

Serial No. 10699 Circle:-Phulwari Sharif

Book No. :- 1 Deed No. 9972

Serial No. 10699 Deed No. 9972

Govt. of Bihar
District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 23/06/2023 by Anita Sinha. A stamp duty of Rs. 184000/- and other fees of Rs. 25600/- has been paid in it. The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page. The document has been registered as deed no. 9972 in Book No. 1, Volume No. 228 on pages from 11 to 126 and has been preserved in total 16 pages in C.D. No. 35 / Year 2023.

23/6/2023

Signature with Date
(Dhananjay Kumar Rati)
Registering Officer, Patna

Date: 23/06/2023 Token No: 10805 /2023

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

जाँच लिपिक
(अभिषेक कुमार)
नि०व०लि०

DEVELOPMENT AGREEMENT

This Agreement is made and entered into at Patna on this the 23rd Day of June 2023.

BETWEEN

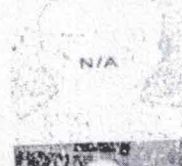
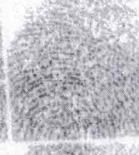
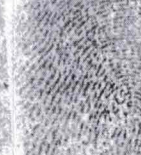
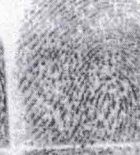
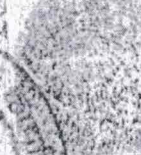
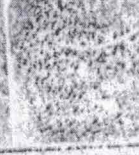
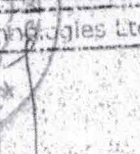
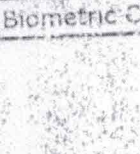
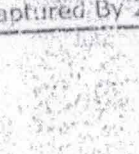
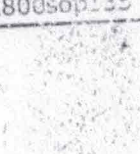
(1)Smt. Anita Sinha W/o Sri Arvind Prasad, (2)Smt. Dharmshila Devi W/o Sri Janardan Prasad, (3)Smt. Meera Devi W/o Sri Ganesh Prasad Gupta, (4)Sri Ganesh Prasad Gupta S/o Sri Jageshwar Prasad (5)Smt. Gouri Kumari W/o Sri Panalal Kumar Gupta AND (6)Sri Panalal Kumar Gupta S/o Sri Kali Charan Sah hereinafter referred to as the 'LANDOWNERS' (which expression shall unless repugnant to the context or meaning there to mean and include her heirs' administrators executors, legal representatives, successors-in- interest and/or assigns) of the ONE PART. (Mob No....

3. 9122995579 4. 9122995579 5. 8825121599 6. 7355891071.
Ho. All Pls - Dhamauli, Murgaoan, Islampur, Nalanda, Bihar.

Alaska Imaarat International Pvt. Ltd.

Managing Director

District Registry Office, Patna

Deed Number	Reg. Year	Serial Number	Deed Number				
10805	2023	10699	9972				
ResType	Name	Photo	Thumb	Index	Middle	Ring	Little
Grant	Alaska Imaarat International Pvt Ltd (Through Director Himanshu Hari)						
Grant	Nishi Kanta (Director) <i>23/6/23</i>						
Presented	Anita Sinha <i>23/6/23</i>						
Grant	Anita Sinha <i>23/6/23</i>		N/A	N/A	N/A	N/A	N/A
Grant	Dharmshila Devi <i>23/6/23</i>						
Grant	Ganesh Prasad Gupta <i>23/6/23</i>						
Grant	Gouri Kumari <i>23/6/23</i>						
Grant	Mexra Devi <i>23/6/23</i>						
Grant	Mexra Devi <i>23/6/23</i>						

Alaska Imaarat International Pvt. Ltd.
Himanshu Hari
Managing Director

AND

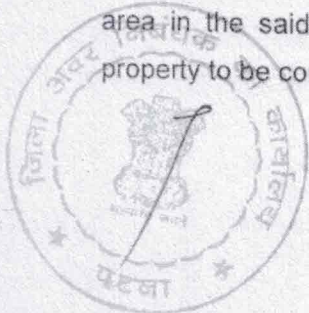
ALASKA IMAARAT INTERNATIONAL PVT LTD. through its Director (1) SRI HIMANSHU HARI S/o SRI ASHWANI KUMAR SINGH AND (2) SMT. NISHI KANTA W/o SRI ASHWANI KUMAR SINGH having its office at 401- 402, Fourth Floor, Lakhan Mall, R.P.S. More, Danapur, District-Patna-801503, Bihar, hereinafter called the **DEVELOPERS** which expression unless repugnant to the Context shall mean and include its heirs, executors, administrators, legal representatives assigns and successors-in-interest of the **OTHER PART**.

Mob No.8292644306

WHEREAS the aforesaid Owners are seized and possessed of and are Owners of or otherwise were and are sufficiently entitled to the free hold Land measuring an area of 20 Decimil Situated at Mauza- Bhusaula Danapur, Paragna & Thana - Phulwari Sharif, Thana No. 40, Cadastral Survey Plot No.1762, Khata No.306, Tauzi -5127, Town & District- Patna, Jamabandi No.2209, within the limits of Danapur Nagar Parishad /PRDA(Dissolved) Authority, and Under District Sub Registry office, Phulwari and District registrar office Patna, more fully described in schedule of the Land hereunder written hereinafter referred to as the SAID PROPERTY.

AND WHEREAS, the Owners are in peaceful physical and exclusive possession over the land within the limits of PRDA/Patna Municipal Corporation and within the jurisdiction of District Sub-Registrar Patna & Sub registrar office Phulwarisharif.

AND WHEREAS, the aforesaid owner being interested in getting the said property developed through some reputed Developer who can develop and construct a Multi storied Complex at its own cost and to acquire cash and built-up area in the said building complex as consideration for the value of the said property to be conveyed by the owner to the developer and/or its nominee/s.



2

Alaska Imaarat International Pvt. Ltd.

Himanshu

Managing Director

Ganesh Pd Gupta
23/6/23
मोहाना-पटना
23/6/23

मोहाना-पटना
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मोहाना-पटना
23/6/23

District Registry Office, Patna

Token Number 10805

Reg. Year 2023

Serial Number 10699

Deed Number 9972

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Deedcutant	Paralal Kumar Gupta						
Witnessed	Rabinora Nath Singh रविन्द्र नाथ सिंह 23-6-2023						



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Alaska Imaarat International Pvt. Ltd.

