

Z 026524

31152 19/1/2018 1000

570.97 Sqft

For Rounak Homes Pvt. Ltd.

Director

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into Darbhanga on this 22nd day of January, 2018

(1) **Geeta Verma** W/o Late Pandey Chandra Shekhar Prasad, **Rajan Kumar, Gunjan Kumar, Satyam Kumar** All S/o Late Pandey Chandra Shekhar Prasad

(2) **Indu Srivastava** W/o Late Pandey Shashi Shekhar Prasad, **Rajesh Kumar S/o Late Pandey Shashi Shekhar Prasad**

(3) **Pandey Indu Shekhar Prasad** S/o Late Pandey Satrudhan Prasad

(4) **Pandey Bidhu Shekhar Prasad** S/o Late Pandey Shatrughan Prasad

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All resident of Balbhabarpur, Laheriasarai hereinafter referred to as the "Land Owner" (Which expression, shall unless excluded lay or be repugnant to to the context be deemed to include his, assignees, Executors, administrators and successors- in interest of the **FIRST PART.**

M/S ROUNAK HOMES PVT. LTD. a Private limited company, incorporated under the Companies Act, 1956, Vide Reg. No.-U45400BR2008PTCOI3384 having its registered office at L/26 Road No.-02, S.K. Nagar, Patna, through its Director **SRI ANJANI KUMAR SINHA** S/o Sri Devendra Mohan Prasad, Resident of 74, Rental Flat, Kankarbagh, Patna, hereinafter referred to as the Developer (which expression Shall unless it be repugnant to the context, or the meaning there to mean and included its Administrator, Legal Representatives, Successors-in-office and/or assignees) of the **SECOND PART.**

WHEREAS the aforesaid owner is in absolute physical possession of the said land as owner and/or sufficiently entitled to the free hold land measuring about 3 katha 15 dhur (Three Kathas Fifteen Dhur), situated and lying at Mohalla-Balbhadrapur, bearing Part of Survey Plot No.-2239, Khata No.-233, Tauzi No.-10584, PS-Balbadarpur, Dist.-Darbhanga, within the limits of Darbhanga Nagar Parishad and and within the Jurisdiction of Sub and District Registry Office, Darbhanga, for brevity's sake (hereinafter referred to as the said land) fully described in the schedule written hereunder.

AND WHEREAS it is further represented and declared by the owners:-

(1) That the said land is in their exclusive possession with the absolute right, title and interest, free from all encumbrances to transfer and convey the whole or part of the said land, having fully marketable title thereby.

(2) That the Owners have not created any encumbrances on the said land or any part thereof by way of sale, mortgage, exchange, lease, trust, easement right, liens, leave and license, permission, rent possession, charges or any other encumbrances whatsoever.

(3) That no notice or notification for acquisition! requisition under any of the statutes of the part or presently in force, have been received, served or passed by the Darbhanga Regional Development Authority, Income Tax Department or any other Govt. Authority for acquisition or requisition of the said land or any part thereof.

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

(5)That apart from the owners, none else is entitled to for any share, right title and / or interest over and in respect of the said land or any part thereof as a partner or partnership or co - partner or any other manner however.

(6) That the owners have not entered in the part in any agreement for sale or development of the said land or any part thereof not have made any agreement with anyone whatsoever regarding the said land or any part thereof.

(7) And whereas the Owners .is interested in getting a multi storied residential building complex developed and constructed as the said land and acquire maximum built-up area in the shape of residential flats, and parking spaces etc. as consideration for the said land, to be conveyed by the owners to the developer.

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AND WHEREAS the aforesaid developer offer to develop and construct at its own cost a multi storied residential building complex as the said land (hereinafter referred to as the said building) and the owners being desirous of and agreed to acquire flat / flats, car parking space (s), and other built.- up area in the said building as consideration for part of the said land to be conveyed by the owners to the developers or its nominee (s) including a co - operative society, firm, Association of persons, Body Corporation (s) etc.

AND WHEREAS as a result of the negotiations between the parties hereto and on the representation and declaration made by the owners as here in recorded, an agreement for development of the said land have been arrived at between the parties hereto upon terms.

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

(1) The aforesaid owners hereby appoints the aforesaid Developer to Develop the said land, who hereby accepts the Owners, the exclusive right, possession and license to develop the said land in the Schedule hereunder written in the manner and the terms, condition and stipulations hereinafter mentioned.

That the Developer and the Owners have jointly assessed that based on presently permissible F.A.R. of 2.5 as per Darbhnga Nagar Nigam. Building Bye-laws, it shall be maximum possible to construct total built-up area of 14150 (approx) sq.ft. if the revised plan have been approved then the owners is entitled to get their share 50% of the total constructed on the said land which shall be distributed over several floors of the said building and it is on that basis that this agreement is being entered into and between the parties hereto.

(1) The super Built up Area will be floor wise as far as possible and these terms and conditions should also reflect in the concerned building map to be prepared before execution of the construction work However, the Registered Agreement may be entered into between the parties for division of the land owner and Developer share floor wise in the said multi storied building.

2.1 The developers should provide structural design of the above said building on the concept of Earth quake resistant design. It also provide the soft copy of design. The Land owner have right to visit it with structural Engineer. It found incorrect, the developer is bound to correct it and then construct.

2.2 That the Developer shall provide and meet the total cost of development and construction of proposed complex from its own resources and that Land owner shall not be required to meet any part.

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

For development and completing the project the total time for construction shall be calculated from the date of sanction of plan by the competent authorities and if there is any further delay beyond the stipulated period of time in giving delivery of possession of the Land's is owner's share in fully constructed area,

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the Developer shall pay the Land owner by way of compensation for Rs. 8 per sft per month till date of delivery of owner's share in the multi storied building.

