

Serial No. 6971 Circle:-Patna

Book No. :- 1 Deed No. 6310

Serial No. 6971 Deed No. 6310

Govt. of Bihar  
District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 30/06/2017 by Manju Nath (Aggr)  
A stamp duty of Rs. 610500/- 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. 6310 in Book No. 1, Volume No. 143 on pages from 66  
to 84 and has been preserved in total 19 pages in C.O. No. 22 / Year 2017.

Date: 30/06/2017 Token No. 7279/2017

Signature with Date  
(Prashant Kumar)  
Registering Officer, Patna

SCANNED BY

(SHASHI BHUSHAN PATHAK)  
OPERATOR**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made  
and entered into this 30<sup>th</sup> Day of 2017 at Patna,  
BETWEEN

1. RANJIT SINHA (FORMERLY RANJIT KUMAR PRASAD SINHA) SON OF LATE SRI UMESHWAR PRASAD

Permanent resident of Old Punaichak, District Patna 800023, in the State of Bihar, India, presently residents of 55, Henderson Road, Kendall Park, New Jersey 08824, United States of America.

2. DR. MEENA SINHA DAUGHTER OF LATE SRI LAKSHMISHWAR PRASAD SINHA AND WIFE OF SRI RANJIT SINHA FORMALLY SRI RANJIT KUMAR PRASAD SINHA,

permanent resident of Sri Krishnapuri, District Patna, in the State of Bihar, India, presently residents of 55, Henderson Road, Kendall Park, New Jersey 08824, United States of America.

hereinafter referred to as the "LAND OWNER" (which expression unless otherwise excluded be repugnant to the context or meaning thereto mean and include their heirs, legal representatives, assigns and/or successors-in-interest) of the ONE PART.



For M.S. DEVELOPERS  
30.06.2017  
80/6/2017 Partner

Manju Nath

# District Registry Office, Patna

Deed Number 6310

Token Number 7279

Reg. Year 2017

Serial Number 6971

PresType Name  
Claimant Tipu Sultan (Partner)

Sig. *Tipu Sultan*  
20/6/2017

Presented Manju Nath (Agn)  
By

Sig. *Manju Nath*  
30.06.2017

Executant Manju Nath (Agn)

Sig. *Manju Nath*  
30.06.2017

Executant Meena Sinha (Pri)

Sig.

Executant Ranjit Sinha @ Ranjit  
Kumar Prasad Sinha  
(pri)

Sig.

Identified Md Tajuddin  
By

Sig. *Md Tajuddin*  
30/6/17

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Represented through their constituted and Lawful Power of Attorney Holder

**SMT. MANJU NATH WIFE, OF LATE SRI SIBESHWAR NATH** resident of Kashi Villa, Mohalla Mokhtar Toli, Kadamkuan, Nala Road, Patna 800003, Bihar through a Power Of Attorney given on 14/06/2017 before Mr. Armen Arsenyan, Notary Public, State of New York, registration No. 01AR6342920, Qualified in Westchester County, and bearing Authentication No. 050/917 attested by Suman Bala Learned Assistant Consular Officer, Consulate General of India (New York). U.S.A. Adhar Card No. 383998698597

P.A.N.

Mob. No. 9931724711

AND

**TIPU SULTAN, SON OF MOHAMMAD MASLEHUDDIN** a Partner of **M.S. DEVELOPERS** a partnership firm registered under The Indian Partnership Act 1932, having its Registered Office at 132/2, Haroon Nagar, Sector-2, Phulwari Sharif, Patna-801505, in the state of Bihar, Phulwari Sharif, Patna-801505, Bihar India, hereinafter called the **PROMOTERS / DEVELOPERS / BUILDERS**, which term wherever the context permits shall mean and include his heirs, successors, assigns, executors, administrators and legal representatives of the **FIRST PART**.  
PAN No: ABAFM8565F, Mobile No: 9504000503

