



Handwritten notes in Hindi, including 'माम मोहि' and other illegible text.

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माम मोहि

श्री श्री नन्दन प्र १३ सिंहपुर श्री राम चन्द्रा प्रमोद सिंह
 धेनुं वास ————— श्रीम अफत —
 श्री श्री नील कुमार सिंहा वल्लभ श्री राम चन्द्रा प्रमोद सिंह
 धेनुं वास ————— श्रीम डॉयमे —
 श्री श्री निमरा कुमार सिंहा वल्लभ श्री राम चन्द्रा प्रमोद सिंह
 धेनुं वास ————— श्रीम सिद्धम —
 श्री मोहन प्रमोद श्री जैजि श्री राम चन्द्रा प्रमोद सिंह
 धेनुं वास ————— श्रीम चरणराम —
 एबबाम अफत वल्लभ श्री राम चन्द्रा प्रमोद सिंह
 धाता श्रीनवासी वल्लभ श्री राम चन्द्रा प्रमोद सिंह
 धातराष्ट्र श्री नैम —

माम मोहि प्रमोद — आपस में वापस रहा वरुन एक दिना श्रीम

3- Եւ զպատճառս զի Կաթողիկոսն
Եւ զպատճառս զի Կաթողիկոսն
Եւ զպատճառս զի Կաթողիկոսն
Եւ զպատճառս զի Կաթողիկոսն

Գ- Ը

Եւ զպատճառս զի Կաթողիկոսն
Եւ զպատճառս զի Կաթողիկոսն
Եւ զպատճառս զի Կաթողիկոսն

વિશેષ વહીવટ - અંગત માત્ર (૫૨૫૧૭)

સાધક માલિક - ૪

અધિકારી -

અમીના નાની કીર્તીનું નામ અંગત

સીલ ૫૨૫૧૭

૨૫ સિવમત પ્રાગ્ મિત્રા સી ૫૨૫૧

મિત્રી કીર્તીનું નામ

મધ્યમી ૩૧૧૨૫૧૭ પ્રાગ્ સિવમત પ્રાગ્ મિત્રા સી ૫૨૫૧

સાધક વહીવટ રજા પૂર્વે મેનપુરા બી મધ્યમી ૭૧૩૧૩૫૨૫

૨૭ માર્ચ ૧૯૫૨ પ્રાગ્ મિત્રા સી ૫૨૫૧ મેનપુરા બી મધ્યમી ૭૧૩૧૩૫૨૫

૫૨૫૧ ૨૭ માર્ચ ૧૯૫૨ પ્રાગ્ મિત્રા સી ૫૨૫૧ મેનપુરા બી મધ્યમી ૭૧૩૧૩૫૨૫

સીલ ૫૨૫૧ મિત્રા સી ૫૨૫૧ મેનપુરા બી મધ્યમી ૭૧૩૧૩૫૨૫

રજા મુદત ૨૬

મામ મેનપુરા - મેનપુરા (૫૨) ૫૨૫૧ પ્રાગ્ મિત્રા સી ૫૨૫૧ મેનપુરા

રજા પૂર્વે - રજા પૂર્વે ૧૨૨૨૦ ૩૨ ૨૨૬ ૧૧૪૬૩૩. ૫૨૫૧

"	"	"	"	૪૨૨	૭૪૬૭ પ્રાગ્
"	"	"	"	૩૦૪	૧૧૪૬૪ પ્રાગ્
"	"	૭૪૬૭	૧૩૬	૫૪૪	૭૪૬૭ પ્રાગ્
"	"	૧૨૨૩૧	૨૦	૭૦૪	૧૧૪૬૩૩ પ્રાગ્
મેનપુરા	સીલ ૫૫૦૬	૭૪૬૭	૧૫૭૦	૨૧૧૬૬	૧૧૪૬૩૩ પ્રાગ્
પ્રાગ્	સીલ ૧૨૨૪૪	૧૨૦	૧૫૨	૨૪૬	૭૧૩૧૩ પ્રાગ્

અમીના નાની કીર્તીનું નામ અંગત

અમીના નાની કીર્તીનું નામ અંગત

સીલ ૫૨૫૧ મિત્રા સી ૫૨૫૧ મેનપુરા બી મધ્યમી ૭૧૩૧૩૫૨૫

મામ મેનપુરા - મેનપુરા (૫૨) ૫૨૫૧ પ્રાગ્ મિત્રા સી ૫૨૫૧ મેનપુરા

अथ १५००

क्र.सं.	विवरण	प्रमाण	दिनांक	पृष्ठ	पृष्ठ	पृष्ठ
१	१२३१	४३२	१३१५	४३२	४३२	४३२
२	१२३२	४३२	१३१५	४३२	४३२	४३२
३	१२३३	४३२	१३१५	४३२	४३२	४३२
४	१२३४	४३२	१३१५	४३२	४३२	४३२
५	१२३५	४३२	१३१५	४३२	४३२	४३२
६	१२३६	४३२	१३१५	४३२	४३२	४३२
७	१२३७	४३२	१३१५	४३२	४३२	४३२
८	१२३८	४३२	१३१५	४३२	४३२	४३२
९	१२३९	४३२	१३१५	४३२	४३२	४३२
१०	१२४०	४३२	१३१५	४३२	४३२	४३२
११	१२४१	४३२	१३१५	४३२	४३२	४३२
१२	१२४२	४३२	१३१५	४३२	४३२	४३२
१३	१२४३	४३२	१३१५	४३२	४३२	४३२
१४	१२४४	४३२	१३१५	४३२	४३२	४३२
१५	१२४५	४३२	१३१५	४३२	४३२	४३२
१६	१२४६	४३२	१३१५	४३२	४३२	४३२
१७	१२४७	४३२	१३१५	४३२	४३२	४३२
१८	१२४८	४३२	१३१५	४३२	४३२	४३२
१९	१२४९	४३२	१३१५	४३२	४३२	४३२
२०	१२५०	४३२	१३१५	४३२	४३२	४३२

