Serial No. 2008

Deed No. 1918

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

This document was presented for registration on 13/02/2014 by Manju Devi
a stamp duty of Rs. 244000/- and other fees of Rs. 63850/- 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. 1918 in Book No. 1, Volume No. 42 on pages from 45 to 56 and has been preserved in total 12 pages in C.D. No. 7 / Year 2014

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

Date: 15/02/2014 Token No: 1991 /2014

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE is made on this First Day of February, 2014 (Two Thousand Fourteen) of the Cristian Era.

1. NAME OF THE VENDOR:

SHRI DHRUB SHANKER, Son of Late Shri Bishwanath Pd. Narain Singh, Director of and for and on behalf of Hathwa Automobiles Pvt Ltd., incorporated under the Companies Act, 1956, Digha, Patna, Police Station – Digha, District – Patna, hereinafter referred to as THE VENDOR, which expression shall unless repugnant to the context, mean and include their Directors, heirs, executors administrators, assigns, successors-in-interest and representatives.

Contd...P/2

Hathwa Automobiles Pvt. Ltd.
Director

District Registry Office Patna

Token Number 1991 | Reg. Year 2014 | Serial Number 2008 | Deed Number

resType	Name	Photo	Thumb	Index	Middle	Ring	Little
resented	Manju Devi						
y	मंजु देवी 13.2.14						
aimant	Lalita Devi						
g	ललीता देवी 13.2.14						
aimant	Manju Devi	N/A	N/A	N/A	N/A	N/A	N/A
g							
ecutant	Dhrub Shanker	N/A	N/A	N/A	N/A	N/A	N/A
g							
aimant	Rukmani Devi						
g	Rukmini Devi 13-2-2014						
dentified	Akhileshwar Prasad Gupta						
g	Akhileshwar Pd Gupta 13.2.2014						

यह [illegible] श्री ध्रुव शंकर
[illegible] विश्वनाथ पं० नारायण [illegible]
[illegible] पहचान [illegible] अभिप्रेत है
[illegible] मुझे दिए [illegible] [illegible] पंजीकरण
[illegible]) सन् 14, 1908
की धारा-38, 39 [illegible] के अधीन
मोहम्मद [illegible]
[illegible] प्रतीकृत करने [illegible] था।

निबंधन पदाधिकारी, पटना

2. NAME OF THE VENDEES:

(i) Smt. Manju Devi, wife of Sri Akhileshwar Prasad Gupta (ii) Smt. Lalita Devi, wife of Sri Umeshwar Prasad Gupta, (iii) Smt. Rukmani Devi, wife of Sri Gyaneshwar Prasad Gupta, all resident of Mohalla – Ramjichak, Post – Office – Bataganj, Police –Station- Digha, District- Patna (Bihar) hereinafter referred to as the VENDEES, which expression shall unless repugnant to context, mean and include their heirs, executors, Administrators, assigns, successors and Representatives.

3. NATURE OF DEED:

DEED OF ABSOLUTE SALE .

4. CONSIDERATION AMOUNT:

Rs.32,000/- (Rupees Thirty Two Thousand) only but the stamp is being submitted as per the prescribed valuation of the Govt. which amounts to Rs.30,33,000/- (Rupees Thirty Lakhs Thirty Three Thousand) only.

5. DESCRIPTION OF THE PROPERTY WITH RESPECT TO WHICH THE SALE DEED IS MADE:

Mauza – Digha, Mohalla – Saidpur Digha,
Survey Plot No.4 (Four) Part
Khata No. 2011 (Two Thousand Eleven)
Thana No. 1 (one).
Area: 1648.00 sq.ft. (One thousand Six hundred forty eight square feet)

Contd.....P/3

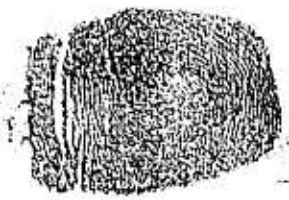
For Hathwa Automobiles Pvt. Ltd.

Director

12.2.14



हाल स्थान दीघा थाना दीघा जिला पटना
मैं श्री ध्रुवशंकर पिता श्री स्व० विश्वनाथ प्रसाद नारायण
सिंह का निवासी पर पहुंच का मैं श्री ध्रुवशंकर
विश्वनाथ प्रसाद नारायण सिंह को
जाचे-1) जिला) पहचान श्री अवधेशनाथ प्रसाद सिंह
पिता श्री) मोहन प्रसाद निवासी 103 नवरंग आर्यापार्क
जा० ३) ० सिंह। पथ पटना-13 नंबर संतोषक
उपर्युक्त को हैं उक्त श्री ध्रुवशंका पिता श्री स्व०
विश्वनाथ प्रसाद नारायण सिंह ने हस्ताक्षर की
यह दस्तावेज उन्होंने निष्पादित की है
मो० शाहिद्दीन
वाणिज्यिक
13-2-2014



Dhruba Shanker 32/V/2/2014
13/02/2014

33/V/2/2014
Akhilesh Kr Singh
S/o Late Ramchhan Singh
103 Navrangyan Apartment
G.D. Mishra Path, Patna-13



सत्यता स्पष्ट व ता. प्रमाणित हो गया कि उक्त
श्री ध्रुव शंकर

BOUNDARY

NORTH - Smt. Gayatri Devi and Smt. Sheela Devi.

SOUTH - Nij (Vendees).

EAST - Chainpur Compound.

WEST - Nij (Vendor).

The description and dimension of the land are as follows:

NORTH - 51'6" (Fifty One Feet Six Inches).

SOUTH - 51'6" (Fifty One Feet Six Inches).

EAST - 32'00" (Thirty Two Feet Zero Inche)

WEST - 32'00" (Thirty Two Feet Zero Inche)

RECITAL

Whereas, the premises bearing Mahal No.1 (one), village – Saidpur Digha, Police Station – Digha, Police Station No.1 (one) under Patna Danapur Road, Digha, Patna, comprising of an area of 1648.00 sft. (One Thousand Six Hundred Forty Eight square feet) of free hold land being part of Survey Plot No. 4 (Four), Khata No.2011 (Two Thousand Eleven), Ground Rent 1.20 (Rupee One and Paisa Twenty) besides cess payable to Sadar Anchal, Halka No.1 (One) at Patna Sadar Anchal Office, Gandhi Maidan, Patna of village Saidpur Digha, District and town Patna with all rights and privileges belonging to or appertaining thereto or held, used or enjoyed there belongs to the Vendor Company by purchase under Sale Deed No.7117/1972 dated 24th June, 1972 and recorded in record of rights as maintained in Sub-Registry office in book No.1 (one), Volume No.122 (one hundred twenty two) at page nos. 1 to 15 (one to fifteen) of Sub-Registrar's Office, Patna Sadar.

