Serial No. 1244 Deed No. 1248

01

Govt. of Bihar

Sub Registry Office ,Danapur

Summary of Endorsement

This document was presented for registration on **28/01/2020** by **Ranjan Kumar Singh**
A stamp duty of Rs. **1057000**/- and other fees of Rs. **42000**/- 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. **1248** in Book No. **1**, Volume No. **28** on pages from **1** to **18** and has been preserved in total **18** pages in C.D. No. **4** / Year **2020**

Signature with Date
(Aparna Shiva)
Registering Officer, **Danapur**

Date: 29/01/2020 Token No: 1272 /2020

DEVELOPMENT AGREEMENT

This Agreement is made on this the 27 Day of January ...2020.

BETWEEN

1.Sri Raj Kumar Singh S/o late Major Haldhar Prasad Singh R/o Flat no.103, Sai Mani Orchid, Jalalpur, Danapur, District - Patna. Mob.-

2. Dr. Ranjan Kumar Singh S/o Late Hardeo Singh R/o New Bahadurpur,Hardeo Niwas,East of rajendra Nagar, District-Patna.
Mob- No. 9155014507.

3. Smt. Usha Singh, W/o Dr. Ranjan Kumar Singh, R/o New Bahadurpur,Hardeo Niwas,East of rajendra Nagar, District-Patna in the State Of Bihar hereinafter referred to as the 'OWNERS' (which expression shall unless repugnant to the context or meaning there to mean and include their heirs, administrators, executors, legal representatives, successors-in- interest and/or assigns) of the FIRST PART. 9155014507.

AND

SKREPL ENTERPRISES., a partnership firm having its Registered office at Second Floor, Awadh Raj Centre Mitra Compound, Boring Canal Road, Town and District- Patna, in the state of Bihar, through its partner SRI SHAILENDRA SINGH, Son of Sri Awadhesh Kumar Singh, Resident of 2nd Floor, Awadhraj Centre, Boring Canal Road, District- Patna, Indian Citizen hereinafter called and referred to as the "DEVELOPER" 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 . 9570020000

WHEREAS the aforesaid Owners and seized and possessed of and are Owners of or otherwise were and are sufficiently entitled to the free hold Land measuring an area of 7 katha 7.25 Dhur and 5.5 Dhurki but the actual land available on actual measurement for contruction is 20.31 decimal more or less at Mauza- Dhanaut, Mohalla- Visvasaraiya Nagar, M.V.R. Code-072, Pargana- Phulwari, bearing Thana No. 20, P.S. - Rupaspur, Khata no 665,682, Survey Plot no. 676,677,678, Tauzi no. 5224, Jamabandi No. 868,1017, 1018, Sub Registry Office Danapur, DSR Office Patna, Town & District- Patna in the State of Bihar more fully described in schedule of the Land hereunder written hereinafter referred to as the SAID PROPERTY.

AND WHEREAS, the property fully described in schedule-I is the purchased property of the Owners and is recorded in their respective

Usha Singh 27/1/20

Shailendra Singh 27/1/20

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27/01/2020

names and they are in exclusive peaceful physical possession over the same as absolute owners.

AND WHEREAS, the aforesaid owners 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 super built-up area in the said building complex as consideration for the value of the said property to be conveyed by the owners to the developer and/or its nominee/s.

AND WHERE AS, the aforesaid developer offered to develop and construct a Multi Storied Complex namely "....." (hereinafter referred to as and the said Building) on the said property and the aforesaid owners agreed to acquire built-up space in the said building as consideration for value of the said land to be conveyed by the owners 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 Owners and aforesaid Developer and on the representations and declarations made by the owners 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.

27/01/2020

For SKREPL ENTERPRISES
Partner
27/01/2020

27/01/2020

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

1. That the owners here by appoint the aforesaid Developer as the developer of the said property and irrevocably grants to the developer, who hereby accept from the owners 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 in its name by Danapur Nagar Parishad or any other authority/concerned and/or as permissible under the building Bye-Laws of P.R.D.A. or any other Authority concerned and the owners 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 Building Rules and Regulation, which may become necessary shall not require any further approval of the owners and the Developer alone shall be entitled to make such alternation/revision which would be binding on the owners.

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

27/01/2022

Usha Singh
27/01/2022

27/01/2022

For SKREPL ENTERPRISES
Partner
27/01/2022

नगर निबंधन कार्यालय

3.2 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 the various developmental works as stipulated in this Agreement.

4. The Developer will construct, complete and give to owner No.1 the complete saleable area directly above his plot demarcation(actual physical measurement-3402 Sq. Ft) and the owner No.1will bear complete responsibility for the ownership of his area. Land owner No. 1 will receive the complete saleable area in proportion to his share in the plot no.677,678 situated on the Southern side of the scheduled property as he has given the land only for purposes of construction by the Developer on contractual basis , and has further agreed to give access rights to Landowner 2 and 3 as well as the Developer through the basement once the project is complete. Land owners 2 and 3(actual physical measurement-4786 Sq. Ft) will receive 45% (21% to owner No.2 and 24% to owner No.3) of the saleable area hereinafter called the OWNERS AREA as consideration for the proportionate undivided share of said landed property to be conveyed/transferred by the owners to the Developer and or its nominee(s)/ assignee(s).

