Deed No: 10954

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

This document was presented for registration on 29/03/2013 by Renu Singh
A stamp duty of Rs. 160100/- and other fees of Rs. 804/- 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. 10954 in Book No. 1, Volume No. 238 on pages from 79 to 96 and has been preserved in total 18 pages in C.D. No. 37 / Year 2013

बिहार सरकार

SCORE 3.0

Date: 29/03/2013 Token No: 12024 /2013

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

SCANNED

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DEVELOPMENT AGREEMENT

This development agreement executed and entered into this 29th day of March, 2013.

BETWEEN

(i) Smt. Renu Singh wife of Sri Ram Kumar Singh, resident of Village- Bajitpur, P.S.- Triveni Ganj, Distt.- Supoul,

(ii) Smt. Bina Kumari daughter of sri Anant Prasad Singh and wife of Sri Ratan Kumar Singh, resident of Village- Sahpur, P.S.- Udakishunganj, Distt.- Madhepura,

(iii) Sri Ajit Kumar Singh son of Sri Krishna Bahadur Singh, resident of Village- Bajitpur, P.S.- Triveni Ganj, Distt.- Supoul.

(iv) Smt. Shanti Devi wife of Sri Ram Pravesh Prasad, resident of Village- Dumri, P.O. & P.S.- Sahpur Patori, Distt.- Samastipur, by Nationality, Indian. Hereinafter collectively

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Hastinapur Infratech Pvt. Ltd.
Director

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called and/ or referred to as the **owners** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include her heirs, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

AND

HASTINAPUR INFRATECH PRIVATE LIMITED, a company incorporated under the provision of companies Act., 1956 having its Registration No. U45400BR2012PTC018724, having its registered office at 103, Jagat Trade Centre, Fraser Road, Patna through its Director **Mr. Raman Kumar Ravi** S/O Sri Hargouri Prasad Singh, Resident of Mohalla- Birsa Adivasi Colony, P.O.- Gulzarbagh, P.S.- Alamganj, 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.

Whereas as the property of Schedule No.1 fully described at the foot of this deed is the purchased property of the land. Plot No. 251 measuring 1 Katha 6 Dhurs 10 Dhurki of land is the purchase property of Smt. Renu Singh wife of Sri Ram Kumar Singh through a Registered Deed of Absolute sale executed by Sri Braj Kishore Singh son of Late Ram Sevak Singh, resident of Village- Chak Bairiya, P.S.- Gauri Chak, Distt.- Patna, which is Registered in the Office of the District Registration Office Patna in Book No. 1, Volume no. 289, pages 409 to 424, bearing Deed No. 3947/1995 on 26.06.1995. Land measuring 1 Kathas 10 Dhoors of land is the purchase property of the Smt. Bina Kumari wife of Ratan Kumar Singh through a Registered Deed of Absolute sale executed by Sri Braj Kishore Singh son of Late Ram Sevak Singh, resident of Village- Chak Bairiya, P.S.- Gauri Chak, Distt.- Patna, which is Registered in the Office of the District Registration Office Patna in Book No. 1, Volume no. 289, pages 393 to 408, bearing Deed No. 3946/1995 on 26.06.1995. Land measuring 1 Kathas 8 Dhoors of land is the purchase property of the Sri Ajit Kumar Singh son of Sri Krishna Bahadur Singh through a Registered Deed of Absolute sale executed by Sri Braj Kishore Singh son of Late Ram Sevak Singh, resident of Village- Chak Bairiya, P.S.- Gauri Chak,

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Director

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Distt.- Patna, which is Registered in the Office of the District Registration Office Patna in Book No. 1, Volume no. 305, pages 127 to 144, bearing Deed No. 3948/1995 on 26.06.1995 and Land measuring 1 Kathas 2 dhoor of land is the purchase property of the Smt. Shanti Devi wife of Sri Ram Pravesh Prasad through a Registered Deed of Absolute sale executed by Sri Ramanand Prasad Keshri son of Late Fakira Sah keshri, resident of Mohalla-Main Road, Masaurhi, P.S.- Masaurhi, Distt.- Patna as constituted attorney on behalf of Sri Braj Kishore Singh son of Late Ram Sevak Singh, resident of Village- Chak Bairiya, P.S.- Gauri Chak, Distt.- Patna constituted vide Power No. 171/1995 in Book -4, on 26.06.1995 registered at Patna, which is Registered in the Office of the District Registration Office Patna in Book No. 1, Volume no. 331/2005, pages 167 to 184, bearing Deed No. 5203/1995 on 02.06.1995. Since then they are coming in actual, physical, possession over the land fully described in Schedule no.1 at the foot of this deed and mutated her name in State Sirista and paying rent to the State of Bihar to Circle Office, Patna.

