Serial No. 6492 Circle:-:Danapur Book No. :- 1 Deed No. 6357

Serial No. 6492 Deed No. 6357

Govt. of Bihar
Sub Registry Office ,Danapur
Summary of Endorsement

This document was presented for registration on **14/05/2018** by **Mohammad Farzanduddin**
A stamp duty of Rs. **228200**/- and other fees of Rs. **20500**/- 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. **6357** in Book No. **1**, Volume No. **118** on pages from **441** to **457** and has been preserved in total **17** pages in C.D. No. **19** / Year **2018**

Vkp 14/5/18
Signature with Date
(**Vinay Kumar Prasad**)
Registering Officer, **Danapur**

Date: 14/05/2018 Token No: 6879 /2018

Bk-1 6357/2018

24

14/5

6

## DEVELOPMENT AGREEMENT

This development agreement executed and entered into this..14th..day of..May..2018.

**BETWEEN**

**(i) Mohammad Farzanduddin**

**(ii) Mohammad Fahimuddin,** both sons of Late Mohammad Azimuddin, resident of Ramna Road, Ramna Cotage, P.O.- Bankipur, P.S.- Pirbahore, Town and District- Patna, by Nationality, Indian, Hereinafter collectively called and/ or referred to as the **Land Owner** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and

Winsome Builders & Associates
Sudhir Kumar
Partner
14.05.2018

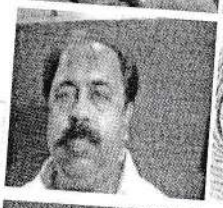
MD. FARZAND UDDIN.
14/5/18

Md. Fahimuddin
14/5/2018

5/14/2018

# Sub District Registry Office,Danapur

Token Number 6879 | Reg. Year 2018 | Serial Number 6492 | Deed Number 6357

| PresType | Name | Photo | Thumb | Index | Middle | Ring | Little |
|---|---|---|---|---|---|---|---|
| Claimant | Sudhir Kumar |  |  |  |  |  |  |
| Executant | Mohammad Fahimuddin |  |  |  |  |  |  |
| Presented By | Mohammad Farzanduddin |  |  |  |  |  |  |
| Executant | Mohammad Farzanduddin | ✕ Photo | ✕ Thumb | ✕ Index | ✕ Middle | ✕ Ring | ✕ Little |
| Identified By | Premchand Kumar Nirmal |  |  | | | | |

Sig. Sudhir Kumar 14.05.2018

Sig. Md Fahimuddin 14/5/2018

Sig. MD. FARZAND UDDIN 14/05/18.

Sig. MD. FARZAND UDDIN 14/05/18.

Sig. 14/05/18



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MD. FARZAND UDDIN. 14/05/18. 9431082866

M. 9386312241

5/14/2018

include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

**AND**

**Winsome Builders & Associates,** a partnership firm, registered under the provision of partnership Act, 1932, having its registered office at, 202, Shanti Heritage, Rukunpura, Bailey Road, Danapur, District- Patna, BIHAR, through its Partner **Mr. Sudhir Kumar,** son of Sri Ramchandra Prasad Gupta, resident of Ramjichak, Digha, P.S.- Digha, Post- Bataganj, Town and District- Patna, Bihar, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the SECOND PART .

Whereas as the property of Schedule No.1 fully described at the foot of this deed is the purchased property of the land owner through a Registered sale deed executed by Smt. Sampatiya Devi alias smt. Dhanpatia Devi, wife of Meba Lal Rai, resident of Jamaluddinchak, pargana- Phulwari, P.S.- Danapur, P.S.- Khagaul, District- Patna, which is Registered in the Office of the District Registrar Patna in Book no. 1, Volume no. 144, pages 381 to 402, bearing Deed No. 5145/2002 on 19.08.2002. Since then he came in actual, physical, possession over the land fully described in Schedule no.1 at the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar to Circle Office, Danapur, vide Zamabandi No. 1000.

AND WHEREAS, the said land owner expressed his desire to develop the landed property and to construct multi-stored building situated at Mauza-

MD. FARZAND UDDIN 14/05/2018

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Sudhir Kumar 14.05.2018
Partner

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Amadpur Sarari, pargana- Phulwari, Survey Thana- Danapur, at present P.S.- Shahpur, District- Patna (Bihar), bearing Thana No. 44, Tauzi No. 5473, Khata No. 140, C.S. Plot No. 1785, measuring an area of **38 Decimals** more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

**(A) It is further represented and declared by the Owner:-**

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the Nagar Parishad Danapur Nizamat, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

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

(v) That the owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any

Md. Farhanuddin 14/5/2018

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Partner

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arrangement with anyone whatsoever regarding the said property or any part thereof.

AND WHEREAS, the owners are interested in getting constructed multi-storied residential flats on the said property and acquire built up area in the shape of, residential flats, parking spaces, etc. as consideration for the value of the lands of the said property when conveyed by the owners to the Developers.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the owners (hereinafter referred to as the said building) and the owners wanted and agreed to acquire flats, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

(1) The aforesaid owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

Md. Farhan Uddin 14/5/2018

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Sudhir Kumar 14.05.2018
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(2) That the entire area of land given in Schedule -I of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (Dissolved)/P.M.C./N.P.D.N./Patna Metropolitian authority (P.M.A.)

(3) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the land Owners and other inmates of the building.

(4) The name of the proposed multistoried residential building complex shall be **"Winsome Azim Enclave"**, or as mutually agreed upon by both the parties.