5. The balance 55% of the total constructed area of the said Building/Land (after excluding the said Owners area as stipulated in clause 4 above) the remaining total area shall exclusively belong to

Usha Singh 27/01/2020

Ranjan Kumar Singh 27/01/2020

For SKREPL ENTERPRISES Khaled Saifi 27/01/2020 Partner

27/01/2020

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.

5.1 That after the sanction of the building plan, the parties shall allocate the built up area as per their respective shares and shall prepare a MOU thereof with reference to the sanctioned plan and that will be deemed, read and understood to be a part of this development agreement.

6. The owners and their heirs/successors in interest and/or nominee/s shall solely and exclusively be entitled to the owners 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 owners individually or collectively.

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.

Usha Singh 27/01/2022

27/01/2022

For SKREPL ENTERPRISES Partner 27/01/2022

27/01/2022

अवर निबंधन कार्यालय दरभंगा (बिहार)

7. The Developer agrees to construct and give possession of the owners area to the owners within a period of 3 years from the date of approval of Plan Case Map from the Competent Authority 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 Government/competent Authority order/direction, fire, tempest, accident, strike, lock-out exceptionally inclement weather and any other Act of God.

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 owners area to owners, the owners 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 owners in the regard and all will be individually liable to pay all or any taxes including GST(as applicable)/charges for their share, as fixed and demanded by the competent authorities .

8. The owners 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

Usha Singh 27/01/2020

27/01/2020

For SKREPL ENTERPRISES Partner 27/01/2020

27/01/2020

अवर निबंधन कार्यालय पटना

building in terms of this Development by the owners 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 owners in breach of or violation of the terms and conditions of this Development shall be null and void.

8.2 The Owners here by irrevocably undertakes not to sell, 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 Development Agreement save and except putting the said Developer thereon for the purpose of Development pursuant to this Development Agreement. The owners shall at no point of time during the currency of this Development Agreement try to dispossess the said Developer from the said property or any part there of .

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 owners nor any person(s) claiming through the owners shall have any right to interfere in the development of the said property. However, the owners will have the right to inspect the development and construction of the multi storied building. The developer will use the standard material specified in the schedule.

8.3(a)That the Landlord is entitled to verify and supervise the quality of materials to be used for construction of the building.

27/01/2020

For SKREPL ENTERPRISES

Partner

27/01/2020

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 commercial space, 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 owners area.

9. The owners 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 owners title thereto and the owners 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 owners 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 owners and at the Developer's cost and expenses and which shall be re-imbursed by the owners.

10.1 In any event the owners 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

Usha Singh 27/01/2022

Ranjan Kumar Singh 27/01/2022

For SKREPL ENTERPRISES Partner 27/01/2022

27/01/2022

अवर निबंधन कार्यालय दानापुर (पटना)

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.

10.3 All outgoing including Municipal taxes and any other charges in respect of the said landed property shall borne and paid by the owners 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 owners area to the owners.

10.4 After delivery of possession of the owners area to the owners all outgoing in respect of the said landed property and the said building thereon shall be borne and paid by the owners and the developer and/or their nominee(s) proportionately in the proportion of their respective shares in the total built-up area in the said building.

11. The owners hereby nominate and appoint SKREPL ENTERPRISES., a partnership firm having its Registered office at First Floor, Maa Sharde Complex, East Boring Canal Road, Town and District-Patna, in the state of Bihar, through its partner SRI SHAILENDRA SINGH, Son of Sri Awadhesh Kumar Singh, Resident of 2nd Floor, Awadhraj Centre, Boring Canal Road, District- Patna, Indian Citizen as their attorney to act, apply for and obtain urban land Clearance and all other permissions and approvals as may be deemed necessary by the developer in this regard and for granting such documents of title to the individual buyers and/or its nominee/s.

Usha Singh 27/01/2020

Ranjan Kumar 27/01/2020

For SKREPL ENTERPRISES Shailendra Singh 27/01/2020 Partner

27/01/2020

अवर निबंधन कार्यालय पटना (पटना)

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 owners and his or her nominee/s shall become member of such an organization formed by the Developer and the owners, his/her nominees, respective agents, servants, licenses, tenants etc. shall be bound to 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.

12. The owners agree that if any levy is imposed by the Danapur Nagar Parishad 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 Developer.

13. The owners agree 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.

14. That the rooftop rights of the building constructed over owner No.1 land will remain in his exclusive share and the rooftop rights of the building constructed over owner No.2 & 3 land will be divided and shared in the same proportion i.e. 27/01/2022 and 55%.