AND WHEREAS, thereafter the Vendor has been absolutely seized and in cultivating possession of the said property with all rights and privilege appertaining thereto without any let or hindrance whatsoever.

AND WHEREAS, Vendor made his intention known to public to sell the land in question and the Vendee having come to know of the

Contd...P/4

For Hathwa Automobiles Pvt. Ltd.

Director

12.2.14

attention of the Vendor, approached the Vendor and expressed their willingness to purchase.

AND WHEREAS, after negotiation the price for the sale of the land in question has been struck down at Rs.32,000/-(Rupees Thirty Two Thousand only) which price is reasonable according to prevalent market rate in the year 1996 when the land was purchased and none else became ready to pay more than the amount said above. The Vendees enquired about the right, title and possession of the Vendor and is fully satisfied with the absolute title and exclusive possession of the relevant papers, documents and other etc. concerning the land in question and have got it fully examined and are also completely satisfied in this regard.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that the consideration of Rs.32,000/- (Rupees Thirty Two Thousand) only by cash, the receipt of which is hereby acknowledged by the Vendor, the Vendor out of his free will and consent and without any coercion or undue influence sells and conveys by this document all his right, title and interest in the land mentioned above to the Vendee and the Vendor declares that his right, title and interest in the land mentioned above has been transferred to the Vendee who has been put in possession thereof and the vendee acknowledges to have taken full possession of the said plot and also acknowledge to be the absolute owner of the demised plot and the Vendees are free to utilize the plot in the manner best suited to her and as she likes.

AND the Vendor do also hereby for themselves, their heirs, administrators or assignees agree to save harmless and keep indemnified the Vendees, their heirs, administrators or assignees in respect of any arrears of rent dues thereof and the Vendees having fully satisfied themselves of the Vendor's right to convey the said property and the Vendor does hereby further agree with the Vendees, their heirs, administrators or assignees and declares that they have not done or been party to act whereby the Vendor is prevented from conveying or assigning the said property or any part thereof in the manner herein appearing by virtue of this deed.

IT IS HEREBY FURTHER DECLARED by the Vendor that they have paid all the taxes of the Anchal Adhikari, Sadar Patna and other taxes, if any due, shall be paid by the Vendor till the date of execution

Contd....P/5

For Mathwa Automobiles Pvt. Ltd.

Director

12.2.14

of this sale deed and if the Vendees have to make any payment of any dues till the date of execution of the deed, the Vendor hereby agrees to indemnify the Vendees in respect thereof.

AND THAT THE VENDOR gives a warranty of title in respect of their title to the vended property conveyed by this Deed and the Vendees are fully satisfied with the existing right, title and possession of the Vendor in the property being conveyed and have found the said property is ideally situated and suited for constructing a house thereon. The Vendees have also examined the title of the Vendor from all angles from all the concerned authorities of the land in question, such as the land records authorities like the Anchal Office, Sadar Patna, Architect and the Sanctioning Authority etc. and is again fully satisfied with it.

AND BY THESE PRESENTS THE VENDOR has vacated and terminated their control and domination and possession over the vended property bearing **Plot No. C-1 / D (i)** and put the Vendees in complete, full proprietory and exclusive possession and domination of the vended property absolutely and irrevocably as full owner in possession thereof under this deed of conveyance without any let or hindrance check or condition and from the date of this deed, the said Vendee shall be responsible for payment of all taxes and charges including conservancy tax, water tax, latrine tax, health tax, education tax and ground rent etc. to Danapur Nizamat Municipality and to Sadar Anchal Halka No.1 (one) and the Vendees are now entitled to get their name entered and mutated in Danapur Municipality and Anchal Office, Patna and other appropriate office in relation to the vended property in place of the Vendor. The Vendee shall hereafter peacefully hold, use and enjoy the conveyed property as their own chattel and property without any hindrance, interruption, claim or demand by the Vendor or any other person whosoever.

AND that the Vendees shall bear the expenses and costs of Registration of this deed such as the stamp duty, Registration Fees and costs incidental thereto.

Contd.....P/6

For Hathwa Automobiles Pvt. Ltd.

Director

12.2.14

IN WITNESS WHEREOF, Vendor and the VENDEES have put their signature under their own hands on this absolute sale deed on this the 1st day of February , 2014.

WITNESSES:

For Hathwa Automobiles Pvt. Ltd.

(Dhrub Shanker) Director

VENDOR

1. Shivendra kumar
S/o Jay Mangal Prasad
Mahadeo Buri Tara
Lane Gardanibagh
Patna-1

2. Akhileshwar Pd Gupta
S/o(H) Rameshwar Prasad
103 naivedyam Apartment
G.D Mishrapath
Patna 13
12.02.2014

मंजु देवी
(Manju Devi)

ललीता देवी
(Lalita Devi)

Rukmini Devi
(Rukmani Devi)
VENDEES

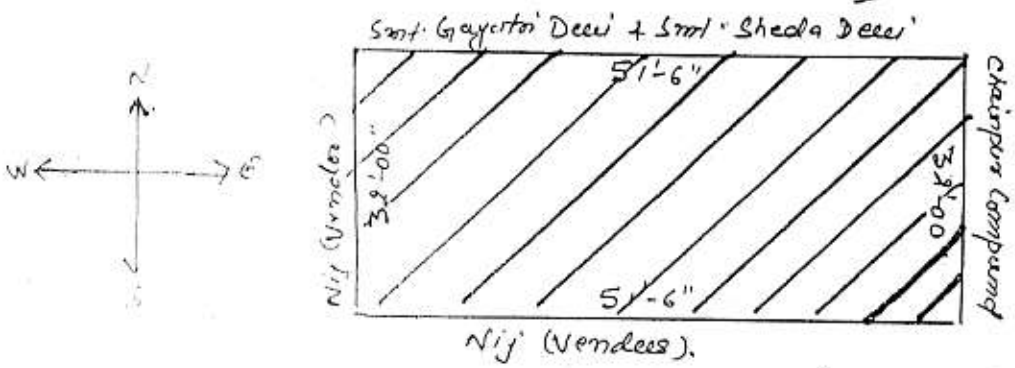
Drafted by:

12/2/14
धर्मेन्द्र सिंह अधिवक्ता
कलेक्ट्रायट कोर्ट,
E.M. No.-

1. VENDOR : Shri Dhurub Shanker, S/o Late Shri Bishwonath Prasad Narain Singh, Director of and for and on behalf of Hathwa Automobiles Pvt. Ltd., Digha, Patna.

