Serial No. 5373 Deed No. 4899

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

This document was presented for registration on **02/05/2016** by **Sanjay Sinha**
A stamp duty of Rs. **2521000**/- and other fees of Rs. **61650**/- 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. **4899** in Book No. **1**, Volume No. **115** on pages from **558** to **579** and has been preserved in total **22** pages in C.D. No. **17** / Year **2016**

Signature with Date
(**Prashant Kumar**)
Registering Officer, **Patna**

Date: 02/05/2016 Token No: 5589 /2016

5589/16

Sanjay Sinha
2/5/16

Sanjay Sinha
02/05/16

For CLASSICON BUILDERS (I) PVT. LTD.
2/05/16
Managing Director

SCANNED BY

CHALLAN NO...46, 47......DATED.02.05-2016

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT made at PATNA on this the ..2nd..... Day Month of May, 2016

BETWEEN

District Registry Office,Patna

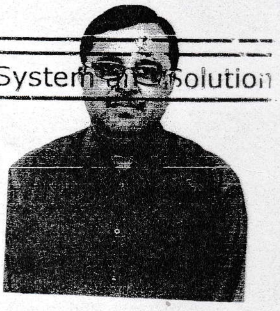
Token Number 5589 Reg. Year 2016 Serial Number 5373 Deed Number 4899

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant Sig.	Deepak Kumar Sinha (M.D) DSinha 02/05/16						
Executant Sig.	Samir Sinha Samir Sinha 2/5/16						
Presented By Sig.	Sanjay Sinha Sanjay Sinha 02/05/16						
Executant Sig.	Sanjay Sinha Sanjay Sinha 02/05/16	N/A	N/A	N/A	N/A	N/A	N/A
Identified By Sig.	Shalini Shalini 02-5-2016						

SCORE Ver 4.0 Powered by Inf System Solution ,Patna Biometric Captured By 2800sop021

Sanj

02



Sanjay Sinha
02/05/16

Mr. Sanjay Sinha and Mr. Samir Sinha both sons of **Late Kamleshwar Prasad Sinha** and Late Smt Usha Sinha at presently residing at Flat No. 804-A, S.B. Residency, Bailey Road, Seikhpura under Hawai Adda Police Station, Town and District-Patna and Ramses. 302, Nilc Apartments, Sector 49, Gurgaon 122018 OWNERS (which expression shall, unless repugnant to the context or meaning there to, mean and include his heirs, administrators, executors, assigns, legal representation and or successors- in terest) of the both are the FIRST PART.

Sanjay Sinha
02/05/16

Sanjay Sinha, Income Tax PAN: ACIPS0642N
Mob. 09431094282
Samir Sinha, Income Tax PAN : AKFPS9612M
Mob. 09910029264

Samir Sinha
2/5/16

AND

M/S CLASSICON BUILDERS (I) PVT. LTD. having its registered office at 2nd Floor, J.J.Complex, East Boring Road, Patna, Post Office – G.P.O, Police Station-Budha Colony, District – Patna, through its Managing Director **SHRI DEEPAK KUMAR SINHA, son of SHRI SHIV SHANKAR SINHA**, resident of KESHRI NAGAR, P.S.-PATLIPUTRA COLONY, P.O.-KESHRI NAGAR, PATNA-800023 hereinafter referred to as the 'DEVELOPER" (which expression shall unless repugnant to the context or meaning thereto, mean and include its administrators, executors, assigns, legal representatives and / or successors in interest) of the SECOND PART.

Income Tax PAN: AABCC4564F
Mob. 09431018303

For CLASSICON BUILDERS (I) PVT. LTD.
02/05/16
Managing Director

WHEREAS:

(A) The Owners of the first part have acquired properties under development detailed fully in Schedule-A at the bottom of this Development agreement, it is ten kathas of vacant peace of land equivalent to 13610 square feet situated at Mauza-Dhakanpura now popularly known as Boring Road under S.K. Puri Police Station, Town and District of Patna by virtue of a WILL duly executed by their mother Usha Sinha, since deceased the WILL was executed on 17.02.2005 in which executant of the first part namely Sanjay Sinha is appointed as executor under the WILL and therefore he acquired interest in the properties under WILL in view of Section 211 of the Indian Succession Act.

Whereas the executant of the first part have already taken steps to get the WILL probated.

Whereas the land owners of the first part of the properties are in exclusive possession with absolute right title and interest and the property free from all encumbrance, debts, lien, charge and attachment and in marketable condition and in himself good right and absolute power, authority and title to deal with whole or part of the property owned and possessed by them under same remain in their physical and exclusive possession in view of execution of the WILL duly executed by their mother Late Usha Sinha.

