

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES



BHIMAR
Serial No. 2208

13789-31/2013 5000
Deed No. 2098

Govt. of Bihar
District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 01/02/2013 by Deo Narayan Singh
A Stamp Duty of Rs. 1084900/- and other Fees of Rs. 1079/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the
Executants and their Identifier, who have admitted execution before me, are affixed on the
reverse page.
The document has been registered as Deed No. 2098 in Book No. 1, Volume No. 45 in pages from
309 to 328 and has been preserved in total 20 pages in C.D. No. 7 / Year 2013

Date: 01/02/2013

Token No: 1250 / 2013

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

DEVELOPMENT AGREEMENT

This development Agreement executed and entered into
at Patna on This 31st day of February, Months of years 2013.

BETWEEN

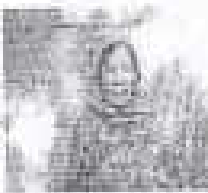



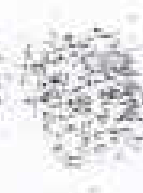


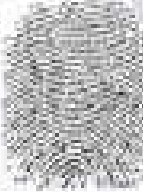
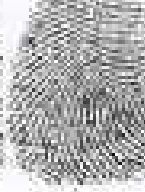

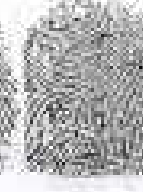















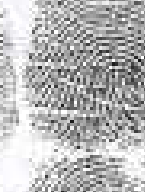

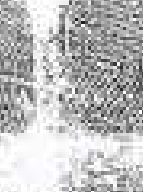








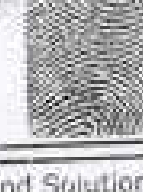
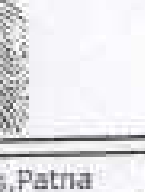



1. Sri Deo Narayan Singh son of Late Bindeshwari Prasad

FOR GHARONDA RESIDENCY PVT. LTD.

FOR GHARONDA RESIDENCY PVT. LTD.
11/3/13

District Registry Office, Patna

En Number 2260
Reg. Year 2013
Serial Number 2208
Deed Number 2098

Name	Photo	Thumb	Index	Middle	Ring	Little
Applicant: Kaushalya Devi <i>1-12/13</i>						
Applicant: Deo Narayan Singh <i>12/13</i>	N/A	N/A	N/A	N/A	N/A	N/A
Applicant: Neeraj Kumar Singh <i>12/13</i>						
Applicant: Upendra Pd. Singh <i>12/13</i>						
Applicant: Sanjay Kumar <i>12/13</i>						
Applicant: Vikash Kumar Singh <i>12/13</i>						
Applicant: Vinay Kumar Singh <i>12/13</i>						
Applicant: Deepak Kumar <i>12/13</i>						

(2)

2. Smt. Kaushalya Devi W/o Late Ram Narayan Singh,
3. Sri Sanjay Kumar son of Late Ram Narayan Singh
4. Sri Upendra Prasad Singh son of Late Shiv Narayan Singh
5. Sri Vikash Kumar Singh
6. Sri Vinay Kumar Singh
7. Sri Neeraj Kumar Singh sons of Sri Upendra Prasad Singh, All are resident of Nashriganj, Digha, Danapur, Patna - 12, an Indian National, hereinafter called and/or referred to as the "owners" which expression shall unless to be repugnant to the context or meaning thereof mean and include his heirs, Administrators, Executors, legal representatives / and / or successor and successors in interest and assigns etc., herein after called and or referred to as the Land Lord of the **FIRST PART.**

AND

M/S GHARONDA RESIDENCY PVT. LTD. a registered company having its office at "SWADESH TOWER", Ground floor, Rukanpura, Bailey Road, P.O.- B.V. college Campus, P.S.- Rupaspur, Patna, represented through **Mr. Pankaj Kumar Singh**, son of Sri Vijay Kumar Singh of 5D/17, North S.K. Pari, P.O. - Patliputra Opp.- A.N. College, Patna - 800013, "Here-in-after referred to as the "Developer" Which expression shall unless it to be repugnant to the context or meaning thereof mean and include its successor- successor in interest and / or assigns etc. of the **SECOND PART.**