Simanshu Singh

Managing Director

AND WHERE AS, the aforesaid developer offered to develop and construct at its own cost a Multi Storied Complex namely "....." (hereinafter referred to as and the said Building) on the said property and the aforesaid owner agreed to acquire built-up space in the said building and cash as consideration for value of the said land to be conveyed by the owner to the developer or its nominee/s including a Co-Operative Housing Society, Firm, Association of persons, Body corporate e.t.c.

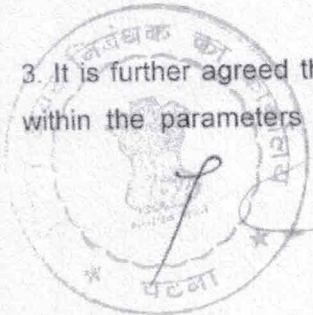
AND WHERE AS, as a result of the negotiations between the parties hereto, the aforesaid Owner and aforesaid Developer and on the representations and declarations made by the owner as herein recorded, an agreement for Development of the said property has been arrived at between the parties hereto upon the term and condition hereinafter appearing.

NOW THESE PRESENTS WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIERS HERE TO AS FOLLOWS :-

1. That the owner here by appoint the aforesaid Developer as the developer of the said property and irrevocably grants to the developer, who hereby accept from the owner the exclusive rights, possession and license to develop the said property fully described in the schedule hereunder written in the manner and on the term, condition and stipulations hereinafter mentioned.

2. That the Developer will construct the said building as per plan sanctioned by the Patna Regional Development Authority or any other authority/concerned and/or as permissible under the building Bye-Laws of P.R.D.A./P.M.C. or any other Competent Authority concerned and the owner shall have no objection in this regard. It is on that basis this agreement is being entered into by and between the parties hereto.

3. It is further agreed that any minor alteration or revision of the aforesaid plan within the parameters of the Patna Regional Development Authority Building



Alaska Imaarat International Pvt. Ltd.

[Signature]

Managing Director

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23/6/23

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23/6/23

Rules and Regulation, which may become necessary shall not require any further approval of the owner and the Developer alone shall be entitled to make such alternation/revision which would be binding on the owner.

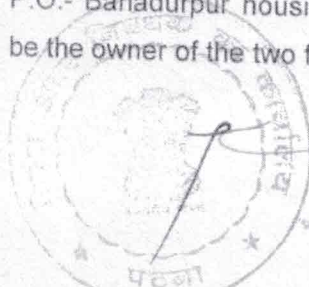
3.1 The owner simultaneously with the execution of this Development Agreement agrees to grant vacant physical possession of the said property of the developer.

3.2 The owner 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 the various developmental works as stipulated in this Agreement.

4. The Developer will construct, complete and give to the owner of the First Part 8 Flats of 2 Bedroom measuring 1158 Sq.ft super built up area alongwith 8 Parking Space having been constructed as per the sanctioned map from the competent authority, on the scheduled land detailed in the schedule hereinafter called the OWNER'S AREA.

- | | |
|---|--|
| (1)Smt. Anita Sinha | - 2 flats - 2 Bedroom each flat with 2 Parking |
| (2)Smt. Dharmshila Devi | - 2 flats - 2 Bedroom each flat with 2 Parking |
| (3)Smt. Meera Devi &
Sri Ganesh Prasad Gupta | - 2 flats - 2 Bedroom each flat with 2 Parking |
| (4) Smt. Gouri Kri &
Sri. Panalal Kr. Gupta | - 2 flats - 2 Bedroom each flat with 2 Parking |

That further it is being recorded that Anita Sinha has sold her share of 5 decimil through agreement dt.14.6.23 and hence her share of 2 Flats of 1158 sq.ft. with two (2) parking in the scheduled building will now be read and understood to be in the name of Upendra Prasad S/o Late Deo Sharan Prasad R/o Flat No.303, Block- C, Maa Jageshwari Tower, kankarbagh Main road, Thana- Agamkuan, P.O.- Bahadurpur housing colony, Patna-26. Upendra Prasad will be deemed to be the owner of the two flats purposed to be allotted in the share of Anita Sinha.



Handwritten notes and signatures on the right margin:

- Top right: *Ganesh Prasad Gupta* 23/6/23
- Middle right: *Smt. Anita Sinha* 23/6/23
- Below middle right: *Gouri Kri* 23/6/23
- Bottom right: *Upendra Prasad* 23/6/23
- Far bottom right: *Manish Kumar* 23/6/23

5. The balance of the total constructed area of the said Building/Land (after excluding the said Owner area as stipulated in clause 4 above) the remaining total area shall exclusively belong to the developer and hereinafter be called 'DEVELOPERS AREA' to which the Developer alone shall be entitled having constructed the same at its own cost and expenses.

Sanesh P. Subb
23/6/23

6. The owner and their heirs/successors in interest and/or nominee/s shall solely and exclusively be entitled to the owner area and shall have absolute right title and interest or shall be fully entitled to use and enjoy the same either themselves individually or collectively or shall be fully entitled to transfer convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person or persons, Association of persons, firm, Body corporate, Co-Operative societies, Government's Agencies etc. on such terms and conditions as may be deemed fit by the owner individually or collectively.

Sanesh P. Subb
23/6/23

6.1 The Developer and/or its nominee(s) shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and they shall be fully entitled to transfer, convey, grant otherwise alienate their interest, in any manner as deemed fit by them to any person or persons Association of persons, Firms, Body Corporate, co-operative societies, Government, agencies etc. on such term and condition as may be decided by the Developer or its nominee(s) individually or collectively.

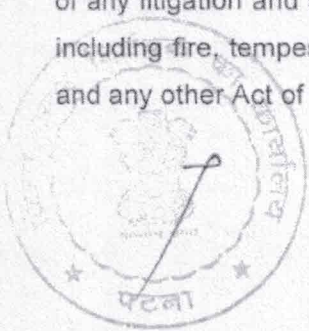
Sanesh P. Subb
23/6/23

7. The Developer agrees to construct and give possession of the owner area to the owner within a period of 3 years from the date of approval of Plan Case Map from the Competent Authority/ grant of RERA registration whichever is later with a grace period of 6(six) months. However, the aforesaid completion period is subject to "Force Majure" the Developer will be entitled for extra time in the case of any litigation and such happening as are beyond the control of the Developer including fire, tempest, accident, strike, lock-out exceptionally inclement weather and any other Act of God.