Usha Singh 27/01/2022

Ranjan Kumar 27/01/2022

For SKREPL ENTERPRISES Shalendra Singh 27/01/2022 Partner

27/01/2022

उप निबंधन कार्यालय दानापुर (पटना)

15.That it has been agreed that in order to provide necessary maintenance services the DEVELOPER along with the OWNERS shall, upon the completion of the said Tower/ said COMMERCIAL area maintain the said Tower / said COMMERCIAL area through an agency nominated by it (hereinafter referred to as "MAINTENANCE AGENCY) as the DEVELOPER and OWNERS in their sole discretion may deem fit.

17.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 extra built up area beyond the area already sanctioned by the competent authority, shall be distributed between the landowner and developer in the same proportion, as mentioned herein.

18.No modification of the Agreement shall be valid unless in writing and agreed upon by Owners and Developer.

19.The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common area areas and facilities extended for utilization by the occupants of the said building which fall under area constructed in portion of owners No 2 & 3.No unit owners 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 to common use.

27/01/2020

For SKREPL ENTERPRISES

Partner

27/01/2020

20. 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.

21. That in case of any dispute or difference between the parties arising out of or relating to this development agreement the same shall be decided or resolved 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.

SCHEDULE OF PROPERTY

All that piece and parcel of actual Land available for construction measuring an area of **20.31 decimil more or less** at Mauza-Dhanaut, Mohalla-Visvasaraiya Nagar, M.V.R. Code-072,bearing Thana No.20, P.S.- Rupaspur, Khata no.665,682, Survey Plot no.676,677,678 , Tauzi no.5224 , Jamabandi No.868,1017,1018, Sub Registry Office Danapur, DSR Office Patna, Town & District-Patna within the limits of PMC,PRDA(Dissolved),Danapur Nagar Parishad, Town and District – Patna, in the state of Bihar, and within the Jurisdiction of Sub-registrar ,Danapur and District sub- Registrar of Patna Sadar and bounded as follows:-

BOUNDARY:-

NORTH :-. House of Smt. Subhlaksmi Srivastava

SOUTH :- BaileyRoad.

EAST :- Branch Road

WEST :- House of D.N.Gautam

LAND AREA:- 20.31 Decimil.

Valuation of Land:- Rs.5,28,06,000/-(Rupees Five Crore Twenty Eight Lakh Six Thousand) only.

Usha Singh 27/01/2020

Ranjan Kumar Singh 27/01/2020

For SKREPL ENTERPRISES
Shailendra Singh 27/01/2020
Partner

27/01/2020

SPECIFICATIONS

1.FOUNDATION: Isolated/combined/R.C.C. piling or as per structural design.

2.STRUCTURAL-R.C.C. framed structure as per design.

3.CIVIL WORK-First class brick work in cement mortar as per standard specifications.

4.FLOORING-All floors will be vitrified tiles.

5.PLASTER-In cement mortar 1:6 on brick surface and 1:6 on R.C.C. surface.

6.DOORS-Frames of Sakhua wood, Flush panel door shutter with locking arrangements of DORMA and all accessories in brass fitting with safety chain locking system.

7.WINDOWS-Frames of Sakhua wood & panel vijaya Sal/Gamhar or Anodised Aluminium/UPVC with glass fitting & steel grill with brass fittings.

8.TOILETS-White glazed viter Indian/European W.C. (parry-ware/Hind ware) with flushing cistern. Hot & Cold concealed water supply arrangement with C.P. fittings of JAGUAR.

9.KITCHEN-Granite working top with steel sink.
Tiles dado upto 2'-0" height above working top only.

10.ELECTRICAL-Concealed P.V.C. conduit wiring with standard electric accessories, Modular Switches of Schneider/Anchor Make & adequate light, power points.

11.PLUMBING-All internal PPR. pipers shall be concealed.

12.FINISH-All internal walls and ceiling shall be finished with Plaster Of Paris finish.All external walls shall be painted with two coats of Apex Exterior Paint

27/01/2020

Usha Singh 27/01/2020

Ranjan Kumar Singh 27/01/2020

For SKREPL ENTERPRISES
Shailesh Sd
27/01/2020
Partner

13.LIFT-2 Lifts of 8 passenger capacity of OTIS/KONE/THYSSEN.

14. WALL FINISHING : All walls and roofs will be of pop finish .
NOTE: The above specifications are subject to such variations, additions, alterations and modifications, as may be decided by the developers/architects and in the overall interest of the project.
IN WITNESS WHEREOF the parties hereto have executed this Development Agreement at PATNA on the 27...Day, January...Month, ...2020.....Year.