**WHEREAS**, the property as more fully described in Schedule -1 of this deed is the purchased property of Sri Lakshmeshwar Prasad Sinha son of Late Sri Shiv Prasad resident of Vidhyut Board Colony, Rajbanshi Nagar, P.S. Gardanibagh, District Patna by virtue of deed of Absolute sale dated 10-08-1973, bearing Deed No. 11159, in Book No. 1, Volume No. 59, Pages 133 to 140 registered in the office of District Sub Registrar on 01-02-1974, executed by Sri Lalan Kishore Sharan son of Late Sri Jagat Kishore Sharan, as constituted attorney on behalf of Smt. Asha Kuar wife of Late Jagat Kishore Sharan resident of Mauza Rasulpur Vijay Gopal @ Gopalpur, P.S. Maner, District Patna presently residing at Mohalla Kadamkuan, Nawal Kishore Road, P.S. Kadamkuan, District Patna vide Power No. 30, Volume No. IV, pages 78 to dated 11-05-1972, registered in the



For M.S. DEVELOPERS

Partner

20/6/2017

Manju Nath  
30.06.2017



office of District Sub Registrar, Sadar, Patna, total land measuring an area of 8 kattha 17 Dhurs, situated at Survey Mauza Salempur Dumra, Survey Police Station Phulwari Sharif, Present Police Station Gardanibagh, District Patna, under Tauzi No. 15189 Survey Thana No. 10 (Ten) Khata No. 92 (Ninety Two), part of Cadastral Survey Plot No. 410, and from the date of the purchase the aforesaid landowner namely Sri Lakshmishwar Prasad Sinha peacefully and exclusively owned and possessed the said as absolute owner.

AND WHEREAS, the landowner namely Sri Lakshmishwar Prasad Sinha had also got his name mutated in Circle Office Sadar, Patna and whereupon the respective Land Rent receipt is being issued in his name vide **Jamabandi No. 63.**

AND WHEREAS, the said Sri Lakshmishwar Prasad Sinha taken oath before The Court of Executive Magistrate, Darbhanga, Bihar on 15-07-1981 and executed an Affidavit of Declaration that the Deed dated 10-08-1973 bearing Deed No. 11159, executed and registered in office of District Sub Registrar, Sadar, Patna was actually purchased by the money of aforesaid land owner namely Mr Ranjit Kumar Prasad Sinha son of Late Sri Umeshwar Prasad, wife of Mr. Ranjit Kumar Prasad Sinha resident of Old Punaichak, District Patna Dr. Meena Sinha daughter of Sri Lakshmishwar Prasad Sinha, resident of Sri Krishnapuri, District Patna, and it is necessary to execute Affidavit of Ladawi in favour said Ranjit Kumar Prasad Sinha and Dr. Meena Sinha and from the date of said Affidavit of Ladawi the said Sri Lakshmishwar Prasad Sinha had delivered the physical possession in favour of said actual landowners namely Ranjit Kumar Prasad Sinha and Dr. Meena Sinha and from the date of aforesaid Affidavit of Ladawi the said landowners namely Ranjit Kumar Prasad Sinha and Dr. Meena Sinha jointly owned and possessed the schedule-1 property as absolute owners.

AND WHEREAS, the landowner namely Ranjit Kumar Prasad Sinha and Dr. Meena Sinha jointly had also got their names mutated in Circle Office Sadar, Patna in the light Mutation order passed by learned Circle Officer, Sadar Patna in **4/1982-83** and whereupon the respective Land Rent receipt is being issued in his name vide **Jamabandi No. 920.**



For M.S. DEVELOPERS

Partner

For M.S. DEVELOPERS  
Sadar  
30/6/2017  
30.06.2017  
M. S. Deo



1. That the landowner hereby declare that the property is free from all defects of title, lien charges and any type of acquisitions and neither under any Mosque/temple/church land nor acquired by any religious Board/Trust, or land acquisition and the nature of land is Raiyeti, and free from Ghair Majarua Aam and Khaas, Kaiser-E-Hind, Housing Board, Bhudan Yojna etc. and the vendor is owner of free hold Raiyeti Land.

2. That no notice or notification for acquisition/requisition have been received or passed either by the P.R.D.A. (Dissolved) /PATNA MUNICIPAL CORPORATION the income tax department.

