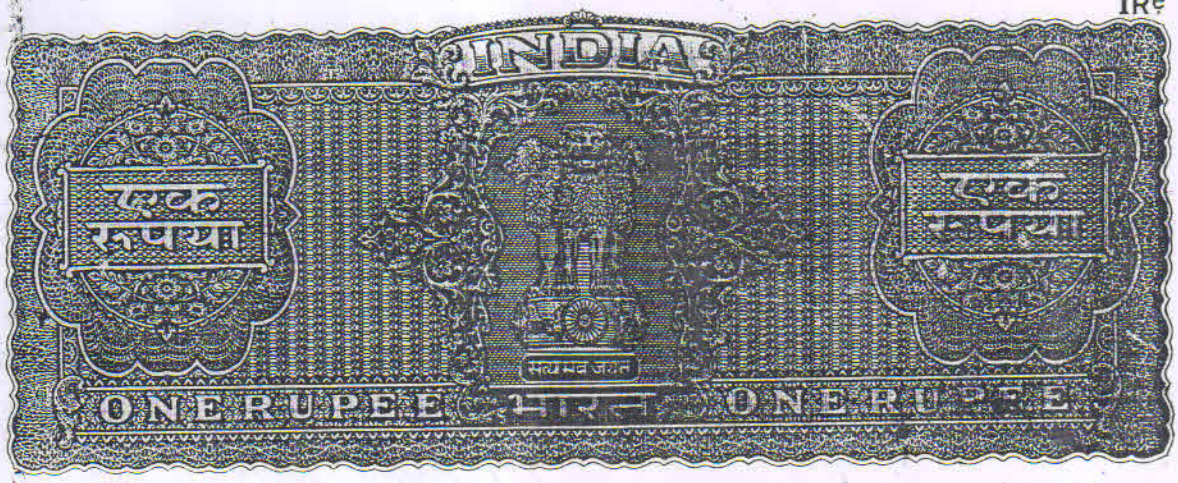
8.1



1515

પ્રમાણિત નકલ

વિ. પ. ગાંધી

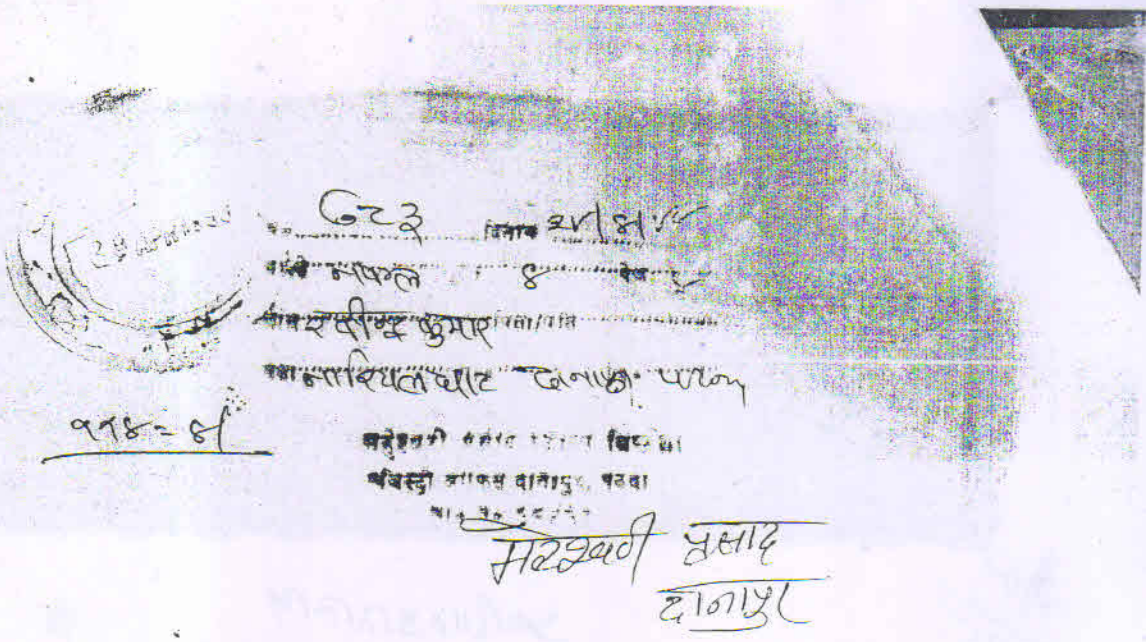
15-5-99

ક. 1446 ઉપરના સિક્કા 5000+5000+5000+5000+5000+5000+
5000+5000+5000+5000+5000+5000+5000+5000+
5000+5000+5000+5000+5000+5000+5000+5000+
5000+5000+5000+5000+5000+5000+1000+
750+50+10=146810 (એકમાં)

1 લેખ સાક્ષી :- શ્રી મુકેશ રા. ગુપ્તા (મોટા બજાર ગાંધીનગર)
પુરાવો એ રજિસ્ટર નોંધ કરેલા ૩૫૬ પાનાનો
ગાંધી એ પત્રકમાં ગાંધી (વિગતવાર)
ગાંધીનગર

2 લેખ સાક્ષી :- શ્રી કનુ મોતા ગુપ્તા (મોટા બજાર ગાંધીનગર)
રજિસ્ટર ૩૫૬ પાનાનો રજિસ્ટર નોંધ કરેલા
ગાંધી એ પત્રકમાં ગાંધી (વિગતવાર)
ગાંધીનગર