2. VENDEES : (i) Smt. Manju Devi, W/o Shri Akhileshwar Prasad Gupta
(ii) Smt. Lalita Devi, W/o Shri Umeshwar Prasad Gupta
(iii) Smt. Rukmani Devi, W/o Shri Gyaneshwar Prasad Gupta.
are resident of Mohalla - Ramjichak, Post-office - Bataganj, Police-station - Digha, District - Patna.

3. PROPERTY : Mauza - Digha, Mohalla - Saidpur Digha.
Survey Plot No. 4 (four)
Khata No. 2011 (Two Thousand Eleven)
Thana No. 1 (One)
Area - 1648.00 Sq. ft.



मंजु देवी 12.2.14

ललिता देवी
12-2-14

Rukmini Devi 12-2-2014

(Signature of Vendor)

(Signature of Vendees)

जमा पर्ची/Pay-in-slip — नकद/जमाएं/CASH TRANSFER

भारतीय स्टेट बैंक
State Bank of India

Hajo Br. Hajipur शाखा/Branch

दिनांक/Date 31-01-2014

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्ती जमा/बैंक ओवरड्राफ्ट खाता/सावधि ऋण/अन्य (Type of Account : SB/CA/RD/OD/ Other) खाता नं./A/c No.

0 1 1 [illegible]

के बैंक खाते में जमा करने के लिए/For the credit of the Bank Account of

[illegible]

नकद/चेक/ड्राफ्ट/अन्य (Cash/Cheque/Draft/Other) Details of Cheque/Draft/Other

रु. [illegible]

Bank Charges / बैंक प्रभार

Total Deposit / कुल जमा

रुपये (शब्दों में) / Rupees (in words) [illegible]

(कार्यालय प्रयोग के लिए/FOR OFFICE USE)

हस्ताक्षर सत्या. अधि. / प्राधिकृत अधिकारी Authorising Officer

Code 598 / 200656

TAPAN

कर सं॰ 1,001:00 रुपये में (रु॰ One Thousand only) का

बिहार सरकार

(मोहर कार्यालय हेतु) निबंधन विभाग पेशकार

राजस्वों के निबंधन के लिए बन्द किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूमाफी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. प्रस्तुत का नाम/पक्ष Smt. Manju Devi w/o Sri Akhileshwar Pd. Gupta (किसके ओर से बन्द किया जा रहा है) Rawjichak, Dighe, Patna
2. राजस्व का प्रकार Absolute Sale (Commissional)
3. जिला कार्यालय Patna
4. बैंक का नाम एवं शाखा S.B.I., Main Branch Patna
5. भुगतान की अनेसूची यदि का विवरण

क्र॰सं॰	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख शीर्ष-0030-स्टाम्प एवं रजिस्ट्रेशन-रा-मुख शीर्ष 0-स्टाम्प पे व्यतिक्रम शु शीर्ष-101-पत्रादेश व स्टाम्प शुल्क स्वरूप शीर्ष 0001, स्व प्रशिर्ष प्रशासित [illegible]-7349 अन्य प्रशिर्ष विवरण कोड-R0030021030001	
(ख)	निबंधन शुल्क-मुख शीर्ष-0030-स्टाम्प एवं रजिस्ट्रेशन शुल्क रा मुख शीर्ष-03 रजिस्ट्रेशन शुल्क, शु शीर्ष-101-पत्रादेश व रजिस्ट्रेशन शुल्क-रा शीर्ष 0031, प्रशासित स्वर्ग-[illegible]-7349 अन्य प्रशिर्ष विवरण कोड-R0030031040001	1,000
(ग)	भूमाफी शुल्क-मुख शीर्ष-0029 पे व्यतिक्रम शु शीर्ष-800-अन्य प्रशिर्षवर्ष-रा शीर्ष-0006 अन्य प्रशि-प्रशासित स्वर्ग-7349 भूमि निबंधन शुल्क से अन्य विवरण कोड-R0029008000006	
	भुगतान का माध्यम : नकद/चेक/ड्राफ्ट कुल राशि रुपये में One Thousand only कुल योग	1,000

स्थान Patna

दिनांक 12.01.14

जमाकर्ता का नाम एवं हस्ताक्षर Bishwa Nandan Sahay

चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

चेक/ड्राफ्ट की राशि प्राप्तित होने के पश्चात ही जमा होगी।

FOR USE OF THE BANK

रसीद सं॰ [illegible] रोकड़ बहीखाता

खाता सं॰ [illegible]

रुपये में [illegible] जमा किया।

[illegible] प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु [illegible] जमा करने का विवरण

बैंक में जमाकर्ता हेतु

जमाकर्ता का नाम :

रसीद संख्या सं॰

रोड नं॰

जमा करने की तिथि :

बैंक रसीद सं॰

बैंक की प्रविष्टि एवं मुहर

कर सं॰ 3,06,551:00 रुपये में (रु॰ Three Lakhs 6th x Thousand Five Hundred fifty one only) का

बिहार सरकार

(मोहर कार्यालय हेतु) निबंधन विभाग पेशकार

राजस्वों के निबंधन के लिए बन्द किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूमाफी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. प्रस्तुत का नाम/पक्ष Smt. Manju Devi, w/o Sri Akhileshwar Pd. Gupta (किसके ओर से बन्द किया जा रहा है) Rawjichak, Dighe, Patna
2. राजस्व का प्रकार Absolute Sale
3. जिला कार्यालय Patna
4. बैंक का नाम एवं शाखा S.B.I. Main Branch, Patna
5. भुगतान की अनेसूची यदि का विवरण