जमीना ३ जो ग्राहक ३४२२५५ दिनिम ॥१॥

सिन्हालीय सिद्धि को मिली कोशिकाएँ।

ਮਾਸ਼ੀਨ ਨੰਬਰ	ਮਾਸ਼ੀਨ ਦਾ ਨਾਮ	ਮਾਸ਼ੀਨ ਦਾ ਮਾਡਲ	ਮਾਸ਼ੀਨ ਦਾ ਵਰਤੋਂ	ਮਾਸ਼ੀਨ ਦਾ ਮਾਲਕ	ਮਾਸ਼ੀਨ ਦਾ ਮਾਲਕ ਦਾ ਨਾਮ
92220	ਮਾਸ਼ੀਨ	32	325	ਮਾਸ਼ੀਨ	ਮਾਸ਼ੀਨ
92239	ਮਾਸ਼ੀਨ	20	308	ਮਾਸ਼ੀਨ	ਮਾਸ਼ੀਨ
92220	ਮਾਸ਼ੀਨ	32	322	ਮਾਸ਼ੀਨ	ਮਾਸ਼ੀਨ
4843	ਮਾਸ਼ੀਨ	93E	424	ਮਾਸ਼ੀਨ	ਮਾਸ਼ੀਨ
92220	ਮਾਸ਼ੀਨ	32	309	ਮਾਸ਼ੀਨ	ਮਾਸ਼ੀਨ
440E	ਮਾਸ਼ੀਨ	325	1490	ਮਾਸ਼ੀਨ	ਮਾਸ਼ੀਨ
92220	ਮਾਸ਼ੀਨ	32	308	ਮਾਸ਼ੀਨ	ਮਾਸ਼ੀਨ
92220	ਮਾਸ਼ੀਨ	32	308	ਮਾਸ਼ੀਨ	ਮਾਸ਼ੀਨ

अमीमा न जीतामहेदु वटन मीप्यार प्रेमिपुत्रो
मादा निदिता

महाराष्ट्र राज्य उद्योग विभाग, मुंबई

पुस्तक संख्या १०८३ उ शीत चण्डाल विषयको भाषा
मिति २०७५ मिति २०७५ मिति २०७५
पृष्ठ संख्या ३२ पृष्ठ ३२

12220	32	446	11111313
12220	"	220	11111313
12220	20	342	11111313
12220	"	333	11111313
30	132	491	11111313
294			11111313
			11111313
			11111313
			11111313

12220-30/11/1955
 30/11/1955
 30/11/1955

जमीन का इकतमाल रहा

माम नाम - बालो	माम	(मा)	मा	मा	मा
जोड़ा	मिलाली	12220	42	204	11111313
जोड़ा	मिलाली	12220	42	204	11111313
				140	
				149	

27 JUL 1955

जमीन का इकतमाल रहा

माम नाम - बालो	माम	(मा)	मा	मा	मा
जोड़ा	मिलाली	12220	32	225	11111313
"	"	"	"	254	11111313
"	"	"	"	255	11111313
"	"	"	42	203	11111313
"	"	"	"	204	11111313
"	"	"	"	252	11111313
"	"	"	3	543	11111313
"	"	"	39	952	11111313
"	"	"	42	322	11111313
"	"	"	102	923	11111313

जमीन का इकतमाल रहा
 जमीन का इकतमाल रहा
 जमीन का इकतमाल रहा

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अंचल पदाधिकारी का कार्यालय

(मू-स्वामित्व प्रमाण-पत्र)

गोपनीय प्रतिवेदन

1952
21/11/17

नाम श्री अनिल कुमार सिन्हा

ग्राम

राजापुर

थाना

प्रसिद्धापुरी

जिला

पटना

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खसरा संख्या	रकबा	
				एकड़	डि०
सोना मेनपुरा थाना १०२		639	1570	0.47	5/80
			मं० ३४		
			आवेदन भूमि का जमाबंदी दर्ज है जमाने की दर 2017-18 तक वसूल है। भूमि रेभती खाना का है। आवेदन के भूमि पर दखल हुआ है। जमाबंदी नं० 1403 है।		
			मंडल		

R.T. 1.5 NO
02826
16/11/17

Anil Kumar Singh
आवेदक का हस्ताक्षर

कर्मचारी का प्रतिवेदन

कार्यालय का मुहर



18/11/17

अंचल पदाधिकारी का हस्ताक्षर

रसीद मालगुजारी
नाम सेकल। नाम मौजामय
थाना वो थाना नम्बर।

फरद मालकी/फरद रैयती।
नाम रैयतमय वल्लिदयत जमाबन्दी।
वो सुकुनत। नम्बर

4 1407
0045413

अराजी बकाया अराजी भावली तफसील हिसाब लगान भावली।

मौज का सालाना मांगमय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल- } (नकदी)	10.00					10.00
गुजारी } (भावली)	10.00					10.00
सेस	10.00					10.00
*सूद	10.00					10.00
मुतफरकात	10.00					10.00
मीजान	50.00					50.00

तफसील अदायकारी।

अदायकारी बाबत	बकाया				मोतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल- } (नकदी)					10.00	
गुजारी } (भावली)					10.00	
सेस					10.00	
*सूद					10.00	
मुतफरकात					10.00	
मीजान अदायकारी					50.00	

- (1) मीजान कुल (लफ्जों में) -- 50.00
(2) नाम देहिन्दा --
(3) कुल बकाया --

दस्तखत वो तारीख अमला तहसील कुनिन्दा

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

630-1570

SPL-16-17
8/11/17

(2)

Residence of Flat no. 304-305 , Block no. A ,Sri Ramchandra Enclave , Road no 1 , Shivpuri,Patna ,Bihar 800023,though it attorney Mr. **Anjan kumar sinha** ,son of Mr. Anil kumar sinha,aged 46 residence of Flat no. Flat no. 304-305 , Block no. A ,Sri Ramchandra Enclave , Road no 1 , Shivpuri ,Patna, Bihar, Pin- 800023 presently residing at 10469 Roxley Bend, carmel,Indiana 46032 USA , hereinafter to be referred to as **THE OWNER**" (which expression shall, unless repugnant to the context, or meaning thereto, shall mean and include its Administrators, legal representatives, Assigns on successors -in-interest) of the **FIRST PART**.