3. That there is no attachments either before or after judgment pronounced/awarded by any competent Court of Law and there is no claim demands, suits, decree, injunction affecting the said property or any part thereof.

4. That the OWNER has not created any lien or charge thereof by way of sale, mortgage, exchange, lease, gift, will or otherwise.

5. That the OWNER has not entered in the past in any agreement for sale or development of the said property or any part thereof with any one else whosoever.

6. That except the owner no body is entitled to or has right, title of interest in the said property.

AND WHEREAS, the OWNERS are interested in developing and constructing the said premises in the shape of multistoried residential building complex etc. with parking space and other necessary common amenities. The Owner shall get 50% (Fifty percent) of the share in total built up area and the remaining 50% (Fifty percent) shall be the share of the developer / builder.



For M.S. DEVELOPERS

Partner

Maya Nath  
20.06.2017  
20/6/2017



AND WHEREAS, the Developer agreed to develop the said premises/property at the cost borne by the developer. And the OWNER and developer entered into a negotiation for the same and as a result of such negotiation between the land owner and developer, an agreement of development of the said property stated above and fully described in SCHEDULE-I at the foot of this agreement has been arrived at upon terms and conditions hereinafter mentioned.



**NOW THESE PRESENT WITNESSED AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-**

1. It is agreed between the OWNER and the Developer that the developer shall construct a residential building on the aforesaid premises/property strictly as per the P.R.D.A (now dissolved)/ PATNA MUNICIPAL CORPORATION /PHULWARI NAGAR PARISHAD norms and for that physical possession of the premises/property shall be given by the owner to the developer.

2. That the Builder hereby makes a covenant to the Land Owner that he would get the planned sanctioned without delay within the time frame provided/necessary for the Plan to get sanctioned and would get the Building construction work completed within 3 years with a grace period of 6 months. If the Builder fails to do so then this Agreement would be considered as NULL and VOID(Cancelled).

2.0 The owner hereby offers the developer the premises mentioned in schedule - I and, the developer hereby accept, from the land OWNER the right to develop said premises/property more particularly described in Schedule-I hereunder in the manner mentioned on the terms and condition mentioned in this agreement.

2.1 The owner will get current land measurement in presence of builder by Survey knowing Amen, and the construction/division of share will be according to land measurement.

2.2 The builder will get witness by the landowner upon all sale deed of builder's share.

For M.S. DEVELOPERS

Partner

*[Signature]*  
20/6/2017

*[Signature]*  
20.06.2017



3. That the Developer shall appoint an architect for drawing and preparing the plans, designs, drawings and elevation of the intended building complex to be constructed on the said premises/property and the same to be submitted to the P.R.D.A. (now dissolved)/ PATNA MUNICIPAL CORPORATION authority concerned for approval/sanction within the six months after the physical possession is handed over to the builder.

4. The plan of the proposed construction shall be submitted to the PRDA (now dissolved) /PATNA MUNICIPAL CORPORATION Authority concerned in the name of the OWNER or BUILDER and the OWNER or BUILDER shall sign immediately all related papers as required by the developer for obtaining sanction of the said building plan on behalf of the owner from P.R.D.A. (now dissolved) / PATNA MUNICIPAL CORPORATION Authorities concerned.

5. It is further agreed that any alteration or revision of the said plan within the parameters of the P.R.D.A. (now dissolved)/ PATNA MUNICIPAL CORPORATION/building rules and regulation, which may be necessary, shall require prior written approval and consent of the owner.

6. That the total time for construction shall be 3 Years (36 months) years plus the grace period of 6 months commencing after the date of sanction of the drawing from the P.R.D.A. (now dissolved)/ PATNA MUNICIPAL CORPORATION or any other Govt. agencies. subject to force majeure clause, that is the circumstances beyond the control of the developer i.e. fire, tempest, accident, exceptionally inclement weather and any other act of God, beyond aforesaid total period in giving delivery of possession of the OWNER compensation at the rate of Rs.25,000/- (Rupees Twenty Five thousand) per month, till the OWNER'S Share is finally handed over, complete in all respect as per agreed specification mentioned in this agreement to the satisfaction of OWNERS.