(3) Immediately after the execution of this Development Agreement, the Developer shall proceed expeditiously with preparation of a Proper building plan through an architect or planner along with Supporting-plan such as structural, electrical, sewerage Rain Water harvesting etc, for the said building within two months. Otherwise the owners will have the full right to terminate the Development agreement.

(3.1) The said building plan shall be prepared in conformity of the Building bye-laws of D.R.D.A. Bihar Which are enforce or will be endorsed by Govt or semi Govt Authorities.

(3.2) The Developer shall obtain written consent / approval of the owners for the final shape of plans of the said building before submitting the same for sanction to Darbhanga Nagar Nigam.

(3.3) The owners shall have no objection if the aforesaid building plans are submitted to the local authorities in the name of the owners or any other permission, approvals are obtained in his name and to sign all such papers that may be deemed necessary by the Developer for the same. However, all fees, costs, charges and expenses relating to such approval/sanction, or any other expenses on this score shall be borne by the Developer.

(3.4) It is further agreed that any minor alteration or revision of the aforesaid plans within the parameters of the Darbhanga Nagar Nigam. Building Rules and Regulation, which may become necessary shall be done with the consent of both the parties as required for any further approval, the owners and the Developer shall be entitled to make such alterations / revision which would be binding on owners and the Developer.

(3.5) The owners shall, after the execution of this Development Agreement, allow every facility to the Developer, their staff, engineers, architects, workers etc. to enter upon the said land to enable the Developer to carry out the various developmental work as stipulated in this agreement.

(4) The owners agrees to sell, covey, transfer and / or assign to the Developer and / or its nominee (s) including a co- operative Housing Society, Association of Persons, Firm, Body Corporate etc. free from all attachments, charges and encumbrances 50% Share in the said land (i.e. 3.15 (Three Kathas Fifteen Dhur.

(5) As consideration for 50% of the undivided share in the said land to be conveyed / transferred by the owners to the Developer or its nominee (s) in terms of Clause 4 above, the Developer agrees to deliver and give possession to the owners 50 % of the total built - up area of the said building to be constructed by at its own cost, hereinafter referred to as the owner's area, and the balance 50% *i.e.* rest no. of flats of the total. built up area of the said building shall exclusively belong to the Developer and shall hereinafter called the "DEVELOPER'S AREA" .

(6) (A) The Owners and his nominee (s) shall solely and exclusively be entitled to the Owner's area and they shall have absolute right, title and interest over the Owner's area and they shall be fully entitled to use and enjoy the same either himself individually and collectively or shall be fully entitled to transfer, covey, grant, otherwise alienate his interest, in any manner as deemed fit by them to any person or persons, Association of

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persons, Firm, Body Corporate, Co-operate Societies, Govt. Agencies etc. on such terms and condition as may be decided by the Owners individually or collectively.

In future any new construction will construct on the multi storied Building then distribution of new construction will make on basis of this agreement.

(B) The Developer and / or its nominee (s) shall solely and exclusively be entitled to the Developer' s area and they shall have absolute right, title and interest over the Developer' s area and they shall be fully entitled to transfer, convey, grant, otherwise alienate his interest, in any manner as deemed fit by them to any person or persons, Firm, Body Corporate, Co- operative Societies, Govt. Agencies etc. on such term and conditions as may be decided by the Developers or their nominee (s) individually or collectively.

(7) The Developer agrees to construct and give possession of the owner's area to owners within period of 2(two) years from date of sanction of the building plan by the Darbhanga Regional Development Authority with a grace period of 6 (six) months subject to the force majure and such happenings as beyond the control of the Developer including fire, tempest, strike, lockout, exceptionally inclement weather and / or any other act of God. If the developer fails to construct the building as per the approved plan within the period agreed upon.

(8) It is hereby expressly, irrevocably and irretrievably, agreed and declared by the Owners that delivery of possession of built-up area to the owners in the manner provided in Clause 5 hereinabove shall form and always be deemed to form fair and adequate consideration for transfer of 50% *i.e.* rest no. of flats of the undivided right, title interest and share in said land agreed to be conveyed as hereinabove by the Owners to the Developer and / or its nominee (s).

(8.1) The Owner 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 execute all such deed and documents as may be required by the Developer in this regard .

(8.2) This agreements shall not ever be deemed to constitute a partnership of sort between the parties hereto.

(8.3) From the date of delivery of possession of Owner's Area to the Owners, the owners and his nominee (s) and the Developers and nominee (s) shall jointly have or be deemed to have undivided right, title and interest over the total land of the said property in proportion of their respective share in the said building, even without any further act, deed, matter or things done by the Owners in this regard.

(9) The Owners hereby from the date of this Agreement grants exclusive right and license to the Developer to enter upon the said land and 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 land more fully described in the schedule hereunder written. This license granted to the Developer by the Owners shall be a license as contemplated in Section 60 (b) of the Indian Easement Act, 1982 .

(9.1) It is agreed that any Agreement or arrangement made or entered into at any time by the Owners or the Developer in breach of or violation of terms and condition of this Development Agreement shall be null and void. The owners shall have right to

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inspect the construction work at any time and get verified the quality of construction made in schedule II.

(9.2) The Owners hereby irrevocably undertakes not to sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said land or part thereof during the continuance of this Agreement and undertakes not to do any act, deed, charge, matter of things as shall be in breach of the terms. of this agreement save and except putting the Developer thereon for the purpose of development pursuant to this agreement. The Owners shall at no point of time during the currency of this agreement try to dispossess the Developer form the said land .