AND

SAVITA BUILDWELL PRIVATE LIMITE, a company incorporated under the companies Act, 1956 having its Registered office ground floor, Shayam Kishore Home,Behind Jagat Trade Center off Fraser Road, District Patna with registration No.03-08626 of December 2000 through its managing director **Sri MRITUNJAY KUMAR**, Son of Sri Ramashray Prasad Singh , herein after referred to as **THE DEVELOPER** (which expression shall unless it is Repugnant to the context or meaning thereto mean and include its Administrators, Legal Representatives, Assigns and / or successors -in- interest) of the **SECOND PART**.

A) WHEREAS The owner is seized and possessed of and is owner of or otherwise was and is sufficien tly entitled to the vacant freehold land measuring **7.5 katha** (1 Katha measuring 1361 Sq.feet) bearing, **Tauzi No- 5506**.

Khata No- 639

Plot No- 1570

Consideration Amount -Rs. 3,80,86000.00

Thana code- 224, zone -4, Situated at mohala -North Sri Krishna puri in Mouza- Manpura ., being thana no - 2 under patna municipal corporation and bounded as follows;-

North;- Saroj Apartment

South;- Part Plot no. 1570

East;- Road (Branch)

West;- Apartment & House .

Contd: 3

For.SAVITA BUILDWELL PVT. LTD.

[Signature]
22.11.2011
Managing Director

[Signature]

(3)

B).It is further represented and declared by the owner; -

Due to preoccupation with his domestic affair and old age, could not maintain all / his moveable and immovable property and given General power of attorney to his son Mr. Anjan kumar sinha ,son of Mr. Anil kumar sinha,aged 46, it has been registered at Patna registry office on dated 1/12/2011 ,as serial no. 34787, Deed No. 5897 in Book no. 4, volume no. 78 on pages from 227 to 232 , residence of Flat no. 304-305 , Block no. A ,Sri Ramchandra Enclave , Road no 1 , Shivpuri, Patna, Bihar, pin 800023 , presently residing at 10469 Roxley Bend, carmel, Indiana 46032, USA, as my lawful legal Attorney and authorize him to do the fallowing act, deed and things for and on my behalf.

i)That the entire aforesaid property is under his exclusive possession with absolute right,title and interest free from all encumbrances and they has absolute right,title and interest and possession to transfer and convey the whole or part of the Said property , having a fully marketable condition and has in themselves good Right full power and absolute authority and title to transfer the whole and part of the said schedule property .

ii) That the owner, anyone or anybody have not created any encumbrances on the said property or any part thereof by way of sale, mortgages, exchange, lease, trust, assessment, right, gifts, liens, leave and license, permission, rent, possession, charges, inheritance or any others encumbrances whatsoever.

iii) That no notice or notification acquisition under any of the statutes of the past or presently in force have been received, served or passed by the Patna municipal corporation , Income Tax Department or any Government authorities, for acquisition or requisition of the said property or any thereof.

iv) That there are no attachments , either before or after judgment and there are no claims, demands, suits, decrees, injunction, orders, lispensens, notices petitions, or adjudication orders affecting the said property or any part thereof .

contd:4

For, SAVITA BUILDWELL PVT. LTD.

[Signature]
22-11-12
Managing Director

[Signature]

(4)

v) That a part from the owner none else is entitled to or has any share, right, interest, over and in respect of the said property or any part thereof as a partners or partnership or co- partner in any joint family or in any others manner whatsoever.

vi) That the owner will give Mr. shashi Kant Sharma S/o Late Rajendra Prasad Singh ,or it nominees ,Two , any Three Bedroom Flat in this apartment From his share by Registry , After the Registry of this Agreement Mr. Shashi Kant Sharma will return all legal or any document of owner's immoveable Properties, or in future any legal or any document represented by him shall be treated as Null and Void .

vii) That the owner has not entered in the past in any agreement for sale or development of the said property or any part there of not has made any arrangement with any one Whatsoever regarding the said property or any part thereof and nor has made any arrangement with any one whatsoever regarding the said property or any part thereof . whereas the owner interested in getting a multistoried residential building complex developed and constructed on the said property and acquire build up area in the shape of residential flats, parking spaces etc. As consideration for the value of lands of the said property when conveyed by the owner to the Developer.

C) The aforesaid owner offered to develop and Developer construct its at own cost, a multistoried residential building on the said property of the owner (hereinafter referred to as the said building) and the owner being desirous of wanted and agreed to acquire flats and other built areas of the said building as consideration for part of the said property to be conveyed by the owner to the Developer or its nominees, including a co-operative housing society, firm association of persons, Body corporate e.t.c

D) As a result of the negotiation between the parties hereto and on the representation and declarations made by the owner 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 & conditions hereinafter appearing.

Contd:5

For, SAVITA BUILDWELL PVT. LTD.

[Signature]
2.11.16

[Signature]

(5)

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The aforesaid owner hereby appoints the aforesaid Developer as the Developer of the said property and irrevocably grants to the said Developer, who hereby accepts from the owner exclusive right and license to develop the said property in the schedule hereunder written in the manner and on the terms, condition and stipulation hereinafter mentioned .

2. The Developer shall construct the building as per plans approved by Patna municipal corporation or competent authorities on the said property and which built up area shall be distributed over several floors of the said building and it is on that basis that this agreement is being entered into by the between the parties.

2.1 The above built -up area does not include saleable parking spaces whether open or covered which will be shared by the owner and the developer on the same proportion as that of built up area.

2.2 That developer shall construct the building complex called **ANUSHA-BASANTI KUNJ** . As per its standard specifications annexed herewith and which forms part of this development agreement.

3. The developer shall be entitled to make all necessary corrections, alteration, and revision in the aforesaid plan which may be required by the Patna regional development authority or Patna municipal corporation for approval of the said building plans.

4. The owner agrees to term sell ,convey, transfer and / or assign to the Developer and / or its nominees(s) including a co-operative housing society association of persons , firm , Body corporate e.t.c free from attachments charges and encumbrance 50% (Fifty percentage), undivided share in the said properties at and for consideration and on the term and condition mention hereinafter.

For, SAVITA BUILDWELL PVT. LTD.