क्र॰सं॰	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख शीर्ष-0030-स्टाम्प एवं रजिस्ट्रेशन-रा-मुख शीर्ष 0-स्टाम्प पे व्यतिक्रम शु शीर्ष-101-पत्रादेश व स्टाम्प शुल्क स्वरूप शीर्ष 0001, स्व प्रशिर्ष प्रशासित [illegible]-7349 अन्य प्रशिर्ष विवरण कोड-R0030021030001 (61)	2,44,000
(ख)	निबंधन शुल्क-मुख शीर्ष-0030-स्टाम्प एवं रजिस्ट्रेशन शुल्क रा मुख शीर्ष-03 रजिस्ट्रेशन शुल्क, शु शीर्ष-101-पत्रादेश व रजिस्ट्रेशन शुल्क-रा शीर्ष 0031, प्रशासित स्वर्ग-[illegible]-7349 अन्य प्रशिर्ष विवरण कोड-R0030031040001 (58)	61,000 1,000 61,000
(ग)	भूमाफी शुल्क-मुख शीर्ष-0029 पे व्यतिक्रम शु शीर्ष-800-अन्य प्रशिर्षवर्ष-रा शीर्ष-0006 अन्य प्रशि-प्रशासित स्वर्ग-7349 भूमि निबंधन शुल्क से अन्य विवरण कोड-R0029008000006 (59)	550
	भुगतान का माध्यम : नकद/चेक/ड्राफ्ट कुल राशि रुपये में Three Lakhs Six Th Five Hundred Fifty only कुल योग	3,06,550

स्थान Patna

दिनांक 30.01.14

जमाकर्ता का नाम एवं हस्ताक्षर [illegible]

चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

चेक/ड्राफ्ट की राशि प्राप्तित होने के पश्चात ही जमा होगी।

FOR USE OF THE BANK

रसीद सं॰ [illegible] रोकड़ बहीखाता

खाता सं॰ [illegible]

रुपये में [illegible] जमा किया।

[illegible] प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु [illegible] जमा करने का विवरण

बैंक में जमाकर्ता हेतु

जमाकर्ता का नाम :

रसीद संख्या सं॰

रोड नं॰

जमा करने की तिथि :

बैंक रसीद सं॰

बैंक की प्रविष्टि एवं मुहर

भारत गणराज्य REPUBLIC OF INDIA

P IND L1316800



GUPTA

AKHILESHWAR PRASAD

INDIAN M 09/09/1951

PATNA, BIHAR

PATNA

19/03/2013 18/03/2023

P<INDGUPTA<<AKHILESHWAR<PRASAD<<<<<<<<<<<<<

L1316800<6IND5109090M2303185<<<<<<<<<<<<<<6

L1316800

RAMESHWAR PRASAD

CHANDRAWATI DEVI

MANJU DEVI

103-NAIVEDYAM APARTMENT,G.D. MISHRA PATH

NEW PATLIPUTRA COLONY,PATNA

PIN-800013,BIHAR,INDIA

J9768262 03/08/2011 PATNA

PA1070859554013



Endorsement of Certificate of Admissibility

Inadmissible 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. '23'. Also admissible under section 26(a) of the B. T. Act.

The Document is kept pending for Commission

Stamp duty paid under Indian Stamp Act	Rs. 183340/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl Stamp duty paid under Municipal Act	Rs. 60660/-	Amt.paid through Bank Challan	Rs. 307850/-

Registration Fee

FEE PAID

A1	61000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	1000	Mb	0
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		63000

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 63850

LLR + Proc Fee		Service Charge
LLR	500	300
Proc.Fee	50	
Total	550	

Registering Officer
Patna

Date: 13/02/2014

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 12th February 2014 by Manju Devi W/O Sri Akhileshwar Prasad Gupta by profession House Wife. Status - Claimant

Signature/L.T.I. of Presentant 13.2.14

Date:13/02/2014

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Akhileshwar Prasad Gupta' age '60' Sex 'M', 'Rameshwar Prasad', resident of '103,naiuedyam Apartment,g.D Mishra,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 13/02/2014

Token No. : 1991 Year : 2014 S.No. : 2008 SCORE Ver.3.0 Deed No. : 1918

Serial No. 1645 Circle:-:Patna

Book No. :- 1 Deed No. 1470

Deed No. 1470

Serial No. 1645

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

This document was presented for registration on **16/02/2018** by **Manju Devi**
A stamp duty of Rs. **1008600**/- and other fees of Rs. **21000**/- 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. **1470** in Book No. **1**, Volume No. **40** on pages from **530** to **553** and has been preserved in total **24** pages in C.D. No. **6** / Year **2018**

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

Date: 16/02/2018 Token No: 1683 /2018

16/02/18

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SCANNED BY

दस्तावेज की जाँच किया
एवं
में अंकित विवरणी के अनुरूप सही पाया।
16/2/18
जाँच लिपिक
(अरुण कुमार मल्लराज)

(Development Agreement)

THIS DEVELOPMENT AGREEMENT executed and entered into on this 16th day of **FEBRUARY 2018,** at Patna.

BETWEEN

1. **SMT. MANJU DEVI,** Wife of Sri Akhileshwar Prasad Gupta,

2. **SMT. LALITA DEVI,** Wife of Sri Umeshwar Prasad Gupta,

3. **SMT. RUKMINI DEVI,** Wife of Sri Gyaneshwar Prasad Gupta, all Citizens of India, residents of mohalla Ramjichak, Post Bataganj, P.S. Digha, District Patna, hereinafter collectively referred to as the **"LAND OWNERS"**, (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assignees) of the **FIRST PART.**

AND

M/S MAA BHAWANI BUILDCON PRIVATE LIMITED, a company incorporated under the provisions of Companies Act- 1956, bearing CIN No. U45200BR2012PTC018553 having its registered office at Ashiana Nagar, A.G.Colony Road, Friend's Colony, P.S. Shastri Nagar, Town and District Patna through its Directors **SRI SHAILESH KUMAR**, Son of Sri Om Prakash Sinha, resident of Ashiana Nagar, A.G. Colony Road, Friend's Colony, P.S. Shastri Nagar, Town and District Patna hereinafter called and referred to as the **"BUILDER / DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereto mean and include its administrators, legal representatives or successor-in-interest) of the **SECOND PART.**

PAN NO. **AAICM5519M**

Mob No. **09304447751**

WHEREAS, the above named First part are the absolute owners of 6071.61 Sq.ft. equivalent to 13.938 decimals of land, situated in mauza Saidpur Digha, mohalla Ramjichak, P.S. Digha, District Patna. The details of aforesaid land is clearly mentioned in First Schedule of this Development agreement.