1. 27/01/2020

2. Ranjan Kumar Singh 27/01/2020

3. Usha Singh 27/01/2020

For SKREPL ENTERPRISES
Shailendra Singh 27/01/2020
Partner

SIGNED & DELIVERED BY
THE OWNERS

SIGNED, SEALED BY
DEVELOPER

WITNESSES:-

1. Vijay Kumar
S/O Sri D. Chaudhary
Kursi, Patna-10
27/01/2020

2. Ranjan Prasad
Gorakh Prasad
Lakhanpur Bihta
Patna
27/01/2020

AMIT SINGH
ADVOCATE
PATNA HIGH COURT

2802202000127074

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR083086305480575
Certificate Issued Date	:	22-Jan-2020 04:28 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01094585494646432S
Purchased by	:	SKREPL ENTERPRISES
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SKREPL ENTERPRISES
Stamp Duty Paid By	:	SKREPL ENTERPRISES
Stamp Duty Paid (Rs.)	:	10,57,000(Ten Lakh Fifty Seven Thousand only)
Reg. fee (Rs.)	:	41,000 (Forty One Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	10,99,000 (Ten Lakh Ninety Nine Thousand only)

1274/20

Shailendra Singh
27/01/2020

अवर निबंधन कार्यालय दानापुर (पटना)

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

SR 000642669

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

Sch. XIV—F. No. 180V.

रसीद मालगुजारी । दि० ग० प्रेस, मथा । फरम रैयती । ८६८

नाम सर्कल । नाम मौजा मय नाम रैयत मय [illegible]

थाना वो थाना नम्बर । वो सपूरत । नम्बर ।

[illegible]

अराजी नकदी अराजी भावली [illegible]

[illegible]

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

मांग बाबत १९९०.९१	सालाना	बकाया तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	हाल ९०.९१
माल (नकदी)	० २०				२: ४०	० २०
गुजारी (भावली)	० २०				० ६०	० २०
सेस ...	० ४०				१: २०	० ४०
*सूद ...	० ४०				१: २०	० ४०
मुतफरकात ...	० २०				० ५०	० २०
मीजान	२: ५				२५	

तफसील अदायकारी । ६: १५ २२० ८: १५

अदायकारी बाबत । १९९०.९१	बकाया तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	मोतालबा हाल । ९०.९१	फाजिल
माल- (नकदी)				२: ४०	० २०	
गुजारी (भावली)				० ६०	० २०	
सेस ...				१: २०	० ४०	+
*सूद ...				१: २०	० ४०	
मुतफरकात ...				० ५०	० २०	
[illegible]				६: १५	२२०	

८: १५

(१) [illegible] (लफ्जों में) [illegible]

(२) [illegible] रेहिन्दा— [illegible]

(३) कुल बकाया— [illegible] दस्तखत वा तारीख अमला तहसील कुनाना

रामनिवास शर्मा

२५/८/९०

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

Sch. XIV—F. No. 180V. दि० ग० प्रेस, गया।

रसीद मालगुजारी। फरद रैयती।

नाम सर्कल। नाम मौजा मय नाम जिला मय [illegible] जमाबन्दी

थाना वो थाना नम्बर। वो सकूनत। नम्बर।

594790

[illegible]

अराजी नकदी अराजी भावली [illegible]

[illegible]

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

मांग बाबत १९९०.९५	सालाना	बकाया तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	हाल ९०.९५
माल (नकदी)	० २०				२ : ४०	० २०
गुजारी (भावली)	० २०				० ६०	० २०
सेस ...	० ४०				१ : २०	० ४०
*सूद ...	० ४०				१ : २०	० ४०
मुतफरकात ...	० २०				० ५०	० २०
मीजान	२ : ५				२५	

तफसील अदायकारी। ६ : १५ २ : ०

अदायकारी बाबत। १९९०.९५	बकाया तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	मोतालबा हाल। ९०.९५	फाजिल
माल- (नकदी)				२ : ४०	० २०	
गुजारी (भावली)				० ६०	० २०	
सेस ...				१ : २०	० ४०	+
[illegible] ...				१ : २०	० ४०	
मुतफरकात ...				० ५०	० २०	
[illegible]				० २५		
[illegible]				६ : १५	२ : ०	

(१) [illegible]
(२) [illegible] हिन्दी— [illegible]
(३) कुल बकाया— [illegible] दस्तखत वा तारीख अमला तहसील कुनाल

रामनिवास शर्मा
२२/८/९०

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

बिहार भूमि

राजस्व एवं भूमि सुधार विभाग,बिहार सरकार

प्रपत्र-XIV ख

(देखें नियम-10)

लगान रसीद

ऑनलाइन
Running Unique No.: **0831279363**
(Receipt No.)