3 લેખ સાક્ષી :- (વિગતવાર) વિક્રમ પત્ર મારા કોપીમાં બધા
બધા જ



उ८३ दिनांक २५/४/२५

वर्ष कक्षा ४ वेच

नाम हरीश कुमार वर्ग/जाति

पिता का नाम/पति का नाम दलीप पारीक

पता ४१८-४

सरदारशहर जिला चुरू

अजस्री ग्रामीण दानपुर, पटवा

हस्ताक्षर अभिभावक

सरदारशहरी प्रसाद

दानपुर

40

(1) iii 108

(1) iii 102

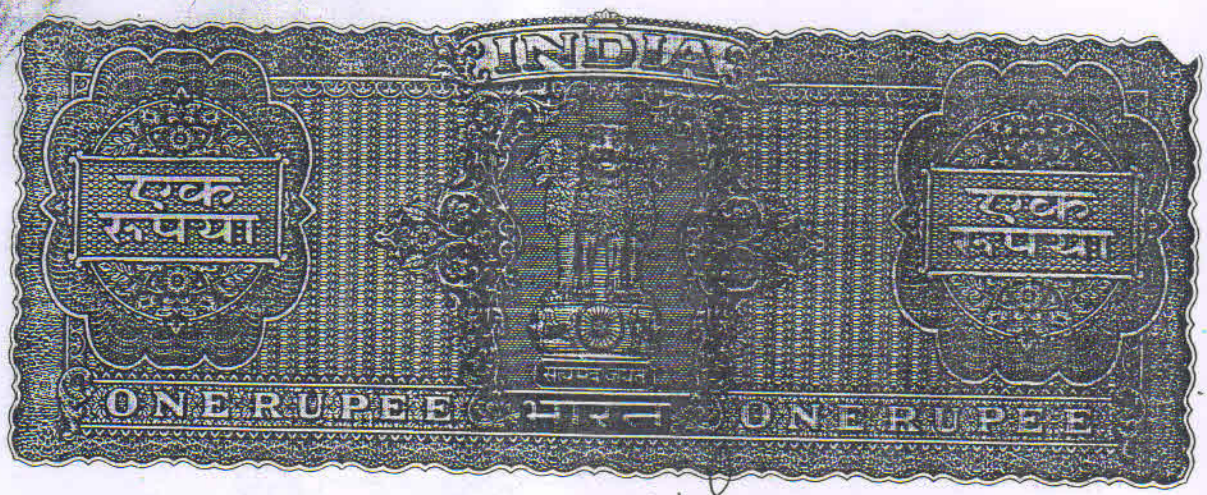
250

नाम हरीश कुमार

कक्षा ४ वर्ग दिनांक 25/4

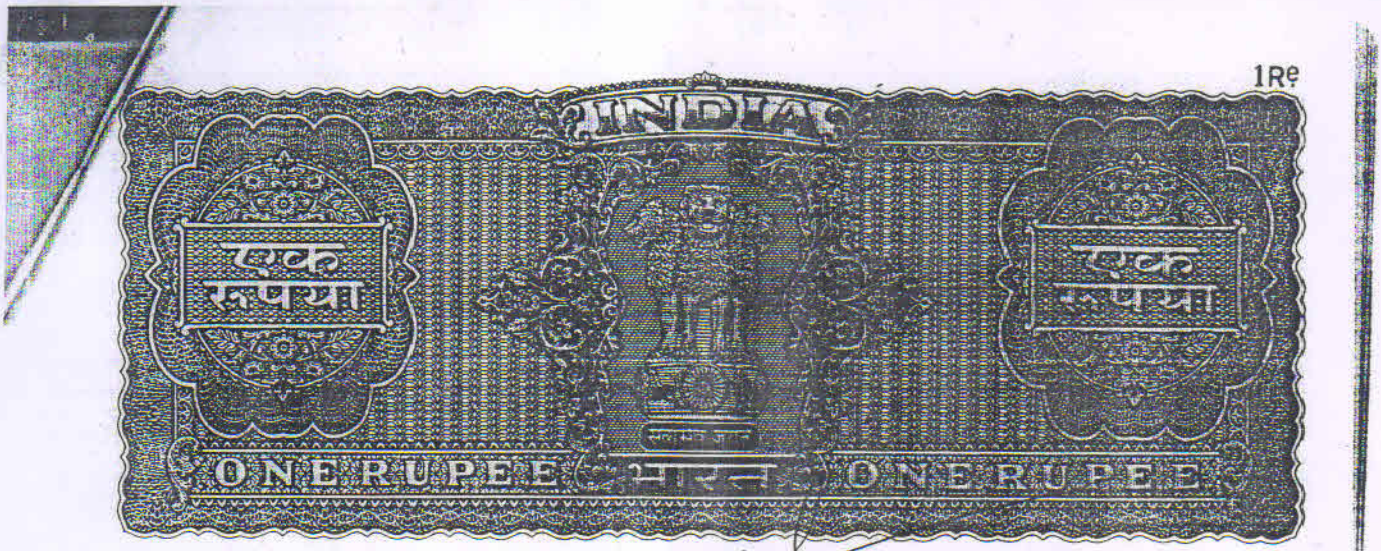
रोल नं.

४/२५



4 મુલ્યાંકન :- આ. 3,93,000/- ત્રણ લાખ તિરાણવે હજાર (
ગણવા માત્ર વિક્રી મુલ્ય લેખિત માંગ્યા (વાદી
વિધાનીત ન્યૂનતમ વાજબી (મુલ્યાંકન. 27.5%
ગણતરી હજાર (પાંચસો પ્રતિ ડિસ્કાઉન્ટ કે
અનુસાર (કુલ આ. 6,76,500/- છવ્વીસ
લિ દર (હજાર (પાંચ સો (વપરાશ મુક્ત
રૂપિયા મુલ્યાંકન કિયા પાત્ર રહે. છે. ——

5 (ગમતીયા) :- મકાની (1070 વર્ગફીટ) દર હજાર (ગામ
(ગમૂર્ણ વિવરણ ગૌ દર વર્ગફીટ મારિ મકાની (24586
ડિસ્કાઉન્ટ) ચોવીસ હજારસત્તર પાંચ આઠ
છવ્વ ડિસ્કાઉન્ટ અર્થાત 7. 867 ક્રમ 61)
ગામ હજારસત્તર આઠ છવ્વ ગામ ક્રમ 61
ઉધારી પદ્ધતી આવા સમય દરમિયાન રૂપરેખા
કામની ગડબડી વાળે માંગ્યા ચાલાકુ (વાદમાં
કુ (પ્રસ્તાવ કુલમાંથી આવા બે ગણ
રજિસ્ટ્રી આવાકુ (ગણ (રજિસ્ટ્રી બે ભિન્ન
પ્રસ્તાવ આવ્યું (પ્રસ્તાવ સ્વીકાર કરવા (પ્રસ્તાવના
કે અવ્યું (હું) ખિસ્કાની તોડી ગં. $\frac{11}{802}$ ની



(ગામ રહે ગામ/રહે તા. ઓફ જી.પો તા.) આગળ
પોલ્યા રા (એકરા) બારા પોલ્યા 720 (ચોરસ મીટર
બી (1) મળે બાકી 838 (આઠ સો અડતીસ (1)
ના આંકડા બાજુ પ્રિમાણે બાકીનો ભાગાકાર કરવો. 2.40
પૈસા આવે તે જ પ્રમાણે ચારેય દિશા (બોલ્યા)
ચારો આંબાવા પ્રમાણે ચાલુ (પડવા)