(9.3) The Developer shall develop the said land in its own name and account and at its own cost and shall alone be responsible for the development of the said land as fully described in the schedule II attached with this agreement.

(9.4) As after the date thereof the Developer shall be deemed to be possession of the said land and shall be fully entitled to do all acts, deeds and things required for development and construction of the said building at the developer's own cost and expenses.

(9.5) The Developer shall be entitled to develop the said land by constructing there one building (s) consisting of dwelling units, flats, parking spaces and other structures in accordance with building plans approved by the Owners and sanctioned by Darbhanga Nagar Nigam as stated hereinabove.

(9.6) The Development shall- be entitled to enter into agreement for sale, or otherwise allot flats, parking spaces and other tenements in the developer's area in the said building which comprises of total built-up area of the said building excluding the built-up area forming part of the Owner's area. Whenever required by the Developer, the owners will join as confirming party in all such agreement for sale deeds, deeds, deeds of allotment etc. for development and construction of the said building and for its own use

(9.7) Similarly, the Owners shall be fully entitled to enter into agreement for sale or otherwise allot flats, parking space and other tenements comprised in the Owner's area in the said in the said building which is 7075 sq.ft. of the total built-up area and which does not form part of the Developer's area Whenever required by the Owners, the Developer will join as confirming party in all such agreement, sale deeds, deeds of allotment etc. receivable under such agreement, sale deeds, deeds of allotment etc. for its own use.

The developer further undertakes:-

(10.1) That it 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 land may in any manner be adversely affected until the Developer have given delivery of possession of the Owner's area to the Owners.

(10.2) To indemnify the Owners by developers against all third parties claim and always keep him indemnified and harmless in respect of all claims, damages, (even arising out of cheating and forgery of any kind) compensation or expenses payable in consequence of any injury of accident sustained of any workman, artisan, or invitees or other persons in the property who were in the employment of the Developer while in upon the said land during the period of construction of the said building thereon.

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For Rounak Homes Pvt. Ltd.

AKS:2

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(10.3) During the construction of the said building, the Developer may be required to create equitable or any legal mortgage of the constructions thereon either in full or in part for obtaining loans for itself for expediting the construction or for its individual purchasers of flats and parking spaces etc. from developers area. It is agreed that, the Owners shall have no objection and if the Developer creates mortgage, Charges with banks/financial Institution in respect of their share of 50 % *i.e.* rest no. of flats only. However, the Developer affirms and undertakes that all moneys obtained as loan by pledging, hypothecating or mortgaging the said land and the building under construction shall be exclusively invested for construction and development of the said building only and moneys shall not be diverted or invested in any other project work or any other purposes of the Developer.

(11) The owners will deliver to the Developer and / or its duly authorized Advocate, certified copies / photocopies 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 agrees to co-operate with the Developer in such examination of the owner's title and to answer and / or comply with the all reasonable requisition that may be made by the Developer and / or its advocate in this regard to establish a marketable title to the said property.

(11.1) In case there be any defect in the title, of the owners or there be any liability or any encumbrance, then in such event, the Developer shall be entitled to have such defect cured and / or liability cleared for and on behalf of the owners and at the owner's cost and expenses.

(11.2) The Development shall be entitled to retain only photocopies or certified copies of the original documents pertaining to the said land including title deeds etc. However, the original documents will be produced by the Owners for inspection whenever required by the Developer.

(11.3) In any event the Owners without prejudice to foregoing declaration agrees and undertakes to remove all obstacles and clear all outstanding, doubts or defects relating to the title of the land save as herein above provided at its own cost so as ultimately vest the said land in the Developer' s or its nominee (s) free from all encumbrances and defects .

(11.4) All outgoing including Municipal Taxes and any other in respect of the said land shall be borne and paid by the owners till the date of handing over of vacant possession of the said land and thereafter the same shall be born and paid by the Developer till the delivery of possession of the owner's area to the owners.

(11.5) After delivery of possession of the Owner's area to the Owners, all outgoing in respect of the said land and the said building thereon shall be borne and paid by the Owners and the Developer and / or their nominee (s) proportionately in the proportion of their respective share in the total built-up area (the word proportionately with all its cognate variation whenever used in these presents shall mean the proportion in which the parties hereto and / or their nominee (s) acquiring portions of the buildings are entitled to the covered areas in the said building).

(12) Upon delivery of possession of the Owner's area to the Owners by the Developer and subject to the other terms and condition contained hereinbefore or at such

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earlier time as may be mutually agreed upon, the owners shall execute and register conveyance of 50% undivided shares in the said land in favour of the Developer or its nominee (s) / assignee (s) including a Co-operative Housing Society or Association of Persons or Body Corporate etc. In fault of the owners executing such transfer / conveyance or such other deeds as may be deemed necessary by Developer, in spite of service of notice in writing of 15 days (fifteen days), the Developer shall be entitled to take all steps as may be necessary for execution and registration of all such documents of transfer / conveyance and for this purpose, the owners hereby nominates and appoints Shri Anjani Kumar Sinha the authorized Director of M/S ROUNAK HOMES PVT. LTD. for the said purposes as their true and lawful attorney of act, jointly and severally, to apply for obtaining Income Tax Clearance Certificate, Urban Land Development Clearance and other permission and approvals as may be necessary for and on behalf of and in the name of the owners and also to execute, present and admit execution of the said documents of transfer / conveyance before the Registration Authority and to do all acts, deeds as may be deemed necessary by the Developer in this regard for granting such documents of title to the Developer and / or its nominee (s) and have agreed to execute and give an irrevocable General Power of Attorney within 45 days date of this Development Agreement.