AND WHEREAS, the said land owner expressed his desire to develop the landed property and to construct multi-storied building on municipal survey plot no. 251, Khata No. 298, Tauzi No. 129, Thana No. 122, situated at Mauza- Bairiya, Survey P.S.- Phulwari, at present P. S.- Gaurichak, Distt- Patna, measuring an area of 5 Kathas 6 Dhurs 10 Dhurki more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(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, Income Tax Department or any

Owner 29/3/13

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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-cum-commercial flats/ shops/office on the said property and acquire super built up area in the shape of, residential-cum-commercial flats, shops, office, parking spaces, etc. as consideration for the value of the lands of the ~~said property when conveyed by~~ the owners to the Developers.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential-cum-commercial 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 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 stipulations hereinafter mentioned.

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(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-cum-commercial 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.

(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 entire building to make them habitable for the land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential-cum-commercial building complex shall be **"Hastinapur Dinesh"**, or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 40% (Forty percent) of the total super-built up area to the land Owner in consideration of the cost of land and building in the shape of flats and car parking spaces along with 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 40% 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.

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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.

(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 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 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 **(48 months)** months from the date of sanction of the building plan, with further grace period of **24 Months** (Twenty four months).

(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

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building. The developer will use the standard materials as specified in schedule-II.

(14) That the land Owners 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 he should intimate the same to the developer and suggest to use better quality materials.

(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.

(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 par of the Owens'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.

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(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/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.

(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 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, shall be distributed between the Owners and developer in the same proportion, as mentioned herein above.

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(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. 40% (Forty percent) in the residential-cum-commercial constructed area to the land owner and 60% (Sixty percent) in the residential-cum-commercial 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 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

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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 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 form 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.

(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.

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(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.

(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.

(r) That the developer shall construct a multi storied building after approval of the map plan by the competent authority with amalgamation of various land of different land owners. Accordingly the developer is free to develop the lands as per sanctioned map plan of which land owners will have no right to raise any objection in future.

DETAILS OF THE PROPERTY:

SCHEDULE-1

Land measuring 8196.30 sq.ft. (Eight thousand one hundred Ninety Six point Three Zero square feet) equivalent to 18.8195 decimals more or less subject to actual measurement bearing survey plot no. 251, Khata No. 898, Tauzi No. 129, Thana No. 122, situated at Mauza- Bairiya, Survey P.S.- Phulwari, at present P. S.- Gaurichak, in town and district of the Patna within the Municipal corporation area and under the district/sub-registrar, Patna, and **Bounded as follows-**

NORTH :- Part Plot No. 251.
SOUTH :- Meena Devi.
EAST :- Part Plot No. 256.
WEST :- Plot No. 191.

Note :- Govt. value is mentioned at **Code No. 174** in Zone-2 of M.V.R. 2012-13.

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which market value of above land is Rs. 79,05,000/- (Rupees Seventy Nine lac Five thousand) only.

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

A) FLOOR & WALL TILING :

1. The flooring in the living room, bed room, dining area, kitchen and balcony will be of Class-I Marble.

2. The flooring in bath rooms, toilets will be of Class-I Marble flooring.

3. Ceramic/glazed tiles will be provided in toilets upto 7' ht. from finished floor level in kitchen it will be upto ht. of 2'-0" from kitchen plat form.

B) SANITARY WARE & FITTINGS:

1. All Water closet and wash basins will be in white ceramic, with low level white cisterns made up of PVC depending upon bulk availability.

2. All top fittings will be of chromium plated brass. In case of non-availability in bulk, these will be substituted by some other suitable materials.

C) KITCHEN PLATFORM & SINK :

Top of kitchen platform will be of granite with Stainless steel sink.