A

RECITALS

1. Where as the Owner and others solemnly affirms and declares that he is absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of the free hold land measuring approximately 20 Kattha, out of which 7.33 kattha is of Sri Deonarayan Singh's share, 7.33 kattha is of Sri Upendra Pd. Singh & his son's share and 5.33 Kattha is of Smt. Kaushalya Devi and Sri Sanjay Kumar's share. More or less situated and lying at survey plot no.- 761 and 762, Tauzi no. 5855, Khata no. -216 & 238 (Two hundred sixteen and Two hundred thirty eight), Thana No.- 17 in Mohalla- Sikandarpur, Biscuit Factory, Mauza- Sikandarpur, Pargana- Phulwari, Thana and Sub Registry office Danapur and Distt. Registry office and Distt.- Patna, Under the Zamindari of State of Bihar Govt. appertaining to Anchal "office Danapur

W/o Upendra Prasad Singh
11/2/13

Sanjay Kumar

FOR GHARONDA RESIDENCY (P) LTD.

Deonarayan Singh
11/2/13
Upendra Prasad Singh
11/2/13
Sanjay Kumar
11/2/13

Deonarayan Singh
11/2/13

Deonarayan Singh



District Registry Office, Patna

Deed Number 2280

Reg. Year 2013

Serial Number 2208

Deed Number 2098

Applicant

Name

Photo

Thumb

Index

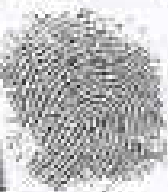
Middle

Ring

Little

Signature

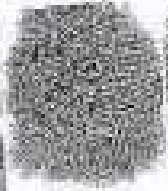
Pankaj Kumar Singh
(Rep)



[Signature]
11/02/2013

Witness

Deo Narayan Singh



[Signature]
Sgt

11/2/13

also died leaving behind his wife Smt. Kaushalya Devi and son namely Sri Sanjay Kumar. Since then they came in actual, physical, possession over the land fully described in Schedule no.1 of this deed and mutated their name in State Sirista and paying rent to the State of Bihar to Circle Office, Danapur, more particularly described in schedule no.-1 hereunder written.

However it is noted that the total 20 kathas of land given by land owners to the developer for the construction of multi storied building fully described in the Schedule of this deed, and remaining land of the land owners of Plot No. 761 part and 762 part belongs to Smt. Kaushalya Devi and Sri Sanjay Kumar as per their mutual family settlement. Land owner Sri Deo Narayan Singh & his heirs and Sri Upendra Prasad Singh & his heirs and Sri Shiv Narayan Singh & his heirs will have no rights or claims over remaining land belonging to Smt. Kaushalya Devi and Sri Sanjay Kumar in Plot No. 761 part & 762 part.

SCHEDULE-1

Description of land of the Owners and others

All that piece and parcel of the free hold commercial land measuring approximately 20 Kattha equivalent to 62.5 Decimal More or less along with an old and dilapidated structure measuring and area of 750 sq.ft., situated and lying at Mohalla- Sikandarpur Biscuit Factory, Mauza- Sikandarpur, Pargana- Phulwari Thana and Sub-Registry-office-Danapur and Distt. Registry office and Distt.- Patna bearing , survey plot no.- 761 and 762, Tauzi no. 5855, Khata no. -216 & 238 (Two hundred sixteen and Two hundred thirty eight), Thana No.- 17 and Bounded as follows:-

- On North : Main Road
- On South : Property of Smt. Kaushalya Devi and Sri Sanjay Kumar
- On East : Property of Smt. Kaushalya Devi and Sri Sanjay Kumar
- On West : Smt. Chandrawati Devi and Others

Note :- Govt. value is mentioned at Code No. 041 & Zone - 2 of M.V.R. 2012-13. which market value of above land is Rs. 5,42,13,000/- (Rupees Five Crore Forty Two lac Thirteen thousand) only, in which

for the purpose of...