For M.S. DEVELOPERS

Partner

*Manish K. Singh*  
30.06.2017



6a. It is further agreed that the owners share shall not be deemed to be complete unless until NOC/OCCUPANCY CERTIFICATE, is not handed over to the owner ~~monthly compensation @ rate of 25000/-~~ is to be paid to the owners, after completion of stipulated Period of 3 years with a grace period of 6 months. till the NOC/occupancy certificate is not provided.



7. The Developer shall on completion of the building complex and the development work in all respect, as per the specification annexed to this agreement hand over the said premises/property, deliver possession of 50% (Fifty percent) of the built up area plus car parking space to the land OWNER. The builder / developer shall be entitled to take possession of 50% (Fifty percent) of the remaining s built up area to which the owner has agreed as more fully described in this deed as per The Apartment Ownership Act 2006.

8. The developer or transferees/nominees of the developer area shall have no right whatsoever or interference over the OWNER area.

9. It is hereby expressly, irrevocably agreed and declared by the owner that the delivery of the possession of 50% (Fifty percent) built-up area of residential/car parking space by the developer to the owner in the said building complex to be constructed over the said premises/property by the developer to the owner shall be full and final consideration for grant of consideration for grant of conveyance and transfer of 50% (Fifty percent) share to the developer or in the name of the persons nominated by the developer and /or the society/societies or incorporate body and that the owner shall have no other claim in respect of the said developers 50% part share of property .

10. That the developer is hereby authorized by the OWNER as follows:-

a) To have the plans of the proposed building to be constructed on the said property prepared in accordance with rules and regulation of the concerned authorities and to submit the said plans to the concerned authorities and to submit the said plan to the concerned authorities for the sanction.

For M.S. DEVELOPERS

Partner

Manish Singh  
20/06/2017  
30/6/2017  
13



b) To appoint surveyors, engineers, contractors, workers and other necessary person or persons.

c) To make applications to the concerned authorities for obtaining Electrical, water and other connection and for permit or permits or quotas for cement, steel and other controlled building materials.

d) To accept service of any writ, summon or other legal process of notice and to appear and represent the OWNER in court of the law or before any magistrate, judicial tribunal and other tribunals and other tribunals judicature at Patna in connection with the development of the said property, and to commence or institute and defend suits actions or other proceeding if any or before any public officer or tribunal relating to the development of the said property or part thereof and to file all necessary Vakalatnama, claims, plaints, order, application, affidavit, petitions and other documents papers and writing and all cost and fee relating to the said property. Litigation other than those arising out of development activities over the said property such as regarding the title of OWNER over the land etc. prior to this development agreement shall not be the responsibilities of the developer and shall be reimbursed by the OWNER to the developer.

e) To mortgage the developer's 50% share free from all encumbrances only of the said property with financial institution enabling the purchasers of tenement to obtain loan against their tenements and the owner agrees to sign all the document and statutory papers for this purpose.

f) The Developer shall be entitled to allot and sell directly or through co-operative society the developer share of 50% (Fifty percent) of the residential area and car parking spaces of their share to their respective buyer and shall be entitled to execute sale deed in their favour in respect of developer area.



For M.S. DEVELOPERS

Partner

*Manish Datta*  
30.06.2017  
30/6/2017



g) After the sanction of drawing from P.R.D.A(now dissolved)/ PATNA MUNICIPAL CORPORATION the OWNER'S area and the developer area shall be clearly demarcated and the OWNER reserve the right to sell, transfer or otherwise dispose of her own share clearly marked and allotted to them in plan as passed by PRDA(now dissolved) /PATNA MUNICIPAL CORPORATION and other necessary authority as mentioned in clause 19 of this agreement.

h) The developer will not do any act of omission or commission, directly or indirectly, expressly or implied by which the OWNER right title and interest over the said property may in any manner be adversely affected to the extent of the owner's share.  
i) The developer will be entitled to mortgage the property to financial institutions for loans etc only to the extent of 50% of his share. In no case he will create any charge on owners share.