D) DOORS & WINDOWS :

1. Wooden door frame in toilet, kitchen and other door frame will be made of locally available hard wood and door shutters will be of factory made 30 mm thick hard core flush shutters painted with two coats of synthetic enamel over a coat of primer.

2. Window frame and shutters will be of wood and with ms Frame and grills will be finished with enamel paint over primer.

3. All the doors will be provided with a night latch, magic eye and a Ldrop. All other door fittings will be of onodised aluminium.

WALLS :

1. Interior walls will be decorated by plaster of paris with one coat of cement primer.

2. Exterior wall will be finished with cement based snowcem permanent finish—depending upon bulk availability.

PLUMBING AND WASTE WATER LINES :

1. All concealed plumbing for supply water will be of G.I. Rla-pipes and external soil or waste water lines will be PVC

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pipe in a two stack system with geyser line connection in bath room.

ELECTRICITY SUPPLY AND WIRING:

1. Wiring will be concealed and suitable for 1/3 phase supply. The actual supply may, be of single or 3-phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energised by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer, the flat-owners shall be deemed to have given permission to **HASTINAPUR INFRATECH PRIVATE LIMITED**, for allotment of such space. Location of transformer and main Board will be decided by the company and Bihar State Electricity Board.

2. Each flat will be provided with a separate meter located on the main electrical panel board. A separate meter(s) for common services will be provided on main electrical board.

3. All bed rooms, living and dining areas shall have I plug point, 2 light points, 1 fan point, 1-5A plug point. In addition the master bed-room living and dining area shall have a 15 A plug point. One 15 A plug point will also be provided in kitchen and toilet of master bed room.

TELEPHONE AND T.V. CABLES:

1. Telephone cable will be provided from each flat upto common junction point (tag-block) at the gate or other suitable location. No wires will be drawn beyond this stretch.

2. Individual Television cables will be provided through concealed conduits for television connection from the terrace to each flat.

3. Intercom facility shall be provided to the flats.

EXHAUST FAN OPENING:

If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provided.

Notes:- All specification, sizes and layout etc. are subject to minor variations, additions, alteration by the company upon suggestion of its consultants. Any features not included in this list but desired by a flat owner may be given at company's discretion at additional cost.

AMENITIES:

WATER:

A 24hrs. water supply will be provided to all the flats or

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SWERAGE :

Suitable arrangement for rain storm and soil water disposal shall be provided as per the design of P.H.E.D. consultants.

SERVANT ROOM/PARKING :

There is a provision of reserve parking space as per requirements of Patna Regional Development Authority/ P.M.C. (Municipal Authority) Some of them may be opened and some covered depending upon the availability of space.

As the total car parking space and servant room is less then the total number of occupants, individual allotment as reserve parking space/servant room will be done on first cum first serve basis at an extra cost by the company.

After going through the contents of the same in presence of the witnesses who have also signed hereunder after understanding the contents of the deed.

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

WITNESSES:-

1 Ram Kumar Singh. 29/3/13
S/o Sri Jagdish Prasad Singh.
H/o Manindra kishor singh.
M.G. Nagar, Patna-20

2: 29.3.2013
Abhishek Kerwar
S/o Diwakar pd. Singh
At+post - Khushan
P.S. Alamnagar
Dist:- Madhepura.
Bihar.

Alit Kumar Singh 29.3.13.
वीणा कुमारी 29/3/13
रघुनाथ 29/3/13

Signature of Land owner.

29/3/13

Signature of Developers.

Drafted as per instructions of the parties.

Jay Anand 40/2007
29/3/13

Printed By:-

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रू. ..... शब्दों में (रू. .....) मात्र।

चतुर्थ प्रति
(जमाकर्त्ता हेतु)

बिहार सरकार
निबंधन विभाग
गैर मानक

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क / निबंधन शुल्क एवं भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम पिता/पति का नाम/पता (जिसकी ओर से जमा किया जा रहा है) — Hastinapur Infratech Pvt. Ltd. 103, Jagat Trade Centre Ashok Rajpath, Patna
2. दस्तावेज का प्रकार — Development Agreement
3. निबंधन कार्यालय — जिला निबंधन कार्यालय, पटना
4. बैंक का नाम एवं शाखा — भारतीय स्टेट बैंक, मुख्य शाखा, पटना।
5. भुगतान की जानेवाली राशि का विवरण :

