possession of shops office and Parking space of the first party share shall be deemed to be taken over by them ~~after 15 days from the date of receiving intimation relating to it in the forms of notice/letter from the builders after completion of the complex/ complexes.~~

22. As far as the total built-up area minor variations therein the proposed complex on the aforesaid piece of land is concerned, the builders undertake that they will construct the same as per the principle and bye laws laid down by P.M.C., Patna.

23. ~~Any addition or subtraction in total built up area shall be shared by the first party and developer proportionally to their share.~~

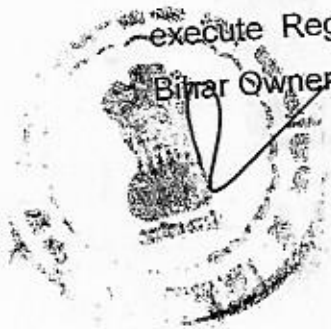
24. Open terrace will remain open to all the occupants of the building complex jointly.

25. That 2nd Party shall construct the aforesaid building by using good quality building materials as per specification which is enclosed here as schedule-B and 2nd Party shall also ~~construct the aforesaid buildings according to map approved by P.M.C. or any other competent authority.~~

26. The land OWNER agree and undertake that they shall execute Registered Development Agreement according to Bihar Ownership Apartment Act 2006, and Bihar Ownership

Axibulwar Prasad.
25/02/16

Tonyant Singh
25/02/16
Rajesh Kumar Anwar.
25/02/16
Manisha Rai
25/2/16
Nishankumar
25/2/16



(12)

Apartment Rules 2006, and in this Act there is further no need of Power of Attorney in favour of DEVELOPER and/or its nominee or nominees so that no hindrance 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 enjoy peaceful possession of the said property for the purpose and to do all such acts, and/or things that may be necessary for the Development, planning, constructing of the said building/ buildings and sale of the developer's area.

27. That after the construction and completion of the project the respective share OWNER i.e. DEVELOPER/promoter and the land OWNER, shall be the absolute OWNER of their share and they 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.

28. That in case of any dispute or difference between the parties arising out relating to this development agreement the same shall be settled by reference of the dispute or difference to the arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration Act, as amended from time to time.

29. That all dispute and cases pertaining to this deed and firm shall fall within the jurisdiction of the court located in Patna only.



Rekesh Kumar Anand
25/02/16
25/02/16
Manisha Rani
25/02/16
Akhil Kumar Prasad
25/02/16
Tanjanti Singh
25/02/16
Tanjanti Singh

(13)

IN WITNESSES WHEREOF the Parties, have put
their signature in presence of the witnesses on this day
month and year mentioned above.

Jayanti Singh
25/02/16

1. (Jayanti Singh) Mob: 993467 1818

[Signature]

2. (Nirmala Devi)

Akhilleshwar Prasad
25/02/16

3. (Akhilleshwar Prasad)

SIGNATURE OF THE LAND OWNERS

Niraj Kumar Roy
25/2/16

1. (Niraj Kumar Roy)

Rajesh Kumar Tiwary
25/02/16

2. (Rajesh Kumar Tiwary)

Manisha Rani 25/2/16
3. (Manisha Rani)

For:- **LORD SHIVA INFRASTRUCTURE**

Income Tax PAN: AAEFL1947N

SIGNATURE OF THE DEVELOPER

WITNESSES:

As per statement of the Land
OWNERS and the
DEVELOPER I have drafted the
Deed of Development
Agreement documents in 17
pages.

Rajiv Ranjan Sinha
S/o late vidit Narayan Lal
25/2/16
205, Jagdevan Plaza
Kankumbagh, Patna-20

Rishi Prasad
25/2/2016
S/o late Shiv Narayan Prasad
Sulim Puri Dhruba
Patna-1



Anwar Alam
Advocate
25/2/2016

(14)

SCHEDULE-A

(belongs to Mrs. Jayanti Singh)

ALL THAT, piece and parcel of vacant Commercial land, measuring an area of Two Kathas Ten Dhooors, Situated at Mauza Zakariapur, P.S. Alamganj, District Patna, within the Jurisdiction of Sub Registry Office Patna City and Sadar Registry Office, Patna, under Tauzi No. 533, Thana No. 15, Khata No. 111, Part of Survey Plot No. 262, **Government Valuation Serial No. 506, Zone-2** within the limit of Patna Regional Development Authority, and P.M.C. Patna, the said

Shop/ Office shall be aggregate on the following :-

Khata No.	Plot No.	Area
111	262	2 Katha 10 Dhoor

BOUNDARY

NORTH : Hal Diggar Purchaser
SOUTH : Jangli Yadav (Hal Diggar Purchaser)
EAST : Ram Rachan Devi
WEST : Heirs of Late Sunil Kumar Singh

SCHEDULE-B

(belongs to Nirmala Devi)