11. That the owner hereby irrevocably undertake not to sell dispose of alienate with the developer in possession thereof for the purpose of conveying and transfer in the property developed as aforesaid to the person or persons nominated by the developer including a society or societies or incorporate body or limited company as here above stated and further irrevocably undertakes not to do any act deed or thing as shall be in contravention of the declarations made by them in preceding clauses.

12. The developer shall develop the said premises/property and entire cost of the said shall be borne and met by the developer alone be the responsible and liable to the government PRDA, (now dissolved) / PATNA MUNICIPAL CORPORATION and other concerned authority for the loss of if any or for any claim arising from the development activities of the said property and the Apartment will be known as "Platinum Ranjit Minakshi Residency".



For M.S. DEVELOPERS

Partner

*Manoj Nath*  
30.06.2017  
*Pullan*  
30/6/2017



13. That the developer may mortgage their share of 50% (Fifty percent) of the construction salable area of the building complex to be constructed on the said property under these present with appropriate right and interest in the said property that is the land, pertaining to the developer share of constructed after completion of OWNER share of property and the complex, provided that any loan and advance raised against the security of the said property shall be invested, applied exclusively and fully in the development of the project and construction of the complex and not otherwise and such loan will not be charged at OWNER share at any stage.

14. It is expressly agreed by and between the parties thereof. That the OWNER shall take all steps to transfer 50% (Fifty percent) of residential area/parking spaces of the salable built-up area in the building complex on completion in favour of developer and /or their nominee in the manner as aforesaid on the cost and expenses of the developer and/or their nominee as per this development agreement.

15. The owner agree to undertake that they shall execute and give a specific power of attorney in favour of developer and/or their nominee, so that no hindrance or obstruction is caused to the developer in carrying out and discharging their obligation under this agreement thereby giving the developer right and authority to have and enjoy peaceful possession of the said property and to do all such acts/or things that may be necessary for the development, planning and construction of said building and executing the sale deed of the developer share. It is however expressly agreed and understood between the parties that the aforesaid specific power of attorney shall be governed by the provision to the development agreement and in case of any conflict between parties provision of the aforesaid ~~general~~ power of attorney and this development agreement, the arbitration clause will prevail.



For M.S. DEVELOPERS

Partner

*[Signature]*  
24/6/17

*[Signature]*  
26.06.2017



16. In addition to right and interest of the owner and OWNER area over the building to constructed on the said premises / property in terms of this agreement, the owner shall also have and enjoy proportionate right over the super built up area which include corridor stair cases, passage, ways, supply of water, generator power/room and all the common amenities etc.

17. This agreement shall automatically stand terminated if the municipal plan is not sanctioned within one year time from the date of agreement and shall be terminable at option of the parties after the affective date if/and/or,

i) The owner is served any order of demolition or sealing of the said property or any construction these of and/or.

ii) If the project of development is abandoned by the developer i.e. no progress is made from continuous period of six 6 month (from the date of sanction of municipal plan) after obtaining all necessary sanction from the authority concerned upon termination of aforesaid period the owner shall be entitled to reenter the said property.

iii) The owner fails to provide the developer vacant possession of the proposed construction site immediately after execution of this Agreement.

iv) The owner fail to give requisite paper documents or any record etc. required for taking permission from the concerned authority for developing the proposed construction site immediately after execution of this agreement to the developer.



For M.S. DEVELOPERS

Partner

*Signature*  
20/06/2017  
30.06.2017



(v) This agreement is not transferable. This agreement shall automatically stand terminated, if the developer sublets /further enters in agreement with other party for the development of plot.

(vi) In case of termination of agreement, no claim will be made by the developer for reimbursement of the expenses incurred on this project.

18. If and when any doubts, difference or dispute arise between developer and owner as regard this construction agreement, then such disputes, doubts and question shall be referred to arbitrator / arbitrators to be appointed by both the parties under the provision of Indian Arbitration Act, as amended from time to time. In case any disagreement on the appointment of single arbitrator the parties may appoint an arbitrator of their choice. The unanimous decision of the single or joint arbitrator shall be binding on both the parties agreement. In case of any disagreement between the arbitrators the dispute shall be referred to an umpire chosen by both arbitrators whose decision shall be binding on both the parties of this agreement. That the owner and developer agree and undertake to co operate with each other in the smooth execution of the work. The entire cost incurred in the process of arbitration will be borne by developer.