क्र.स.	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष 0001 सकल प्राप्तियाँ प्राथमिक इकाई-75 49 सकल प्राप्तियाँ विपत्र कोड- R0030021030001	160100=00
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क- उप शीर्ष-0001, प्राथमिक इकाई 75 49 सकल प्राप्तियाँ विपत्र कोड- R0030031040001	250=00 54=00 304=00
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029-भू राजस्व लघु शीर्ष-800 अन्य प्राप्तियाँ-उपशीर्ष-0006-अन्य मदें- प्राथमिक इकाई-75 49 भूमि निबंधन शुल्क से आय विपत्र कोड-R0029008000006	—
	भुगतान का माध्यम : नगद/चेक*/ड्राफ्ट* कुल योग कुल राशि शब्दों में	160404=00

स्थान Patna
तारीख 20/3/13

*चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।
*चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात् ही मान्य होगी

Raman
जमाकर्त्ता का नाम एवं हस्ताक्षर
(Raman Kr. Ravi)

FOR USE OF THE BANK

स्क्रॉल नं. ---------- तारीख ---------- उपर्युक्त कालम संख्या- 05 में दिये गए विवरण के अनुसार रू0 ----------/ शब्दों में ---------- रूपये प्राप्त किया।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

160404

जमापर्ची/Pay-in-slip नकद/अंतरण/ CASH/TRANSFER
भारतीय स्टेट बैंक
State Bank of India
Main शाखा/Branch
दिनांक/Date 20/3/13
खाते का प्रकार : बचत बैंक/चालू खाता/आवर्ती जमा/कैश क्रेडिट/सावधि ऋण/Type of Account : SB / CA / RD / CC / TL
खाता सं० A/c. No. 10704197540424
के बैंक खाते में जमा करने हेतु/For the credit of the Bank Account of Patna
रकम/चेक के विवरण

Code No. 596/2005964-5 Lakhs

Hastinapur Infratech Pvt. Ltd.
Director

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Deed No. 8150

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on **31/08/2015** by **Ramuchit Prasad**
a stamp duty of Rs. **123000**/- 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 **505** and has been preserved in total **19** pages in C.D. No. **30** / Year **2015**

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

Date: 31/08/2015

Token No. 9331/2015

SCANNED

उन्नयन मनोबंध
(Development Agreement)

यह डेवलपमेन्ट एग्रीमेन्ट आज दिनांक **31.08.2015** को **श्री रामउचित प्रसाद** पिता का नाम स्व. जयकिशुन राय, निवासी ग्राम- बैरिया, अकल टोला, पोस्ट- बैरिया, थाना- गौरीचक, जिला- पटना, राज्य- बिहार, नागरिकता- भारतीय, जिन्हें आगे जमीन मालिक के नाम से सम्बोधित किया गया है। (जो शब्दावली प्रसंग के प्रतिकूल होने अथवा हटाये जाने की स्थिति को छोड़कर उनके उत्तराधिकारी, निष्पादक, प्रशासक हितबद्ध उत्तराधिकारी को शामिल करेंगे) जिन्हें इसमें प्रथम पक्ष कहा गया है।

Hastinapur Infratech Pvt. Ltd.

Hastinapur Infratech Pvt. Ltd.

Scanned by CamScanner

(1)

No. 11855

Book No. :- 1 Deed No. 11452

Serial No. 11855

Deed No. 11452

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

This document was presented for registration on 30/03/2013 by Meena Devi
A stamp duty of Rs. 804000/- and other fees of Rs. 804/- 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. 11452 in Book No. 1, Volume No. 248 on pages from 479 to 497 and has been preserved in total 19 pages in C.D. No. 39 / Year 2013

Date: 30/03/2013 Token No: 12409 /2013

Sig... wi... ate
(Ashe... ar)
Registerin... icer, ...tna

DEVELOPMENT AGREEMENT

This development agreement executed and entered into this 30th day of March, 2013.