(B) It is represented and declared by the OWNERS:

(i) That the said PROPERTY is under their exclusive possession with absolute right, title and interest, free of all encumbrances, to transfer and convey the whole or part of the said PROPERTY, having a fully marketable title therein.

(ii) That the OWNERS have not created any encumbrances of the said PROPERTY or any part thereof by way of sale, mortgage, exchange, lease, trust, easement rights, gifts, liens, leave and license permission, rent, possession, chargers, inheritance or any other encumbrances whatsoever.

Sanjay Sinha
02/05/16

Sameer Sinha
2/5/16

For CLASSICON BUILDERS (I) PVT. LTD.
2/5/16
Managing Director

(iii) That no notice or notification for acquisition / requisition under any status of the past or presently in force, has been received, served or passed by the Patna Municipal Corporation(P.M.C) / Patna Regional Development Authority (P.R.D.A.), 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, lis-pendens, notices, petitions, or adjudication order affecting the said PROPERTY or any part thereof

(v) That the OWNERS is neither a Benamidar nor a Trustee for anyone in respect of the said PROPERTY or any part thereof

(vi) That the OWNERS has not entered in the past in any agreement for sale or development of the said PROPERTY or any part thereof nor has made any arrangement with anyone whatsoever regarding the said PROPERTY or any part thereof

AND WHEREAS

(C) The OWNERS has expressed a desire to get a multi-storied Commercial / complex developed and constructed on the said PROPERTY, as permissible, by a Developer and acquire super built up area therein in the shape of commercial spaces shops, office space, parking as built, as consideration for the value of lands of the said PROPERTY when conveyed by the OWNERS to the Developer.

D. The DEVELOPER has offered to develop and construct at its own cost, permissible multi-storied Commercial complex on the said PROPERTY of the OWNERS (hereinafter referred to as the COMPLEX).

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For CLASSICON BUILDERS (I) PVT. LTD.
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Managing Director

This complex consist different part land building with a common amenities and facilities.

E. The owners being desirous of, wanted and agreed to acquire a part of the built-up area of the said COMPLEX in the form of shop and commercial space ,parking space, Rooms, etc., as built, as consideration for part of the said property to be conveyed by the OWNERS to the DEVELOPER or its nominee(s) .

AND WHEREAS as a result of the negotiations between the parties hereto and on the representations and declarations made by them, as herein recorded, an agreement for development of the said PROPERTY by the DEVELOPER has been arrived at between the parties upon terms and conditions hereinafter appearing

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

1. The OWNERS hereby appoints the DEVELOPER as the developer of the said PROPERTY and irrevocably grants to the said DEVELOPER, who hereby accepts from the OWNERS exclusive right to develop the said PROPERTY in the schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter mentioned.

2. It is made expressly clear that the DEVELOPER shall construct multi-storied complex on the said PROPERTY.

2.1. The DEVELOPER shall construct the COMPLEX as per standard specifications. This shall be incorporated as an addendum' to this Development Agreement, at the time of demarcation of the respective shares of the OWNERS and the DEVELOPER, prior to commencement of construction of the COMPLEX. As a token of approval of the same by the parties to this Development

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For CLASSICON BUILDERS (I) PVT. LTD.

2/5/16

Managing Director

Agreement, the same shall be duly counter- signed by them.

2.2. Any extra work and/or deviations from standard specifications and additions/alterations, if sought for by the OWNERS, will have to be paid by the OWNERS at their own cost.

2.3. The Developer at his own cost will provide the internal electrical wiring, with high power electric wires of standard company duly approved with ISI mark as well as extra fixtures & fittings of best company, electrical switches in building. The Owners will only bear the cost of electric connection given by B.S.E.B and from the transformer upto the meter in proportionate share.

3. Immediately after the execution of this Development Agreement, the DEVELOPER shall proceed expeditiously with preparation of the plans and drawings, for the said COMPLEX.

3.1. The DEVELOPER shall obtain consent/approval, in writing, from the OWNERS for the plans for the said COMPLEX before submitting the same for sanction of PMC and/or any other Authorities.

3.2. The DEVELOPER agrees for the submission of the building plans of the COMPLEX to the Sanctioning Authorities in the name of the OWNERS and also agrees for obtaining any other permission, approvals in the name of the OWNERS and agrees to sign all such papers that may be deemed necessary by the DEVELOPER for such purposes

3.3. All approvals, permissions and sanctions for the satisfactory construction of the COMPLEX shall be obtained by the DEVELOPER and after obtaining the completion certificate (if issued by competent authority) of the building the Developer will have to hand over the same to the Owners area before or at the time of handing over possession of the Owners area by the Developer to

Sanjay Sinha
02/05/16

24/3/16

For CLASSICON BUILDERS (I) PVT. LTD.
Managing Director

the Developer to the Owners. The fees, costs, charges and expenses relating to such approvals shall be borne by the DEVELOPER.