19. The share of the Owner and the Developer share is the proportion mentioned herein floor wise.

Distribution of share would be 50% each to Builder and Land Owner of the total Developed Area

That there would be a separate Share Distribution Agreement wherein share would be disclosed according to the plan sanctioned by the concerned authority and the flat and car parking would be shared equally amongst the LAND OWNER AND THE DEVELOPER wherein Flat Number and parking would be marked in both share.



For M.S. DEVELOPERS

Partner

*Signature*  
29/6/2017

*Manoj Nath*  
06.06.2017  
30



**SCHEDULE-I**

All that piece and parcel of Vacant land total measuring an area of **8 Katha 17 Dhurs (Eight Kathas 17 Dhurs) equivalent to 12045 Square Feet i.e., 27.6515 Decimals** Situated at Survey **Mauza Salempur Dumra, now known as Samanpura**, Survey Police Station Phulwari Sharif, thereafter Police Station Gardanibagh present Police Station Shastri Nagar District Patna, under Jurisdiction and Sub Registration Office and Sadar Registration Office Sadar, Patna, Bihar, India under **Tauzi No. 15189 (Fifteen Thousand One Hundred Eighty Nine)**, Survey Thana No. 10(Ten), Khata No. 92 (Ninety Two), Part of Cadastral Survey Plot No. 410 (Four Hundred Ten) Annual Rent of Rs.5/- payable to the State Government of Bihar through Circle Office, Sadar, Patna, Bihar and the same and the same is bounded as follows :-

**Boundary**

By North :- Parmanand Singh  
 By South :- Branch Road thereafter Ramswarath Singh  
 By East :- Branch Road thereafter Agricultural Form  
 By West :- Gaurav Shankar Singh and Nathuni Singh

Jamabandi No. 920 in the name of 1. Ranjit Sinha formerly Ranjit Kumar Prasad Sinha 2. Dr. Meena Sinha jointly.

Total Valuation of the Property - **Rs. 3,04,74,000/- (Rupees Three Carore Four Lakhs Seventy Four Thousand Only)**

**Zone -3, MVR Thana Code 567**



For M.S. DEVELOPERS

Partner

*Manoj Nath*  
*30.06.2017*  
*30/6/2017*



**SPECIFICATION :**

- Foundation** - R.C.C. Cast in under reamed bore pile foundation.
- Super Structure** - R.C.C. framed structure.
- Brick work** - First class Brick masonry Partition walls with cement mortar.
- Internal walls** - In cement mortar 1:6 on Brick work and 1:4 on R.C.C. work.
- Flooring** - **Johnson Brand** Tiles In hall & Bedrooms  
**Wooden flooring** in Master Bedroom
- Doors** - Flush Door with veneer Finish on front and Oil base paint at back along with Brass Fittings.
- Windows** - Powder Coated Aluminum Windows with iron Grill
- Sanitary ware** - (a) Provision for Hot & Cold Water Connection Fittings In all Bathrooms & kitchen, Taps, fittings etc. of **Johnson**.  
(b) Floor tiles in Bath Rooms will be of Anti Skid type and Digital wall Tiles upto 7 ft. height.
- Electrical items** - Concealed P.V.C. Conduits shall be laid with copper wire of **Havells Brand** as required, Power Plug for A.C. in all Bed Rooms, all modular Switches.
- Wall finishing** - All internal walls will be finished with J.K Wall putty and white primer.



For M.S. DEVELOPERS

Partner

Moyni Mehta  
20.06.2017  
30/6/2017



Kitchen

- (a) Vitrified Tiles on the floor
- (b) Cooking plat form with Granite top, Stainless Steel Sink,  
Glazed tiles up to 3 ft. above working platform.



Intercom

To be provided in drawing room as well as in all bed rooms. Telephone & T.V. Point

Generator

Generator set of required capacity of **Green Kirloskar**

Lifts

I.S.I. **OTIS/JOHNSON/KONE** Company Lifts for 6 passenger capacity.