Contd:6

[Signature]
22-11-16
Managing Director

[Signature]
22/11/2016

(6)

5. As consideration for ~~(50%) fifty~~ percent of the undivided share in the said property to be conveyed / transferred by the owner to the developer or its nominee (s), in term of clause 4 above the developer agree to deliver and give possession to the owner of (50%) fifty percent of the total build up area of the said building to be construction by the developer at its own cost on the said property hereinafter called the owner area. The Balance (50%) fifty percentage percent of the total built- up area shall belong to the developer shall hereafter be called the developer's area. The car / scooter parking area also be shared in the same percentage between owner and the developer.

5.1 At the time of approval by the owners of the aforesaid building plan, as aforesaid the owner's area and the developer area shall be clearly demarcated.

6. Owner and his nominees shall solely and exclusively be entitled to the owner's area and shall have absolute right, title and interest over the owner's area and shall be fully entitled to use and enjoy the same either themselves, individually collectively or shall be fully entitled to transfer, convey grant, otherwise alienate his interest in any manner as deemed fit by them to any person, association of person, firm, body corporation co-operative societies, government agencies etc. on such terms and condition, as may be decided by the owner's individually or collectively .

6.1 The developer and/ or its nominees shall solely and exclusively be entitled to the developer's Area and they shall have absolute right ,title and interest, over the Developer Area and they shall be fully entitled to transfer, convey grant, otherwise alienate their interest in any manner as deemed fit by them to any person, association of persons, firm, Body corporate, co-operative societies, Government agencies etc. on such terms and conditions as may be decided by the Developer.

7. The Developer agrees to construct and give possession of the owner's Area to the owner within a period of two years and six month

contd:7

For, SAVITA BUILDWELL PVT. LTD.

[Signature]
22.11.16
Managing Director

[Signature]
22/11/2016

(7)

from the date the plan is sanctioned by the Patna municipal corporation or competent authorities with a further grace period of six months. This period will be subject to force Major and such happening as fire, tempest, accident exceptionally inclement weather, rooting etc. and any other act of God . The above period will start after sanction of building plan by Patna municipal corporation or competent authorities.

8. It is hereby expressly irrevocably and irretrievable agreed and declared by the owner that delivery of possession of 50% (fifty percent)of the total build up area of the said building in the manner provided herein shall form always be deemed to from fair, reasonable and adequate consideration for 50% (fifty percent) of the undivided share in the aforesaid property, agreed to be conveyed asherein above by the owner to the Developer and/ or its nominees.

8.1 The owner, his nominees and the Developer and its nominees shall jointly have undivided right, title and interest over the total land of the said property in their respective shares of 50% (fifty percent)of the owner and 50% (fifty percent) of the developer, after being conveyed as aforesaid.

9. The owner hereby from the date of this agreement grants exclusive right and license to the Developer to take up and proceed with the development, planning and construction of the said building in terms of this Agreement and hand over vacant possession of the said property.

9.1The owner hereby irrevocably undertake not to sell , dispose off, alienate charge, encumber, lease or otherwise, transfer the said property or any part there of during the currency of this Agreement and undertake not to do any act, deed ,matter , or things as shall be in breach of terms of this Agreement save and except putting the Developer in possession thereof for purpose of Development pursuant to this Agreement. the owner shall at no period of the time during the currency of this agreement try to dispossess the Developer.

Contd:8

For, SAVITA BUILDWELL PVT. LTD.


22-11-16
Managing Director


22/11/2016

9.2 The developer shall develop the said property in its own name and account and at its own cost and shall alone be responsible for the Development of the said property and neither the owner nor any person (s) claiming through the owner shall have any right or interest in the Development of the said property except in relation to the owners' area

9.3 After the date hereof the Developer shall be deemed to be in possession of the said property shall be free to do all acts, deeds and things required for development, and construction of the building at the Developer's own cost and expenses.

9.4 The Developer shall be entitled to enter into agreement for sale or otherwise allot flats, parking spaces and other tenements comprised in the developer's area in the said building which is 50% fifty percent of the total built up area and which does not form part of the owner's area.

10. During the construction of the said building the Developer may be required to create equitable or any legal mortgage of the land and the construction thereon for obtaining loan or for individual purchasers of flats, the developer shall mortgage his proportionate share in the built up area and/or land and Land owner's Proportionate Share with bank /or Financial Institution and obtain loan / working capital / short term loan .However the developer affirms and undertakes that all money obtained as loan by pledging hypothecating or mortgaging the said property or creating charge on the said property (land and building under construction) shall be exclusively invested for construction and development of the said building only and such moneys shall not be diverted or invested in any other purpose of the Developer .

Contd:9

For, SAVITA BUILDWELL PVT. LTD.

[Signature]
22.11.16
Managing Director

[Signature]

22/11/2016

(9)

11. That after the Completion of the construction of the building project the respective share owners i.e. Developer and land owners, shall be absolute owner of their respective shares and they will be entitled to sell / transfer their shares respectively as per provisions of Bihar Apartment Ownership Act, 2006 u/s 5(1)&5(2)
12. The Developer will not do any act of commission, expressly or impliedly directly or indirectly by which the owner's right and interest over the Developer, has giving delivery of possession of the owner's Area to the owner
13. All out going including municipal taxes and other charges in respect of the said property on the existing building thereon shall be born and paid by the Developer till the delivery of possession of the owner's area to the owner.
14. The Developer / owner shall from as its deems best a co-operative housing Society / association of persons/ Body corporate, of all the persons owning tenements in the said building. The owner and his nominees shall become members of such an organization formed by the Developer and the owners their nominees respective agents servants, licensees tenants etc. shall be bound to abide by the rule and regulations as be framed by such organization from time to time and they shall be bound to contribute the cost of formation of such organization as to pay the regulation maintenance charges as be fix for the maintenance and management of the entire building complex.
15. The common areas shall jointly be owned by the owner of the said building with equal entitlement to use all common areas and facilities intended for utilization by the occupants of the said building on the name terms and conditions applicable to all for such utilization. No owner of any part of the said building will have any exclusive rights title and interest over common areas and common facilities except the right of common use.

For, SAVITA BUILDWELL PVT. LTD.