ALL THAT, piece and parcel of vacant Commercial land, measuring an area of Two Kathas Ten Dhooors, Situated at Mauza Zakariapur, P.S. Alamganj, District Patna, within the Jurisdiction of Sub Registry Office Patna City and Sadar Registry Office, Patna, under Tauzi No. 533, Thana No. 15, Khata No. 111, Part of Survey Plot No. 262, **Government Valuation Serial No. 506, Zone-2** within the limit of Patna Regional Development Authority, and P.M.C. Patna, the said

Shop/ Office shall be aggregate on the following :-

Khata No.	Plot No.	Area
111	262	2 Katha 10 Dhoor

BOUNDARY

NORTH : New Patna Bypass Road
SOUTH : Jangli Yadav
EAST : Jayanti Devi
WEST : Yogendra Prasad Singh

Jayanti Singh
25/02/16
Akhil Kumar Prasad
25/02/16
Rajesh Kumar Prasad
25/02/16
Nirmala Devi
25/02/16
Manisha Rani
25/02/16

(15)

SCHEDULE-C

(belongs to Akhileshwar Prasad)

~~ALL THAT, piece and parcel of vacant Commercial land, measuring an area of Twelve Dhoores Twelve Dhurkies, Situated at Mauza Zakariapur, P.S. Alamganj, District Patna, within the Jurisdiction of Sub Registry Office Patna City and Sadar Registry Office, Patna, under Tauzi No. 53, Thana No. 15, Khata No. 116, Part of Survey Plot No. 261, Government Valuation Serial No. 506, Zone-2 within the limit of Patna Regional Development Authority, and P.M.C. Patna, the said Shop/ Office shall be aggregate on the following :-~~

Khata No.	Plot No.	Area
116	261	12 Dhoores 12 Dhurkies

BOUNDARY

NORTH	:	New Bypass Road
SOUTH	:	Sunil Kumar Singh
EAST	:	Shiv Prasad
WEST	:	Shankar Singh

It is worth to say that the agreement property is lying on the main road and the said land will be used for commercial purpose only.

SCHEDULE -"IV"

FULL DETAILS OF VALUATION

1. Total Area of vacant land 5 Katha 12 Dhoores and 12 Dhurkies equivalent to 17.625 Decimals
2. Total cost of Land value comes to Rs. 3,21,25,000/- Only
3. Stamp Duty is according paid a sum of Rs. 6,42,500/- + Rs. 1000/- Only
4. Registration Fee Rs. 41,000/- only and scanning Fee extra also paid.



*Tajendra Singh
25/02/16*

*Akhileshwar Prasad
25/02/16*

*Rajesh Kumar
25/02/16
Manisha Rani
25/2/16
Niraj Kumar
25/2/16*

(16)

Schedule-D

General Specification

- Foundation :- R.C.C. foundation taking into consideration earthquake resistant as per structure / consultant
- Super structure :- RCC framed structure as per structure Consultant.
- Brick Work :- Class 100 A Brick with 1:4 cement motor.
- Flooring :- All floor area shall be provided with Marble/ Vitrified tile including common area and staircase
- Electrical Wiring :- Concealed copper wiring with standard electrical accessories
- Door :- Sallwood door frames and factory made commercial flush Door shutter of green ply/ century make painted with two coats of synthetics enamel paint over a coat of primer shall be provided.
- Steel Shutter :- All shops to be provided steel shutter painted with two coats of enamel paint over a coat of primer.
- Window :- Fully glazed Aluminum windows/wooden window Shall be provided
- Toilet :- Good quality sanitary ware with standard quality of C.P. fitting & wash basin shall be provided.
- Interior Finish :- All walls and ceiling shall be provided with wall Putty and painted with two coats of distemper.
- Exterior Finish :- A.C.P. & silver tainted glass with aluminum channels shall be provided.
- Lift :- Lift shall be provided.
- Tube well :- Deep bore & tube well shall be Provided.



Tajendra Singh
25/02/16
Rajesh Kumar Arora
25/02/16
Manisha Ram
25/2/16
Niraj Kumar Singh
25/2/16
AKHILKUMAR PRASAD
25/02/16

Power Back-up
Pumpset

(17)
: 100% power back-up on extra charge
: - Pump set for drinking water shall be
provided.