Deo Narayan Singh & his heirs and Sri Upendra Prasad Singh & his heirs 1/2/13

Sanjay Kumar 1/2/13

Smt. Kaushalya Devi 1/2/13

common 1/2/13

Smt. Chandrawati Devi 1/2/13



FOR GHARONDA RESIDENCY (P) LTD.

(5)

land value of Rs. 5,31,25,000/- (Rupees Five Crore Thirty One lac Twenty Five thousand) and value of old structure Rs. 10,88,000/- (Rupees Ten lac Eighty Eight thousand) only.

I That all the Land Owners mentioned above being fully acquainted with each other and finding their lands almost amalgamated with each other's of this agreement expressed their willingness to develop the same through some Developer by constructing multi storied building over the same and after some negotiation decided to offer this contract to M/S GHARONDA RESIDENCY PVT. LTD. on certain terms and condition stipulated hereunder.

II That the said property referred to above was under their exclusive possession with absolute right, title and interest, free from all encumbrances, to transfer and convey the whole or part of the said property having fully marketable and transferable title thereby.

III That the owners have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust permission on rent possession, gift, charges, in hindrance or by any other encumbrances so far.

IV That there are no attachments either before or after the said conveyance in favour of the Owners and there are no claims, demands, suits, decrees, injunction's, order, notices, petitions, or adjudication orders, affecting the said property or any part thereof and that apart from the owners, non else is entitled to or has any share, right, title or interest, over and in respect of the said property or any part thereof as a partner or partnership or copartner in any joint family or in any other manner so ever.

V That the Owners are not Benamidar or trustee for anyone in respect of the said property or any part thereof.

VI 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 what so ever regarding the said property or any part thereof.

VII That no notice or notification for acquisition under any of the status of the past or presently have been received, served or passed by the P.R.D.A., the PMC/Nagar Parisad Danapur, Income Tax Department or any other Govt. authorities for acquisition or requisition of the said property or any part thereof

Handwritten note on the left margin: "K... .."

Handwritten note on the right margin: "11/2/13"

Handwritten note on the right margin: "M/s. Anand Prasad Singh & Co. 11/2/13"

Handwritten note on the right margin: "Sajid Khan 11/2/13"

Handwritten note on the right margin: "11/2/13"

Handwritten note on the right margin: "11/2/13"

Handwritten note on the right margin: "11/2/13"

GHARONDA RESIDENCY (P) LTD.

Managing Director



FOR GHARONDA RESIDENCY (P) LTD.

Handwritten signature: "Hoo meghansy"

Handwritten signature: "Sajid Khan"

Handwritten signature: "11/2/13"

Handwritten signature: "11/2/13"

(6)

(B) The aforesaid Developer, offered to develop and construct at its own cost, a multi storied commercial, residential/commercial cum residential building on the said property of Owners (herein after referred to as the said building) and the owners being desirous to wanted and agreed to acquire flats, shops, office, parking spaces and other built up area of the said building as a consideration for part of the said property to be conveyed by the Owners to the Developer or its nominees including a Housing Society, Firm, Association or persons, body corporate etc.

(C) As the result of the negotiations between both the parties here to and on the representation and declarations made by the Owners as here in recorded, an Agreement for Development for the said property by the aforesaid Developer has been arrived at between the parties hereto upon terms and conditions herein after appearing.

(viii) That the Land Owner/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.