BETWEEN

(i) Smt. Meena Devi wife of Late Dinesh Chandra Yadav,

(ii) Sri Abhishek Anand son of Late Dinesh Chandra Yadav, both are resident of Village- Naya Tola, Kumhrar, P.O.- Lohia Nagar, P.S.- Sultanganj, at present P.S.- Agamkuan, Distt.- Patna, ~~by Nationality- Indian.~~ Hereinafter collectively called and/ or referred to as the **owners** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include her heirs, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART**

Hastinapur Infratech Pvt. Ltd.
Director

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रसीद मालगुजारी
नाम [illegible]
थाना नं. [illegible]

फरद मालकी / फरद रैयती।
नाम रैयत मय वल्दियत जमाबन्दी
वो साकुनत [illegible]

X
105
00591837

अराजी नम्बरी
अराजी भावली
तफसील हिसाब लगान भावली।

जोत का सालाना माँग गया तफसील (बकाया वो हाल) मौजूदा साल का।

		सालाना	बकाया तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	हाल
माल–	(नकदी)	1·00				1·00	1·00
गुजारी	(भावली)	0·30				0·30	0·30
सेस	...	0·50				0·50	0·50
*सूद	...	0·20				0·20	0·20
मुतफरकात	...	0·20				0·20	0·20
मीजान		2·50				2·50	2·50

तफसील अदायकारी।

अदायकारी बाबत		बकाया तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	मौतालवा हाल	फाजिल
माल–	(नकदी)				1·00	1·00	
गुजारी	(भावली)				0·30	0·30	
सेस	...				0·50	0·50	
*सूद	...				0·20	0·20	
मुतफरकात	...				0·20	0·20	
मीजान अदायकारी					2·50	2·50	

(1) मीजान कुल (लफ्जों में) —
(2) नाम देहिन्दा —
(3) कुल बकाया —

दस्खत 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।

बि.स.मु.(राजस्व) 1–2011

Hastinapur Infratech Pvt. Ltd.

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0591835

असली नगदी	असली भावली	[illegible]
89.13	[illegible]	[illegible]

जोत का [illegible] तफसील (बकाया वो हाल) मौजूदा साल का।

[illegible]		[illegible]	बकाया				हाल
			तीन वर्ष से ज्यादा।	उस वर्ष।	दस वर्ष।	पहला वर्ष।	
माल—	(नकदी)	1.00				3.00	1.00
गुजारी	(भावली)	0.30				0.75	0.30
सेस	...	0.50				1.50	0.50
*खुश्क	...	0.50				1.50	0.50
मुतफरकात	...	0.20				0.60	0.20
मीजान		2.50				7.35	2.50

तफसील अदायकारी। 9.85

अदायकारी बाबत		बकाया				मोतालवा हाल	फाजिल
		तीन वर्ष से ज्यादा।	उस वर्ष।	दस वर्ष।	पहला वर्ष।		
माल—	(नकदी)				3.00	1.00	
गुजारी	(भावली)				0.75	0.30	
सेस	...				1.50	0.50	
*खुश्क					1.50	0.50	
मुतफरकात	...				0.60	0.20	
मीजान अदायकारी					7.35	2.50	9.85

(1) मीजान कुल (लफ्जों में) — [illegible]

(2) नाम देहिन्दा —

(3) कुल बकाया —

दस्खत 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।

बि.स.मु.(राजस्व) 1–2011

Hastinapur Infratech Pvt. Ltd.

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अंचल पदाधिकारी का कार्यालय

गोपनीय प्रतिवेदन

(भू-स्वामित्व प्रमाण-पत्र)

720

नाम मीना देवी w/o दिनेश कुमार पाद्य ग्राम जीरोमाइल

थाना ..... जिला ..... पत्रांक 5445

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खसरा संख्या	रकबा एकड़	रकबा डिo
ताजा - देवरिया थाना न० 122	1869/	898, 895 / 874	253, 255, / 254, 256	95/119 95/1119	50

अं० अ०

उपरोक्त खाता खेसरा का रकबा 95/119 95/1119 का राजस्व कागजात के आधार पर ठीक है।

[signature]

अंचल

हस्ताक्षरकर्ता का हस्ताक्षर

मीना देवी

कार्यालय का मुहर

कर्मचारी का प्रतिवेदन

Plastipaper Infratech Pvt. Ltd.

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