Jayanti Singh
25/02/16
1. (Jayanti Singh)

Nirmala Devi
2. (Nirmala Devi)

AK Khilashwar Prasad
25/02/16
3. (Akhilashwar Prasad)
SIGNATURE OF THE LAND OWNERS

Niraj Kumar Roy
25/02/16
1. (Niraj Kumar Roy)

Rajesh Kumar Tiwary
25/02/16
2. (Rajesh Kumar Tiwary)

Manisha Rani
25/02/16
3. (Manisha Rani)

For:- **LORD SHIVA INFRASTRUCTURE**
Income Tax PAN: AAEFL1947N
SIGNATURE OF THE DEVELOPER



26/2/16

Endorsement of Certificate of Admissibility

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. 643500/-	Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 669075/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	1000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	550
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	5000	K1c	0	Mb	25	Total	0	
	A10	0	E	20000	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-									26025			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										26575			

Registering Officer
Patna

Date: 26/02/2016

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 25th February 2016 by Jayanti Singh W/O-Lal Sunil Kumar Singh by profession House Wife. Status - Executant

Jayanti Singh
26/2/16

Signature/L.T.I. of Presentant

Date: 26/02/2016

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rajeev Ranjan Sinha' age '46' Sex 'M', 'S/O-U.N. Lal', resident of 'F/10, Inder Puri Ps, Delhi'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 26/02/2016

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 65 on pages on 326 -347 , for the year 2016 and in CD volume No. CD-9 year 2016 .The document no. is printed on the Front Page of the document.

Date : 26/02/2016

Token No. : 3124

Year : 2016

S.No. : 2986

SCORE Ver.3.0

Deed No. : :




भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
SMM2474657




मतदाता का नाम : राजीव रंजन सिन्हा
 Elector's Name : RAJEEV RANJAN SINHA
 पिता का नाम : यू एन लाल
 Father's Name : U N LAL
 लिंग / Sex : पुरुष / Male
 1.1.2013 की आयु : 43 Years
 Age as on 1.1.2013 :

पहचान पत्र

Rajeev Ranjan Sinha
25/2/16

पता : **SMM2474657**
 एफ/10, इन्द्र पुरी पुलिस स्टेशन,
 दिल्ली

Address :
 F/10, INDER PURI POLICE STATION
 DELHI

Date : 13/05/2013
 39-राजेन्द्र नगर विधानसभा निर्वाचन
 क्षेत्र के निर्वाचक रजिस्ट्रार अधिकारी
 के हस्ताक्षर की अनुकृति

Facsimile Signature of the Electoral
 Registration Officer for 39-RAJINDER
 NAGAR Assembly Constituency

पता बदलने पर नये पते पर अपना नाम निर्वाचक
 नामावली में दर्ज करवाने तथा उस पते पर इसी नम्बर
 का कार्ड पाने के लिये सम्बन्धित नाम में यह कार्ड नम्बर
 अवश्य लिखें।
 In case of change in address, mention this card
 number in the relevant Form for including your name
 in the roll at the changed address and to obtain that
 card with the same number. 104/1237



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2017/95130/00094

To
जयंती सिंह
Jayanti Singh
A/62 P.C. COLONY
KANKARBAGH
Sampatchak
Lohia Nagar
Sampatchak Patna
Bihar 800020
9934671818

06/06/2014
151304575



ML513045755FT



आपका आधार क्रमांक / Your Aadhaar No. :

5162 8768 9650

आधार - आम आदमी का अधिकार

Jayanti Singh



भारत सरकार
Government of India



जयंती सिंह
Jayanti Singh
पति : सुनील सिंह
Husband : Sunil Singh
जन्म तिथि / DOB : 14/08/1968
महिला / Female



5162 8768 9650

आधार - आम आदमी का अधिकार



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1208/89010/06267

To
અખિલેશ્વર પ્રસાદ
Akhileshwar Prasad
S/O: Rajendra Prasad
8 sulay row house
near saket-3 vejarpur
Ahmadabad City
Vejarpur
Ahmadabad City Ahmedabad
Gujarat 380051
9979886226

04/03/2014
122512841



ML225128414FT



તમારો આધાર નંબર / Your Aadhaar No. :

8087 6162 5638

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર

Government of India

અખિલેશ્વર પ્રસાદ

Akhileshwar Prasad

જન્મ તારીખ / DOB : 26/01/1973

પુરુષ / Male



8087 6162 5638

આધાર - સામાન્ય માણસનો અધિકાર

Akhileshwar Prasad



भारत सरकार
GOVERNMENT OF INDIA



निर्मला देवी
Nirmala Devi
जन्म तिथि/ DOB: 24/10/1938
महिला / FEMALE



7630 7439 7648

आधार-आम आदमी का अधिकार

निर्मला देवी



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O स्वर्गीय जोगिन्दर
प्रासाद, नजदीक कोमुनिटी
हाल, कंकरबाग, ए - ६२, पी
सी कॉलोनी, कंकरबाग,
कंकरबाग, पटना,
बिहार - 800020

Address:

W/O Late Jogindar Prasad, NEAR
COMMUNITY HALL,
KANKARBAGH, A - 62, P C
COLONY, KANKARBAGH,
KANKARBAGH, Patna,
Bihar - 800020

7630 7439 7648

Aadhaar-Aam Admi ka Adhikar