(5) That the developer agreed to hand over **40% (Forty percent)** of the total Built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

MD. FARHAND UDDIN.
14/5/2018

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(6) That similarly, the developer will retain **60%** of the total built-up area. In the shape of flats 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. Both the land Owner and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(7) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (Dissolved)/ P.M.C./N.P.D.N./Patna Metropolitan authority (P.M.A.) building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land Owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land Owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

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

Md. Farmand Uddin, 14/05/2018

Md. Farhan Uddin 14/5/2018

Winsome Builders & Associates
Sudhir Kumar 14.05.2018
Partner

WINSOME BUILDERS

(9) The Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(10) That the builder will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within **3 Years** (Three years) from the date of sanction of the building plan (RERA), with further grace period of 6 months (six months).

(11) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(12) That the land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(13) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard, However, the stamp duty and all expenses

MD. FARHAMMUDDIN, 14/10/2018.

Md. Farhamuddin 14/5/2018

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Partner 14.05.2018

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towards registration shall be borne and paid by the purchasers only and in no case by the Owners.

(14) Form the date of delivery of possession of Owner's area to the Owners, the and or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

(15) The Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

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

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

MD. FARZAND UDDIN 14/05/2018.

Md. Farzand 14/5/2018

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Sudhir Kumar
Partner 14.05.2018

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(18) A separate list of detailed specifications for the said building in schedule II is part of this Development Agreement.

(19) AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

(22) That after the completion of the construction of the building project developer/promoter/land owner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

(i) That the final /deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the developer/promoter or the land owner, as the case may be, as per sub-section (1) in favour of the prospective apartment purchasers.

**THE DEVELOPER FURTHER UNDERTAKES:-**

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,

(B) 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

MD. FARMAN UDDIN, 14/05/2018.

Md. Farmanuddin 14/5/2018

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Sudhir Kumar 14.05.2018
Partner

WINSOME BUILDERS

extra built-up area beyond the area already sanctioned by the Patna Regional development authority, shall be distributed between the Owners and developer in the same proportion, as mentioned herein above.

(C) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(D) The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall he handed over to the Owner's society/association of Owners/allottees of UNITS.

(E) The construction of the said building will be Deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. **40% (Forty percent)** in the residential constructed area to the land owner and **60%** (Sixty percent) in the residential constructed area to the developers and developer will pay to 1st party/land owner Rupees Twenty Lakh only.

MD. FARHAN UDDIN 14/05/2018.

14/5/2018

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Sudhir Kumar 14.05.2018
Partner

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नौपुर (पटना)

(F) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time, and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(G) The nominee/s of the developer shall own and hold possession of the building comprised in the developer's area according to the standard agreement finalized by the developer, the Owners and its nominees(s) shall be bound to hold and own possession of the Owner's area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreement.

(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

Md. Farhanuddin 14/5/2018

Md. Farhanuddin Udipi
14/05/2018.

Winsome Builders & Associates
Sudhir Kumar
Partner 14.05.2018

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दानापुर (पटना)

(I) The Owners agree that if any levy is imposed by PRDA (Dissolved) / P.M.C. / N.P.D.N. / Patna Metropolitan authority (P.M.A.) or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allotties) jointly in the same proportion as their respective shares of built-up area in the said building.

(J) The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation form the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

(K) That it is agreed that in all transfer / conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(M) That the entire cost to be incurred for registration of this development agreement shall borne

Md. Farhanuddin 14/05/2018

Md. Farhanuddin 14/5/2018

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Sudhir Kumar
Partner 14.05.2018

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by the developer and the land Owner will have no concern with that.

(N) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

(P) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and Schedule land altogether and land owner/s will have no objection regarding the same in future.

(Q) That after handing over the possession of the flats of the land owners share by the developer, the land owner shall be liable for the taxes, rents, cess, duties etc. in respect of their share such as service tax, Municipal Tax, VAT, GST or any other taxes as charged by the Govt. or competent authority.

**DETAILS OF THE PROPERTY:**

**SCHEDULE-1**

Land measuring 38 Decimals more or less subject to actual measurement situated at Mauza- Sarari, pargana- Phulwari, Survey Thana- Danapur, at present P.S.- Shahpur, District- Patna (Bihar), bearing Thana No. 44, Tauzi No. 5473, Khata No. 140, C.S. Plot No. 1785, within the limit of PRDA (Dissolved)/ P.M.C./ N.P.D.N./ Patna Metropolitan authority (P.M.A.), and

MD. FARZAND UDDIN. 14/05/2018.

Md. Farzand Uddin 14/5/2018

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Sudhir Kumar
Partner 14.05.2018

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उपर निबंधन कार्यालय
फुलवारी शरीफ (पटना)

under the sub-registrar, Danapur and District Registry Office, Patna, and **Bounded as follows-**

**NORTH:-** **Branch Road.**

**SOUTH:-** **Sahmanchak Siwane at present Private Road.**

**EAST:-** **At present Private Road then C.S. Plot No. 1786 Part**

**WEST:-** **C.S. Plot No. 1784 Part.**

**Note :-** Govt. value is mentioned at **Code No. 165& Zone - 2** of M.V.R. 2016-17. Which market value of above land is Rs. 1,14,05,000/- (Rupees One crore forty lakh five thousand) only.