WHEREAS, out of 6071.61 Sq.ft. of land, 4866.75 Sq.ft. land jointly purchased by the above named first part, who acquired the aforesaid property under a registered deed of absolute sale dated 12/01/1996, entered in Book No. 01, Volume No. 04, pages from 227 to 234, deed No. 193, registered at Registrar of Assurance, Calcutta (now Kolkata)

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from Hathwa Automobiles Pvt. Ltd. through its appointed attorney Sri Ram Pravesh Singh and the remaining 1648 Sq.ft. land jointly acquired by the above named first part under a registered deed of absolute sale dated 15/02/2014, entered in Book No. 01, Volume No. 42, pages from 45 to 56, deed No. 1918, C.D. No. 7/2014, registered at Registration office Patna, from Hathwa Automobiles Pvt. Ltd. through its authorized director Sri Dhrub Shanker, Son of Late Bishwanath Prasad Narain Singh, for a valid consideration. The details of aforesaid purchased land is clearly mentioned in First Schedule of this development agreement.

WHEREAS, it is relevant to mention here that the sale deed dated 12/01/1996, deed No. 193, was executed and registered at Registrar of Assurance, Calcutta (now Kolkata). Hence, as per the notification issued by the Government of Bihar, the purchasers/ first part have depositied the difference of stamp duty with the Registration office Patna, on 25/02/2014.

WHEREAS, subsequently, the above named First part got their names mutated in Government records and are paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in their joint names.

WHEREAS, the above named land owners expressed their desire to develop and construct a multistoried residential cum commercial building complex over the Scheduled property, fully mentioned in First Schedule of this development agreement.

WHEREAS, when Sri Shailash Kumar, one of the directors of the developer Company came to know the desire of the land owners, he approached the land owners and showed his willingness to develop the aforesaid and construct a multistoried building complex over the Scheduled land. The land owners considered the request of the developer and agreed to develop the scheduled land through the above named developer. During negotiation, the land owners represented and declared that :-

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(A)

(i) The Scheduled property is under their exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.

(ii) The land 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) 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 Patna Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) 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) The land owners have not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof in past or present in favour of any third party.

(B) And whereas, the land owners are interested in getting constructed a multi-storied residential cum commercial builing complex on the said property and acquire built up area in the shape of residential Units, parking spaces, etc. as consideration for the value of the land.

(C) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential cum commercial building complex on the said property of the land owners (hereinafter referred to as the said building) and the land owners agreed to acquire Units and other built-up area of the said building as consideration for the part of the said property.

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(D) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land 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 land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to develop the Scheduled property, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the First Schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land as given in First Schedule of this agreement shall be handed over to the developer by the land owners 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 and paid by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the Danapur Nagar Parishad.

(3) It is relevant to mention here that before execution and registration of this devlopment agreement, the land owners got the building plan approved from the Nagar Parishad Danapur Nizamat, in their own names, vide building plan Case No/ 182/2017-18 dated 29/05/2007. At the time of execution and registration of this development agreement, the land owners handing over the aforesaid approved building plan to the second part with a direction to construct the proposed multistoried residential cum commercial building complex in accordance with the sanctioned building plan without any divertion and the developer agreed to do so.

A. That it is agreed by the parties that any alteration in the

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aforesaid plan which is in the parameter of Patna Municipal Corporation building Rules & Regulation and Nagar Parishad Danapur Nizamat, which may permit necessary shall require consent/ permission of the Owners by the developer and the developer alone shall not be be entitled to make such alteration or modification. There shall no alteration except within permissible limits of Nagar Parishad Danapur Nizamat.

(4) The Developer and the Owners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by Nagar Parishad Danapur Nizamat on the said property, whose built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by the and between the parties. The above super built-up area does not include saleable parking space, if it is open, but the parking space will also be distributed on the same percentages i.e. Owners will have right of 50% parking space as the Owners' area.

(5) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the Owners' area/ share to the land Owners within **24 (Tweenty Four)** months from the date of agreement. In case the builder fails to complete the costruction work within the stipulated time as mentioned above, then the land owners will provide **06 (Six)** month more time to the developer as grace period.

(6) That even if the developer fails to complete the construction within the aforesaid grace period then the land owners will provide 06 month more time to the developer to complete the construction work and hand over he owners' share to the owners and in this extended period the developer shall liable to pay a sum of **Rs. 30,000/-** (Rs. Thirty thousand) only per month to the Owners as compensation.

(7) THAT if the BUILDER fails to complete the construction

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work and hand over the owners' share to the LAND OWNERS within the aforesaid extended period then the LAND OWNERS will be fully entitled to terminate this Development Agreement.

(8) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the work, it would be seen and judged mutually by the land owners and the Developers.

(9) It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 05 of this development agreement.

(10) 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.

(11) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid 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.

(12) That the land owners hereby declare and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The land owners have not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

(13) The name of the proposed multistoried residential building complex shall be **"RAMCHANDRA COMPLEX".**

(14) That the developer agreed to hand over 50% (Fifty .percent) of the total built up area to the land Owners and the

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remaining 50% (Fifty percent) of the total built-up area would be retained by the developer and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land 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. It is agreed between the parties that the developer will first hand over the vacant possession of the land owners's share to the land owners with all amenities..

(15) That besides the aforesaid 50% of the total built-up area, the developer agreed to pay a sum of Rs. 15,00,000/- @ Rs. 2,25,000/- per katha to the land owners collectively as non refundable amount. The aforesaid amount will be equally distributed among the above named land owners.