**IN WITNESS WHEREOF THE PARTIES  
HERETO HAVE SET AND SUBSCRIBED THEIR  
RESPECTIVE HANDS ON THE DAY, MONTH AND  
YEAR WRITTEN HEREINAFTER-**

~~For M.S. DEVELOPERS~~

(Smt. Manju Nath)

(P.O.A.HOLDER)

Partner

SIGNATURE OF THE LAND OWNER

*Manju Nath*  
30.06.2017

For M.S. DEVELOPERS

*Tipu Sultan*  
30/6/2017

(Tipu Sultan)

Partner

SIGNATURE OF THE DEVELOPER

WITNESSES:-

MD TAJUDDIN  
S/O MD MASLEHUDDIN  
132/2 HAROON NAGAR  
PHULWARI SHARIF  
PATNA 801505

As per statement of the landowner's Attorney and the developer, I have drafted the document in 15 pages.

*Advocate*  
Civil Court, Patna



For M.S. DEVELOPERS

*Tipu Sultan*  
30/6/17

Partner

*Hasimuddin*  
30/6/17

S/O Md. Maslehuddin  
132A/2 Haroon Nagar  
Colony Phulwari Sharif  
Patna 801505



30/6/2017

सभी प्रकार के सेक से मुक्त प्लॉट

*30/6/17*

## 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. 610500/-  
 Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-  
 Amt. paid through Bank Challan Rs. 631000/-

FEE PAID

### Registration Fee

|               |       |     |   |     |   |     |   |      |              |
|---------------|-------|-----|---|-----|---|-----|---|------|--------------|
| 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 |      | 0            |
| <b>TOTAL-</b> |       |     |   |     |   |     |   |      | <b>20000</b> |

| 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

Registering Officer  
Patna

Date: 30/06/2017

## Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 30th June 2017 by Manju Nath (Agn) W/O Late Sibeshwar Nath by profession Others. Status - Executant

*Manju Nath*  
30.06.2017

Signature/L.T.I. of Presentant

Date: 30/06/2017

Registering Officer  
Patna

## Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Md Tajuddin' age '33' Sex 'M', 'Md Maslehuddin', resident of 'Main Road , Bari Masjid, Phulwari, Patna' ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer  
Patna

Date : 30/06/2017

## Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 143 on pages on 66 -84, for the year 2017 and stored in CD volume No. CD-22 year 2017 .The document no. is printed on the Front Page of the document.



Registering Officer  
Patna

Date : 30/06/2017

Token No. : 7279 Year : 2017

SCORE Ver.4.1

Deed No. : d No. : 6310

Ranjit Sinha  
Prasad

## POWER OF ATTORNEY

ALL KNOW BY THESE PRESENT that We,

1. **Ranjit Sinha** (formerly **Ranjit Kumar Prasad Sinha**) son of Late Sri Umeshwar Prasad, by profession Engineer in USA permanent resident of Old Punaichak, District Patna 800023, in the State of Bihar, India, presently residing at 55 Henderson Read, Kendall Park, New Jersey 08824, in the United States of America, birth place Dumka, on 20-05-1942,

2. **Dr. Meena Sinha** daughter of Late Lakshmeshwar Prasad Sinha and wife of Sri Ranjit Sinha formally Sri Ranjit Kumar Prasad Sinha, by profession Medical Practitioner permanent resident of Sri Krishnapuri, District Patna, in the State of Bihar, India, presently residing at 55 Henderson Read, Kendall Park, New Jersey 08824, in the United States of America, birth place Danapur, on 13-06-1942,

AND WHEREAS, due to the aforesaid circumstances it is not possible for us to be frequently going to India, and whereas, it is necessary and also expedient for us to appoint an Agent to look after our property as more fully described in Schedule-1 below

Now therefore know by these presents that through this Power of Attorney we 1. Ranjit Sinha formerly Ranjit Kumar Prasad Sinha 2. Dr. Meena Sinha do hereby appoint and constitute my sister (Ranjit Sinha's) **Smt. Manju Nath wife of late Sri Sibeshwar Nath**, resident of Kashi Villa, Mohalla Mokhtar Toli, Kadamkuan, Nala Road, Police Station Kadamkuan, District Patna 800003, in the State of Bihar, India, having Indian Adhar Card No. 383998698597 as my lawful attorney in connection of our self acquired property as mentioned in schedule -1 of this Power of Attorney for following purposes :-