Sanesh P. Subb
23/6/23

Sanesh P. Subb
23/6/23

Sanesh P. Subb
23/6/23



Sanesh P. Subb

Sanesh P. Subb
23/6/23

7.1 The owner shall at no time demand any further sum of premium or any interest regarding sale of Developer's area. However the stamp duty and all expenses in this regard shall be borne and paid by the purchaser/s only.

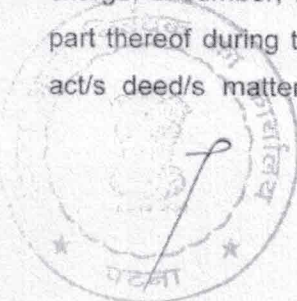
7.2 This Agreement shall not ever be deemed to constitute partnership of any sort between the parties hereto.

7.3 From the date of delivery of possession of owner area to owner, the owner and her heirs/successors and/or nominee/s and the Developer and its nominee(s) shall jointly have or be deemed to have undivided right, title and interest over the total land of the said property in the proportion of their respective share in the said building even without any further act. Matters or things done by the owner in the regard and both will be individually liable to pay all or any taxes/charges for their share, as fixed and demanded by the competent authorities.

8. The owner hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said landed property (more fully described in schedule written hereunder) and to take up and proceed with the development, planning and construction of the building in terms of this Development by the owner shall be a license as contemplated in section 60(b) of Indian Easement Act, 1982.

8.1 It is agreed that any Agreement or arrangement made or entered into at any time by the owner in breach of or violation of the terms and conditions of this Development shall be null and void.

8.2 The Owner here by irrevocably undertakes not to sale, dispose off, alienate, charge, encumber, lease or otherwise transfer the said landed property or any part thereof during the currency of this agreement and undertake not to do any act/s deed/s matter/s or thing/s as shall be in breach of the terms of the



Amresh Singh
23/6/23

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Amresh Singh
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Development Agreement save and except putting the said Developer thereon for the purpose of Development pursuant to this Development Agreement. The owner shall at no point of time during the currency of this Development Agreement try to dispose the said Developer from the said property or any part thereof.

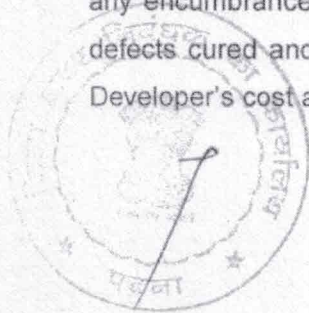
8.3 The Developer shall develop the said property in its own name and account and at its own cost and shall alone be responsible for the development and construction of the said building and neither the owner nor any person(s) claiming through the owner shall have any right to interfere in the development of the said property.

8.4 As after the date hereof the developer shall be fully entitled to do all acts, deeds and things required for development and construction of the said building at the developer's own cost and expense.

8.5 The Developer shall be entitled to enter into agreement for sale, or otherwise allot flats, parking spaces and other tenements in the Developer's area in the said building which comprise of the total built up area of the said building excluding the built-up-area forming part of the owner area.

9. The owner will deliver to the Developer and/or its duly authorized Advocate certified copies/photocopies of all original title deeds, documents, and other papers relating to the said land/property for complete examination of the owner's title thereto and the owner shall answer and/or comply with all reasonable requisitions that may be made by the Developer's and/or its Advocate in this regard to establish a marketable title to the said land/property.

10. In case there be any defect in the title of the owner or there be any liability or any encumbrances in such event the developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the owner and at the Developer's cost and expenses and which shall be re-imbursed by the owner.



Manish Shrivastava
23/6/23

Manish Shrivastava
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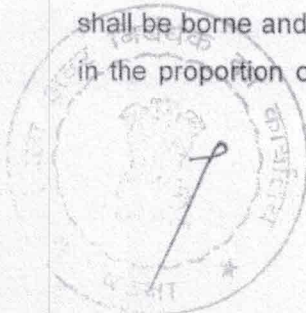
10.1 In any event the owner without prejudice to foregoing declaration agree and undertake to remove all obstacles and clear all outstanding doubts or defects, relating to the title of said the property save as herein above provided at its own cost so as ultimately vest the said landed property in the developer or its nominee/s free from all encumbrances and defects.

10.2 In case due to any defect in title of the owner if it will not be possible for the developer to construct the said building or any part thereof then in that case the developer will be entitled to receive back the entire investment and expense made by the developer in respect of the aforesaid project proposed to be constructed on the said property along with interest 12% P.a and the owner will be liable to pay the same to the Developer within 60 Days time from the date of notice of the Developer in the event that he/they is/are not able to legally prove his/their stand.

10.3 That in case the Developer fails to complete and handover the owners share due to its own fault then in that event he will be bound to pay penalty of a considerable rent amount prevalent at that time, to the landowner till the completion of the Project.

10.4 All Municipal taxes and any other charges in respect of the said landed property shall borne and paid by the owner till the date of handing over of vacant possession of the said landed property and thereafter the same shall be borne and paid by the developer till the delivery of possession of the owner's area to the owner.

10.5 On delivery of possession of the owner's area to the owner all outgoing in respect of the said landed property and the said building including GST thereon shall be borne and paid by the developer and/or their nominee(s) proportionately in the proportion of their respective shares in the total built-up area in the said



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23/6/23

building. Land owner/nominees shall have no liability in respect of GST on their share of flat and shall be completely borne by the developer.

11. Upon delivery of possession of the owner's area to the owner by the Developer and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon, the owner shall execute and register conveyance(s) of proportionate share in the land of said property in term of clause 4 herein above in favour of the developer or its nominee/nominees including a co-operative Housing societies or association of persons of Body corporate etc. In default of the owner executing such transfer/conveyance of such deed or deeds as may be deemed necessary by the developer, the Developer shall be entitled to take all steps as may be necessary for execution and registration of all such documents, transfer/conveyance and for this purpose the owner hereby nominate and appoint **ALASKA IMAARAT INTERNATIONAL PVT LTD.** through its Director (1) **SRI HIMANSHU HARI S/o SRI ASHWANI KUMAR SINGH** AND (2) **SMT. NISHI KANTA W/o SRI ASHWANI KUMAR SINGH** having its office at 401- 402, Fourth Floor, Lakhan Mall, R.P.S. More, Danapur, District-Patna-801503, Bihar, for the said purpose as their attorney to act as may be deemed necessary by the developer in this regard for granting such documents of title to the individual buyers and/or its nominee/s. This Power will not transferrable to any other person.