जिला:- **Patna**	अंचल:- **Danapur**
हल्का:- **पटना एम कारपोरेशन**	मौजा :- **धनौत**
जमाबंदी सं0:- **868** भाग वर्तमान:- **08** पृष्ठ संख्या:- **10046**	मौजा/थाना सं0:- **20**
जमाबंदी रेयत का नाम:- **राज कुमार सिंह,I.A.S.** अभिभावक का नाम:- **MAJOR HALDHAR PRASAD SINGH**	पता:- **DHANAUT ,**

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
682	677,678	0 एकड़ 7.68 डिसमील 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वितीय वर्ष का

वितीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	20.00	80.00	20.00	0.00	100.00	2015-2016 से 2019-2020
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	29.00	116.00	29.00	0.00	150.00	2015-2016 से 2019-2020
कुल	49.00	196.00	49.00	0.00	250.00	2015-2016 से 2019-2020

वसूली

वितीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	80.00	20.00	100.00	2015-2016 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	116.00	29.00	150.00	2015-2016 से 2019-2020	
कुल	196.00	49.00	250.00	2015-2016 से 2019-2020	

कुल बकाया-250.00
वसूल की गयी राशि शब्दों में- Two Hundred Fifty Rupees

तिथि- **06-11-2019**

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

Print

1620
6/3/2020

गोपनीय प्रतिवेदन

अंचल पदाधिकारी का कार्यालय

भू-स्वामित्व प्रमाण-पत्र

नाम राजकुमार सिंह आई०ए०एस० पिता/पति मेजा हलचा प्रसाद सिंह

ग्राम

थाना जिला

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खेसरा संख्या	रकवा	
				एकड़	डि0
घनौत 20		682	677 678	7.68	डी०

अ० अ० दानापुर

आवेदक के नाम से मौजा घनौत थाना
सं० 20 के जमाबंदी सं० 868 का खाता
सं० 682 खेसरा सं० 677 एवं 678
रकवा 7.68 डी० जमीन की रसीद कट
रही है। रसीद वर्ष 2019-20 आन
लाईन निर्गत है। जमीन रैयती है।
जमीन आवेदक दखल कब्जा में है।

आवेदक का हस्ताक्षर

कार्यालय का मुहर

कार्यालय अंचल अधिकारी दानापुर (पटना)

कर्मचारी का प्रतिवेदन

06/03/20

अंचल पदाधिकारी का हस्ताक्षर

Sch. XIV-A-E No. 180 IV

96 868

00233185

दानापुर धनौत श्री राज कुमार सिंह I.A.S

अराजी नगदी 20. पिता

5251853 भा. मेजर हमधर प्रसाद सिंह

0.7½ डी. सा. वासाविहि थाना सुपौल जिला.

2014-15							खाता
	1.00				8.00	1.00	678
	0.25				2.00	0.25	682
	0.50				4.00	0.50	खेसरा
	0.50				4.00	0.50	678
	0.20				1.60	0.20	677
	2.45				19.60	2.45	

22.05

2014-15							
					8.00	1.00	
					2.00	0.25	
					4.00	0.50	
					4.00	0.50	
					1.60	0.20	
					19.60	2.45	22.05

बाईस रुपये पाँच पैसा मात्र।

(1) नीलाम फूल (लगभग)

(2) नाम देहिन्दा रुपये

(3) कुल पकाया

दरखत की तारीख अमला तहसील कुनिन्दा

*खास महाल की इकाया मालगुजारी पर (सेवक पूरा बकाया पर जिस पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

वि.स.मु (राजस्व) 1-2011

25/6/14

100 3000 Rs.

INDIA NON JUDICIAL

3000 रु. Rs 3000

सत्यमेव जयते

भारत

तीन हजार रुपये THREE THOUSAND RUPEES

Affidavit sworn before
P.S. Rafatian vide no.
104 9.106 dt. 6.1.86
has amplified.

792.75
27.00
42.00
10.50
2.50
1.12
875.87

10 ता. 37 दि. 4-1-86

6.1.86

श्री कृष्णा गोप आत्मज श्री भगवान गोप
दादा का नाम बुनेला गोप उर्फ बुन्देला गोप
खुद के पिता की वल्लीकु दाती के खैरवाड़
श्री मनोज कुमार को श्री सनोज कुमार
नाबाली गान साकिन मौजा
थाना फुलवारी जिला पटना
मोकाम मोकीमपुर उस्मान थाना दानापुर
डा० सहाय नगर जिला पटना
नागरिक पेशा कृषि

वसेगे नकदी [illegible]
हक बनाने मकान [illegible]

500R

INDIA NON JUDICIAL

५०० रु.

Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

नाम मोकिल अमल	श्री राजकुमार सिंह आई.ए.एस. आत्मज मेजर हलधर प्रसाद सिंह निवासी ग्राम तथा पत्रालय बसबिट्टी थाना सुपौल जिला सहरसा (बिहार) हाल मोकाम वेली रोड थाना शास्त्री नगर पटना न. १ जिला पटना भारतीय नागरिक पेशा सरकारी सेवा।
किस्म अमलनामा	निर्विवाद विक्री पत्र (कवाला बयलाकलमी) Deed of Absolute Sale
तादाद रुपये	सौ. ३९,४५०.०० सैंतीस हजार चार सौ पचास रुपया मात्र फोर्म ३९ जी दस्तावेज के साथ संलग्न है।
विक्रय सम्पत्ति का विवरण	रकबा बोतमानी (कुल) ५१-५१-१३-९ एक कठा एक धुर आठ धुर्की राजी जिसका नाप जानिब उत्तर ४९=६" सैंतालीस फीट नौ इन्च, " दक्षिण ४९=६" " " " " पूरब ३१=००" एकतीस फीट व " पश्चिम ३०=००" तीस फीट है राजी मजरुआ हुकियत काबिल रैयती कायमी व सेगे नकदी मालिक सकना घर हट मय हक बनाने मकान सकल सुख सुविधा सहित


100Rs
INDIA NON JUDICIAL
₹ 100
Rs 100
ONE HUNDRED RUPEES



60 Rs.

साठ रुपये

सत्यमेव जयते

भारत INDIA

SIXTY RUPEES

६० रु.