ચોપડી

ઉત્તર :- પાકું પ્લોટ નં. 838 ની
બાજુ કુલ રાકેશ કુમાર
ગામદા

દક્ષિણ :- બીજો પ્લોટ નં. 839

પૂર્વ :- પાકું પ્લોટ નં. 838 ની
અડધા કુલ ગામદા

પશ્ચિમ :- બીજો આવે

ગામ

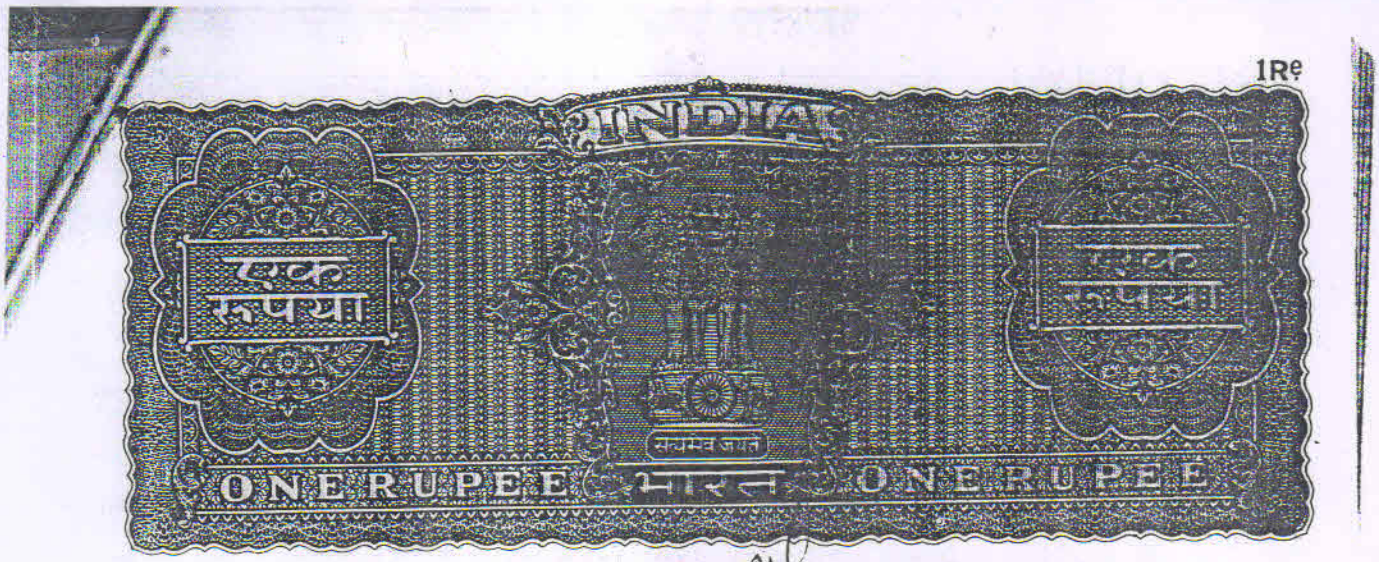
ઉત્તર :- 204 ફીટ રસ્તો પ્રમાણે

દક્ષિણ :- 204 ફીટ રસ્તો
પ્રમાણે

પૂર્વ :- 52 ફીટ 206 ચો
મીટર રહે દક્ષિણે

પશ્ચિમ :- 52 ફીટ 65 ચો
મીટર રહે દક્ષિણે

ઈન્ડિયન પાર્ટનરશિપ એક્ટ 1932 ની કલમ 26(1) મુજબ કોઈ પણ પાર્ટનરશિપ ફર્મ કે જેમાં તમામ પાર્ટનરો ભારતના નાગરિક હોય તેવી પાર્ટનરશિપ ફર્મ



પત્રના એ ભાગમાં વિક્રેત પુનર્ખરીદ (પેનોક્ત 31-12-1998
ई. પુત્રના ચાલુ રાખવામાં આવે છે। વિક્રેતાનું ક્રમાંક 88888 ई.
ને આપવામાં આવેલ પેનો 911 વેચાણની તારીખ 1.1.1998 ई.
અથવા ખરીદ કરવામાં આવેલ છે। આ પેનો ખરીદ કરવાની
તારીખ 31-12-98 ई. કે પહેલાં વીક્રેતાની કોઈ
પણ ખામી કે ત્રુટિ જણાઈ આવે તો ખરીદ કરનાર
વિક્રેતા પાસેથી પોતાના પૈસા પાછા મેળવી શકે છે।

નોંધ

દસ્તાવેજ પરથી જણાય છે કે વિક્રેતા પક્ષે ખાતે ખાતા નં 5 માં આ
વર્ણવેલ ખરીદ કરનાર તરીકે (ખાતા નં 1 માં) નોંધાયેલ
કે કુલ ક્ષેત્રફળ ૩ એકર 98 ગુંઠા) ત્રીજા હકદાર
રમણભાઈ ની બિનખેતી કરવાની મંજૂરી મેળવવા માટે
શ્રીરામનાથ સોસાયટી નામની રહેણાંક સોસાયટી
બનાવવા માટે વિક્રેતાની માલિકી શ્રીરામનાથ સોસાયટી
શ્રીરામનાથ સોસાયટી ના પ્રમુખ