11.1 The Developer shall form as it deems best, a co operative Housing Society/Association of Persons/Body Corporate of all the persons owning tenants in the said building. The owner her nominee/s shall be come member of such an organization formed by the Developer and the owner, her nominees, respective agents servants, licenses, tenants etc. shall be bound abide by the rules and regulations as may be framed by such organization time to time and they shall be bound to contribute towards the cost of formation such organization as well as to pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex.

Alaska Imaarat International Pvt. Ltd.

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Managing Director

Alaska Imaarat International Pvt. Ltd.

Managing Director

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12. The owner agreed that if any levy is imposed by the Patna Regional Development Authority or any other public body or bodies or the Government for the Development/ betterment of the area in which the said landed 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 owner and the Developer jointly in the same proportion as per their respective shares of built-up-area in the said building.

Sanesh Prasad Singh
23/6/23

13. The owner agrees that in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan, resulting, in any excess construction of the built-up-area then the same shall be borne and paid by the developer.

Sanford Ravi
23/6/23

14. It is agreed that in all transfer/ conveyance of land and/or built -up-area the purchaser(s)/transferee(s) shall bear the cost of stamp duty, court fees and other registration charges.

Sanjay Ravi
23/6/23

15. That in case any compensation is to be paid by the Government for acquisition of any portion of the land detailed above then in that case it shall be paid to the Developer and Landowner as per their share without any claim from any quarter whatsoever.

Sanjay Ravi
23/6/23

16. That in case of any dispute or difference between the parties arising out of relating to this development agreement the same shall be steered by the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration and Conciliation Act, 1996 as amended from time to time.

Sanjay Ravi
23/6/23

17. That it has been agreed that if adjacent plots will be amalgamated with the scheduled land the landowners will have no objection and their share percentage will be limited to the construction on their area of land which has been given for development and will not claim any share in the other amalgamated lands for development as one project.

Sanjay Ravi
23/6/23



Alaska Imaarat International Pvt. Ltd.

[Signature]

Managing Director

Alaska Imaarat International Pvt. Ltd.

Managing Director

Sanjay Ravi
23/6/23
Nishant Singh
23/6/23

18. That it has been mutually agreed that the construction material will be of standard quality.

SCHEDULE OF PROPERTY

All that piece or parcel of Land Situated at Mauza- Bhusaula Danapur, P.S. Code-092, Paragna & Thana - Phulwari Sharif, Thana No. 40, Cadastral Survey Plot No.1762, Khata No.306, Tauzi -5127, Town & District- Patna, Jamabandi No.2209, Land Measuring about 20 decimil approx 8438 sq.ft., within the limits of Competent Authority and SR office, Phulwari and DSR office Patna, and bounded as follows :-

BOUNDARY OF LAND:-

NORTH :- Main Road.

SOUTH :- Govt. Land.

EAST :- Plot No.1761.

WEST :- Ashwani Enclave -II.

LAND AREA:- 20 Decimil.

Valuation of Land:-Rs.92,00,000/-(Rupees Ninety Two Lakh) only.

STANDARD SPECIFICATION

1. Structure : R.C.C structure with Brick work in cement mortar as per design & specification of structural consultants.

2. Door : (A) Door frames (Choukhats) of Sal wood. (B) 30mm thick Flush/Panel door shutters, painted with 2 coats of synthetic enamel paint on a coat of primer .

3. Windows : Wooden windows painted with two coats of synthetic enamel paint on a coat of primer.

4. Flooring : Marble Flooring in all area of Flat.

5. Interiors of Residential/Commercial Area.

6. KITCHEN:- (a) Flooring Marble (b) Working platform of Black/Green Granite slab(c) Dado upto 24" height ceramic tiles above working platform. (d) S.S. (24" x 18") sink. (e) Wash Basin in the dining space.

7. Bathroom: (a) Flooring Marble (b) Dado-Ceramic tiles upto 7.0" height. (c) Sanitary Ware -White Glazed Vitreous sanitary ware. (d) Fittings-Chormium

इस प्रकार का प्लान से मुक्त पाया

खेती पंजी में शामिल करने हेतु

Alaska Imaarat International Pvt. Ltd.

Managing Director

Sanesh Pd Subb
23/6/23

Sanesh Pd Subb
23/6/23

Sanesh Pd Subb
23/6/23

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Sanesh Pd Subb
23/6/23

14. Lift- 2 lifts of 4 person capacity



Managing Director

Ganesh Pol Gupke

SIGNED SEALED DELIVERED
BY THE DEVELOPER IN THE
PRESENCE OF

WITNESSES:-
1. Ashwani Kumar Singh
S/o Late Hari Dyal Singh
R.F/254, Lohia Nagar
Kankarbagh, Patna.
28/6/23

2. रविन्दु नाथ सिंह
प्र० श्री सत्यनारायण सिंह
आरा भोजपुर, बिहार
23/6/3



AMIT SINGH
ADVOCATE
PATNA HIGH COURT

Donagh

Managing Director

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 184000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 209600/-

Registration Fee										LLR + Proc Fee	Service Charge		
FEE PAID	A1	75	C	0	H1b	0	K1a	0	L1j	0	LLR	0	500
	A8	0	D	0	H2	0	K1b	0	L1j	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-										25100		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -											25600		

Date: 23/06/2023

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 23rd June 2023 by Anita Sinha Arvind Prasad by profession Others. Status - Executant

अनित सिंह
23/6/23

Signature/L.T.I. of Presentant

Date: 23/06/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rabindra Nath Singh' age '45' Sex 'M', 'Satya Narayan Singh', resident of 'Kali Temple, Sobhi Dumra, Bhojpur'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 23/06/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 228 on pages on 111 -126, for the year 2023 and stored in CD volume No. CD-35 year 2023 .The document no. is printed on the Front Page of the document.

Date : 23/06/2023

Token No. : 10805

Year : 2023 S.No. : 10699

SCORE Ver.4.1

Deed No. : d No. : 9972



Registering Officer
Patna

Alaska Imaarat International Pvt. Ltd.

Managing Director



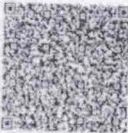
INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No. : IN-BR-2300259552
Certificate Issue Date : 13-Jun-2023 02:10 PM
GRN No. : BHR20230600372323E, BHR20230600411227E
Unique Doc Reference : EST-BR-2800-2300003485
Party Name : ALASKA IMAARAT INTERNATIONAL PRIVATE LIMITED
Purchased by : ALASKA IMAARAT INTERNATIONAL PRIVATE LIMITED
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 184000 (One Lakh Eighty Four Thousand Only)
Reg. Fee (Rs.) : 25100 (Twenty Five Thousand One Hundred Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 500 (Five Hundred Only)
Total Amount (Rs.) : 209600 (Two Lakh Nine Thousand Six Hundred Only)



IN 2300260670



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App.
2. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.