Md. Farmand Uddin, 14/05/2018

Md. Fahim-uddin 14/5/2018

## SCHEDULE II
## SPECIFICATION

| | | | |
|---|---|---|---|
| (1) | **Foundation** | : | Fully earthquake resistant with Group Pile. |
| (2) | **Window** | : | Aluminum Sliding window with Iron Grill |
| (3) | **Internal door** | : | Water proof Flush door with double coat paint. |
| (4) | **Main Door** | : | Water proof flush door with plain skin |
| (5) | **Flooring** | : | Vitrified Tiles (2'x2') ISI Mark Johnson/Kajaria or equivalent. |
| (6) | **Kitchen** | : | Kitchen Platform with Green/Black Granite Top and wall tiles, Sink (Branded) |
| (7) | **Tap** | : | All taps and Fitting Jaquar or equivalent. |
| (8) | **Commod, Pan & Basin** | : | Hindware/Parryware/Cera. |
| (9) | **Hot & Cold Water/ connection** | : | Bathroom |
| (10) | **Electric work** | : | All Electric work with Modular switches and fittings (Havells/ Anchor or equivalent Brand). |
| (11) | **Bathroom Tiles** | : | Upto Ceiling 8' (Height) |
| (12) | **Outside Wall** | : | Weather coat external paint with wall putty. |

Winsome Builders & Associates
Sudhir Kumar
Partner 14.05.2018

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दानापुर (पटना)

| | | | |
|---|---|---|---|
| (13) | **Inside wall** | : | Double Coat Putty with primer |
| (14) | **Intercom & CCTV** | : | Will be Provided. |
| (15) | **Generator** | : | Capacity as required by Architect (Brand Kirloskar/ Mahindra or equivalent). |
| (16) | **Lift** | : | Will be provided. |
| (17) | **Guard Room** | : | Guard room with Common Toilet |
| (18) | **Transformer** | : | Separate for Building. |
| (19) | **Out look of Building** | : | Premium out Look. |
| (20) | **Boring** | : | Will be provided. |
| (21) | **Water Tank** | : | One Overhead Water Tank |
| (22) | **Septic Tank** | : | One Septic Tank will be provided. |

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

**WITNESSES:-**

1. Jawed Siddiqui
JAWED SIDDIQUI
S/O Jalil Siddiqui
Address - Harwan Nagar
Sec-2, Phulwarisharrif,
Patna - 801505
14/05/2018

2. 14-5-18
PREMCHAND KUMAR NIRMAL
S/o. Late. Nirmal Kumar.
204. Akansha Vamilapalace.
Ashokpuri Road.
Khajpura. PATNA-14.

MD. FARZAND UDDIN.
14/05/2018.

Md. Fahimuddin
14/5/2018

**(Signature of the land Owners)**

Winsome Builders & Associates
Sudhir Kumar
Partner 14.05.2018

**(Signature of the Developer)**

WINSOME BUILDERS

दस्तावेज संख्या
14/5/18
निबंधन कार्यालय
दानापुर (पटना)

14/5/18

6879/1882

E-CHALLAN
Government of Bihar
BTC-4

| | | | | | |
|---|---|---|---|---|---|
| Valid Upto | : | 29/05/2018 | Date | : | 14/05/2018 09:45:37 AM |
| GRN | : | BHR201805054247E | | | |
| Department | : | Registration, Excise & Prohibition Department | | | |
| Office Name | : | Danapur | From | : | |
| Financial Year | : | 2018-2019 | To | : | |
| Treasury | : | Danapur | | | |

| ACCOUNT HEAD DETAILS | PAY AMOUNT |
|---|---|
| R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS | 10000.00 |
| R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS | 0.00 |
| R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES | 0.00 |
| Total Amount : Rupees Ten Thousand Only | 10000.00 |

PAYER DETAILS

| | | |
|---|---|---|
| Tax ID (if any) | : | |
| Unique Id | : | ( ) |
| Name | : | WINSOME BUILDERS AND |
| Address | : | Patna |

| PAYMENT DETAIL | | FOR USE IN RECEIVING BANK | | |
|---|---|---|---|---|
| BANK Name : SBI | CIN | 00001532018051404006 | REF No | IK00PEORF8 |
| Branch : | Date & Time : | 14/05/2018 09:46:30 AM | | |
| | Scroll No & Date : | | | |

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BANK NAME SBI — Pre Acknowledgement Payment (PAP) for Payment through any branch — (BRANCH COPY)

| | | | Mode of Payment | Cash | Cheque/DD |
|---|---|---|---|---|---|
| Bank Reference Number | | IK00PEORF8 | Cash Notes | Amount Rs | Paise |
| Beneficiary | | | 2000 x | | |
| GRN | : | BHR201805054247E | 500 x | | |
| Full Name | : | WINSOME BUILDERS AND ASSOCIATES | 100 x | | |
| Amount | : | 10000.00 | 50 x | | |
| | | | 20 x | | |
| Cheque/DD No | : | | 10 x | | |
| Date | : | 14/05/2018 09:46:30 AM | | | |
| Drawee Bank | : | SBI | Total Rs | | |
| Drawee Branch | : | | | | |