3.4. If any corrections, alterations, and revisions in the aforesaid plans are required by the P.M.C. or any other Authority before granting approval of the plans of the COMPLEX, the DEVELOPER have right shall make the same only after obtaining the prior consent of the OWNERS.

4. The undivided right, title, interest and share of the OWNERS and the DEVELOPER in the PROPERTY and the COMPLEX thereon, after completion of construction to the satisfaction of the OWNERS, shall be as follows:

OWNERS AREA – 60% (Sixty Percent)

DEVELOPER AREA –40% (Forty Percent)

5. DEVELOPER agrees to deliver and give possession to the OWNERS or their nominees 60% (Sixty Percent) of the total built up area of the said COMPLEX including parking area in the same ratio to be constructed by the DEVELOPER at its own cost on the said PROPERTY, hereinafter called the OWNERS AREA as consideration for 40% the undivided right, title, interest and share in the said property to be conveyed/transferred by the OWNERS to the DEVELOPER or its nominee(s), hereinafter called the DEVELOPER AREA.

6. After the possession of share of the total built up area of the COMPLEX is handed over to the OWNERS and the OWNERS is completely satisfied about the workmanship and also about, the quality of fittings & fixtures including the electrical and sanitary fittings etc, as per the annexed specifications, the OWNERS agrees to convey, transfer, sell and/or assign to the DEVELOPER and/or its nominee(s), including a Co-operative Housing Society, Association of Persons, Firm, Body Corporate etc, 40% undivided right, title, interest and share in the

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CON BUILDERS (I) PVT. LTD.
Managing Director

said PROPERTY, on terms and conditions herein contained.

7. The OWNERS and/or his nominee(s) shall solely and exclusively be entitled to and shall have absolute right, title and interest over the OWNERS AREA. They shall be fully entitled to use and enjoy the same either themselves, individually or collectively, or shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any Person, Association of Persons, Firm, Body Corporate, Co-operative Societies, Government agencies etc., on such terms and conditions as may be decided by the OWNERS individually or collectively.

7.1. The DEVELOPER and/or its nominee(s) shall exclusively be entitled to the DEVELOPER AREA commercial. he shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any Person, Association of Persons, Firms, Body Corporate, Co-operative Societies, Government Agencies, etc, on such terms and conditions as may be decided by the DEVELOPER or its nominee(s) individually or collectively.

8. The DEVELOPER agrees to completely develop and construct the COMPLEX and give possession of the OWNERS AREA to the OWNERS, within a period of Two and Half years from the date of sanction of map (Patna Municipal Corporation) / Any other authorizes body subject to force majeure or date of handing of vacant possession of land which ever is later subject to force majeure or Act of God, if any.

9. It is made expressly clear that time is the essence of this Agreement and there shall be grace period of Six months after the time of completion expires.

02/05/16

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For CLASSICON BUILDERS (I) PVT. LTD.
Managing Director

10. It is hereby expressly, irrevocably and irretrievably, agreed and declared by the OWNERS that

10.1. Delivery of possession of **60%** the total super built up area of the said COMPLEX in the manner provided herein shall form and always be deemed to form fair, reasonable and adequate consideration for the **40%** of the undivided right, title, interest and share in the aforesaid agreed terms to be conveyed as herein above by the OWNERS to the DEVELOPER and/or its nominees.

10.2. The OWNERS shall at no time demand any sum of premium in any form or any interest in any dealing regarding sale of DEVELOPER AREA and the OWNERS shall execute all such deeds and documents as may be required by the DEVELOPER in this regard.

10.3. This agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

10.4. The OWNERS and their nominee(s) and the DEVELOPER and its nominee(s) shall have undivided right, title, interest and share of their respective shares as agreed.

11. The OWNERS hereby grants exclusive right and license to the DEVELOPER to take up and proceed with the development, planning and construction of the said COMPLEX in terms of this Development Agreement and hands over physical possession of the said PROPERTY, more fully described in schedule hereunder written, This right and license granted to the DEVELOPER by the OWNERS shall be license as contemplated in section 60B of the Indian Easement Act, 1982.

11.1. It is agreed that any agreement or arrangement made or entered into at any time by the OWNERS and the developer in breach of or in violation of terms and

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For CLA ON BUILDERS (I) PVT. LTD.

Director

conditions, of this development agreement shall be null and void.