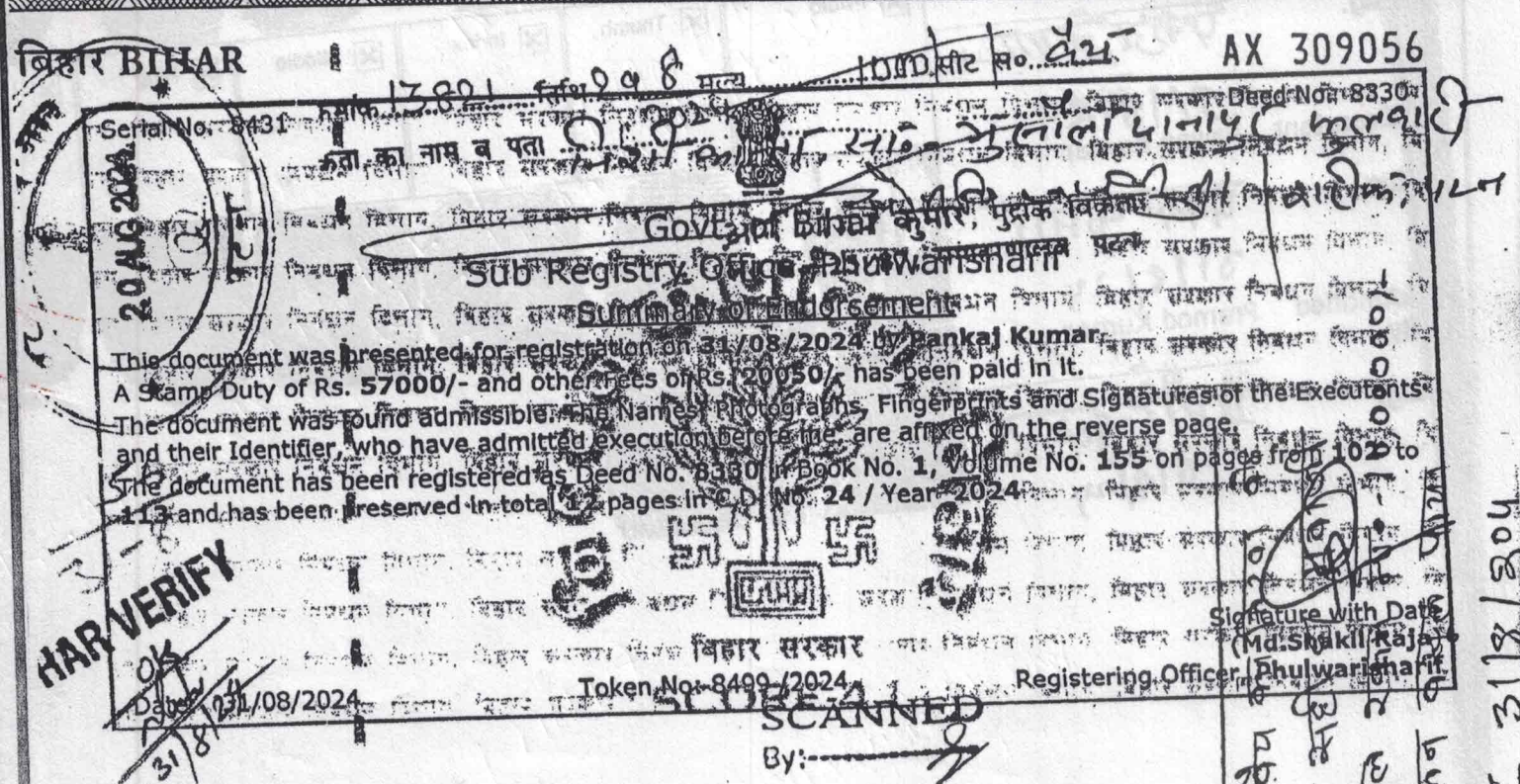
Alaska Imaarat International Pvt. Ltd.

[Signature]

Managing Director

[Handwritten signature]
23/6/23 23/6/23

508015



दस्तावेज को जांच किया एवं दस्तावेज
में अंकित त्रिवरणी के अनुरूप सही पाया।
21/8/24

निर्विवाद शिष्य पत्र

(Absolute Sale Deed)

थाना-48 RAVI KUMAR यह विक्रय पत्र आज दिनांक - 31/08/2024 ई0 को
20/11-332 LDC निम्नांकित विक्रेता के द्वारा निम्नांकित क्रेता के पक्ष में
खेरा-1761 निष्पादित किया गया है।

निम्नांकित विक्रेता के द्वारा निम्नांकित क्रेता के पक्ष में निष्पादित किया गया है।



३०
 ३१/१२/२०१५
 Signature with Date
 (Md. Shakil Raja)
 (Phulwarshahi)
 पंजाब
 २०५५
 ३१/१२/२०१५

1. लेख्यकारीगण (बिकेतागण) का नाम एवं पुरा पता -

1. श्री पंकज कुमार (Pankaj Kumar)

उम्र - 43 वर्ष, पिता स्व० देव कुमार यादव,

आधार नं० - 8531 4964 5919

मो० - 7277826516

2. श्री पवन कुमार (Pawan Kumar)

उम्र - 38 वर्ष, पिता स्व० देव कुमार यादव,

आधार नं० - 9766 9146 9784

मो० - 7050235487

3. श्री मनोज कुमार (Manoj Kumar)

उम्र - 37 वर्ष, पिता स्व० देव कुमार यादव,

आधार नं० - 5613 7118 8609

मो० - 8804231782

सभी साकिनान - 46/ए, रोड नं० - 10,

महमूदी चक, राजेन्द्र नगर, जिला - पटना,

पिन - 800016, (बिहार) भारतीय नागरिक।

2. लेख्यधारिणी (केता) का नाम एवं पुरा पता -

अलकसा इमारत इन्टरनेशनल प्रा० लि० द्वारा निदेशक

श्रीमती निशी कान्ता (Nishi Kanta) उम्र - 60 वर्ष,

पति श्री अश्वनी कुमार सिंह,

साकिन - अश्वनी इन्कलेव A-II, NH 139, भुसौला दानापुर,

थाना - फुलवारी शरीफ, जिला - पटना, वर्तमान पता -

लोहिया नगर, थाना - कंकड़बाग, जिला - पटना,

पिन - 800020, (बिहार) भारतीय नागरिक।

आधार नं० - 6268 0263 0357

मो० - 8709686268



मनोज कुमार
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3. लेख्य प्रकार :-