મિલકતનું વર્ણન કુલ ૧૬ વીઘા ૧૬ વિઘા ૧૬ ગુંઠા જમીન
ગામ વિરપર તા.જી. રાજકોટ પરચાતકોનો ખાતા નં.
૧૦૧૨ પરાની ૩ એકર 98 ગુ. જેમાં હિસ્સા
મુજબ ૧ એકર 93 ગુ. જમીન પર ચણેલ પાકા
મકાન જે મકાન પર અપને એક માત્ર પુત્ર શ્રી
રાજેશ (પુરાણ મોદા) ને અપના મકાન ઘોડીને
ચિરંજીવી વિમલ ને શ્રી રાજેશ (પુરાણ મોદા) અપને
પાંચ પુત્રરત્ન મુજબ : શ્રી અરવિંદ કુમાર (મોદા) શ્રી
વિનોદ કુમાર (મોદા) શ્રી અમર કુમાર (મોદા) શ્રી રાકેશ
કુમાર (મોદા) એવં શ્રી મુકેશ કુમાર (મોદા) તેમજ
એવં અપની પત્ની શ્રી મતી લાડા બાઈ દેવી જે ગામ વો
ગોંડલ કાયમ દુરિયલ કુલ ૧૬ વારદે ૧ વાર્ડ મેં રાજેશ
પુરાણ મોદા એવં ઉનકી પત્ની તથા પુત્રરત્ન જે
અપને અપનેમેં બોલચાલી વટવાર કુલ તથા કુલ
વટવાર જે લિએ કિસ્મ વરિયા પાકાર વટવાર
વિનાંક 03-10-1985 ઈ. જો ગામ પક્ષો કાર્યાલય
વિધાવિધાન કિયા ગયા જિસકે અનુસાર (ગામ નં. 5 મેં નગરપાલિકા
હદ્દ નં. 838 પરાની નવાની (26 ગુ.) જમીન
જમીન તેલ્યાકારી જો ગામ વાળા એવં દુસરા મેં
જિસ પર તેલ્યાકારી વર્ણનાત્મક પ્રકાર
જો દક્ષિણ જો દરિયા (દોસ્ત) જો રસ્તા
જો અપને ઉપયોગ જો ઉપભોગ મેં લાને રહે
હૈ જો વરિયા પાકાર વટવાર વિનાંક 03-10-85

કૃ॰ કે આધાર પર લેન્ધા કાર્યાલય ચીફારિત
વિદા (1) કો (2) કે જમીનદારી વિભાગ કે જ્ઞાપનદ્વારા
રૂપેત લેન્ધા 1761/12/1998/99 કૃ મેં દર્જ પાયા ગયા
હૈ।

લેન્ધા કાર્યો કો તત્કાલ પેરીદને આવા આપને મનોનીત
કે લેને વાદો કી આવશ્યકતા હૈ અતઃ
પ્રાર્થના પત્ર કે સાથ સંલગ્ન કી ગઈ
લેન્ધા કાર્યો નહીં કરતે હૈ તબ તક વાદો કા ચરિત્ર
પ્રમાણ પત્ર લેન્ધા કાર્યો કે વાસ્તે વર્તમાન આવા
મેં કામ: મુરૈયલ હૈ।

અતએવ લેન્ધા કાર્યો કે વહીંગોચર નિમ્નલિખિત કે મુલાહિજા
પેશકારી કો ચપરાસી કો ઇશારા કો દરવાજા કો
કો રહના અપને તમામ મનકી ચિત્ત ચપરાસી
મેં આપને ચુમ ચિત્ત કો એવં કાર્યવાહી ગવાહકારો
મેં પરોક્ષરૂપ કુલ્યાદિ લેકર વિના લિખિત વાદી દ્વારા
કો કોઈ વો ઘમ કાર્ય કે અપને નિમ્નલિખિત સાક્ષિયો
કે સામને હવાને નં॰ 5 મેં વર્ણિત નિમ્નલિખિત
ઉચિત તુલ્ય મુલ્ય રૂ॰ 3,93,000/- તીન લાખ
નિરાનવે હજાર રૂપયે માત્ર મેં લેન્ધાધારી વાદ
નં॰ 2 કે હાથ બેચા વો પંચલા કલામી કિયા વો
લેન્ધ વિક્રયપત્રક કા નિર્દેશ કિયા) કિયા
મુલ્ય કે મુતલ્લ વાદો કો લેન્ધાકારી કે વિરુદ્ધ લિખિત
ચોક્સ સ્વીકૃતિ કે મુતાબિક પક્ષ મેં દિલાયા।

बैंक का नाम	चेक नं०	दिनांक	मूल्य
पंजाब नेशनल	514501	31-01-99	40,000/-
बैंक बोरिंग	514502	02-02-99	40,000/-
रोड शाखा	514503	04-02-99	40,000/-
पटना	516701	06-02-99	40,000/-
	516702	08-02-99	40,000/-
बैंक ड्राफ्ट नं०	334282	05-04-99	1,93,000/-

कुल रु० 03,93,000/- रुपया

तालिका नं० 5 में वर्णित सम्पत्ति में जितना भी हक व दखल अथवा आवटक लेख्यकारी या उनके उत्तराधिकारी गण को प्राप्त था या भविष्य में प्राप्त होता रहता वह सब कुल हक बोदखल अथवा आज के दिन के मूल्य के कुल रुपयों के बदले हस्तांतरित होकर खरीदार पक्ष या उनके उत्तराधिकारीगण को प्राप्त हुआ व भविष्य में प्राप्त होता रहेगा। खरीदार तालिका नं० 5 में वर्णित सम्पत्ति पर बहैसियत सम्पत्ति के मूल स्वामी व कब्जाधारी व हकदार व दखलकार होकर व रहकर दाखिल खारिज करा ले या जिस प्रकार चाहे अपने उपभोग या उपयोग में लावे या नाम अपनी बजाय लेख्यकारी के बाखिला बिहार सरकार के जमीन्दारी विभाग में इस विक्रय पत्र के माध्यम से नामांतरण करा लेवें। जो अब तक लेख्यकारी पक्ष को जारी हुआ है कोई उज्र या एतराज न है न कभी होगा। या यदि लेख्यकारी या उनके

उत्तराधिकारीगण किसी गलत बयान से किसी
किस्म के दावा या उज्र (दावे) विरुद्ध अराजी मजकूर
करें या इसमत मजकूर के करें तो उनकी उज्र (दावे) या
दावा वगैरा पाये जाते वो बातिल विक्रय पत्र के रहते वो गैर
कानूनी होगा वो किसी भी अदालत में कानूनी
कार्यवाही करने योग्य नहीं होगा। ——
लेख्यकारी (विक्रेता) ने लेख्यधारी (क्रेता) को
आज यह भी विदित प्रकट किये है और विश्वास
दिलाये है कि पैरा नं० 5 में वर्णित सम्पत्ति हर
प्रकार के भार बाधा सम्बंधी मामर बंधनामा
सरकारी या गैर सरकारी से पूर्णत: मुक्त वो पाक
साफ है वो आइन्दा लेख्यकारी ने पैरा नं० 5 में
वर्णित सम्पत्ति को किसी अन्य के साथ किसी का
कोई हस्तान्तरण नहीं किये है वो नहीं लिये है यो
अगर खिलाफ किसी प्रकार का भारबाधा सम्बंधी
मामर वो बंधनामा सरकारी वो गैर सरकारी पैरा
नं० 5 में वर्णित सम्पत्ति में पाया जाय या लेख्यकारी
या उनके उत्तराधिकारीगण के हस्तक्षेप के
फलस्वरूप खरीदार पक्ष या उनके उत्तराधिकारी
गण सम्पत्ति के अंश या कुल भू-भाग से बेदखली
कर दिये जाये जिससे किसी किस्म के कोई क्षति
खरीदार पक्ष या उनके उत्तराधिकारीगण को होता