[Signature]
22.11.16
Managing Director

Contd:10

[Signature]
22/11/2016

(10)

16. Maintenance Deposit to create contingency fund to the building shall be deposited @ Rs..5 /- per sq. ft. by the owner of owner's area, by Developer of Developer's area, after formation of association.
17. Both the owner and the Developer will always be jointly entitled to all permissible future vertical and / or horizontal development / exploitation of the said property and building there on even if all the flats as sold/ transferred, and the construction, sharing owning and selling of all such additional built up area will be done in the same proportions and on the same terms as contained in this agreement.
18. The owner agreed that if any levy is imposed by the Patna municipal corporation or competent authorities or any other public body or bodies of the government for the development / betterment of the area in which the said property or the building there on than the same shall be paid by the owner and the developer jointly in the same proportion as their respective shares of built up area in the said building.
19. It is agreed that in all transfers / conveyance of land and / or built up area the purchase (S) / transferee (S) shall bear the cost of stamp duty court fees and other Registration charges.
20. That in case of any dispute or difference between the parties arising out of or relating to this Development Agreement the same shall be settled by reference of the dispute or difference to the Arbitrators appointed by both the parties and such arbitration shall be Conducted under the provisions of the Indian Arbitration Act, 1996 as amended time. All legal and lawful procedure and action are subject to patna civil/ high court jurisdiction.

Contd.11

For SAVITA BUILDWELL PVT. LTD.

2

A. K. Meena
22-11-16
Managing Director

Arun Kumar
22/11/2016

(11)

SCHEDULE OF PROPERTY

ALL that piece and parcel of vacant land measuring **7.5katha** , situated at mohala -North Sri Krishana Puri in Mouza- Mainpura , being thana no -2 under district of Patna bearing :-

KHATA NO. - 639

PLOT- 1570.

Tauzi No-5506.

(Thana code- 224 , zone- 4)

Within limits of Patna municipal corporation and within the jurisdiction of sub Registrar and District Registrar of Patna and bouded as Follows:-

BOUNDARY

NORTH-.Saroj Apartment

SOUTH : -Part plot of Plot no . 1570

EAST :- Road .

WEST :- Aparment & House .

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED OWNER IN THE PRESENCE OF WITNESSES.

1. Shashi Kant Sharma

S/o Late Rajendra Prasad Singh

5/55 North-S.K.Puri

Patna 800013

22-11-2016

(Signature of power of attorney holder)

Pan no. FFKPS7962K

22/11/2016

8084833883

For SAVITA BUILDWELL PRIVATE LIMITED

SIGNED, SEALED AND DELIVERD BY THE WITHIN NAMED DEVELOPERS IN PRESENCE OF WITNESS.

1.

Chander Singh

S/o Higer Singh

5/55 North-S.K.Puri

Patna 800013

22-11-2016

For.SAVITA BUILDWELL PVT. LTD.

(Signature of Developer)

(Signature of Developer)

Pan no.ALIPK3514E , 9431018389

(12)
ANNEXURE -1

FEATURES AND SPECIFICATION OF FLATS

(A) FLOOR & WALL TILLING :

- 1) The flooring in the living room, bedroom, dining area, kitchen, bath room and balcony will be of vitrified tiles flooring.
- 2) The ceramic / glazed tiles will be provided in toilets up to 6.0' ht. from finished Floor level and in kitchen it will be up to of 2.0' ht from kitchen platform.

(B) SANITARY WARE & FITTINGS :

- 1) All water closet and wash basins will be in white ceramic, with low level white cisterns of ISI mark.
- 2) All tap fitting will be of chromium plated brass

(C) KITCHEN PLATFORM TOP & SINK

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

(D) DOORS & WINDOWS :

- 1) All door frame will be made of wood and door shutters will be made of 32 mm thick hard core flush shutters painted with two coats of synthetic enamel over primer.
- 2) Windows frame and shutters will be of wood or Aluminum channel.
- 3) The main door will be provided with a night latch magic eye and an aldop. All other door fittings will be of anodized aluminum.

(E) WALLS:

- 1) Interior walls will be decorated by plaster of paris with one coat of cement primer of white colour
- 3) Exterior wall will be finished with cement based showcem finish.

(F) PLUMBING AND WAST WATER LINES

- 1) All concealed plumbing for supply water will be of G.I /PVR pipe and external soil and rain water pipe will be of PVC and geyser line connection in bath rooms

(G) ELECTRICITY SUPPLY

- 1) Wiring will be of copper concealed and suitable for 1/3 phase

contd.12

For, SAVITA BUILDWELL PVT. LTD.

[Signature]
22.11.16
Managing Director

[Signature]
22/11/2016

(13)

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 time the complex in energized by them and dining area shall have 1 plug point 2 light points 1 points 1-5A plug point in addition the master bedroom living and dining area shall have a 15A plug point in bed room.

(H) TELEPHONE AND T.V CABLES :

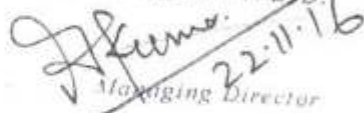
- 1) Telephone cable will be provided from each flat up to common junction point (tag-block) at the gate or other suitable location .Television cable will be provided through concealed conduits for television.Telephone point and T.V. cable will be provided in master bed rooms.

AMENITIES:-

- 1.LIFT : suitable lift as per requirement will be provided in the Apartment.
2.WATER : 24 hrs. water will be provided to all the flats or common area from on central Boring system as per the design of P.H.E.D. consultant.
SWERAGE : suitable arrangement for rain storm and soil water disposal shall be provided as per the design of P.H.E.D. consultants.
3.Generator & intercom will be provided.

For the Company

For.SAVITA BUILDWELL PVT. LTD.