(13) The Developer and owners shall form, as deems best, a Co-operative Housing Society / Association of Persons / Body Corporate of all the persons owning tenements in the said building. The owners and his nominee(s), respective agents, servants, licensees, tenants etc. shall be bound to abide by the rules and regulations as be framed by such organization from time to time and they shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex.

(14) The common areas shall jointly be owned by all owners of all the portions of the said building with equal entitlements to use all common areas and facilities intended for utilization by the occupants of the said building on the same terms and conditions. No owners of any part of the said building will have any exclusive right, title and interest over the common facilities except the right of common use and no one shall have any objection to such common use.

(15) The Owners agrees that if any levy is imposed by the Darbhanga Regional Development Authority or any other public body or bodies or the Government for the development / betterment of the area in which the said land is located or any other levy become applicable on the said land or the building thereon then the same shall be paid by the Developer.

(16) The Owners agrees that in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan resulting in any excess construction of the built - up area then the same shall be borne and paid by the Developer.

(17) It is agreed that in all transfers / conveyance of land and / or built - up area, the purchaser(s) / transferee (s) shall bear the cost of stamp duty, court fees and other registration charges.

(18) 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 to the

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dispute or differences to the arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of Indian Arbitration Act, 1996 as amended from time to time.

(19) (a) That the developer over his shares will have right to sign all Papers, including Agreement/Sale-deed and appear before the Registering authority that is Registrar or Sub-Registrar as the case may be and to admit execution.

(b) By this development agreement the developer got Power by owner's to institute, Commence, Prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as party by non-suited or withdraw the same.

(c) To appoint Pleader, Council or Advocate and to sign and execute Vakalatanama, Power of attorney or other authority to act and plead if any dispute arises.

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SCHEDULE OF LAND

All that piece and parcel of land measuring 3 katha 15 dhur (Three Kathas Fifteen Dhur), situated and lying at Mohalla-Balbhadrapur, bearing Part of Survey Plot No.-2239, Khata No.-233, Tauzi No.-10584, PS-Balbadarpur, Dist.-Darbhanga, within the limits of Darbhanga Nagar Nigam and and within the Jurisdiction of Sub and District Registry Office, Darbhanga, bounded as follows :-

BOUNDARIES

North	:-	Dr. Gulam Rasul Khan
South	:-	Brahmsthan
East	:-	Road.
West	:-	Sri Pandey Shivshankar Prasad & brothers.

SCHEDULE II

Brief specification

1.	Foundation	:-	Raft. Foundation with cast in Situ piles / As per designer
2.	Super structure	:-	Earth quack Resistance R.C.C. framed structure approved by D.M.C
3.	Civil Work	:-	First class work of bricks, cement and sand approved by D.M.C.
4.	Plaster	:-	1:5 on wall and 1:3 on ceiling.
5.	Wall Finish	:-	All walls and ceiling internally cement plastered and finished with J.K. / Birla wall Putty. Externally wall finished with putty and weather coat make Asian Paints.
6.	Doors	:-	Main door Fully glazed decorative / Flush door night latch with aluminium Fittings and other doors will be flush door board with Kapoor Saal Chaukhat and will be two coat Synthetic enamel asian first class Paint on all doors and windows.
7.	Window	:-	Fully Glazed Aluminium Window frame MS Grill and window will be adequate for window A/C.
8.	Flooring	:-	Vitrified tile flooring in all covered areas inside the flats and Kitchen.
9.	Bathroom	:-	All C.P. fittings, white glazed vitreous Parry ware sanitary ware of standard make cistern (parry ware). Non skidding ceramic tiles flooring with glazed tiles dado upto 7' height. Hot and cooled water pipe line, sanitary were and fixtures of standard ISI make.
10.	Kitchen	:-	Cooking platform with black granite top and stainless steel sink with colour glazed tiles dado up to 2 feet above working platform. provision for hot and cold water in the sink, exhaust fan space in window.
11.	Electrical	:-	Retardant cables and switches of 1SI make (Anchor/Havells) Provision for adequate light and power point TV and Telephone point in living and master bed

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Rajan Kumar

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room. In all rooms A/C point automatic changer for A/C to generator MCB (Havells) make.

12. Plumbing :- All internal water supply pipes shall be concealed and of standard make fittings will be good quality of sanitary were (pan y ware) and fixture of standard make.

13. Water supply :- With one deep one no. summer sebile tube well and R.C.C tank.

14. Generator :- Green Generator of requisite capacity approx 300 watt per flat.

15. Lift :- Lift of requisite capacity / flat no. (standards) make lift.

Notes:-

1. Guards common room, common bathroom and toilet, generator room will be built on Ground floor.
2. Waste pipe of drainage of P.V.C (Supreme/ Ashirvad)
3. Wash basin 'n dinning space (parry ware)
4. Cut size marble in stairs and corridor
5. Chekar tiles in parking space.

16. Roof terracing :- Heat treatment as per design.

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IN WITNESS WHEREOF THE AFORESAID PARTIES EXECUTED THIS DEVELOPMENT AGREEMENT AT DARBHANGA ON The DAY, MONTH AND YEAR WRITTEN ABOVE.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED OWNER

IN PRESENCE OF:

Witnesses :
1.

2. Vimal Kumar Choudhary
Moh- Bangali Tola,
Laheriasarai
Darbhanga,
846011

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED DEVELOPER

IN PRESENCE OF:

Witnesses :
1.

For Rounak Homes Pvt. Ltd.