মুকেশ (মিশ্র [illegible] [illegible] [illegible] পত্না ১৩২১-
৮-[illegible] মুকেশ কুমার (মিশ্র ২১-৫-১৯৯৯ [illegible]
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[illegible] পত্না [illegible] [illegible] [illegible]

कुमारी निलापति श्री हरिश्चन्द्र निवासीग्राम मोहल्ला पूर्वी मोहानी पुर
थाना कदम कुआँ जिला पटना मुद्रांक लेखक ह० आस्सार 20-5-99
मो० ह० आस्सार पटना को बाजार (पटना मूल्य 146810 नाम श्रीमती
मीना कुमारी निलापति × ग्राम मोहल्ला × थाना × जिला × मुद्रांक
लेखक ह० आस्सार 20-5-99 मो० ह० आस्सार पटना को बाजार (पटना
मूल्य 146810 नाम श्रीमती मीना कुमारी निलापति × ग्राम
मोहल्ला × थाना × जिला × मुद्रांक लेखक ह० आस्सार 20-5-
99 मो० ह० आस्सार पटना को बाजार (पटना मूल्य 146810 नाम श्रीमती
मीना कुमारी निलापति × ग्राम मोहल्ला × थाना × जिला × मुद्रांक
लेखक ह० आस्सार 20-5-99 मो० ह० आस्सार पटना को बाजार (
पटना मूल्य 146810 नाम श्रीमती मीना कुमारी निलापति ×
ग्राम मोहल्ला × थाना × जिला × मुद्रांक लेखक ह० आस्सार
20-5-99 मो० ह० आस्सार पटना को बाजार (पटना मूल्य 146810
नाम श्रीमती मीना कुमारी निलापति × ग्राम मोहल्ला × थाना ×
जिला × मुद्रांक लेखक ह० आस्सार 20-5-99 मो० ह० आस्सार
पटना को बाजार (पटना मूल्य 146810 नाम श्रीमती मीना कुमारी
निलापति × ग्राम मोहल्ला × थाना × जिला × मुद्रांक लेखक ह०
आस्सार 20-5-99 मो० ह० आस्सार पटना को बाजार (पटना मूल्य
146810 नाम श्रीमती मीना कुमारी निलापति × ग्राम मोहल्ला ×
थाना × जिला × मुद्रांक लेखक ह० आस्सार 20-5-99 मो० ह० आस्सार
पटना को बाजार (पटना मूल्य 146810 नाम श्रीमती मीना कुमारी
निलापति × ग्राम मोहल्ला × थाना × जिला × मुद्रांक लेखक
ह० आस्सार 20-5-99 मो० ह० आस्सार पटना को बाजार (पटना
मूल्य 146810 नाम श्रीमती मीना देवी निलापति × ग्राम मोहल्ला
× थाना × जिला × मुद्रांक लेखक ह० आस्सार 20-5-99
मो० ह० आस्सार पटना को बाजार (पटना मूल्य 146810 नाम

श्री मती मीना कुमारी महापति × ग्राम मदुल्ला × थाना × जिला × मुजफ्फर
लिखित ६. सायं 20-5-99 को ६. सायं पत्ना को धारा (पत्ना
मूल्य 146810 नाम श्री मती मीना कुमारी महापति × ग्राम मदुल्ला ×
थाना × जिला × मुजफ्फ लिखित ६. सायं 20-5-99 को ६. सायं
पत्ना को धारा (पत्ना मूल्य 146810 नाम श्रीमती मीना कुमारी महा
पति × ग्राम मदुल्ला × थाना × जिला × मुजफ्फ लिखित ६. सायं
20-5-99 को ६. सायं पत्ना को धारा (पत्ना मूल्य 146810 नाम
श्री मती मीना कुमारी महापति × ग्राम मदुल्ला × थाना × जिला ×
मुजफ्फ लिखित ६. सायं 20-5-99 को ६. सायं पत्ना
को धारा (पत्ना मूल्य 146810 नाम श्री मती मीना कुमारी महा
पति × ग्राम मदुल्ला × थाना × जिला × मुजफ्फ लिखित ६. सायं
20-5-99 को ६. सायं पत्ना को धारा (पत्ना मूल्य 146810
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× मुजफ्फ लिखित ६. सायं 20-5-99 को ६. सायं 20-5-
99 को ६. सायं पत्ना को धारा (पत्ना मूल्य 146810 नाम श्री
मती मीना कुमारी महापति × ग्राम मदुल्ला × थाना × जिला ×
मुजफ्फ लिखित ६. सायं 20-5-99 को ६. सायं पत्ना
को धारा (पत्ना मूल्य 146810 नाम श्री मती मीना कुमारी 2
महापति × ग्राम मदुल्ला × थाना × जिला × मुजफ्फ लिखित
६. सायं 20-5-99 को ६. सायं पत्ना को धारा (पत्ना
मूल्य 146810 नाम श्री मती मीना कुमारी महापति × ग्राम
मदुल्ला × थाना × जिला × मुजफ्फ लिखित ६. सायं 20
5-99 को ६. सायं पत्ना को धारा (पत्ना मूल्य 146810
नाम श्री मती मीना कुमारी महापति × ग्राम मदुल्ला ×

Dr. Veeliyath
21-4-97

21-4-99

3294 20-4-99

Sd Neelima Lal
21-4-99

9945 5
4735 5
1468 10

Sd Neelima Lal
21-4-99

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રાખે 24 (illegible)
ગોલા રોડ
(illegible)
(illegible)
21-4-99

મુજબ 21 મુજબ (illegible)
21-4-1999
Sd Neelima Lal
21-4-99

(illegible) મુજબ (illegible) ની તિજોરી (illegible)
(illegible) મુજબ (illegible) માં ના નામ (illegible)
(illegible) ના (illegible) ની (illegible)

दाखिल खारिज प्रातवदन

मु० केश नम्बर— 1796 साल— 2001-2002 हल्का नम्बर— 7 अंचल-दानापुर

ग्राम— [illegible] राजस्व थाना नम्बर— 21 जिला-पटना

मु० में बमी रकबा— प्राप्त का जरिया— [illegible]