(16) That it is agreed between the parties that at the time of execution and registration of this Development agreement, the developer handed over 03 cheques worth Rs. 5,00,000/- (Rupes Five lacs) only each to the land owners, which as an following :—

S.NO.	CH/DD NO.	DATE	PAYABLE AT	AMOUNT
1.	969925	09/01/2018	Patna	Rs. 5,00,000/-
2.	969928	04/02/2018	Patna	Rs. 5,00,000/-
3.	969929	10/03/2018	Patna	Rs. 5,00,000/-
				Net Total Paid Rs. 15,00,000/-

(17) However, in case due to defect of title of the landowners, the developer is unable to construct or complete the construction of the proposed building then in only that case the landowners shall refund the entire amount to the developer.

(18) That before execution and registration of this development agreement, the land owners and the developer distributed and allocated their respective shares. The details of flats to be allotted to the land owners in lieu of their 50% shares are clearly mentioned

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in Second Schedule of this agreement. Similarly, the details of flats to be retained by the developer in lieu of their 50% shares are clearly mentioned in Third Schedule of this agreement.

(19) That the land owners will retain 50% of the total built-up area in shape of complete Units and car parking spaces in consideration of cost of land with an absolute, right, title and interest over the same 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.

(20) That similarly, the developer will retain 50% of the total built-up area in shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

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

(22) The Land 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. The land owners agree to hand over the scheduled land immediately after execution and registration of this development agreement.

(23) That the developer shall develop the said property themselves at its own costs and expenses and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(24) That the Land Owners is entitle to verify and supervise the quality of materials to be used by the developer for

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construction of the building. If the Land Owners find that the materials used for construction is not up to the mark and not of good quality then the land owners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, the land owners will not force to stop the construction work, if the developer do the work as per agreement.

(25) From the date of delivery of possession of the Owners' area to the Owners or their 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.

(26) The Land 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 or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Land 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.

(27) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owners' area whenever required by the Developer.

(28) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS in the Owners' area in the said building and which does not form part of the Developer's area, whenever required by the Owners.

(29) That the material to be used for construction of poposed multistoried building complex and its specifications are clearly mentioned in Schedule-IV of this development

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agreement and it will be treated as part of the development agreement.

(30) After the Registration of this Development Agreement, the Owners and the Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their respective shares directly to its prospective buyers.

(31) That after the completion of the construction of the building project developer/promoter/land owners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Owners Ship Act, 2006.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That the developer will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owners' 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 Owners' area to the Owners.

(B) That the Developer shall not be entitled to mortgage its own share to any financial institution for taking project loan to complete the construction of the proposed multistoried building complex However the individual purchasers of the flats/ shops/ offices and car parking spaces may obtain loan from any financial institution or any other authority concerned to purchase flat/ shops/ office spaces and car parking spaces by mortgaging the said unit to be purchased by the intending purchasers and the purchasers are solely responsible to repay the said loan.

(C) 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.

(D) That it is also agreed between the parties that the parking

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space not to be sold to any outsider or stranger other than the inmates of the building.

(E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the Owners till the date of handing over the vacant possession of the Scheduled Land to the Developers and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Land Owners' area/ share to the Land Owners.

(F) After the delivery the Owners' area to the land Owners all out going in respect of the said property and the said building thereon shall be borne and paid by the Owners and the Developer and their nominees separately and proportionately in the proportion to their respective share in the total super built-up area

(G) 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 Danapur Nijamat Nagar Parishad or the Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(H) 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 Owners' title thereto and the Owners agree to co-operate with the developer in such examination of the Owners' 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.

(I) 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

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the cost of stamp duty, registration fee and other registration charges/expenses etc.

(O) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the scheduled property or claiming his right, title or interest though the Owners 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 Owners 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.

(P) 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 be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time, within the limit of .

(Q) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(R) That the developer with the prior approval of owners 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 with scheduled land.

(S) That if the adjacent land owners enter into an agreement for development with the second part then the second part amalgamate the entire land and shall prepare a revised building plan for the entire land after taking approval of the land owners mentioned in this development agreement.

(T) That the Land Owners will have to leave 443.14 Sq.ft. for road widing, if any compensation will be given by Govt., its owner only will eligible for the grant.

Shailesh Tiwari

Rukmini Devi

Mahti Devi

SCHEDULE- I

DETAILS OF LAND OWNED BY THE LAND OWNERS FIRST PART.

L O T- I

All that piece & parcel of vacant land measuring 4423.61 Sq.ft. little more or less, pertaining to Survey Plot no. 04 (Four), Khata No. 2011 (Two thousand and Eleven), under Thana No. 01 (One), Thana Code No. 01, situated in Mauza- Digha, Saidpur Digha (near Bata Factory), pargana and Survey Thana Phulwari Sharif, present P.S. Digha, Town and District Patna. Sub. and Sadar Registry office Patna Sadar, within the limit of Nagar Prishad, Danapur Nizamat, and the same is bounded and butted as follows:-

BOUNDARY

North :- Nij,
South :- Patna Danapur Road,
East :- Chainpur Compound,
West :- Sri Subhash Ray

L O T- II

All that piece & parcel of vacant land measuring 1648.00 Sq.ft. little more or less, pertaining to Survey Plot no. 04, (Four), Khata No. 2011 (Two thousand and Eleven), under Thana No. 01 (One), Thana Code No. 01, situated in Mauza- Digha, SaidpurDigha (near Bata Factory), pargana and Survey Thana Phulwari Sharif, present P.S. Digha, Town and District Patna. Sub. and Sadar Registry office Patna Sadar, within the limit of Nagar Prishad, Danapur Nizamat, and the same is bounded and butted as follows:-

BOUNDARY

North :- Smt. Gayatri Devi and Smt. Sheela Devi,
South :- Nij (land owners),
East :- Chainpur Compound,
West :- Hathwa Automobile Pvt. Ltd.,

VALUATION OF THE PROPERTY/LAND

1.	Total Area of Land 6071.61 Sq.ft. equivalent to 13.938 decimals, Thana Code No. 01, Zone-III		
2.	Govt. Value of the Land @ Rs. 30,00,000/- per dec.	Rs.	4,20,00,000/-
3.	Non Refundable Security Amount	Rs.	15,00,000/-
	Total	**Rs.**	**4,35,00,000/-**

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SCHEDULE- II

DETAILS OF LAND OWNERS' SHARE

Sl.No.	Name of the owner	Flat No.	Floor	Area
i.	Manju Devi	101	1st Floor	
ii.	Manju Devi	303	3rd Floor.	
iv.	Lalita Devi	301	3rd floor,	
v.	Lalita Devi	302	3rd Floor.	
vii.	Rukmini Devi	102	1st Floor	
viii.	Rukmini Devi	103	1st Floor	

SCHEDULE- III

DETAILS OF DEVELOPER'S SHARE

Sl.No.	Flat No.	Floor	Area
i.	201	2nd floor.	
ii.	202	2nd Floor.	
iii.	203	2nd Floor.	
iv.	401	4th Floor.	
v.	402	4th Floor.	
vi.	403	4th Floor	

NOTE :— Parking space and construction made over the ground floor will be devided and distributed mutually later on and in the said distribution, the owners will be given priority to choose.