Director

2. Vimal Kumar Choudhary
Moh - Bangali Tola
Laheriasarai
Darbhanga,
846001

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Director

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Translation of deed

1- नाम मोकीर :- पण्डे [illegible] प्रसाद वोल्द पाण्डे शिव टहल लाल मतोफा जात कायस्थ पेशा जमीन्दारी वो कायस्तकारी साकिन-मौजे-ह्यौड़ी प्रगना चकमनी इलाके थाना वो सब रजिस्ट्री वो जिला-दरभंगा ।

2- नाम मोकीर अलैह :- पण्डे शत्रुघ्न प्रसाद वोल्द पाण्डे केशव बिहारी लाल हैउल काएम वो पाण्डे जनकधारी प्रसाद वोल्द पाण्डे शिव टहल लाल मतोफा जात कायस्थ पेशा जमीन्दारी वो कास्तकारी साकिनान-मौजे-ह्यौड़ी प्रगना चकमनी एलाके थाना वो सब रजिस्ट्री वो जिला-दरभंगा ।

3- किसीम दस्तावेज :- वोसीके अताएनामा ।

4- तायदाद मालियत :- मो0-800/- रुपैया ।

5- सराहत एराजी :- मवाजी 0-5-0 पांच कट्ठा एराजी कब्जा कास्त काएमी वोआके महल्ला-बलभद्रपुर प्रगना पूरब भीगो इलाके थाना वो सब रजिस्ट्री वो जिला-दरभंगा मु0तौजी 10584 अन्दर जमीन्दारी स्टेट बिहार खाता 233 खेसरा नं0-2239 मिलजुमला कब्जा दरख्तान खजूर वो चौहद्दी मोन्दरजे जैल है :-

For Rounak Homes Pvt. Ltd.

AKS

Director.

चूं एराजी तैय मुन्दरजे खाने 5 मनमोकीर बजरिए केवाला नवीस्ते शे0 अब्दुल मियां बनाम मनमोकीर हासील है वो अपना नीज केवाला दखल कब्जा में बिला मोसारकत अहदे है वो अदम

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मोदाखलत दिगरे मनमोकीर केवाला आता है के है। चूनानचे मन मोकीर को सिवाए एक जौजे श्रीमती शामा देवी वो एक दोखतरा -न श्रीमती सावित्री देवी हैसल काएम के दूसरा कोई औलाद मजकूर वो अनाश नहीं है वो मनमोकीर उमर आलम जईफी के हुइ वो वोजह जइफी मनमोकीर के हो चुके है वो जिन्दगी नाजायज का कोई ठिकाना नहीं है। लेहाजा मनमोकीर अलैह। मोकीर नं0-2 वेरादर खुद मनमोकीर के है वो बराबर साथ रहकर तमाम सेवा टहल मनमोकीर वो जौजे मनमोकीर का किया करते है। उनको एराजी मजकूर अता कर देवे वनावीर मनमोकीर व खुश रजाए वो रगवत वो हालत वो सेहत जात वो सवात अकील खुद वो बिना जब्र वो दाव उरगुलाल दिगरान के मवाजी मुन्दरजे खाने 5 जिसको बिला मोशारकत अहदे वो अहम मोदाखलत अपने मय मकानात अन्दरूनी वो वेरूनी सय दरख्तान मजकूर वोगैरह मकुए एराजी मजकूर वो मालियत मोन्दरजे खाना 4 के है उसको मोकीर अलैह मुन्दरजे खाना 2 को कर दिया वो अता कर दिया वो दखल कब्जा उपर उसके मोकीर अलैह को कर दिया वो खुद दस्त बरदार वो वेसरोकार हो गए चाहिए के मोकीर अलैह उपर एराजी सैय मजकूर के मालिक मुस्तकील वो दिगर नशलन वाद नशनल तसरूफ व वो उपभोग उनको अपने दर लावे वो नाम अपना-अपना नाम मनमोकीर नाम सिरिस्ते जमीन्दारी कर लावें वो मालगुजारी सालाना दिया करें।

केवाला के

233 2239 उ0-डा0 गुलाम रसूल खा
मी0

द0- ब्रह्मस्थान

पू0- सड़क

प0- देवी

मवाजी 1. पाँच कट्ठा कब्जा कास्तकायमी मय मकानात वो दरखतान एराजी मकूए मजकूर जमा सालाना मो0 -111-/ 1-

1- नाम मोकीर :- पाण्डे जटाधारी प्रसाद वोल्द पाण्डे शिव टहल लाल मतोफा जात कायस्थ पेशा जमीन्दारी वो कास्तकारी साकिन-मौजे-हथौड़ी प्रगना चकमनी इलाके थाना वो सब रजिस्ट्री वो जिला-दरभंगा ।

2- नाम मोकीर अलैह :- पाण्डे शत्रुघ्न प्रसाद वोल्द पाण्डे केशव बिहारी लाल हैउल कायम वो पाण्डे जनकधारी प्रसाद वोल्द पण्डे शिव टहल लाल मतोफा जात कायस्थ पेशा जमीन्दारी वो कास्तकारी साकिनान-मौजे-हथौड़ी प्रगना चकमनी इलाके थाना वो सब रजिस्ट्री वो जिला-दरभंगा ।

3- किसीम दस्तावेज :-वोसीका अताएनामा ।

4- तायदाद जरसीमन मालियत मो0-800/-आठ सौ रुपया

5- जायदाद सैय मोवैए :- मवाजी 1. पाँच कट्ठा एराजी कब्जा कास्त कायमी वोआके मोहल्ले बल्भद्रपुर प्रगना पूरब भीगो एलाके थाना वो सबरजिस्ट्री वो जिला-दरभंगा मोनतकमे तौजी 10584 अन्दर पट्टी जमीन्दारी स्टेट बिहार मकूए खाता नं0-233 खेसरा नं0-2239 मि0 जमा सालाना मो0 13 आना [illegible] पाई