जरबमन 3.93000 के बाना 1446 तिथि 21.4.99

जमाबंदी रेयत का नाम	खाता	प्लोट	रकबा	लगान	जमाबंदी नम्बर 1761
श्री सुरेश कुमार सिंह पिता शिवदयाल प्रसाद सिंह साo गोलाबोड अलीगंज. पटना।	776	994	1.02½	11.50	अं० अ०
		996			आवेदित जमीन का
		1007			जमाबंदी विक्रेता के नाम से
	492	1658			दर्ज है जमीन खैरमती हैं तथा
	720	828			आवेदिका के दखल में है।
					जमीन जे० आर० पर जोड़ मोलिक
					नहीं है अंचलाधिकारी दानापुर
					ह० अ० के आदेशानुसार
					दाखिल नहीं होगा।
बचा हुआ रकबा	776	994			[redacted]
	776	996			के नाम से दाखिल खारिज की
	492	1007			अनुशंसा की जाती है
	720	1658			
		828			
नया जमाबंदी रेयत	खाता	प्लोट	रकबा	लगान	
श्रीमती मीना कुमारी पत्नी श्री हरिशंकर सिंह साo पूर्वी बोहरीपुर थाना+पो० अलमबुकों जिला- पटना।	720	828	10710 वर्गफीट	3.00	अंचल अधिकारी दानापुर के आदेशानुसार दाखिल खारिज किया जाता है।

2.12.02

आदेश की क्रम संख्या और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कार्रवाई के बारे में टिप्पणी तारीख सहित

इनकी अनुशंसा नामांकन हेतु है। कैम्प में उपस्थित व्यक्तियों ने नामांकन पर किसी प्रकार की आपत्ति नहीं की है।

अतः प्राप्त प्रतिवेदन और अनुशंसा से सहमत होकर आदेशक पत्र में नामांकन ---------- दी जाती है।

शुद्धि-पत्र दो प्रतियों में हस्ताक्षर किया। दो प्रति राजस्व अभिकर्त्ता को दें जो एक प्रति अनुपालन के बाद एक पक्ष में वापस कर देंगे।

लेखापति

अंचल अधिकारी [redacted]

अंचल-अधिकारी
रामपुर

True Copy

सेवा मे.

2 Rs. COURT TWO · 2 Rs. COURT TWO · 90 COURT FEE INDIA ९० पैसे 90 PAISE

अनुसूची १४—फारम सं ५६२

आदेश-पत्रक

(देखें अभिलेख हस्तक १६४१ का नियम १२६)

आदेश पत्रक ता० — — — — — — — — — — — — तक

जिला — — — — — — — — से — — — — — — — — सन् १६

केस का प्रकार दा० खा० वाद सं० — — — — — — सन् — — — — — —

आदेश की क्रम संख्या और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पत्र की पर कारवाई के बारे में टिप्पणी तारीख सहित
14/1/2002	आज दिनांक — — — — — — — — को राजस्व कार्य के निरंतर प्रसंग में ग्राम — — — — — — — — थाना दानापुर (पटना) में आयोजित कैम्प में श्री — श्रीमती — मीना — कुमारी — — — — पति/श्री — — हरिप्रभु — सिंह — — — — — — — ग्राम खुशी खोरदीपुर — थाना — फुलवारी शरीफ — जिला — पटना — — ने निम्नलिखित जमीन का नामांकन हेतु आवेदन पत्र दिया है जिसका वसीका संख्या — 7547 — — दिनांक — 31.5.03 — — प्रति से उन्होंने श्री — — मुकेश — कुमार — सिंह — — — — — — वल्द — — शशिधर — प्रसाद — सिंह — — — — — — ग्राम — आशियाना — थाना — दानापुर — जिला — पटना — से क्रय किया	

जमीन विवरण

मौजा	थाना एवं थाना न०	तौजी न०	खाता न०	खसरा न०	रकबा
दानापुर	21		720	828	10716 वर्गफीट

हल्का कर्मचारी एवं अंचल निरीक्षक के माध्यम से जाँच प्रतिवेदन की माँग करें।

अभिलेख दिनांक — — — — — — — को उपस्थित करें।

अंचलाधिकारी

जाँच प्रतिवेदन के अनुसार आवेदित जमीन :—

१) रैयती है :

२) आवेदक के पूर्ण दखल में है।

३) जमाबन्दी — — मुकेश — — — — के नाम से कायम है।

F. No. 180V.

बि० ग० प्रेस, गया।

रसीद मालगुजारी।

फरद मालकी/फरद रैयती।

V

नाम सर्कल। नाम मौजा मय थाना वो थाना नम्बर।

नाम रैयत मय वल्दियत जमाबन्दी वो सकूनत व नम्बर।

अराजी नगदी | अराजी भावली | तफसील हिसाब लगान भावली।

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

मांग बाबत	सालाना	बकाया: तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	हाल
माल-गुजारी (नगदी)	३.५०				२८.५०	३.५०
माल-गुजारी (भावली)	०.६५				६.—	०.६५
सेस ...	१.४०				१२.—	१.४०
*सूद ...	१.४०				१२.—	१.४०
मुतफरकात ...	०.८०				४.८०	०.८०
मीजान	६.३५				५८.८०	६.३५

तफसील अदायकारी।

अदायकारी बाबत।	बकाया: तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	मोतावला हाल।	फाजिल
माल-गुजारी (नकदी)				२८.—	३.५०	
माल-गुजारी (भावली)				६.—	०.६५	
सेस ..				१२.—	१.४०	
*सूद ..				१२.—	१.४०	
मुतफरकात ..				४.८०	०.८०	
मीजान अदायकारी				५८.८०	६.३५	

(१) मीजान कुल (लफ्जों में) –

(२) नाम देहिन्दा

(३) कुल बकाया

दस्तखत वो तारीख अमला तहसील कुनिन्दा।

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

Serial No. 9695 Deed No. 8768

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

This document was presented for registration on **04/09/2017** by **Meena Kumari**
A stamp duty of Rs. **314800**/- and other fees of Rs. **26525**/- 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. **8768** in Book No. **1**, Volume No. **198** on pages from **465** to **482** and has been preserved in total **18** pages in C.D. No. **31** / Year **2017**

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

Date: 04/09/2017 Token No: 10127 /2017

15
84191
TH10127(अभि)

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित वर्णित विवरणों के अनुरूप सही पाया।
जाँच लिपिक
(अरुण कुमार महाराज)

SCANNED BY

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
4/9/17 Managing Director

DEVELOPMENT AGREEMENT

This agreement executed and entered into this 4th day of **September**, **2017**.