60 RS

उत्तर :- जुजो एराजी प्लॉट नं० ६७८ जिसको मोकिर अलहे दिगर दस्तावेज के द्वारा श्री श्याम शरण जंग बहादुर सरवीद कर रहे हैं।

दक्षिण :- वेली रोड

पुरब :- १६'८०" सोलह फीट चौड़ा प्राइवेट सड़क जिसको इस्तेमाल करने का अधिकार मोकिर अलहे तथा उनके उत्तराधिकारियों को भी होगा।

पश्चिम :- नीज मोकिर बनम्बर हाजा जिसके बिक्री की बातचीत साथ श्री देवकीनन्दन गौतम के पक्का हो चुका है।

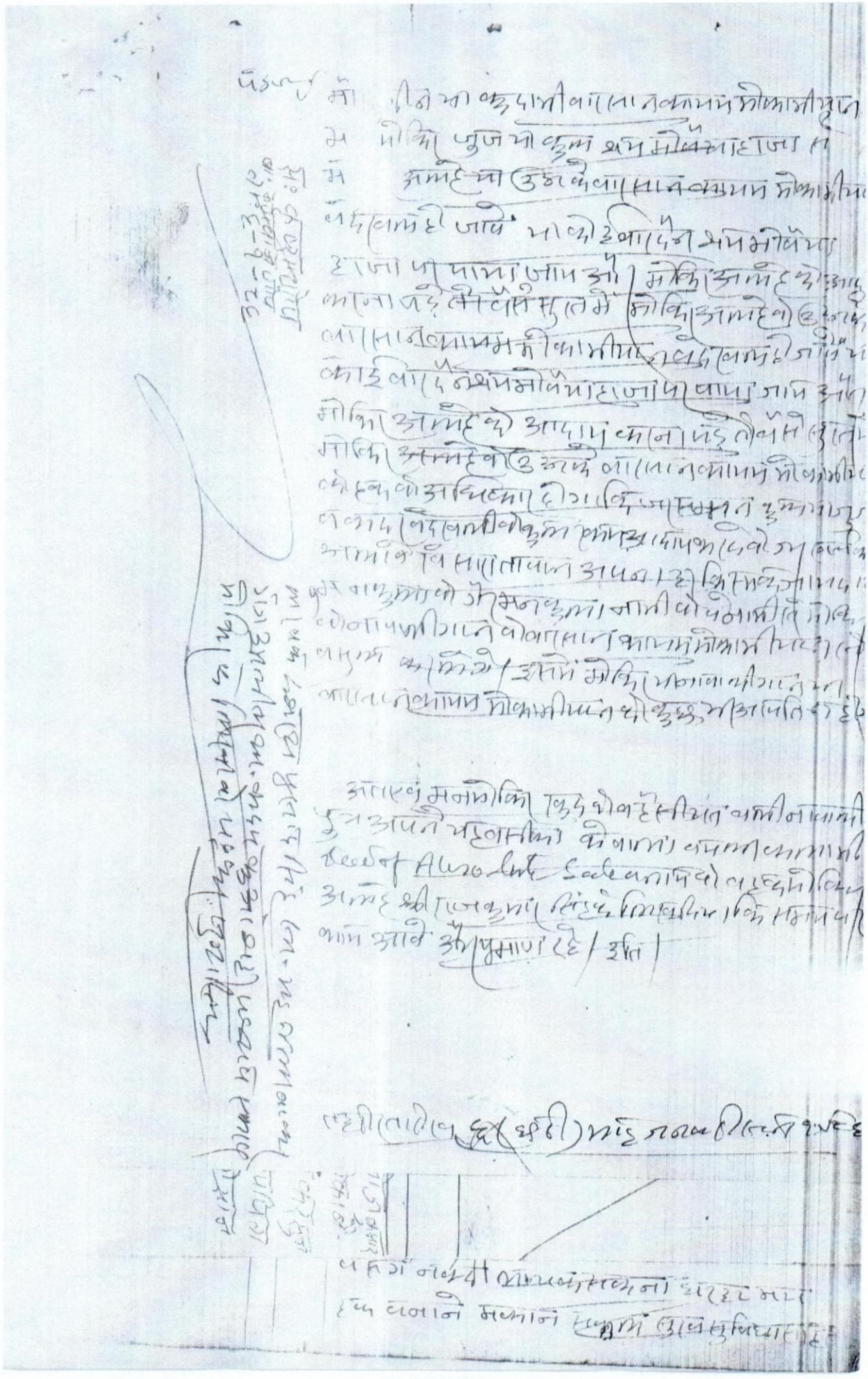
मजामीन

अजांजा के नावालीगान मौसुफीन पुत्र मोकिर के हैं और बबलायत मोकिर के हैं और जात को जायदाद नावालीगान मौसुफीन व तहत को हेफाजत मोकिर के हैं और मोकिर को नावालीगान मौसुफीन से कोई मारवालफाना नहीं है और मोकिर श्री भगवान गोप पिता को जयनारायण राय, वरेवालदेवराय वरदेव धारी राय माई से अपने इलहदा बोजुदीत फरीकुल ताम बोतफरीकुल जायदाद को कारबार है।

[illegible] घर हट मय हक बनाने मकान सकल सुख सुविधा सहित

[illegible]

[illegible]





3000 Rs.

INDIA NON JUDICIAL

3000 रु. Rs 3000

सत्यमेव जयते

भारत

तीन हजार रुपये THREE THOUSAND RUPEES

Affidavit [illegible] D.S.R. [illegible] vide No. 1024/107 dt. 6.1.86 has been filed.

[illegible] भूमि [illegible] विनियमन अधिनियम 1976 के अधीन सक्षम पदाधिकारी के द्वारा [illegible] 96 [illegible] 33 दि. 8-9-86.

[illegible] अनुमति [illegible]

[illegible] 934.25
42.00
10.50
27.00
2.50
1.12
1017.37

[illegible] नियम 21 के अधीन (और [illegible]) [illegible] की धारा [illegible] की अनुसूची 1 के अनुच्छेद 23 के अधीन [illegible] स्टाम्प [illegible] का स्टाम्प [illegible] नहीं।

6.1.86

[illegible] पदाधिकारी

Executed Sale deed, read the contents and found correct received full consideration money

Sharan Jang Bahadur 6/1/86

१ [illegible]

श्री श्याम शरण जगबहादुर आत्मज श्री रामबिहारी शरण जिवीत निवासी सतघरवा महाजनटोली नं. १ थाना तथा पत्रालय आरा शहर जिला भोजपुर वर्तमान निवास स्थान एम. ५१/२ कोसरोड नं. २२ टेल्को कॉलनी जमशेदपुर भारतीय नागरिक पेशा नौकरी