Branch Stamp

Signature of Depositor

Branch Teller: Use SCR 008765 Deposit > Fee Collection > State Bank Collect

Paid

E-CHALLAN
Government of Bihar
BTC-4

6879/4

| | | | | | |
|---|---|---|---|---|---|
| Valid Upto | : | 29/05/2018 | Date | : | 14/05/2018 12:39:05 PM |
| GRN | : | BHR201805055188E | | | |
| Department | : | Registration, Excise & Prohibition Department | | | |
| Office Name | : | Danapur | From | : | |
| Financial Year | : | 2018-2019 | To | : | |
| Treasury | : | Danapur | | | |

| ACCOUNT HEAD DETAILS | PAY AMOUNT |
|---|---|
| R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS | 218200.00 |
| R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS | 20000.00 |
| R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES | 0.00 |
| Total Amount : Rupees Two Lac Thirty Eight Thousand Two Hundred Only | 238200.00 |

PAYER DETAILS

| | | | | | |
|---|---|---|---|---|---|
| Tax ID (if any) | : | | | | |
| Unique Id | : | | ( | | ) |
| Name | : | WINSOME BUILDERS AND | | | |
| Address | : | Patna | | | |

| PAYMENT DETAIL | | | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|---|
| BANK Name | : | SBI | CIN | 00001532018051414635 | REF No | IK00PEULN0 |
| Branch | : | | Date & Time | : | 14/05/2018 12:40:00 PM | |
| | | | Scroll No & Date | : | | |

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BANK NAME SBI — Pre Acknowledgement Payment (PAP) for Payment through any branch — (BRANCH COPY)

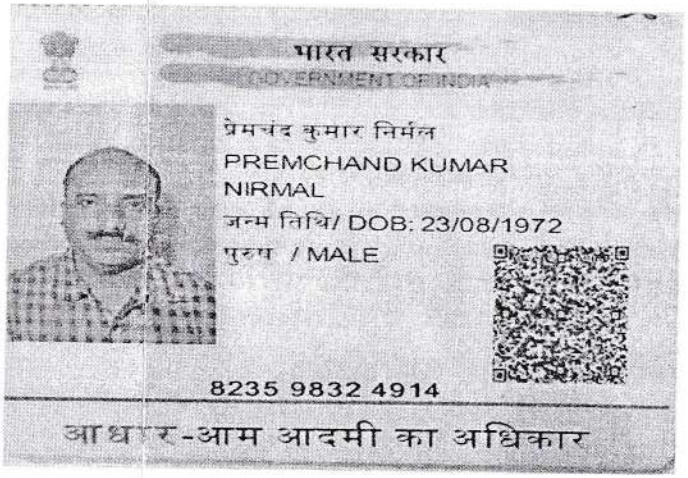
| | | | Mode of Payment | Cash | Cheque/DD |
|---|---|---|---|---|---|
| Bank Reference Number | | IK00PEULN0 | | | |
| Beneficiary | | | Cash Notes | Amount Rs | Paise |
| GRN | : | BHR201805055188E | 2000 x | | |
| Full Name | : | WINSOME BUILDERS AND ASSOCIATES | 500 x | | |
| Amount | : | 238200.00 | 100 x | | |
| | | | 50 x | | |
| Cheque/DD No | : | | 20 x | | |
| Date | : | 14/05/2018 12:40:00 PM | 10 x | | |
| Drawee Bank | : | SBI | | | |
| Drawee Branch | : | | Total Rs | | |

Branch Stamp

Signature of Depositor

Branch Teller: Use SCR 008765 Deposit > Fee Collection > State Bank Collect

अंचल निबंधन पदाधिकारी दानापुर (पटना)







IDENTIFIER

14/05/18

## 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. 228200/- | Amt.Paid By N.J Stamp Paper | Rs. 0/- |
| Addl.Stamp duty paid under Municipal Act | Rs. 0/- | Amt.paid through Bank Challan | Rs. 248700/- |

**Registration Fee**

FEE PAID

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| A1 | 20000 | 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 | 0 | J1 | 0 | K2 | 0 | Na | 0 |
| B | 0 | H1a | 0 | J2 | 0 | Li | 0 | | |

TOTAL- 20000

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

**Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20500**

**Date: 14/05/2018**

**Registering Officer**
**Danapur**

## Endorsement under section 52

Presented for registration at Registration Office, Danapur on Monday, 14th May 2018 by Mohammad Farzanduddin S/O- Late Mohammad Azimuddin by profession Others. Status - Executant

MD. FARZAND UDDIN.
14/05/18.

**Signature/L.T.I. of Presentant** **Date:14/05/2018**

**Registering Officer**
**Danapur**

## Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Premchand Kumar Nirmal' age '45' Sex 'M', 'S/O- Nirmal Kumar (Dr.)', resident of 'Akankasha Urmila Palace, Ashokpuri, B.V.College, Khajpura,patna'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

**Date : 14/05/2018**

**Registering Officer**
**Danapur**

## Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 118 on pages on 441 -457, for the year 2018 and stored in CD volume No. CD-19 year 2018 .The document no. is printed on the Front Page of the document.