केवाला वैयला कलामी

4. लेख्य सम्पति का मूल्य :-

मो0 - 10,00,000/- (दस लाख रुपये) मात्र।

नोट :- उपर्युक्त सम्पति वर्ष 2016-17 के न्यूनतम दरपंजी के कोड नं0 - 092, जोन - 2 पर अंकित है।

5. बिक्रय सम्पति का विवरण :-

मवाजी - 2.5 डिसमिल (द्वई डीसमील) जमीन परती
रैयती नगदी कायमी लायक अवासीय भूमि वाके मौजा - भुसौला
दानापुर, थाना - फुलवारी शरीफ, सब रजिस्ट्री - फुलवारी शरीफ,
जिला - पटना, सदर रजिस्ट्री ऑफीस पटना में अवस्थित है।
जिसका तौजी नं0 - 5164, थाना नं0 - 40 (वालिस), खाता
नं0 - 332 (तीन सौ बत्तिस), वो खेसरा सर्वे प्लॉट नं0 -
1761 (एक हजार सात सौ एकसठ) का पार्ट, वो जमाबंदी नं0
- 1969, भाग वर्तमान - 19, पृष्ठ सं0 - 1905 दर्ज है।
जिसका मालगुजारी सलाना मो0 - 1 रुपया अलावे शेष जो
बिहार सरकार द्वारा अंचलाधिकारी फुलवारी शरीफ को देय है, जो
फुलवारी शरीफ नगर परिषद क्षेत्र के बाहर है। जिसकी चौहद्दी
हस्व जैल दर्ज है।

1. जिला का नाम - पटना

2. राजस्व अंचल का नाम - फुलवारी शरीफ

3. राजस्व हल्का का नाम - भुसौला दानापुर

4. राजस्व ग्राम का नाम - भुसौला दानापुर

5. राजस्व थाना नं0 - 40



मवाजी कुमार
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चौहद्दी

उत्तर :- पार्ट प्लॉट हाजा
 दक्षिण :- सरकारी जमीन
 पुरब :- गरीबन राय
 पश्चिम :- पाट प्लॉट हाजा

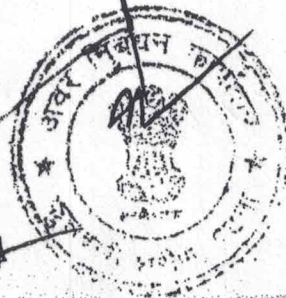
मजमुन

अंजाजा के सैय मोवाईया हाजा मुन्दर्जे खाना न० - 5 वसीका हाजा में दर्ज है हकियत लेख्यकारीगण की दादी जानकी देवी जौजे प्यारे गोप, साकिन - महमूदी चक, प्रगना अजीमाबाद, थाना - कदमकुआँ, जिला - पटना की खास खरीदगी सम्पति है जिसका मरकुमा तारीख - 04.04.1957 ई० कि बजरिये वसीका नं० - 1787, बुक नं० - 1, निबंधन कार्यालय सदर पटना नविस्ते जागा राय वल्द मकुन्द राय बैकुन्द वास, साकिन मौजा - भुसौला दानापुर, प्रगना व थाना - फुलवारी, जिला - पटना से खरीद किया जिसपर जानकी देवी अपने खरीदगी सम्पति पर मालिक हुई वो रहती चली आयी बादहु जानकी देवी अपने पीछे मात्र एक पुत्र देव कुमार यादव को छोड़कर स्वर्गवास कर गयीं बाद स्वर्गवास जानकी देवी के देव कुमार यादव अपनी माता के सारे सम्पति पर अकेला वो तन्हा मालिक मुस्तकिल काबिज वो दाखिल हुए वो रहते चले आये बादहु देव कुमार यादव की पत्नी छटिया देवी वो तीन पुत्र पंकज कुमार, वो पवन कुमार वो मनोज कुमार हुए जिसपर देव कुमार यादव, पत्नी छटिया देवी वों पुत्रगण पंकज कुमार, पवन कुमार वो मनोज कुमार इजमालन मालिक हुए वो रहते चले आये कुछ अरसे बाद देव कुमार यादव एवं छटिया देवी भी स्वर्गवास कर गये बाद स्वर्गवास देव कुमार यादव वो छटिया देवी के पंकज कुमार, पवन कुमार वो मनोज कुमार (लेख्यकारीगण)

मनोज कुमार
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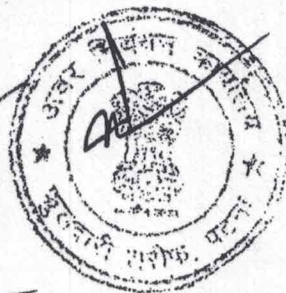
पंकज कुमार
 31/8/24



अपने पिता एवं माता के सारे सम्पत्ति पर इजमालन मालिक मुस्तकिल काबिज वो दाखिल हुए वो आज तक रहते चले आते है। वो शैय जायदाद हर तरह के नुक्स हकियत वो वारदैन से पाक वो साफ है।

विक्रेता को तत्काल दूसरी जगह जमीन खरीदने, मकान बनाने तथा अन्य प्रकार के आवश्यक कानूनी, पारिवारिक खर्चों की पूर्ति करने हेतु दूसरा कोई विकल्प नहीं रहने के कारण, अपने परिवार के अन्य कनीय तथा वरीय सदस्यों के हित में इस विलेख की सम्पत्ति का विवरण शीर्षक में वर्णित सम्पत्ति के विक्रय करने की घोषणा कर प्रचार किया। जिस पर अन्य ग्राहकों के साथ क्रेता से भी बातें हुई लेकिन इस विलेख के क्रेता के बराबर अथवा इससे अधिक मूल्य देने के लिए अन्य कोई दूसरा ग्राहक तैयार नहीं हुए। फलतः बिना किसी लोभ, प्रलोभन, दबाव, धमकाव के तथा पूर्ण मानसिक संतुलन एवं शारीरिक स्वस्थता की स्थिति में कंडिका-4 में वर्णित प्रतिफल, रुपये में अपनी लाभ-हानियों को भली-भांति समझ बुझकर क्रेता के साथ विक्रय की बातचीत पक्की की है, जो प्रचलित बाजार मूल्य के समतुल्य है।