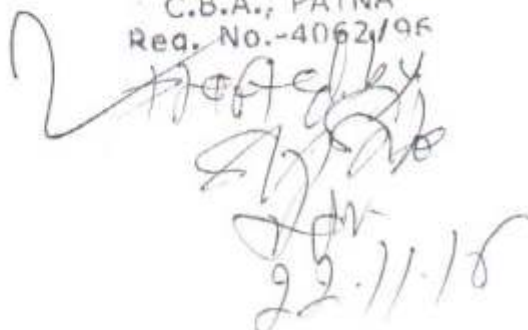

Managing Director

Managing Director


22/11/2016
For the owner

Sushil Kumar Sinha
Advocate

C.B.A., PATNA
Reg. No.-4062/96


22.11.16

बैंक खाते में साक्ष्य प्रमाणित किया।
22/11/16
नगर निगम

11/22/2016


ELECTION COMMISSION OF INDIA
IDENTITY CARD
 भारत निर्वाचन आयोग
 पहचान पत्र
JBX7196652




Elector's Name : Shashi Kant Sharma
 निर्वाचक का नाम : शशि कान्त शर्मा
Father's Name : Rajendra Prasad Singh
 पिता का नाम : राजेन्द्र प्रसाद सिंह
Sex / लिंग : Male / पुरुष
Age : 58 Years as on 1.1.2004
 आयु : ५८ वर्ष १.१.२००४ को

GR : १११

Address : 5A/55, Boring Road,
 Town/Vill - North Krishna Puri,
 Anchal - Patna Sadar,
 Distt - Patna - 800013

पता : ५५/५५, बोरिंग रोड,
 शहर/गाँव - उत्तरी कृष्णा पुरी,
 अंचल - पटना सदर,
 जिला - पटना - ८०००१३

Facsimile Signature of
 Electoral Registration Officer
 188, PATNA (WEST) Constituency
 १८८, पटना (पश्चिमी) निर्वाचन क्षेत्र
 के निर्वाचक रजिस्ट्रार की अधिकारी
 के हस्ताक्षर की अनुकृति

Place : Patna Sadar
 स्थान : पटना सदर

Date : 11/09/2004
 दिनांक : ११/०९/२००४

This Card may be used as an Identity Card
 under different Government Schemes
 इस पत्र का विभिन्न सरकारी योजनाओं के अन्तर्गत
 पहचान पत्र के रूप में प्रयोग किया जा सकता है।

JBX7196652

NC : १११

Shashi Kant Sharma
 22/11/16

अन्तर मो०

चतुर्थ प्रति

(कोषागार कार्यालय हेतु)

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

शब्दों में (रु०)

बिहार सरकार

निबन्धन विभाग

) मा०

वैरम्बन

1. पक्षकार का नाम/पता SAVITA BUILDWELL PRIVATE LIMITED
(जिसकी ओर से जमा किया जा रहा है) Company: P.L. Ground floor
2. दस्तावेज का प्रकार Shayam Kishore Home
3. निबन्धन कार्यालय Devolpur
4. बैंक का नाम एवं शाखा S.B.I. Main Branch Patna
5. भुगतान की जानेवाली राशि का विवरण

TARANG

जमापत्र / Pay-in-slip

भारतीय स्टेट बैंक
State Bank of India

शाखा / Branch Patna दिनांक / Date 22-11-2016

खाते का प्रकार : बचत बैंक/चालू खाता/आवृत्ति जमा/टीडीआर/
एसटीडीआर/कैश क्रेडिट/प्रार्थित धन खाता सं०/
Type of Account: SB/C/A/RD/TDR/STDR/CC/TLA/c. No.

खाता सं०
A/c. No. 11049754042

कैश खाते में जमा करने हेतु / For the credit of the Bank
Account of SAVITA BUILDWELL PRIVATE LIMITED

विवरण / Details of Cash/Deposit	राशि / Amount रु० / Rs. पैसे / P.
खाते में जमा जमा / Deposited in account	500-00
व्यय / Withdrawal	500-00
कुल जमा / Total Deposited	500-00
रुपये (शब्दों में) / Rupees (in words)	पाँच सौ रुपये / Five hundred rupees

(कार्यालय उपयोग के लिए) / (For Office Use)
एस. डब्ल्यू.ओ. / SWO [Signature]
ऑफिस अधिकारी/पारित अधिकारी
Cash Officer/Passing Officer

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर व्यापिक लघु शीर्ष-103 दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष 0001, सकल प्राप्तिप्राप्त इकाई-7549 सकल प्राप्तिप्राप्त विपत्र कोड-R0030021030001	7,61,720- 1
(ख)	निबन्धन 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-7549 सकल प्राप्तिप्राप्त विपत्र कोड-R0030031040001	20,000 1000 21000
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तिप्राप्त-उप शीर्ष-0006 अन्य मद-प्राथमिक इकाई-7549 भूमि निबन्धन शुल्क से आय विपत्र कोड-R00290080000006	1
	भुगतान का माध्यम : नगद/चेक/ड्राफ्ट कुल राशि शब्दों में <u>साविता बिल्डवेल प्राइवेट लिमिटेड</u> कुल योग	7,82,720

स्थान Patna Main Branch

तारीख 22-11-2016

जमाकर्ता का नाम एवं हस्ताक्षर
For SAVITA BUILDWELL PVT. LTD.

चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

चेक/ड्राफ्ट की राशि अन्तर्गत होने के परचात ही मान्य होगी।

FOR USE OF THE BANK

Managing Director

स्क्रीन नं०

संख्या 05 में दिए गये विवरण के अनुसार

शब्दों में



तारीख

उपपुस्तक कोलम

प्राधिकृत पराधिकारी का

हस्ताक्षर एवं मुहर

बैंक में संधारण हेतु

जमाकर्ता का पता

राशि रु०

जमा करने की तिथि

बैंक स्क्रॉल सं०

निबन्धन हेतु साविता बिल्डवेल प्राइवेट लिमिटेड

जमा करने का विवरण

रु०

रु०

रु०

रु०

Signature
22-11-2016

Serial No. 13214 Circle:- Patna

Book No. :- 1 Deed No. 11919



बिहार-BIHAR

19/35+9/11/2016 10.00-7

W 175626

Serial No. 13214

Deed No. 11919

Govt. of Bihar
District Registry Office, PatnaSummary of Endorsement

This document was presented for registration on **22/11/2016** by **Anjan Kumar Sinha (Agn)**.
A Stamp Duty of Rs. **762720/-** and other Fees of Rs. **21500/-** has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page. The document has been registered as Deed No. **11919** in Book No. **1**, Volume No. **282** on pages from **134** to **150** and has been preserved in total **17** pages in C.D. No. **43** / Year **2016**.