अवर निबंधन कार्यालय दानापुर (पटना)

**Date : 14/05/2018**

**Registering Officer**
**Danapur**

**Token No. : 6879** **Year : 2018** **S.No. : 6492** **SCORE Ver.4.1** **Deed No . :d No . : 6357**

5/14/2018






शुल्क भुगतान

निबंधन पदाधिकारी
दानापुर

1- मनमोकिरा का नाम एवं पूरा पता :-

श्रीमती समपतिया देवी उर्फ श्रीमती धनपतिया देवी जौजे श्री मेवा लाल राय, जात- यादव, पेशा- गृहिणी वो कास्तकारी, साकिन मौजे- जमालउद्दीनचक, परगना- फुलवारी, थाना - दानापुर, पत्रालय- खगौल, जिला- पटना । भारतीय नागरिक ।

52680

52680/-
Md. Farzand uddin
Late Md. Azim uddin
Ramna Road
pirbahore
patna

135
30-7-2002












01CC 942237



2- मौकिर अलैहुम का नाम एवं पूरा पता :-

(1) मोहम्मद फरजन्दउद्दीन (2) पेसरान मोहम्मद अजीम-
(2) मोहम्मद फहीमउद्दीन (2) उद्दीन मरहुम
साकिनान महल्ला- रमना रोड (रमना कॉटेज), पत्रालय-
बांकीपुर, थाना- पीरबहोर, जिला- पटना, पेशा-
तेजारत । भारतीय नागरिक ।

3- किस्म वसीका :-

निर्विवाद बिक्रय-पत्र यानि केवाला वय लाकलामी ।
(DEED OF ABSOLUTE SALE)

4- तायदाद जरसम्मन :-

मोबलिग 3,42,000/- रूपया (तीन लाख बेयालीस
हजार रूपया) मात्र ।

5- शराइत शय मौबया :-

हमगी वो तमामी मवाजी 38 डीसमल (अइतीस डीसमल)
एराजी परती आवासीय कायमी नगदी वाके मौजा -




5268/-
Md. Farzand uddin



सचिव निबंधक






एमादपुर सरारी, परगना- फुलवारी, थाना- शाहपुर, सर्वे थाना एवं सब रजिस्ट्री ऑफिस- दानापुर, सदर रजिस्ट्री ऑफिस एवं जिला- पटना जो जमीन पटना विकास प्राधिकार क्षेत्र के अन्दर है मगर मास्टर प्लान के बाहर है । जिसकी थाना संख्या- 44 (चौआलीस), तौजी संख्या- 5473 (पांच हजार चार सौ तिहत्तर), खाता संख्या- 140 (एक सौ चालीस), सर्वे खसरा संख्या- 1785 (एक हजार सात सौ पचासी), एरोजी 38 डीसमल (अड़तीस डीसमल) । जिसकी वार्षिक लगान मो0 3-90 पैसा अलावे सेश । वजमीन्दारी बिहार सरकार द्वारा अंचल कार्यालय दानापुर (पटना) ।

जिसका जमाबन्दी संख्या- 660 वो उसके बाद जमाबन्दी संख्या- 188 वर्ष 2001-2002 ई0 है ।

मुटेशन केस नम्बर- 446 वर्ष 1982-83 ई0 ।

उपर्युक्त खाना संख्या- 5 में वर्णित सम्पत्ति का चौहद्दी एवं पैमाईश हस्व जैल है :-

5000Rs.






" पैमा ई श "

पूरब से पश्चिम जानिब उत्तर - 90' फीट

पूरब से पश्चिम जानिब दक्षिण - 85' फीट

उत्तर से दक्षिण जानिब पूरब -187' फीट 06 इंच

उत्तर से दक्षिण जानिब पश्चिम -190' फीट

" चौ ह दी "

उत्तर : सड़क ।

दक्षिण : सिवाने सहमाचक ।

पूरब : सर्वे प्लौट संख्या- 1786 श्रीमती राज महली देवी जौजे श्री मानिक चन्द यादव ।

पश्चिम: सर्वे प्लौट संख्या- 1784 श्री शिवनाथ गरेड़ी वो श्री चन्द्र चौधरी ।

1000Rs.






"म ज मु न"

हकियत यह है कि इस बिक्रय-पत्र के खाना संख्या- 5 में वर्णित सम्पत्ति मवाजी अड़तीस डीसमल मनमौकिरा श्रीमती समपतिया देवी उर्फ श्रीमती धनपतिया देवी जौजे श्री मेवा लाल राय, साकिन मौजे- जमालउद्दीनचक, थाना- दानापुर, परगना- फुलवारी, जात- यादव, पेशा- गृहिणी वो कास्तकारी, जिला- पटना ने अपना सौहरी सम्पत्ति से वजरिये वसीका केवाला वय लाकलामी मोसदके रजिस्ट्री निशानी मरकुमा तारीख - 24-03-1982 ई0 को नविस्ते श्री विश्वनाथ प्रसाद वल्द स्व0 सुखू लाल, जात- रौनियार, पेशा- दुकानदारी वो कास्तकारी, साकिन मौजे- मखदुमपुर, हाल मौकीम- छोटी खगौल, थाना - दानापुर, पत्रालय- खगौल, जिला- पटना से खरीद किया है जिसका बुक नं0-1, जिल्द नं0- 36, पेज नं0- 367 से 370 तक, वसीका नं0- 1412 वर्ष 1982 ई0 निबंधन कार्यालय दानापुर वाके है। वो तारीख खरीदारी के दिन से लेकर आज तक






मनमोकिरा उपर्युक्त खाना संख्या- 5 में वर्णित सम्पत्ति पर स्वतंत्र रूप से वैहसियत सम्पत्ति के मूल सर्वाधिकारी व स्वामी वो हकदार वो दखलकार होकर वो रहकर सम्पत्ति के उत्पतित आय को अपने उपयोग वो उपभोग में लाती है वो है और मन-मोकिरा का नाम अंचल कार्यालय दानापुर के वर्त्तमान जमाबन्दी रैयत संख्या- 188 वर्ष 2001-2002 पर दर्ज चला आता है । इस प्रकार मनमोकिरा को उपर्युक्त खाना संख्या- 5 में वर्णित सम्पत्ति पर दखल-कब्जा. का प्रमाण पूर्ण रूप से प्रमाणित है ।