1000 Rs.

INDIA NON JUDICIAL

१000 रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

२	नाम प्रोफेसर अलेह	श्री राजकुमार सिंह आई - ए. एस. आत्मज मे जर हलधर प्रसाद सिंह जिनीत निवासी ग्राम तथा पत्रालय बसविट्टी थाना सुपौल जिला सहर्षा (बिहार) हाल मोकाम बेली रोड थाना शास्त्री नगर पटना नं. १ जिला पटना भारतीय नागरिक पेशा सरकारी सेवा।
३	विक्रय वसीका	निर्विवाद बिक्री पत्र (केवाला वयला कलामी) Deed of Absolute Sale
४	तायदाद मूल्य	मो० ४०,००० रु० रुपया हजार रुपया मात्र फार्म ३७ जी दस्तावेज के साथ सलग्न है।
५	विक्रय सम्पत्ति का विवरण	कुल 52-12-1110-5 एक कठा सात धुर पन्द्रह धुकी भू भाग ट्रकियत कास्त रैयती कायमी बसेगे नक्दी लायक सकना घर हट मय हकवना ने मकान सकल सुख सुविधा सहित के जिसकी भू राजस्व सालाना अंके .८५ अलावे सेस वो शिक्षा टैक्स को स्वास्थ्य टैक्स है स्थित मौजा मोकीमपुर ~~[illegible]~~ उर्फ धनौत पुगना कुलवारी थाना दानापुर थाना

Shyam Sharan Jangrahan Jangrahan Pandit House, Borings Road Patna 6/1/86

witnessed by Prem Sharan Jangrahan Pandit House, Borings Road Patna 6/1/86



750Rs

INDIA NON JUDICIAL

७५० रु. Rs 750

सत्यमेव जयते

भारत

सात सौ पचास रुपये SEVEN HUNDRED & FIFTY RUPEES

3

न० २० (बीस) सब रजिस्ट्री दानापुर सदर रजिस्ट्री
को जिला पटना बतौजी न० ५२२४ (पांच हजार
दो सौ चौबीस) खाता न० ६८२ (छ सौ बेरासी)
को जुजो खसरा सर्वे न० ६७८ को ६७७ (छ सौ अठहत्तर
को छ सौ सतहत्तर) दिगर सराहत ह्रस्व जेल है।
पटना विकास प्राधिकार क्षेत्र के दायरे के अन्दर
है व जमिन्दारी बिहार सरकार बाजरीए अंचलाधिकारी
मोकाम दानापुर जि० पटना के जिसके बिक्री करने
का अनुमति मोकिर को तथा क्रय करने को अनुमति
मोकिर अलहदा व मोकदमा न० १७ सन् १९८० ई०
ज्ञापांक ३३ श० भू०
(उपसमाहर्ता प्रभारी शहरी भूमिदेवन्दी पटना के
कार्यालय से मिलचुकी है जो दस्तावेज के साथ
संलग्न है।

Shyam Sharan
Jangalaur
6/1/86

Witnessed by Tribhuvan Singh
New Path Patna Colony Patna-13
6.1.1986



30 Rs.

तीस रुपया

भारत

INDIA

THIRTY RUPEES

३० रु.