FEATURES AND SPECIFICATION OF UNITS

1. **BUILDING** — Earth Quake resistance.
2. **FOUNDATION** — RCC frame structure with brick work in cement mortar as per design and specification of Architects/Structural consultants.
3. **CHOWKHATS** — Door frame of sal wood.

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4. MAIN DOOR	Teak wood finished door or flush door with brass fittings, locks, latches of reputed make.
5. OTHER DOORS	32 mm thick ISI mark flush door with stopper, lock and latch.
6. WINDOWS	Wooden window with sal wood choukhat with M.S. Grill 30 mm. Wooden shutters with 03 mm plain glass and painted with two coat of synathetic enamal plain. All windows will be suitable protected with SS Wire nest.
7. FLOORING	Vitrified tiles flooring Kajaria/ Somani (24" x 24" size) flooring along with skirting in all area of flats.
8. KITCHEN	a) Flooring vitrified tiles. b) Working platform-granite slab (16 mm). c) Dado-24" high ceramic tiles. d) Sink : stainless steel sink with suitable hot and cold water tap fittings. e) Aqua Guard point provision. f) Geezer point provision for hot water supply, g) Provision for exhaust fan/ fresh air fan point to be provided. H. Power point
9. DINNING SPACE	Provision of one wash basin in related space.
10. BATHROOM/ TOILET :	a) Flooring- antiskid ceramic tiles. b) Walls- Ceramic tiles up to 8 feet height.

Shailendra Kumar 16/02/18

Rukmini Devi 16-2-2018

Mamta Devi 16.2.2018

c) Sanitary- white glazed vitreous sanitary ware of ISI mark (Hindware / Parryware).

d) Fittings - Chromium plated fittings of ESSO/ MARC.

e) Cistern-Ceramic cistern in matching colour (Hindware / Parryware).

f) Washing Machine point provisions.

g) Geezer point provision with suitable electrical connection.

h) Fresh air fan point provisions in each bathrooms.

11. ELECTRICAL WORK :

a) All internal wiring in concealed conduits with copper wires of ISI Marks.

b) All electrical modular switches and accessories of ANCHOR/ LEGRAND/ HAVELLS make.

c) Separate meter provision for utilities and common space electrification.

12. T.V. & TELEPHONE

One T.V. point and one telephone plug pin provided in the Drawing, Dining room and in all the bed rooms.

13. CABLE

Cable point to be provided in the Drawing, Dining and in all the bed rooms.

14. INTERNAL WALL

All internal walls shall be finished with good quality plastic paint over proper base preparation of plaster of Paris.

15. EXTERNAL WALLS	All external walls shall be covered with putty and 02 coats of branded all weather coat paint with at least 07 years of warranty.
16. PARKING	Marble crazy flooring/ equivalent tiles with adequate lighting.
17. BORE HOLES	Boring and Tube well of adequate capacity CROMPTON / KSB make submersible pump connected to adequate capacity underground / overhead storage tank for uninterrupted water supply to all flats.
18. LIFT	Provision of one elevator of a standard company (KONE or JOHNSON of 06 passengers' capacity will be installed.
19. GENERATOR	Good quality branded silent Generator (Mahindra/ Kirloskar make with adequate capacity for stand by Power supply together with canopy and diesel storage tank. 3 KVA Power Back-up to each flat from Generator.
20. TRANSFORMER	If permitted from PESU will be installed.
21. INTERCOM	Intercom facility provided in each flats with central Console at Security Guard station.
22. FIRE	Sufficient arragement will be installed as per provisions.

IN WITNESS WHEREOF the Land Owners and Developerhave set their hands to this deed of Development Agreement with their free will and sound mind on the day, month

Shailesh Kumar 16/02/18

Rukmini Devi 16-2-2018

Mamta Devi

and the year first above mentioned in the presence of the following witnesses.

WITNESSES :-

1. Mukteshwar Pd Gupta Mantri Devi 16.2.2018
16/2/2018
S/o (L) Rameshwar Pd
Ranji Ghat, Bata
Patna

Signature of the
Land Owner No. 01
PAN No.
Mob No. **09801863323**

2. ~~Arun Kumar Shukla~~
S/o Sri Upendra Shukla
No 15 Patel Nagar
Road No 7
Patna - 24.

ललिता देवी

Signature of the
Land Owner No. 02
PAN No.
Mob No. **09122436241**

Rukmini Devi
16-2-2018

Signature of the
Land Owner No. 03
PAN No.
Mob No. **0875721285**

For Shaileshwar Construction Pvt. Ltd.
Shailesh Kumar
Signature of the 16/02/18
Developer
PAN NO. **AAICM5519M**
Mob No. **09304447751**

16.2.18
जाँच लिपिक
(मेहजबीन रजा)

16/2/18
(अमित कुमार)

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. 1008600/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 1029600/-

Registration Fee

FEE PAID												
	A1	0	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	20000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		

TOTAL- 20000

LLR + Proc Fee		Service Charge
LLR	0	1000
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Registering Officer
Patna

Date: 16/02/2018

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 16th February 2018 by Manju Devi Sri Akhileshwar Prasad Gupta by profession House Wife. Status - Executant

16·2·2018
Manju Devi

Signature/L.T.I. of Presentant

Date:16/02/2018

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Akhileshwar Prasad Gupta' age '66' Sex 'M', 'Rameshwar Prasad', resident of 'Ramjichak, Digha, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 16/02/2018

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 40 on pages on 530 -553, for the year 2018 and stored in CD volume No. CD-6 year 2018 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 16/02/2018