Date: 22/11/2016

Token No. 13811/2016

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

Scanned by
SCANNED BY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 22th days of November of 2016

BETWEEN

Dr. Anil kumar sinha son of Late Ram chandra singh, aged 72 Years,

District Registry Office, Patna

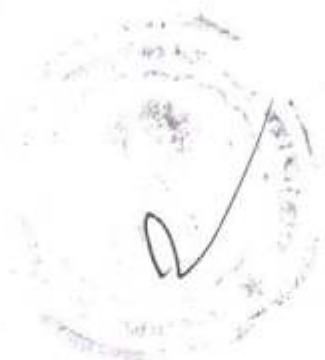
Token Number 13811

Reg. Year 2016

Serial Number 13214

Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring
Claimant	Mritunjay Kumar (M.D)					
Sig.	<i>[Signature]</i> 22-11-2016					
Executant	Anil Kumar Sinha (Pri)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring
Sig.						
Presented By	Anjan Kumar Sinha (Agn)					
Sig.	<i>[Signature]</i> 22/11/2016					
Executant	Anjan Kumar Sinha (Agn)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring
Sig.	<i>[Signature]</i> 22/11/2016					
Identified By	Shashi Kant Sharma					
Sig.	<i>[Signature]</i> 22/11/16					



NOW THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

Area mention below is carpet Area means Excluding area of outer wall & Balcony of Flat unit

1. The Owner's Share comprising residential Flat and Car parking.

Flat No.	BHK	Carpet Area	Floor No.
101	3BHK	950	First
104	3BHK	990	First
105	3BHK	950	First
201	3BHK	950	Second
203	2BHK	752	Second
301	3BHK	950	Third
305	3BHK	950	Third
103	2BHK	376	First
GL-01	Servant Room	160	Ground Floor
		7028 Sq.ft.	

Parking No.- 11, 14, 15, 21, 23,31, 35,13,37

2. The Developer's Share Comprising residential Flat and Car Parking.

Flat No.	BHK	Carpet Area	Floor No.
102	3BHK	990	First
202	3BHK	990	Second
204	3BHK	990	Second
205	3BHK	950	Second
302	3BHK	990	Third
303	2BHK	752	Third
304	3BHK	990	Third
103	2BHK	376	First

7028 Sq.ft.

Parking No.- 12, 22, 24,25, 32, 33, 34, 13,36

For, SAVITA BUILDWELL PVT. LTD.

[Signature]
25.9.2017
Managing Director

[Signature]
25/9/2017

IN WITNESSES WHEREOF the OWNER and the DEVELOPER of the Agreement have put their respective seals and signatures on the day, month and year above mentioned in presence of the witnesses below.

For, SAVITA BUILDWELL PVT. LTD.

[Signature]
25.9.2017
Managing Director

Signature of DEVELOPER

✓ *[Signature]*
25/9/2017

(Signature of power of attorney holder)

WITNESSES :

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु. 1000

ONE THOUSAND RUPEES

Rs. 1000

बिहार BIHAR

X 064132

Agreement for Share Division of Flat and Parking
This Agreement is made on 25th day of September 2017
BETWEEN

Dr. Anil Kumar Sinha son of Late Ram chandra singh, aged 77 Years, Residence of Flat no. 304-305, Block - A, Sri Ramchandra Enclave, Road -1, Shivpuri, Dist. Patna, Bihar, through its attorney Mr. Anjan kumar sinha, son of Mr. Anil kumar sinha, aged 46 residence of Flat no. 304-305, Block - A, Sri Ramchandra Enclave, Road -1, Shivpuri, Dist. Patna, Bihar, presently residing at 10469 Roxley Bend, Carmel, Indiana 46032, USA, hereinafter to be referred to as **THE OWNER** (which expression shall, unless repugnant to the context, or meaning thereto, shall mean and include its Administrators, legal representatives, Assigns on successors -in- interest) of the **FIRST PART**.

AND

SAVITA BUILDWELL PRIVATE LIMITED, a company incorporated under the companies Act, 1956, having its Registered office on the Ground floor, Shyam Kishori Homes, Behind Jagat Trade Centre of Frazer Road, Police Station Kotwali, Town and District - Patna with registration number 03-08626 of 2000-01 through its Managing

For SAVITA BUILDWELL PVT. LTD

[Signature]
25.9.2017
Managing Director

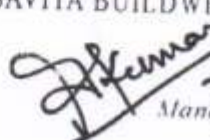
✓ *[Signature]*
25/9/2017

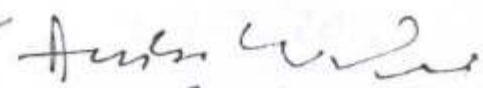
Director Mr. Mritunjay Kumar, Son of Mr. Ramshray Prasad Singh, hereinafter referred to as "THE DEVELOPER" (which expression shall, unless repugnant to the subject or context, shall mean and include his heirs, executors, legal representatives, administrators of assigns and / or successors-in-interest) of the **Second Part**.

Due to preoccupation with his domestic affair and old age could not maintain all / his moveable and immovable property and given General power of attorney to his only Son Mr. Anjan kumar sinha ,son of Mr. Anil kumar sinha,aged 46, it has been registered at Patna registry office on dated 1/12/2011 ,as serial no. 34787, Deed No. 5897 in Book no. 4, volume no. 78 on pages from 227 to 232, residence of Flat no. . 304-305 ,Block - A , Sri Ramchandra Enclave , Road -1 , Shivpuri , Dist. Patna, Bihar, presently residing at 10469 Roxley Bend, carmel, Indiana 46032 USA, as my lawful legal Attorney and authorize him to do the fallowing act, deed and things for and on my behalf

- A) WHEREAS the aforesaid OWNER of the First Part entered into a Development Agreement on the 22h day of November 2016 developing the OWNER'S property being vacant land measuring 7.5 Kathas situated at North Sri Krishna puri in Mouza Manpura , Thana no. 2, Town and District - Patna.
- B) AND WHEREAS the plan for construction of the said, multistoried complex called ANUSHA-BASANTI KUNJ in one block .
- C) AND WHEREAS in terms of the said Development Agreement dated 22.11.2016 the OWNER share comprising of residential Flats and Car Parking and the DEVELOPERS share comprising of residential Flats and Car Parkings have been settled between the Parties. OWNER'S share of built up area being 50% and the DEVELOPER'S share of built up area being 50% of the total built up area.
- D) AND WHEREAS in term of the Said Development Agreement Dated 22.11.2016 , The OWNER and the Developer Have a Joint Legal Right on Flat no. 103 on First floor as per the area given in the share division, as well as Parking no. 13 on Ground Floor.