यह कि मनमोकिरा को रूपयों का जरूरी वास्ते बनाने मकान एवं खरीदने [illegible] फायदेमन्द सम्पत्ति के लिये रूपयों का अत्यन्त आवश्यकता है और जब तक मनमोकिरा उपर्युक्त खाना संख्या- 5 में वर्णित सम्पत्ति को बिक्री नहीं करती है तब तक मनमोकिरा के वास्ते वर्त्तमान आय से रूपयों का प्रबन्ध होना बिल्कुल नामुमकिन है । तब मनमोकिरा उपर्युक्त खाना संख्या-5 में वर्णित सम्पत्ति को बिक्री करने का बात-चीत आम तौर से चलाये तो अन्त में खाना नम्बर- 2 के मोकिर अलैहा के साथ

37556

500Rs.






मो0 3,42,000/- रूपया (तीन लाख बेयालीस हजार रूपया) मात्र में तय वो करार हुआ जो यह कीमत आज के वर्त्तमान बाजार भाव के वाजिब वो मुनासिब है जिसको मनमोकिरा वो मोकिर अलैहुम ने कबुल वो मंजूर किया। तब मनमोकिरा अपने खुशी वो खाहिश से वहालत शेहत जात वदुरूस्तगी होश वो हवाश में रहकर वो अपना सपरिवार एवं अपने शुभ चिन्तकों एवं कानूनी सलाहकारों से परामर्श इत्यादि लेकर वो अपना सम्पूर्ण लाभ एवं हानि को भली भांति समझ बुझ कर वो बिना किसी बाहरी डराव वो धमकाव के कुल कीमत मो0 3,42,000/- रूपया (तीन लाख बेयालीस हजार रूपया) मात्र में वदस्त खाना नं0-2 के मोकिर अलैहुम मोहम्मद फखरूद्दीन वो मोहम्मद फहीमउद्दीन के हाथ वो साथ बेचा वो वय लाकलामी किया वो बिक्रय-पत्र का इकरार सहर्ष स्वीकार किया वो मूल्य के कुल रूपयों को मन-मोकिरा ने इस प्रकार से पाया कि पांच बैंक ड्राफ्ट द्वारा एवं नगद जिसमें पहला ड्राफ्ट मो0 45,000/- रूपया (पैतालीस हजार रूपया) मात्र का जिसका ड्राफ्ट नं0- 849323 दिनांक 29-07-2002 वो दुसरा ड्राफ्ट मो0 45,000/- रूपया (पैतालीस

100Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES



हजार रूपया§ मात्र का जिसका ड्राफ्ट नम्बर- 849324 दिनांक 29-07-2002 वो तीसरा ड्राफ्ट मो0 20,000/- रूपया §बीस हजार रूपया§ मात्र का जिसका ड्राफ्ट नम्बर- 849367 दिनांक 30-07-2002 वो चौथा ड्राफ्ट मो0 45,000/- रूपया §पैतालीस हजार रूपया§ मात्र का जिसका ड्राफ्ट नम्बर- 849368 दिनांक 30-07-2002 वो पाचवां ड्राफ्ट मो0 45,000/- रूपया §पैतालीस हजार रूपया§ मात्र का जिसका ड्राफ्ट नम्बर- 849433 दिनांक 05-08-2002 ई0 सभी बैंक ड्राफ्ट भारतीय स्टेट बैंक शाखा चौहट्टा पटना का है । वो मो0 1,42,000/- रूपया §एक लाख बेयालीस हजार रूपया§ मात्र नगद । इस तरह कुल मो0 3,42,000/- रूपया §तीन लाख बेयालीस हजार रूपया§ मात्र इस बाबका बिक्रय-पत्र पर हस्ताक्षर करने के पूर्व ही खरीदारान पक्ष से वसूल वो बेबाक पा चूकी है । इस तरह कुल रूपया वसूल पाकर उपर्युक्त खाना नं0- 5 के स्याही पर खरीदारान पक्ष को दखल-कब्जा दिया वो मालिक मुस्तकिल बना दिया वो आज तक जो कुछ हक वो हकूक मनमोकिरा को खाना नं0- 5 के






एराजी पर हासिल था वो सब कुल हक वो हकुक वजिन शुद्ध जरसम्मन के खरीदारान को हासिल हुआ ।

अतः अब खरीदारान पक्ष या उनके वारशान उपर्युक्त खाना नं0- 5 के एराजी पर अपना दखल-कब्जा स्थापित करके उपर्युक्त जायदाद को जिस प्रकार से चाहें अपने मसरफ में दर लाना चाहे लावे वो नाम अपनी मनमोकिरा के स्थान पर अंचल कार्यालय के जमाबन्दी रजिस्टर पर या और जहाँ-जहाँ जरूरी समझें इस बिक्रय-पत्र के माध्यम से दर्ज करा लेगें । उस वक्त मन-मोकिरा वो वारशान मोकिरा को किसी प्रकार का कोई उजूर वो एतराज नहीं है वो नहीं होगा । वो यदि वाद रजिस्ट्री मनमोकिरा वो वारशान मोकिरा किसी प्रकार का हक, दावा या उजूरदारी जरसम्मन मजकुरा वो एराजी मजकुर के करें तो उनकी उजूरदारी करे तो उनकी उजूरदारी या दावा वमोकाबले वसीका बिक्रय-पत्र के रद्द वो गैर कानूनी होगा वो किसी भी अदालत में कानूनी कारवाई करने योग्य नहीं होगा ।