Token No. : 1683 **Year : 2018** **S.No. : 1645** **SCORE Ver.4.1**

Deed No . :d No . : 1470

बिहार सरकार

Help

View GRN Details Live

Download e-Challan

GRN	BHR201802020756M VIEW
DSRO CODE	**2800**
Party Name	**MAA BHAWANI BUILDION.PVT.LTD**
Stamp Duty-(R0030021030001)	**1008600**
Registration & Other Fees-(R0030031040001)	**20000**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**1028600**
Status	**success**
Payment Date	2018-02-13 22:06:28.0
CIN	null

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भारत सरकार
Government of India



ललीता देवी
Lalita Devi
जन्म तिथि / DOB : 01/01/1960
महिला / Female

4917 1304 7503

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
संबोधित: उमेश्वर प्रसाद गुप्ता, 309, रामजी चक दीघा, लाल मकान के सामने, पटना दानापुर रोड बाटा गंज, दीनापुर कम खगौल, बतागंज, पटना, बिहार, 800018

Address:
W/O: Umeshwar Prasad Gupta, 309, ramaji chak digha, Lal Makan Ke Samne, Patna Danapur Road Bata Ganj, Dinapur-Cum-Khagaul, Bataganj, Patna, Bihar, 800018

4917 1304 7503

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

ललिता देवी

भारत सरकार
GOVERNMENT OF INDIA



रुकनीणी देवी
Rukmini Devi
जन्म तिथि/ DOB: 19/11/1962
महिला / FEMALE

3427 7088 3105

-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
संबोधित: ज्ञानेश्वर प्रसाद गुप्ता, 309, रामजी चक बाटा गंज, लाल मकान के सामने, पटना दीघा पोस्ट बाटागंज, दीनापुर कम खगौल, पटना, बिहार - 800018

Address:
W/O: Gyaneshwar Prasad Gupta, 309, ramji chak bata ganj, opp red makan, patna digha post bataganj, Dinapur-Cum-Khagaul, Patna, Bihar - 800018

3427 7088 3105

Aadhaar-Aam Admi ka Adhikar

Rukmini Devi

भारत सरकार
Government of India



अखिलेश्वर प्रसाद गुप्ता
Akhileshwar Prasad Gupta
जन्म तिथि / DOB 09/09/1951
पुरुष / Male

9679 3312 0649

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
संबोधित: रामेश्वर प्रसाद, 309, रामजी चक दीघा, लाल मकान के सामने, दानापुर दीघा पोस्ट बाटा गंज, दीनापुर कम खगौल, बतागंज, पटना, बिहार, 800018

Address:
S/O: Rameshwar Prasad, 309, ramjee chak digha, opp red makan, danapur digha post bat ganj, Dinapur-Cum-Khagaul, Bataganj, Patna, Bihar, 80001

9679 3312 0649

1947
1800 300 1947

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Akhileshwar Pd gupta
16/2/2018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANJU DEVI

RAMPRIT LAL

01/06/1961
Permanent Account Number
CJIPD5356H

Signature



29122015

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

भारत सरकार
Government of India



मंजू देवी
Manju Devi
जन्म तिथि/DOB: 01/01/1954
महिला/ FEMALE

4526 5857 2040

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
W/O: Akhilesh Prasad Gupta,
Ramjeechak Digha, Bataganj,
Patna,
Bihar - 800018

पता:
अर्धांगिनी: अखिलेश प्रसाद गुप्ता, रामजीचक
दीघा, बाटागंज, पटना,
बिहार - 800018

4526 5857 2040

मेरा आधार, मेरी पहचान

Manju Devi



Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

वि0स0मु0. पटना। X

फारद मालकी / फरद रैयती। 95 20790

नाम रैयत. मय वल्दियत जमाबन्दी।

वो सकुनत। नम्बर 00583647

अरजी नकदी

अरजी भावली

सालाना मांग मय तफसील बकाया वो हाल

माल बाबत		सालाना	बकाया				हाल
			तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल– गुजारी	(नकदी)	5.00					5.00
	(भावली)	1.25					1.25
सेस	...	2.50					2.50
*सुद	...	2.50					2.50
मुतफरकात	...	1.00					1.00
मीजान		12.25					12.25

तफसील अदायकारी।

अदायकारी बाबत		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल– गुजारी	(नकदी)					5.00	
	(भावली)					1.25	
सेस	...					2.50	
*सुद	...					2.50	
मुतफरकात	...					1.00	
मीजान अदायकारी						12.25	

(1) मीजान कुल (लफ्जों में) — बारह रुपये पचीस पैसे 12.25

(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

Sch. XIV.—F.No. 180 V.
रसीद मालगुजारी
नाम सर्कल। नाम मौजा मय
थाना वो थाना नम्बर

V

बि०स०मु०, पटना। X
फरद मालकी व पट्टा रैयती। 108
नाम रैयत मय वल्दियत जमाबन्दी
वो सकूनत, नम्बर।

20790
रसीद
2011

पटना सदर	दीघा	पत्नी मनी-मंजू देवी	0509405

अराजी नगदी 01 अराजी भावली

मौजा दीघा देवी पत्नी उमेश्वर-पट्टा 04

6514.75 ए० फिट	रकमिणी	देवी पत्नी उमेश्वर पं० मुसा	

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

मांग बाबत 2016-17	सालाना	बकाया तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	हाल
माल— (नकदी)	5.00				5.00	5.00
गुजारी (भावली)	5.00				5.00	5.00
सेस ...	5.00				5.00	5.00
*सुद ...	5.00				5.00	5.00
मुतफरकात ...	5.00				5.00	5.00
मीजान	25.00				25.00	25.00

तफसील अदायकारी। = 50.00

2016-17 अदायकारी बाबत	बकाया तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	मोतालबा हाल	फाजिल
माल— (नकदी)				5.00	5.00	
गुजारी (भावली)				5.00	5.00	
सेस ...				5.00	5.00	
*सुद ...				5.00	5.00	
मुतफरकात ...				5.00	5.00	
मीजान अदायकारी				25.00	25.00	= 50.00

(1) मीजान कुल (लफ्जों में) — पचास रुपया मात्र ।-
(2) नाम देहिन्दा — रसम
(3) कुल बकाया — 0

दस्खत वो तारीख अमला तहसील कुनिन्दा

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

बि.स.मु.(राजस्व) 1—2011

दा० रा० 1113/1 | 13-14

18/11/16