उपरोक्त सम्पत्ति किसी भी प्रकार के विघ्न, प्रतिबन्ध, ऋण भार एवं बाधा आदि से पूर्णतया मुक्त एवं स्वतंत्र हैं तथा विक्रेता इसे क्रेता को बेचने एवं हस्तांतरित करने हेतु सहमत हो चुके हैं और इस सम्पत्ति को विक्रय करने के लिए पूर्ण रुप से सक्षम हैं। विक्रेता को प्रतिफल के रुप में मो० - 10,00,000/- (दस लाख रुपये) मात्र प्राप्त होना निश्चित हुआ है। विक्रेता, क्रेता से उक्त प्रतिफल की धनराशि इस विलेख पर हस्ताक्षर के पूर्व पार्ट - पार्ट कर नगद द्वारा प्राप्त कर चुके हैं।



सनीज कुमार
31-8-2024

पवन कुमार
31-8-24

पंकज कुमार
31/8/24

यह विक्रय विलेख साक्ष्य हैं कि :-

1. यह कि उक्त वर्णित ढंग से प्रतिफल की धनराशि प्राप्त कर लेने के पश्चात विक्रेता, क्रेता को संपत्ति का विवरण कंडिका-5 में अंकित भू-खण्ड हमेशा के लिए मूल्य के बदले विक्रय एवं हस्तांतरित करते हैं। इस सम्पत्ति से सम्बन्धित सभी सुखाधिकार तथा धन प्राप्ति के अधिकार या अन्य वे सभी अधिकार जो विक्रेता को प्राप्त थे या भविष्य में होते वो सभी क्रेता को प्राप्त हो गये हैं।
2. यह कि उक्त सम्पत्ति (कंडिका-5 में वर्णित) को धारण एवं भोग करने का अधिकारों का त्याग क्रेता के पक्ष में करते हुए, सम्पत्ति क्रेता को सौंप दी है तथा कब्जा प्रदान कर दिया है। क्रेता अब इस सम्पत्ति को बिना किसी प्रतिबन्ध, विघ्न, ऋण भार एवं बाधा रहित सम्पत्ति का पूर्ण उपभोग स्वामी के रूप में स्वेच्छानुसार कर सकेगा।
3. यह कि विक्रेता या अन्य कोई व्यक्ति विक्रेता के माध्यम से बिक्रय सम्पत्ति के संबंध में किसी प्रकार के अधिकार, उन्मुक्ति या विशेषाधिकार का दावा करता है, तो वह दावा इस विक्रय विलेख के आधार पर अवैधानिक, अमान्य व शून्य होगा।
4. यह कि यदि विक्रय विलेख में किसी प्रकार की त्रुटि होने के कारण क्रेता को सम्बन्धित सम्पत्ति अथवा उसके कुछ भाग अथवा उसके साम्पत्तिक अधिकारों से वंचित होना पड़ता है, तो विक्रेता क्रेता को उस सीमा तक हानि या हानियों, जो वास्तविक रूप में होंगी, की क्षतिपूर्ति अपनी तत्कालीन अन्य अस्तित्व में रहने वाली चल या अचल या दोनों सम्पत्तियों के द्वारा करने का उत्तरदायी होगा।
5. यह कि विक्रेता, इस सम्पत्ति को क्रेता द्वारा धारण या उपभोग करने के सम्बन्ध में भविष्य में समय-समय पर किये जाने वाले आवश्यक कार्यों का दायित्व क्रेता को हस्तांतरित करते हैं।

मनोज कुमार
31-8-2024

पवन कुमार
31-8-24

पंकज कुमार
31/8/24



6. यदि विक्रय विलेख के पंजीकरण के पश्चात् किसी प्रकार की देयता विक्रय तिथि के पूर्व की इस सम्पत्ति पर निकलती हैं अथवा किसी व्यक्ति, संस्था अथवा शासन द्वारा किसी प्रकार का शुल्क, टैक्स लगान, किराया अथवा अन्य देय उस अवधि के मांगे जाते हैं, तब विक्रेता उक्त राशि को स्वयं जमा करेगा। ऐसा न करने पर क्रेता उक्त राशि को विक्रेता अथवा उसकी सम्पत्ति से वसूल लेंगे।

7. यह कि लेख्य संपत्ति किसी भी प्रकार से न तो विवादग्रस्त और न सरकार द्वारा अर्जित ही है, यह पूर्ण रूपेण निर्विवाद है।

8. यदि किसी कारण यह विक्रय विलेख सक्षम अधिकारी, न्यायालय, फोरम अथवा अन्य द्वारा निरस्त अथवा शून्य घोषित कर दिया जाता है तब क्रेता, विक्रेता से प्रतिफल की राशि बैंक दर पर ब्याज सहित तथा अन्य प्रकार की क्षतियों की राशि वसूल पाने का अधिकारी होंगे।

9. यह कि इस अनुच्छेद से पूर्व उल्लिखित 'विक्रेता' एवं 'क्रेता' शब्द का वर्तमान तथा सदैव भविष्य में अर्थ जब तक कि वे प्रासंगिक रूप से विरोधी न हों विक्रेता तथा क्रेता ही होगा एवं उनमें उनके प्रतिनिधि, उत्तराधिकारी, उत्तराजीवी, विधिक प्रतिनिधिपत्रधारी एवं अन्य सम्बन्धित व्यक्ति भी सम्मिलित होंगे। हमलोग निम्न साक्षियों की उपस्थिति में नामांकित विक्रेता, क्रेता के पक्ष में विक्रय विलेख के समस्त विवरणों एवं अनुच्छेदों के प्रति विलेख में अंकित आज की तिथि को अपना हस्ताक्षर बनाता हूँ।

प्रमाणित किया जाता है कि इस विलेख में निहित सम्पत्ति/भूमि सभी प्रकार के ऋण-भार एवं स्वत्व दोष से मुक्त है और न खास महाल, गैर मजरूआ, सिलिंग, भूदान, लाल कार्ड, कैसरे हिन्द, धार्मिक न्यास बोर्ड, वक्फ बोर्ड एवं अन्य किसी प्रकार की सरकारी भूमि है, जो भूमि सरकारी अर्जन एवं निबंधन से रोक मुक्त है, भविष्य में यदि किसी प्रकार की त्रुटि पाई जायेगी तो उसके लिए इस विलेख के बिक्रेता जिम्मेवार एवं जबाबदेह होंगे।