यह कि मनमोकिरा (बिक्रेता) ने मोकिर अलेहुम (क्रेताओं) के साथ यह भी सत्यता प्रकट किये हैं और विश्वास






दिलाये हैं कि उपर्युक्त खाना संख्या- 5 के एराजी हर प्रकार के झगड़ा-झंझट ऋण भार सरकारी वो गैर सरकारी से पूर्णत: मुक्त एवं पाक-साफ है । वो न आज तक मौकिरा उपर्युक्त जायदाद संबंधित पर कहीं भी वित्तीय संस्थान से ऋण नहीं लिये हैं और न गिरवी रखे हैं और न किन्ही अन्य कोई दुसरे व्यक्ति के पक्ष में हस्तांतरण नहीं किये हैं वो नहीं लिखे हैं । वो अगर खेलाफ इसके उपर्युक्त खाना नम्बर- 5 के एराजी पर किसी प्रकार का कोई झगड़ा-झंझट ऋण भार सरकारी या गैर सरकारी पाया जाये या किसी प्रकार का कोई दस्तावेज़ पाया जाये या मनमौकिरा वो वारशान मौकिरा के खलल वो फतुर से खुज या कुल एराजी शय मौवैया से खरीदारान या उनके वारशान बेदखल हो जाये तो खरीदारान पक्ष नालीश अदालत करके मनमौकिरा वो वारशान मौकिरा के हर प्रकार के सम्पत्ति से अपनी असल वो मय हर्जा-खर्चा वो उसका कानूनी सूद सहित वसूल वो बेबाक कर लेवेगें । उस वक्त मनमौकिरा वो वारशान मौकिरा को किसी प्रकार का कोई उज़ूर वो एतराज नहीं होगा।

इस वास्ते यह वसीका केवाला वय लाकलामी यानि बिक्रय-पत्र मनमौकिरा ने मौकिर अलैहुम के पक्ष में लिख दिया कि समय पर काम आवे वो प्रमाण रहे ।

10 Rs.




- 11 -

प्रमाणित किया जाता है कि मूल दस्तावेज वो द्वितीय प्रति दोनो ग्यारह-ग्यारह पृष्ठों में तैयार किया गया है जो हु-बहू एक-दुसरे का समान है । वो प्रमाणित किया जाता है कि मौकिरा एवं मौकिर अलैहुम को बाये हाथ के अंगुलियो का निशान मेरे सामने बनाया ।

दिनांक :- 19/8/2002

(1)



(2)



टंकक :-
Raj Kumar Gupta
{राज कुमार गुप्ता}
सिविल कोर्ट, दानापुर,
{पटना} ।

प्रारूपकर्ता :-




52680/-

Md. Farzand uddin





19/8/2002

...t XIV— F.No. 180 V

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बि0स0मु0, पटना X

रसीद मालगुजारी फरद मालकी / फरद रैयती। 108

नम्बर सर्कल। नाम मौजा मय नाम रैयत मय वल्दियत जमाबन्दी

थाना वो थाना नम्बर वो साकुनत। नम्बर।

| | | | |
|---|---|---|---|
| थानाडुह | खाप्ती | मोहम्मद | 0535463 |

आराजी नगदी आराजी लगानी तफसीली हिसाब लगान भावली।

| | |
|---|---|
| 0385/0 | पिता मो- |

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

| 2016-17 मांग बाबत | सालाना | बकाया: तीन वर्ष से ज्यादा। | 3रा वर्ष। | 2रा वर्ष। | 1ला वर्ष। | हाल | बाकी |
|---|---|---|---|---|---|---|---|
| माल- (नकदी) | 5=00 | | | | 35=00 | 5=00 | 140 |
| गुजारी (भावली) | 5=00 | | | | 35=00 | 5=00 | |
| सेस | 5=00 | | | | 35=00 | 5=00 | 1785 |
| *सुद | 5=00 | | | | 35=00 | 5=00 | |
| मुतफरकात | 5=00 | | | | 35=00 | 5=00 | |
| मीजान | 25=00 | | | | 175=00 | 25=00 | |

तफसील अदायकारी।

| 2016-17 अदायकारी बाबत | बकाया: तीन वर्ष से ज्यादा। | 3रा वर्ष। | 2रा वर्ष। | 1ला वर्ष। | मोतालबा हाल | फाजिल |
|---|---|---|---|---|---|---|
| माल- (नकदी) | | | | 35=00 | 5=00 | |
| गुजारी (भावली) | | | | 35=00 | 5=00 | |
| सेस | | | | 35=00 | 5=00 | |
| *सुद | | | | 35=00 | 5=00 | |
| मुतफरकात | | | | | | |
| मीजान अदायकारी | | | | 175=00 | 25=00 | =200=00 |

(1) मीजान कुल (लफ्जों में) —

(2) नाम देहिन्दा —

(3) कुल बकाया —

दस्खत वो तारीख अमला तहसील कुनिन्दा

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

बि.स.मु.(राजस्व) 1—2011

14/11/17

COURT FEE 5 RS. — भारत INDIA — पाँच रुपये FIVE RUPEES — 5 RS.