चूँ एराजी सैय मोन्दरजे खाना 5 मनमोकीर बजरिए केवाला नवीस्ते शेख अब्दुल मियाँ बनाम मनमोकीर हासील है वो अपना केवाला दखल कब्जा में विला मोशारकत अहदे वो हम मोदाखलत दिगरे मनमोकीर के चला आता है वो है। चूनानचे मनमोकीर को सिवाय एक जौजे श्रीमती शामा वो एक दोखतरान श्रीमती साबि देवी हेउल काएम के दूसरा कोई औलाद जकूर वो आएन्दा न है वो मनमोकीर उमर आलम जइफी के हुई वो वजह जइफी मनमोकीर के मजहूल हो चुके है वो लेहाजा मनमोकीर आगे मोकीर अलैह 1 वो मोकीर अलैह 2 वेरादर खुद मनमोकीर के है जो बराबर साथ हम तमाम सेवा वो टहल मनमोकीर वो जौजे मनमोकीर को करते है उनको एराजी मजकूर अता कर देवे बनावीर मनमोकीर व खुश रजाए वो रगवत वो हालत वो सेहत जात वो सवात अकील खुदहा विला जब्र वो दाब वो तरकीब वो उरगुलाल दिगरान के मवाजी मुन्दरजे खाना 5 जिसको विला मोसारकत अहदे वो अदम मोदाखलत तहत तशरूफ में अपने मय मकानात अन्दर मय दरख्तान खजूर वो गैरह मजूर एराजी मालियत मोन्दरजे खाना 4 के है उनको मोकीर अलैह मोन्दरजे खाना नं0-2 को दे दिया वो अता कर दिया वो दखल कब्जा भी उपर उसके मोकीर अलैह को कर खुद बेसरोकार हो गये वो अताए मजकूर से उपभोग अपने खुद दर लावे वो निहार सरकार से रसीद फारकत किया करें।

खाता	खेतरा	रकबा	चौहद्दी-
233	2239	5 कट्ठा	उ0-डा0गुलाम रसूल खा

पू0- सड़क

प0- तैल कुमारी देवी

मवाजी पांच कटठा एराजी कब्जा कायमतल्क कायमी मय मकानात वो दरख्तान मौकूफ एराजी पांच कटठा जमा सालाना मो0-तेरह आना एक पाई ।

1-पाण्डे शत्रुघ्न प्रसाद मोकीर अलैह । मवाजी 3111, तीन कटठा पन्द्रह धुर जानिब पूरब से मालियत मो0-600/- रुपया

2- पाण्डे जनकधारी प्रसाद मोकीर अलैह 2 मवाजी 0-1-5 एक कटठा पांच धुर जानिब पश्चिम से मालियत मो0-200/-रुपया

इलाके थाना वो सब रजिस्ट्री वो जिला दरभंगा नाला नं0-6 वा वार्ड नं0-31 तहरीर ता0 6-4-1953 ई0 ।

1- पाण्डे शत्रुघ्न प्रसाद मोकीर अलैह । मवाजी 3111, तीन कटठा पन्द्रह धुर मालियत मो0-600/-रू0

2- पाण्डे जनकधारी प्रसाद मोकीर अलैह 2 मवाजी 0-1-5 जानिब पश्चिम से मालियत मो0-200/-रू0 इलाके थाना वो सब रजिस्ट्री वो जिला-दरभंगा नाला 7 वार्ड -31

तहरीर ता0 6-4-1953 ई0 ।

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(4)

FIFTEEN RUPEES

[illegible] Stamp A[illegible] No. 23

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For [illegible]