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

1. That the Owners aforesaid of the First part hereby grant to the above said Developer and who hereby accept from the Owners, the right to develop the said property mentioned above in detail in Scheduled in the manner appearing hereto on the terms, conditions and stipulations written hereunder: -
2. That the Owner and other land owners will make the entire part of land as mentioned above available to Developer as truly and fully described in Scheduled and have assured that the entire part of land as demarcated are free from any charges and encumbrances, nor there is any notice against its acquisition or encroachment etc., nor there is any prohibitory or restrictive order for construction of the building on the said land and on the assurance being given by the Owners that there will be no obstacles in getting the map sanctioned of multi storied building and the Developer has accordingly

Handwritten note: 2000-01-20

Handwritten notes: Ref: ... 1/2/13

Handwritten notes: 1/2/13

FOR GHARODIA RESIDENCY (P) LTD.

Handwritten signatures and dates: 1/2/13, 1/2/13, 1/2/13

GHARODIA RESIDENCY (P) LTD.



use, the Developer, its allottees, transferees, and assigns as well as the Owner, Owner's heir, representatives, allottees or transferees and nominees and assigns will have the right to use such premises as per convenience and rules if ever and any framed by the occupants of the entire premises.

4. (A) That the Temple situated in the campus must not be demolished, could be decorated.

5. That, 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 constructed shares directly to its prospective buyers or any financial Institutions.

6. That after the completion of the construction of the building project developer/promoter/land 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.

7. Now therefore the Developer and the Owners agree to perform the following acts specifically and categorically described and dedicated to their respective parts in this agreement. :-

(ii) That the Owners or anyone through or under them shall not interfere with or obstruct in any manner with execution and completion of the said building. And the Developer is at liberty to appoint and engage the Architects, Surveyors, Engineers and contractors and other skilled and unskilled workers. The Developer is also free to make applications to the concerned Authorities for obtaining bricks, cement steel and other controlled materials and to purchase other materials of fittings like electrical goods and sanitary fitting etc. The Developer shall accept services of any writ, summons for any legal process or notices to appear and make reply properly before any court of law in matter of this scheme over the land in question. The Developer shall be entitled for the built up area of his share 50% (Fifty percent) and to give them and

FOR GHARHODA RESIDENCY (P) LTD.

01/12/2013

Managing Director

Signature
1/12/13

1/12/13

Signature

1/12/13

Signature

1/12/13

FOR GHARHODA RESIDENCY (P) LTD.

Managing Director



(vii) That the Owners shall bear and pay all charges and taxes and dues of any nature in respect of the said plot or property up to the date of this agreement and till the date of giving delivery or possession to the Developer and thereafter the Developer shall bear and pay all such charges till the completion of the said complex and there after the occupant and purchaser shall bear such charges.

(viii) That the Owners agree and promises hereby to keep the Developer well indemnified of the losses and damages that may be caused to the Developer on account of arising any dispute over the title of the Owners and or due to their any wrongful act and further irrevocably undertake not to sell, dispose alienate or mortgage the same or any part there of for the purpose of the ultimate object of getting the scheme fulfilled and completed in all respect and shall not do any act, deed, matter or things which shall be in contravention of the declaration by the Owners on their part.

(ix) The Developer on their part shall be alone liable for the losses and damage on account of any administrative reason or failure in discharging their work in accordance with the rules and laws of P.R.D.A. or P.W.D./Nagar Palika Danpur or any concerned Govt. officials. The Developer shall keep the Owners well indemnified, the Owners and their estate against and in respect of all actions, proceedings demand, claims costs, charges, expenses or any penalties of any sort of nature, whatsoever the Owners may be put to sustain or incur due to or arising out of the Development and construction work.

(x) The Owners may supervise the work but shall not interfere with the staff and workers at work. However his any valuable and considerable advice and suggestion in this regard shall be duly honored but no interruption and hindrance in working should be made. on the basis of interalia save an except on point of quality construction including fitting and fixtures and particularly to 50% of Owner's share as per the clarification stated above thus no inferior materials should be used. However in case the Owner desires to have construction as per the choice materials other than the specified material, the Owner shall have to pay the market rate thereof List of specified materials is annexed herewith as Annexure '1'.