अनुसूची-1a फारम सं० 56)

आदेश-पत्रक

(देखें अभिलेख हस्तक 1941 का नियम 129)

ओदश पत्रक ..... तक

जिला पटना ..... सं० ..... सन् 200७-200

केस का प्रकार दा० खा० वाद सं० 1279 ..... सन् 08-09

| आदेश की क्रम संख्या और तारीख | आदेश और पदाधिकारी का हस्ताक्षर | आदेश पर की गई कारवाई के बारे में टिप्पणी तारीख सहित |
|---|---|---|
| 3/11/08- ↑ | श्री मोहम्मद फरजन्द उद्दीबा (2) मोहम्मद फहीम उद्दीबा पिता/पति ~~पैसाचा मोहम्मद अजीम~~ उद्दीबा मरहुम ग्राम० ~~रमना रोड(रमनालेधीना)~~ पीरबहोर जिला पटना ने निम्नलिखित जमीन का नामांकन हेतु आवेदन-पत्र दिया है, जिसे वसीका सं० 2१७६ दिनांक १७/१२/२००२ द्वारा इन्होंने श्री ~~श्रीमती~~ ~~सरपतिया देवी~~ वल्द श्री ~~पति~~ नेवालाल राय ग्राम० जमालुद्दीयक थाना 319151 जिला पटना किया है। | |

जमीन का विवरण

| मौजा | थाना सं० | हल्का सं० | खाता सं० | खेसरा सं० | रकबा |
|---|---|---|---|---|---|
| सरारी | 88 | — | १४० | १७८ | 0.2 ई० (आनीसाइ) |

Cal D 1914 8.12.08

अंचल कर्मचारी एवं अंचल निरीक्षक से जाँच प्रतिवेदन की माँग करें। अभिलेख दिनांक 10/11/08- को उपस्थापित करें।

अंचल अधिकारी

10/11/08- अंचल कर्मचारी एवं अंचल निरीक्षक से आवेदित जमीन के सम्बंध में स्थानीय तौर पर और राजस्व अभिलेखों से जाँच कराई गई। उन्होंने प्रतिवेदित किया है कि आवेदित जमीन -

(1) रैयती है।

(2) आवेदक के पूर्ण दखल में है।

(3) जमाबन्दी ..... के नाम से कायम है।

| आदेश की क्रम संख्या और तारीख | आदेश और पदाधिकारी का हस्ताक्षर | आदेश पर की गई कार्रवाई के बारे में टिप्पणी तारीख सहित |
|---|---|---|

[illegible] यह जमीन गैरमजरूआ आम एवं खास नहीं है। यह जमीन चकबन्दी के अन्तर्गत नहीं है। भूमि जमाबन्दी रैयत/आम नोटिस निर्गत करें। अभिलेख दिनांक 24/11/08 को उपस्थापित करें।

अंचल अधिकारी

24/11/08- [illegible] जमाबन्दी हेतु का निर्गत नोटिश/आम इश्तिहार का तामिला [illegible] प्रतिवेदन रेखा। कोई आपत्ति प्राप्त नहीं हुआ। आवेदक [illegible] के दखल-कब्जा में है। [illegible] संपत्ति एवं अचल निरीक्षक के जाँ प्रतिवेदन के आधार पर राजस्व संग्रहण के हित में पंजीयन/उपनिबंधक/दान-पत्र/विलेख-पत्र हेतु [illegible] तारीख वाले [illegible] की जाती है। शुद्धि-पत्र [illegible] करें

[illegible]

अंचल अधिकारी

[illegible]

तुलना कर्ता

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पाँच रुपये
FIVE RUPEES

# दाखिल खारिज-प्रतिवेदन

मु० केश नम्बर- 1579. साल 08-09. हल्का नम्बर 64 अंचल - दानापुर
ग्राम - सारारी राजस्व थाना नम्बर 84 जिला - पटना
मु० मे जमीन रकबा - प्राप्त का जरिया -
जरशमन केवाल 2182 तिथि - 9/2/2002

| जमाबंदी रैयत का नाम | खाता | प्लौट | रकबा | लगान | जमाबंदी नम्बर 1222 |
|---|---|---|---|---|---|
| श्रीमती- सम्पतिया देवी<br>पति- मैवालाल राय<br>पर- जमालुद्दीनपर<br>पो- रसौल<br>थाना- दानापुर<br>जिला-पटना | 980 / | 96चु / | 0.3ध्0 | 3.10 | अं.म. दानापुर<br>विक्रेता स्वयं जमाबंदी रैयत है। गै०माह, गै०आह, दखल सेरात है। रहीत है।<br>क्रेता- आम महाल में सुचित करते हुए आगर कोई आपत्ति न हो तो विक्रीत किया जाना चाहिए है। |
| बचा हुआ रकबा | | | | | |

LRD
1914
8-12-08

| नया जमाबंदी रैयत | खाता | प्लौट | रकबा | लगान |
|---|---|---|---|---|
| (1) मोहम्मद फरजन्द उद्दीन<br>(2) मोहम्मद फहीम उद्दीन<br>पिता- मोहम्मद अजीम उद्दीन मरहुम<br>साव- रमना रोड (रमना रोड)<br>पी- पाँकीपुर<br>था- पीरबहोर<br>जिला-पटना | 980 | ~~9~~ 97चु (आरतीसह) | 0.3ध्0 | 3.10 |

3.00

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8/12/08

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