Director

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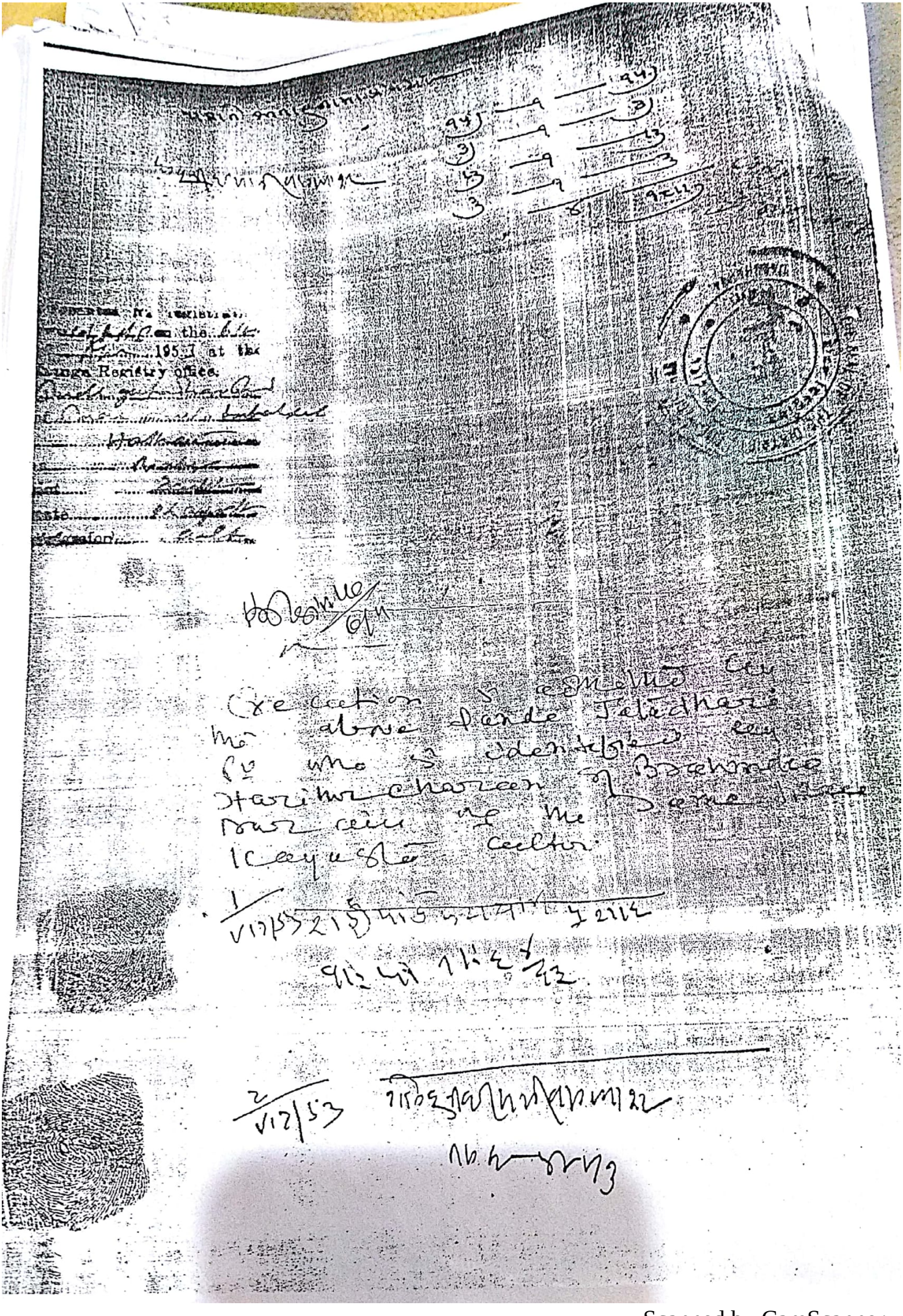

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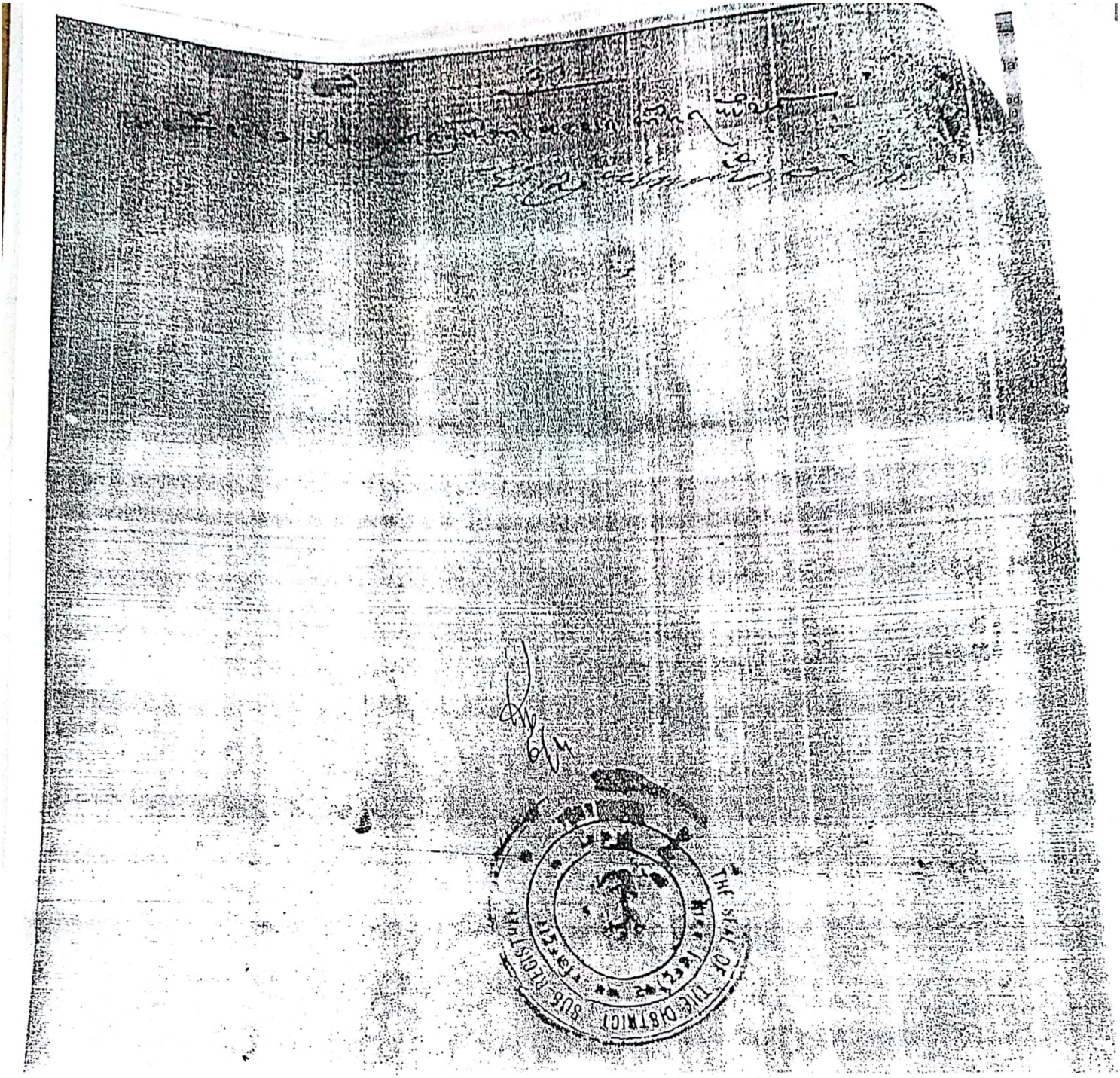
तीन रुपया