30 Rs.

खसरा नं.	रकबा				नाप (पैमायश) फीट इंच	चौहद्दी
	क	बिस्वा	बिस्वांसी	बिस्वांसी के बीसवें		
६९८ बुद्धसैन अठहत्तर में	५१	५१	1110	५०	उत्तर :- ४७'-९" सैंतालीस फीट नौ इंच दक्षिण :- ४७'-९" " " " पूरब :- [illegible] प्राइवेट सड़क जिसको इस्तेमाल करने का हक मोकिर अल्लाह तथा उनके उत्तराधिकारियों को भी होगा पश्चिम :- ३१'-००" इकतीस फीट	उत्तर :- नीज मोकिर अन्दर प्लाट नं. ६७७ जिसके बिक्री [illegible] श्री [illegible] के पक्ष में हो चुका है। दक्षिण :- गुजरी [illegible] प्लाट नं. ६७[illegible] [illegible] मोकिर अल्लाह [illegible] [illegible] कर रहे हैं। पूरब :- [illegible] फीट चौड़ा प्राइवेट सड़क जिसको इस्तेमाल करने का अधिकार मोकिर अल्लाह तथा उनके उत्तराधिकारियों को भी होगा। पश्चिम :- नीज मोकिर अन्दर प्लाट नं. ६७८ जिसके बिक्री [illegible] श्री [illegible] के पक्ष में [illegible]
६७९ बुद्धसैन सतहत्तर	×	१९	५०	५०	उत्तर :- ४७'-९" सैंतालीस फीट नौ इंच दक्षिण :- ४७'-९" " " " पूरब :- [illegible]'-००" नौ फीट पश्चिम :- ८'-[illegible]" आठ फीट दो इंच	
[illegible]	५१	१२	1110	५०	[illegible] सात बुद्धसैन [illegible]	

मजमून

अर्जीदार के मोकिर ने अपने नौकरी के [illegible] के रूप में [illegible] मवाजी 11-1110-1110-5 [illegible] सोलह बुद्धसैन [illegible] बुद्धसैन [illegible] अन्दर प्लाट नं. ६७८, ६७९ व ६७८ [illegible] रकबा नं. ६६५ व ६६२ जिसकी [illegible] जरूरी [illegible] नं. ५ [illegible] व जरीब वसीका के [illegible] [illegible] [illegible] [illegible]

पंजाब

और उपभोग मेंदर लावें / और जिस प्रकार का
मामला तहरीर बोता मीलकरना चाहें करें इसमें
मोकिर या मोकिर के वारसान कायम मोकामी-
यान को कुछ भी आपत्ति न होगा /

अर्जी जाके मनमोकिर ने मोकिर अलेह
को विश्वास दिलाया है कि शय मोवैया हाजा
के निस्बत हकियत मनमोकिर मोकमील और
निर्विवाद है और सिवाय मोकिर के कोई दिगर
हकदार या स्वामी नहीं है और शय मोवैया
हाजा सभी प्रकार के ऋणों विवादों तथा स्वत्व
दोष से मुक्त है अगर वफेल मोकिर या कुदामी
वारसान कायम मोकामीयान मनमोकिर जुज
या कुल शय मोवैया हाजा से मोकिर अलेह या
उनके वारसान कायम मोकामीयान बेदखल हो
जावें या कोई वारदैन शय मोवैया हाजा पर पाया
जाय और मोकिर अलेह को आदायी करना पड़ेगी
वैसे सुरत में मोकिर अलेह वो उनके वारसान
कायम मोकामीयान को हक पो अधिकार होगा कि
जर समान कुल या जुज बकदर बेदखली वो कुल
रकम अदायी करदे वो जर खर्च करो
तावान अपना हर किस्म
मोकिर वो मोकिर के वारसान
सेवसुल कर लेवेंगे / इसमें मोकिर
वारसान कायम मोकामीयान को
न होगा /

अतएव मोकिर खुशी को खाहीस अपने यह वसीका के वास्ता वयस्ता कलामी Deed of Absolute Sale बनाम को वह एक श्री राजकुमार सिंह आई-ए-एस मोकिर अलैह के लिख दिया कि समय पर काम आवे और प्रमाण रहे। इति।

तहरीर तारीख ६ (छठी) माह जनवरी

Shyam Sharan
Advocate
6/1/86

[illegible]