BETWEEN

Smt Meena Kumari, D/o Sri Harishchandra Singh, R/o East Lohanipur, Kadamkuan, Patna, P.O. & P.S.- Kadamkuan,

Meena Kumari
4/9/17

District Registry Office,Patna

Token Number 10127 | Reg. Year 2017 | Serial Number 9695 | Deed Number 8768

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajesh Kumar(Dir)						
Sig.	Rajesh Kumar 4/9/17.						
Presented By	Meena Kumari						
Sig.	Meena Kumari 4/9/2017						
Executant	Meena Kumari	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Identified By	Anand Shankar						
Sig.	Anand Shankar 4/9/17						

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2800sop028

स्थल निरीक्षण किया पाया एवं
दस्तावेज सरकारी दिशा निर्देश
स्थल का रेखांकन, अवलोकन एवं फोटो
फोटोग्राफ संलग्न पाया।

4/9/17

P Meena Kumari
4/9/2017



District- Patna, PIN-800003, Bihar, at present Flat No. B-5, Friends House Apartment, Montessory Lane, Boring Road, Patna-800001, by ~~Nationality, Indian,~~ Hereinafter collectively called and/ or referred to as the **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.**

Mobile : 9334371128

AND

Messers Muskan Constructions Pvt. Ltd., Regd. Office G-70, P.C. Colony, Kankarbagh, Near Rajendra Nagar Over Bridge, P.S.- Kankarbagh, Patna-800020, Town and District Patna A company incorporated under the companies Act 1956, having it's ~~Registration No. U45-200BR-~~2001-PTC 9627 through its Managing Director **Sri Rajesh Kumar,** Son of Sri Arjun Prasad Sinha, resident of G-70, P.C. Colony, Kankarbagh, Patna-20, near Rajendra Nagar over bridge, P.S.- Kankarbagh, Distt.- Patna, Bihar, 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.

Mobile : 9431047367

WHEREAS, the property more fully described in schedule-I below at the foot of this deed is the purchased property of the land owner namely Smt. Meena Kumari through a Registered sale deed of absolute sale executed by Sri Mukesh Kumar Sinha son of Sri Rajeshwar Prasad Singh, R/o Gola Road, Danapur, P.O + P.S.- Danapur, District- Patna, which is Registered in the Office of the Sub Registrar Danapur in Book no. 1, Volume no. 691, pages 141 to 206, bearing Deed No. 1446 on 21.04.1999. Since then she came in actual, physical, possession over the land fully described in Schedule no. I at the foot of this deed and mutated her name in State Sirista and paying rent to the State of Bihar to Circle Office, Danapur, vide Zamabandi No. 9048/1 Mutation Case No. 1796 year 2001-02.

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Rajesh Kumar
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Managing Director

AND WHEREAS, the said land owner expressed her desire to develop the landed property and to construct multi-storied building under Thana No. 21, Survey Plot no. 838, Khata No. 720, Tauzi No. 11/802C, situated at Mauza- Danapur Shahjadpur, Mohalla- Danapur Sainik Colony, Pargana- Phulwari, P. S.- Danapur, in town and district of the Patna, measuring a total area of 10710 Sq.ft. equivalent to 24.5912 decimal more or less subject to actual measurement.

(A) It is further represented and declared by the 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 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, the PMC/DNP Nizamat, 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 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 owners are interested in getting constructed multi-storied residential flats on the said property and acquire super built up area in the shape of, residential flats, parking spaces, etc. as consideration for the value of the lands of the said property when conveyed by the owners to the Developers.

Witness -
Methaleshwar Prasad Singh
S/o- Suresh Narain Singh
R/o, Friends Heaven, Apt.
Boring Rd, Patna
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(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the owners (hereinafter referred to as the said building) and the owners wanted and agreed to acquire flats, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the 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 owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties subject 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 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 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 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/Nagar Parisad Danapur Nizamat.

(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

Witness :-
1. Ramnad Kumar S/o Late Ambika Prasad Sinha Vill - Mayurbigha P.O - Mayurbigha P.S - Belahi Dist - Patna 4.9.17

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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 **"Meena Residency"**, or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% of the total super-built up area to the land Owner in consideration of the cost of land and building in shape of 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 Super built-up area is not covered in the form of the complete flat taken, the developer will have to pay the equivalent Market Price to the Owners for the area.

(8) That similarly, the developer will retain 50% of the total super built-up area in the shape of flats 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 Owner and the developer will have absolute right, title and interest over their respective shares of super built-up area.

AND WHEREAS, the land owner shall get 50% of her share on entire 1st floor and 3rd floor and similarly the developer shall get 50% of their share on entire 2nd floor and 4th floor.

(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/Nagar Parisad Danapur Nizamat 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

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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 flat or building and demand share in the land.

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

(11) The 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 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 **(30 months)** from the date of sanction of the building plan, with further grace period of **6 Month** (Six month). This period shall be exclusive of any of force majored and such happenings as fire, tempest, accident exceptionally inclement weather, rioting etc. and any other act of natural calamities, i.e., vis majeure, which shall also include any of terrorism. If there is any further delay, beyond aforesaid total period in giving delivery of possession of the Owner's area without any of the aforesaid reasons then the Developer shall pay to the Land Owner compensation at the rate of Rs. 30,000/- (Rupees Thirty thousand) Only per month from the date after expiry of the aforesaid grace period till a further period of 3 (Three) months after which the amount of compensation shall be increased by Rs. 500/- (Five thousand) only per day till the Land Owner portion is finally handed over.

And whereas developer approached to Nagar parisad Danapur, Nizamat for sanction of map and D.NP. Nizamat Sanctioned the map vide Building plan no. 26/17-18 on 24.05.2017.

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(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 Owner or her representatives 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 she should intimate the same to the developer and suggest to use better quality materials. The developer is responsible for use of good quality materials and indemnifies the owner in this respect.

(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, However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the Owners.

(16) Form the date of delivery of possession of Owner's area to the Owners, the and or 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 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 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.

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(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) AND WHEREAS after the Registration of this Development Agreement in Registry Office, 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/iand owner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of 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, fire fighting 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

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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 Patna Regional development authority/Nagar Parisad Danapur Nizamat, 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 constructed area to the land owner and 50% (Fifty percent) in the residential 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

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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 time, and 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 Patna Regional development authority/PMC/Nagar Parisad Danapur Nizamat 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 allotties) 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.