मनोज कुमार

31-8-2021

पवन कुमार

31-8-21

पंकज कुमार

31/8/21

इस प्रकार बिक्रेता ने अपने तन-मन की पूर्ण स्वस्थता में अपनी स्वेच्छा से विक्रय पत्र लिख दिया कि प्रमाण रहे।

अतएव उपरोक्त शर्तों के साक्ष्य स्वरूप दोनों पक्षकारों ने बिना किसी दबाव के तथा अपने पूर्ण होशो हवास में निम्नलिखित गवाहों के समक्ष हस्ताक्षर किए हैं।

तहरीर तारीख - 31/8/24

गवाहान का हस्ताक्षर

पमोद कुमार
पिता-रूप हरिगोविंदराय
पत्नी-भुखोलदादाशर (स्वयं)
31/8/24 पटना

पंकज कुमार
31/8/24
पवन कुमार
31/8/24
मनोज कुमार
31/8/24
बिक्रेता का हस्ताक्षर

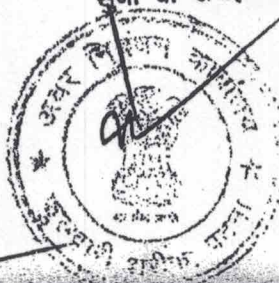
रविन्द्र नाथ मिहं
श्री सत्यनारायण मिहं
कंकड़बाग पटना
31-8-24

निशि कान्हा
क्रेता का हस्ताक्षर 31.8.24

प्रारूपकर्ता

श्री ०२११११

मो० सावरी वसीका नविस
ईसोपुर फुलवारीशरीफ, पटना
अनुज्ञापति सं०- 191/02
वसीका लेख्यकारीगण एवं लेख्यधारिणी के कहने के अनुसार तैयार किया वो पढ़कर सुना वो समझा दिया।



1. लेख्यकारीगण (बिक्रेतागण) का नाम एवं पुरा पता -

1. श्री पंकज कुमार पिता स्व० देव कुमार यादव,

2. श्री पवन कुमार पिता स्व० देव कुमार यादव,

3. श्री मनोज कुमार पिता स्व० देव कुमार यादव,

सभी साकिनान - 46/ए, रोड नं० - 10,

महमूदी घक, राजेन्द्र नगर, जिला - पटना,

पिन - 800016, (बिहार) भारतीय नागरिक।

2. लेख्यधारिणी (क्रेता) का नाम एवं पुरा पता -

अलकसा इमारत इन्टरवेंशनल प्रा० लि० द्वारा निदेशक

श्रीमती निशी कान्ता पति श्री अश्वनी कुमार सिंह,

साकिन - अश्वनी इन्क्लेव A-II, NH 139, भुसौला दानापुर,

थाना - फुलवारी शरीफ, जिला - पटना, वर्तमान पता -

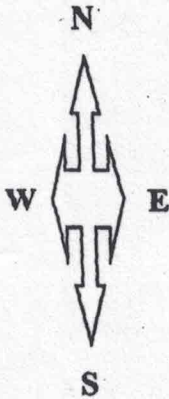
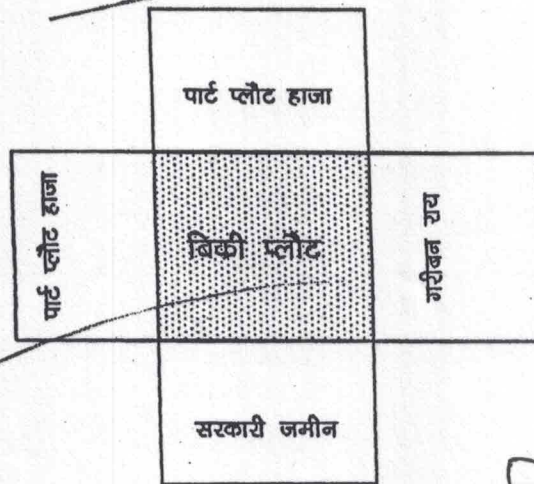
लोहिया नगर, थाना - कंकड़बाग, जिला - पटना,

पिन - 800020, (बिहार) भारतीय नागरिक।

3. बिक्रय सम्पत्ति का विवरण :-

मवाजी - 2.5 डिसमिल जमीन वाके मौजा - भुसौला दानापुर, थाना - फुलवारी शरीफ, जिला - पटना में अवस्थित है।

जिसका तौजी नं० - 5164, थाना नं० - 40, खाता नं० - 332, वो खेसरा सर्वे प्लॉट नं० - 1761 है।



पंकज कुमार
31/8/24

पवन कुमार
31/8/24

मनोज कुमार
31/8/24



निशी कान्ता

31.8.24



Patna, Bihar, India

H26Q+JW2, AIIMS Patna Rd, Khagaul, Bihar

801507, India

Lat 25.561545°

Long 85.039777°

10/07/24 05:25 PM GMT +05:30

514

GPS Map Camera

Google

हार्दय भावनाओं के साथ
 निम्नलिखित उद्देश्य के लिए
 सेवा प्रदान की जा रही है
 केन्द्रीय सेवा के माध्यम से
 निम्नलिखित उद्देश्य के लिए
 सेवा प्रदान की जा रही है
 निम्नलिखित उद्देश्य के लिए
 सेवा प्रदान की जा रही है



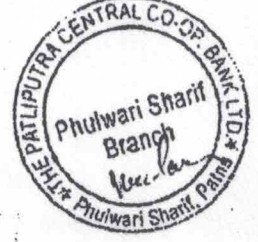
31-8-24



INDIA NON JUDICIAL Government of Bihar

e-Stamp

Certificate No. : IN-BR-2401494049
Certificate Issue Date : 31-Aug-2024 11:38 AM
GRN No. : BHR20240800900363E, BHR20240802015660E
Unique Doc Reference : EST-BR-2806-2400014107
Party Name : NISHI KANTA
Purchased by : NISHI KANTA
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 56000 (Fifty Six Thousand Only)
Reg. Fee (Rs.) : 19000 (Nineteen Thousand Only)
LLR & P Fee (Rs.) : 550 (Five Hundred Fifty Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discre SC (Rs.) : 500 (Five Hundred Only)
Total Amount (Rs.) : 76050 (Seventy Six Thousand Fifty Only)



IN 2401499744

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App 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.

पंकज कुमार
31/8/24