Ranjit Sinha  
*[Signature]*

IN WITNESSES WHEREOF, I have set my respective hand on this deed of Power of Attorney in favour of **Smt. Manju Nath wife of Late Sri Sibeshwar Nath** on this the 14 day of May 2017.  
 JUNE

### Schedule - 1

A piece and parcel of homestead vacant land measuring an area of 8 Kathas 17 Dhoores (Eight Kathas Seventeen Dhoores) self-acquired property situated at Survey Mauza Salempur Dumra, now known as Samanpura, Survey Police Station Phulwari Sharif, thereafter Police Station Gardanibagh present Police Station Shastri Nagar District Patna, under Jurisdiction and Sub Registration Office and Sadar Registration Office Sadar, Patna, Bihar, India under Tauzi State 15189, Survey Thana No. 10, Khata No. 92 (Ninety Two), Part of Cadastral Survey Plot No. 410 (Four Hundred Ten) Annual Rent of Rs. 5/- payable to the State Government of Bihar through Circle Office, Sadar, Patna, Bihar and the same and the same is bounded as follows :-

#### Boundary

By North: - Parmanand Singh  
 By south: - Branch Road thereafter Ramswarath Singh  
 By East: - Branch Road thereafter Agricultural Farm  
 By West: - Gaurav Shankar Singh and Nathuni Singh  
 Jamabandi No. 920 in the name of 1. Ranjit Sinha formerly Ranjit Kumar Prasad Sinha 2. Dr. Meena Sinha jointly.

050/917  
 DATE: 14/05/2017  
*[Signature]*  
 Suman Bala  
 Assistant Consular Officer  
 Consulate General of India  
 New York

NAME

RANJIT SINHA

MEENA SINHA

*[Signature]*  
 Ranjit Sinha

*[Signature]*

### SIGNATURE OF THE PRINCIPALS

STATE OF NEW YORK  
 COUNTY OF NEW YORK  
 SWORN TO AND SUBSCRIBED BEFORE ME  
 THIS 14 DAY OF May  
*[Signature]*  
 NOTARY PUBLIC

ARSEN ARSENYAN  
 Notary Public - State of New York  
 NO. 01AR6342920  
 Qualified in Westchester County  
 My Commission Expires May 31, 2020

Rajiv  
Sinha

2.

1. To look after manage and supervise immovable property as more fully described in Schedule-1 on our behalf.
2. To execute Deed of Absolute Sale and Sign and admit the execution thereof on my behalf.
3. To present herself as attorney before the Registering Authority or concerning authority and admit the execution thereof on my behalf.
4. To do and execute any kind of documents as attorney on my lawful attorney, as deemed fit and proper on my behalf.
5. To agree upon and enter into any agreement with land Developers for the Development of aforesaid land including a deed of sale on our behalf as may be required in connection with sale of flats built there, on the aforesaid piece of land, and to do all such works as may be required to be done for development, managing the land on our behalf.
6. To present any Development Agreement, Sale Agreement, Sale Deed, or any kind of deed or deeds or instruments or conveyance which may be necessary for registration of the development and further later on developed flats and to admit execution in our names before the Sub Registrar having authority under The Indian Registration Act 1908 in respect of Development Agreement and further in respect of the Developed Flats on the land as more fully described in Schedule-1 of this Power of Attorney.
7. To sign any or all objections or applications as may be required by Civil Authorities for filing the necessary papers.
8. To work, manage control and supervise the management of the said land/flat, arising out from development Agreement in our behalf.
9. To sign the division of share from Developer of our land and take possession of landowner's share of flats from the Developer and use the same manage the same, sale the same as she deem fit and proper on our behalf.

And We

1. Ranjit Sinha formerly Ranjit Kumar Prasad Sinha 2. Dr. Meena Sinha hereby agree and undertake to ratify and confirm all and whatsoever our said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power,