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Rajesh kumar.
4/9/17 Managing Director

(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) claming 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/ Danapur.

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

DETAILS OF THE PROPERTY:

SCHEDULE- I

Land measuring measuring a total area of 10710 Sq.ft. equivalent to 24.5912 decimal more or less subject to actual measurement bearing Thana No. 21, Survey Plot no. 838, Khata No. 720, Tauzi No. 17802C, situated at Mauza- Danapur

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
4/9/17
Managing Director

Shahjadpur, Mohalla- Danapur Sainik Colony, Pargana- Phulwari, P. S.- Danapur, in town and district of the Patna within the Jurisdiction of Nagar Parisad Danapur Nizamat, Sub Registration Office Danapur and District Registration Office Patna and **Bounded as follows-**

NORTH :- Part Plot No. 838.
SOUTH :- Survey Plot No 839
EAST :- Part Plot No. 838.
WEST :- Survey Aahar

Total value of the property **Rs. 1,57,39,000/-** (Rupees One crore fifty seven lakh thirty nine thousand) only

Note :- Govt. value is mentioned at **Code No. 085 & Zone - 2** of M.V.R,2016-17.

SCHEDULE II

1. FLOORING:-

A. In Stair Cases, corridor, common areas :- Marble / Tiles finishing

B. IN FLATS :- Vitrified Tiles finishing with Standard make company (Somany/ Kajaria).

C. IN TOILETS :- Vitrified anti skid tiles finishing.

D. KITCHEN :- Vitrified Tiles finishing.

2. WALL FINISHING:-

A. OUTER WALLS : Wall Putty and two coats of good quality of weather Coat.

B. INNER WALLS : Wall Putty with one coat of cement primer.

C. TOILETS : Dado upto 7'-0" with white /color tiles.

D. KITCHEN : Cooking slab of Granite, tiles upto 2 'above of cooking slab.

3. CEILING FINISHING:-

A. IN FLAT : Wall Putty with one coat of cement primer over plaster ceiling.

B. IN COMMON AREAS : Wall putty and two coat of good quality of cement Paints,

4. DOORS CHOUKHAT : Doors Choukhat of malysian sal/ equivalent hard wood.

5. DOORS SHUTTER. : Doors Shutter of 32 mm thick (Century or Equivalent). All door shutters shall be enamel painted.

6. WINDOWS CHOWKHAT: Window Choukhat of malysian

Meena Kumari 4/9/2017

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
Managing Director
4/9/17

		sal/ equivalent hard wood.
7. WINDOW SHUTTERS	:	Window shutters to be fully glazed and frames to be made of Hard Aluminium made shutter
8. CORNISE WORK	:	Fan Ring & Cornise beating work in Flat
9. WINDOW GRILLS	:	Window grills to be provided for safety and security.
10. ELECTRICAL WIRING	:	All Electrical wiring pipes, conduit from I.S.I, marked materials. Concealed wiring to be provided. One -point for air conditioner to be provided in all bed room.
11. T.V. POINT	:	one T.V. Point to be provided in drawing room & master bed room.
12. TELEPHONE POINT	:	(Not connection) One telephone point to be provided in each bed room and one in the drawing/dinning room.
13. INTERCOM	:	Advanced Model of Intercom with Reception to Flat, and Flat to Flat connection to be provided.
14. PARKING AREA	:	Parking area flooring to be of Cut size Marble flooring
15. ELECTRICAL METER	:	One single phase meter to be provided for each flat.
16. WATER SUPPLY	:	24 Hours water supply from own boring. Internal water supply from concealed G.I. /P.V.C. Pipes Sewage and waste disposal through UPVC Pipes.
17. GENERATOR POWER	:	500 watts of electrical power to be made available for each flat from the generator common areas lighting are also connected with generator.

Meenar Kumar 4/9/17

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar.
Managing Director
4/9/17

18. Additional specification in three flats of land owner share, which shall be exclusively for land owner share:

(a) Modular Kitchen.

(b) One Wardrobe in Master Bed room.

IN WITNESSES WHEREOF, the parties have executed this deed of development agreement on the date, month and year first mentioned above it.

WITNESSES:-

1. Anand Shankar
S/o Late C. S. N. Sharma
G. B colony, Rajayhat
Patna-800007
4/9/17

Meena kumari
4/9/17.

2. Shiv Shankar
A/54, Alkapuri,
Gardanibagh,
Patna-2.
98350-59519
93344-74519
4/9/17

Signature of Land owner.

For MUSKAN CONSTRUCTIONS PVT. LTD.

Rajesh Kumar.
4/9/17. **Managing Director**

Signature of Developers.

Drafted as per instructions of the parties.

4/9/2017

(Dr. ANIL KUMAR SINHA, "UDDYOGI"
Advocate,
'Chamber', Collectorate Bar Association
Patna

Printed By:-
(Manoj Kumar)
Advocate
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

4.9.17
(सहायक समाहर्ता)

4/9/17

Endorsement of Certificate of Admissibility

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

Stamp duty paid under Indian Stamp Act	Rs.	314800/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	341325/-

Registration Fee

FEE PAID										
	A1	1000	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-	26025

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26525

Registering Officer
Patna

Date: 04/09/2017

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 04th September 2017 by Meena Kumari D/O Harischandra Singh by profession House Wife. Status - Executant

Meena Kumari
4/9/2017
Signature/L.T.I. of Presentant

Date:04/09/2017

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anand Shankar' age '37' Sex 'M', 'Chaturvedi Shambhu Nath Sharma', resident of 'Babuaganj,ganga Bridge Colony,raja Ghat,dhanuki,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 04/09/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 198 on pages on 465 -482, for the year 2017 and stored in CD volume No. CD-31 year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 04/09/2017

Token No. : 10127 **Year : 2017** **S.No. 9695** **SCORE Ver.4.1** **Deed No . :d No . : 8768**

बिहार सरकार

Help

View GRN Details

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GRN	BHR201709001317M VIEW
DSRO CODE	**2800**
Party Name	**Muskan Constructions Pvt. Ltd.**
Stamp Duty-(R0030021030001)	**314800**
Registration & Other Fees-(R0030031040001)	**26025**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**340825**
Status	**Success**
Payment Date	2017-09-04 13:03:28.0
CIN	00001532017090128289

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AnandShankar
4/9/17

पहचान

ND-1018748
Dr. [redacted]
Dakar, 5/9/17