(xi) That the Developer shall meet all the necessary expenses

Handwritten note on the left margin: "List of materials attached as Annexure 1"

Handwritten note on the right margin: "Prasad Singh" with a date "11/2/13"

Handwritten signature "PP" with a date "11/2/13"

Handwritten signature "M. Kumar" with a date "11/2/13"

Large handwritten signature "Georger Singh" with a date "11/2/13" and other illegible text below it.

FOR GHARUDA RESIDENCY (P) LTD.

Managing Director



from the date of possession of the site in quite vacant position particularly with regards to passing the map and plan and getting it approved even for any additions and alternation or amendments in the plan. Besides it other charges like incidental to the work shall be borne and paid by the Developer save and except the stamp duty and Regd. fees etc. shall be borne and paid by the Developer or their nominees or purchaser. The Owners also will bear the cost while making conveyances in respect of their share including the Advocates' professional fee and consultations charges etc.

(xii) The Developer alone shall be entitled to deposit any security or accept refund of any deposits made in connection with the furtherance of this work with any persons or authority or in Govt. Department concerned or semi Govt., Bodies or courts. The Owners shall have no claim towards refund of such deposits.

(xiii) In case the Developer fails to construct or complete the construction work within the stipulated period of Three years and three months (six months grace period) and particularly in handing over the portion of the building earmarked for the Owners aggregating to a built up area of 50% of the total built up area including parking space the Owner will be eligible to claim compensation as detailed below. However, the time schedule referred as above in the previous clause or in this clause is subject to force majors clause i.e. in case of any natural calamity or interruption by law-making body, compensation shall not be payable to the Owners.

(xiv) Apart from the above said terms and condition the Developer fails to complete the work even on expiry of the above scheduled time of Three years and 3 months (and six months grace period) the Developer shall have to pay damage to the Owners at the rate of Rs. 5,000/- (Five thousand) per katha per month till the date of actual handing over the building and portions earmarked of the Land Owners residential and commercial.

(xv) The owners will monitor the progress of the project and in the event construction work stopped by the Developer after handover of the land for any reason and except Force Majeure clause, for a maximum of 3 months, owners will have right to seek explanation for the Developer and in the absence of

Handwritten note on the left margin: 'The above clause is not to be taken into account'

Handwritten notes on the right margin:
FOR GHARONDA RESIDENCY (P) LTD. *Signature* 11/2/13
Dec on us given... 11/2/13
in presence of... 11/2/13
... 11/2/13



satisfactory explanation as solely judged by the owners, this agreement will be void and the owners can enter into agreement with another developer to finish the project.

(xvi) If the Developer becomes bankrupt and/or its company becomes insolvent during the period of this project (45 months from the time of agreement and 43 months from the time of handover), this agreement will be void and the owners can enter into agreement with another developer to finish the project.

(xvii) In the event clause (xv) or (xvi) becomes applicable and except Force Majeure clause, the Developer may receive payment only towards its actual cost according to the receipts of payments towards materials and services and cannot claim market value of any incomplete construction.

(xviii) Any such amount as damages or compensation payable by the developer to the owner and similarly by owner to developer is not paid in time (maximum 3 months) then it shall be realized from their properties and person.

(xix) That on completion of the said construction of the said building a final registration deed will be executed by the Owners/ builder himself or authorize their representatives in favour of purchaser whereby they will acquire absolute right, title, interest and claim over the 50% of the total built up area and the rest of 50% shall be under the Ownership of the Owner exclusively but never before, and the lands and construction for the common use over the entire premises will be utilized by all the Owners occupier and purchasers of all the flats and tenements subject to payment of common charges like maintenance charges etc. which ever be fixed by the association or the Owners and occupiers and purchasers. It is decided that representative of Land owners, will be Permanent head of the owners and purchasers association a clause to this effect must be added in all sale agreements that owners and Developer will use with their prospective purchasers.