For, SAVITA BUILDWELL PVT. LTD.


25.9.2017
Managing Director

✓ 
25/9/2017

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

बिहार BIHAR

D 907687

Summary of Endorsement

This document was presented for registration on this Thursday, the 1st of December 2011 by Anil Kumar Sinha.
A stamp duty of Rs. 500/- and other fees of Rs. 450/- 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. 5897 in Book No. 4, Volume No. 78 on pages from 227 to 232 and has been preserved in total 6 pages in C.D. No. 12 / Year 2011.

Date : 01/12/2011

Token No. : 35377 / 2011

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

GENERAL POWER OF ATTORNEY

This DEED OF GENERAL POWER OF ATTORNEY

executed at Patna, Bihar this the 1st day of December, 2011 by

Anil Kumar Sinha, s/o Late Ram Chandra Singh, aged about



[Handwritten signature]

[Handwritten signature: Anil Kumar Sinha]

[Handwritten text: 19902 1.12.2011 500]

[Handwritten text: 19902 1.12.2011 500]

67 years, and currently residing at 212, Shivanil Appartments ,
Kasturba Path, North S.K.Puri, Patna , Bihar-800013., (Prior
Residence CD-784, ~~Sector 2, Dhurwa, Ranchi Jharkhand 834004~~).
Hereinafter referred to as the **PRINCIPAL** on the ONE PART;

IN FAVOUR OF

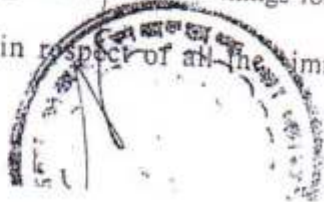
Anjan Kumar Sinha, son of **Anil Kumar Sinha** , aged about 41
years resident of 212, Shivanil Appartments , Kasturba Path, North
S.K.Puri, Patna ,Bihar-800013., presently residing at 10469 Roxley
Bend, Carmel, Indiana-46032 U.S.A .Hereinafter referred to as the
ATTORNEY on the OTHER PART;

WHEREAS the **PRINCIPAL** is the owner of several movable
and immovable property;

WHEREAS the **PRINCIPAL** due to preoccupation with his
domestic affairs and old age could not maintain all his movable
and immovable property ;

NOW THIS GENERAL POWER OF ATTORNEY
WITNESSETH AS FOLLOWS:

KNOW YE ALL MEN, I ,**Anil Kumar Sinha**, aged about 67
years, son of Late Ram Chandra Singh . resident of 212, Shivanil
Appartment, Kasturba Path, North S.K.Puri, Patna ,Bihar-
800013,do hereby nominate, appoint and constitute my son **Anjan**
Kumar Sinha , son of **Anil Kumar Sinha** resident of 212,Shivanil
Appartments, Kasturba Path, North S.K. Puri, Patna 800013,
presently residing at 10469 Roxley Bend,Carmel, Indiana-46032
U.S.A as my lawful legal General Attorney and authorize him to
do the following acts ,deeds and things for and on my behalf and
in my name in respect of all the immovable and movable

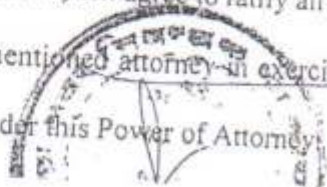


Anil Kumar Sinha
1.12.2011

property in India now or hereafter belonging to me or standing in my name and I do hereby empower my said attorney to do the following acts and deeds and things in my name and on my behalf in respect of the all my immovable or movable property, that is to say:

1. To look after, manage, control and supervise the whole affairs of all the movable and immovable properties on my behalf.
2. To appear for and represent me before collector, SDM, Magistrate, Judge and all Government and Semi Govt. Office such as Registration office, Circle office etc. in all matters and things replanting to all of my movable and immovable properties.
3. To file all sorts of civil, criminal, Revenue and other proceeding in all courts of law and to sign affidavit applications, plaints, written statements, revisions, appeal and also sign vakalatnama in favor of Advocate or legal practitioners as the case may be.
4. To negotiate the matter for any kind of agreement regarding my all the movable and immovable properties and to execute leased deed, mortgage deed regarding my property as my attorney deem fit and proper in my name and on my behalf.
5. To do all such other acts, deed, things and perform all jobs, duties and formalities, on my behalf for completion of execution and registration of the sale deed in respect to all the movable and immovable properties.
6. That my attorney has no right to develop the set property and I have not received Consideration Amount regarding on said property from attorney.

I, (the executants) am agree to ratify all the acts, and deeds done by my above mentioned attorney in exercise of his Powers conferred upon him under this Power of Attorney.



1/12/2001
Anil Kumar

IN WITNESS WHEREOF, I the above named Principal has duly
executed this Power of Attorney on the date, month and year first
above written in presence of the witnesses.

In presence of

Witnesses:

1. Pravin Sinha
S/o Late Shekhar
P.O. Sinha,
23 Anandpur,
West Bang Canal
Patna - 800 001
1.12.2011

Signed, sealed and delivered by

Anil Kumar Sinha (PRINCIPAL)

Anil Kumar Sinha

1.12.2011

2. Suresh Prasad
S/o. Let. Ramchandra Prasad
W/- Thathi Pur
P.O. Nisarpura
P.S. Parsa Bazar, Patna.
1.12.2011

Accepted by

Anjan Kumar Sinha (ATTORNEY)

Anjan Kumar Sinha

1/12/2011

Typed by

R.K.

Rajeev Kumar

Drafted by

Anjan Kumar Sinha

Anjan Kumar Sinha
1/12/11