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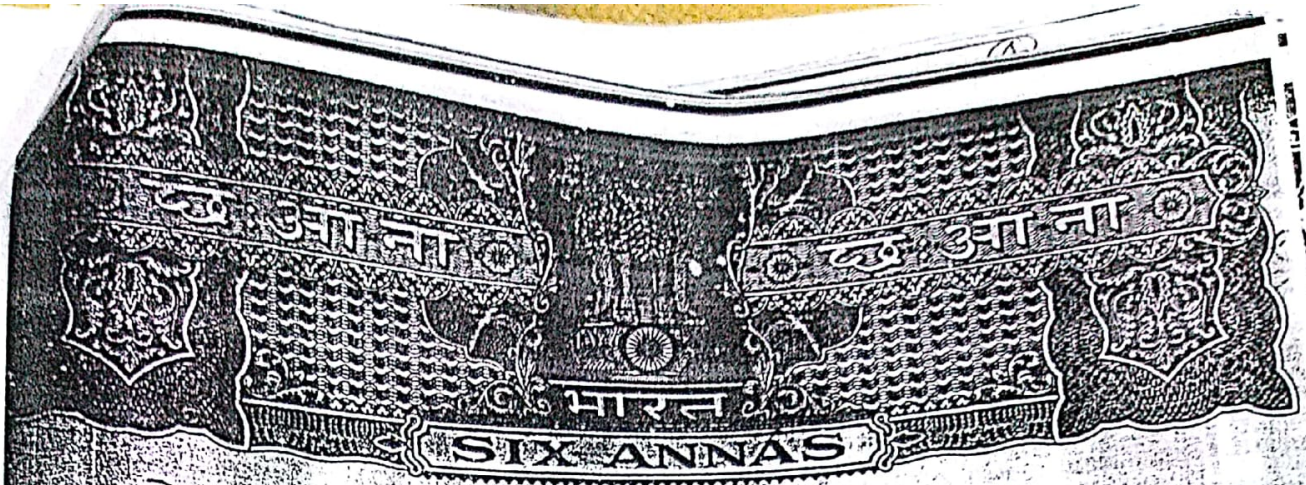
छ आना
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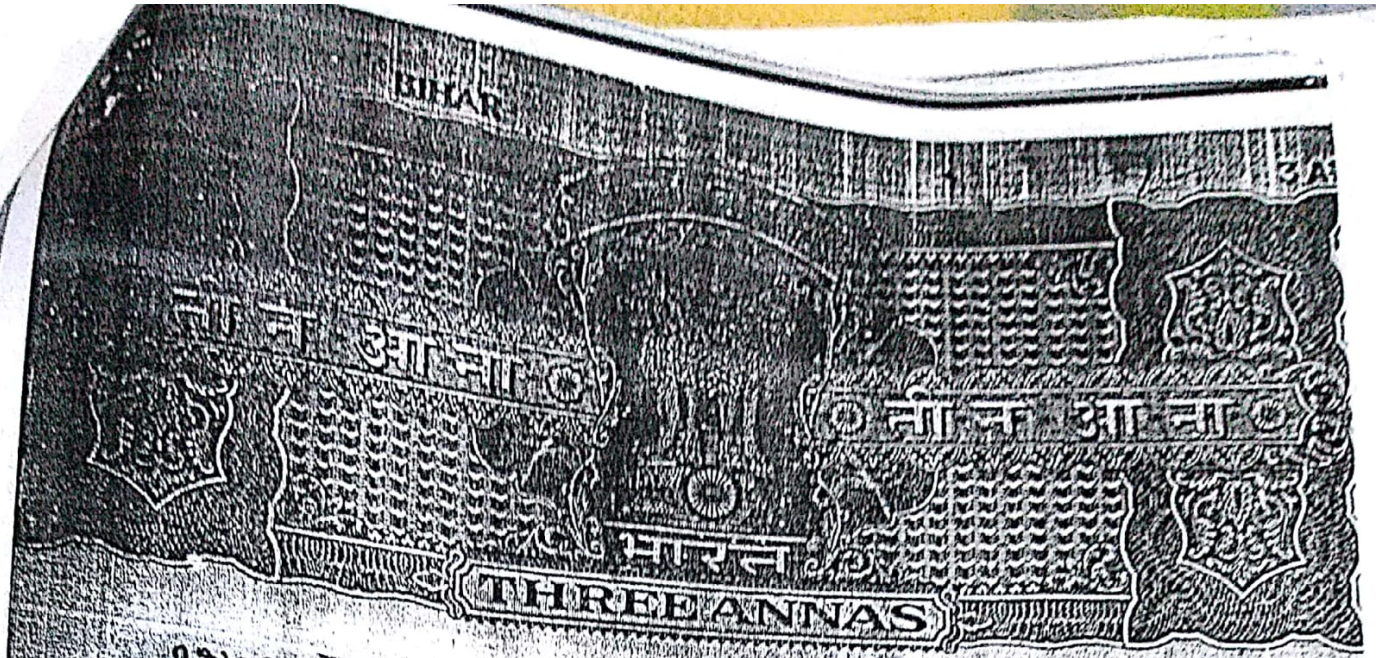
SIX ANNAS



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