(xx) The Owner shall have to execute any document to sign papers and to give any authority so required in favor of the Developer or his nominee or agent etc. in the interest of the scheme. The Owners may be confirming party to any loan borrowed by the Developer, which shall be specifically chargeable over the 50% of the Developers' share, and under

Recorrigion

11/11/13

11/11/13

11/11/13

11/11/13

11/11/13

11/11/13

THE CHAROMIA RESIDENCY (P) LTD

Charomia Residency



FOR CHAROMIA RESIDENCY (P) LTD

Recorrigion

11/11/13

11/11/13

no circumstances such loan shall be a charge against the Owners share or against the said land.

(xxi) It is agreed that name of the building complex will be "Dev Rashi" and this will be made in stainless steel letter to be fixed on the building.

(xxii) In case of any difference arising out relating to the land and construction thereon under the agreement, shall be settled between both the parties themselves.

(xxiii) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC 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. 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.

Annexure-I

Architectural Specifications.

- Foundation:- Short based under reamed pile foundation or isolated combined footings as per structural design.
- Structure : R.C.C. (M-20) Frame structure with 5" thick external brick (No. 1 brick) wall and 5" internal partition walls in cement mortar (1:4) as per the design with earth quake resistant.
- Flooring :- Verified tiles flooring with 4" dado in all shops/flats/ offices etc.
- Wall Finish :- POP finish on internal walls ceiling and wall putty and weather coat painting on external wall, ACP finished on commercial portion or as directed by Architect.

Handwritten note on the left margin: "1/20/13 11/21/13 11/21/13"

Handwritten note on the right margin: "1/21/13"

Handwritten note on the right margin: "1/21/13"

Handwritten signature and date: "1/21/13"

Handwritten signature and date: "1/21/13"



In witness whereof the parties hereto have put their signature along with their thumb impression their on of their respective hands to this agreement after having read and understood its contents on this 11th day of the month of February, in the year 2013 as its written above in presence of the attesting witnesses who too have signed in presence of each other.

Attesting witnesses with address :

1. *Rajpal Kumar*
 40 Sri Shankar Cold Storage
 Narsingi, Patna - 800012
 11/2/13

2. *शकुन्तला देवि*
 गाँव में गोकुल दीक्षा
 एटा 92
 11/2/13

Signature of Land owners.
 11/2/13

FOR GHARONDA RESIDENCY (P) LTD.

Signature of Developers/Builders:

Drafted as per instruction of the parties.

Jay Anand 90/2007

Chamber of *Dr. ANIL KUMAR SINHA "UDYOGI"*

Advocate,

'Chamber', Collectorate Bar Association, Patna

Printed By:-

(Sanjay Kumar)
 UDDYOGI'S CHAMBER,
 Collectorate Bar Association
 Patna.



[Handwritten signature]

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. 1084260/-
 Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 5000/-
Amt. paid through Bank Challan	Rs. 1080979/-

FEE PAID		Registration Fee							
A1	0	C	0	H1b	0	K1a	0	L1	0
A8	0	D	0	H2	0	K1b	0	L1i	0
A9	0	DD	0	I	150	K1c	0	Mb	25
A10	0	E	250	J1	0	K2	0	Na	54
B	0	H1a	0	J2	0	L1	0		
TOTAL-									479

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 979

[Signature]
 Registering Officer
 Patna

Date: 01/02/2013

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 01st February 2013 by Deo Narayan Singh S/O Late Bindeshwari Prasad Singh by profession Others. Status - Executant

AD Narayan Singh
 1/2/13

Signature/L.T.I. of Presentant

Date: 01/02/2013

[Signature]
 Registering Officer
 Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Deepak Kumar' age '50' Sex 'M', 'Deo Narayan Singh', resident of 'Nasriganj, digha, patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 01/02/2013

[Signature]
 Registering Officer
 Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 45 on pages on 309 -328 , for the year 2013 and store in CD volume No. CD-7 year 2013 .The document no. is printed on the Front Page of the document.

Date : 01/02/2013

Token No. : 2280

Year : 2013

S.No. : 2208

SCORE Ver.3.0

Deed No. : 2098

[Signature]
 Registering Office
 Patna