11.2 OWNERS hereby irrevocably undertakes not to sell, dispose off, alienate, charge, encumber, lease or otherwise, transfer the said PROPERTY or any part thereof during the currency of this Agreement and undertakes not to do any act, deed, matter, or things as shall be in breach of the terms of this Agreement. The OWNERS shall at no point of time during the currency of this agreement try to dispossess the DEVELOPER from the said PROPERTY, except in accordance with this Development Agreement.

Sanjay Sinha
02/05/16

11.3. The DEVELOPER shall develop the said PROPERTY at its own cost and shall alone be responsible for the development of the said property, in accordance with the terms of this Development Agreement.

Sonia Sinha
2/5/16

11.4. As after the date hereto the DEVELOPER shall be deemed to be in possession of the said PROPERTY and shall be free to do all acts, deeds and things required for development, and construction of the said COMPLEX at the Developer's own cost and expenses.

CLASSIC PVT. LTD.
02/05/16
Managing Director

11.5. The DEVELOPER shall be entitled to develop the said PROPERTY by joining other property constructing thereon one or more structures, consisting of dwelling units, shops office parking spaces and other structures, in terms of the building plans approved by the OWNERS and sanctioned by P.M.C. and/or any other Authority, as stated herein above.

11.6. The DEVELOPER shall be entitled to enter into agreement for sale or otherwise allot tenements as comprised in the DEVELOPER AREA in the said COMPLEX which is 40% of the total built up area and which does not form part of the OWNERS AREA. The OWNERS will join as confirming party in all such agreements, sale deeds, deed of allotment etc. that the DEVELOPER may enter into. The DEVELOPER shall exclusively be entitled to realize all amounts receivable under such agreements, sale deeds, deeds of allotment etc. for development and construction of the said COMPLEX and for its use.

11.7. After delivery of possession of the OWNERS AREA to the OWNERS by the DEVELOPER in terms of this Development Agreement the OWNERS shall be fully entitled to enter into OWNERS AREA in the said COMPLEX, which is **60%** of the total built up AREA of this land and which does not form part of the DEVELOPER AREA. Whenever required by the OWNERS, the DEVELOPER will join as confirming party in all such agreements, sale deeds, deeds of allotment etc. that the OWNERS may enter into and the OWNERS shall exclusively be entitled to realize all amounts receivable under such agreements, sale deeds, deeds of allotments etc. for their own use.

11.8 If in any case, any portion of land will be acquired by Govt./P.M.C any developmental obligation will be adhered on only remaining portion of the land.

12. It is expressly agreed and understood between the parties to this Agreement that the aforesaid Power of Attorney shall be governed by the provisions of this Development Agreement. In case of any conflict between provisions of the aforesaid Power of Attorney and this Development Agreement, the provisions of this Development Agreement shall prevail.

13. It is expressly agreed to-

14. The DEVELOPER further undertakes:-

14.1. That it will not do any act of commission or omission, expressly or impliedly, directly or indirectly, by which the right, title and interest of the OWNERS over the

02/05/16

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For CLASSICON BUILDERS (I) PVT. LTD.
Managing Director

said PROPERTY and COMPLEX may in any manner be adversely affected.

14.2. To indemnify the OWNERS and always keep him indemnified and harmless in respect of all claims, damages, liabilities, compensations or expenses payable on account of any harm, injury and/or accident sustained by any workman, artisan during the course of and/or in construction of the COMPLEX and or in the course of the examination of the title of the OWNERS to the PROPERTY. The OWNERS agrees to co-operate with the DEVELOPER in such examination of the requisitions that may be made by the DEVELOPER and/or its representative in this regard.

14.3. However, if the DEVELOPER deviates from the sanctioned plan in any manner and on account of the aforesaid, any fine, penalty or any other sum is imposed by any of the Authorities for regularizing the same, the same shall be exclusively payable by the DEVELOPER for the entire area irrespective of the fact as to whether the same belongs to OWNERS share or DEVELOPER share. But it is however made clear that the Developer will have to construct the building as per sanctioned map without any deviation. If any deviation beyond the condonable limit is made by the developer, resulting in demolition of any part of the building, the entire damages sustained to the Owners or to their building will be realized from the Developer.

14.4. In case there be any defect in the title of the OWNERS or there be any liability or any encumbrance on the PROPERTY, then in such event, the DEVELOPER shall be entitled to have such defects cured and/or liability cleared, for and on behalf of the OWNERS, at the cost and expense of the OWNERS.

14.5. The DEVELOPER shall be entitled to obtain (photo copy) 'all necessary documents including original

Sanjay Sinha
02/05/16

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For CLAS... ERS (I) PVT. LTD.
Managing Director

documents of OWNERS title to the said PROPERTY. In such an event the DEVELOPER undertakes to keep the said title deeds protected and harmless and to have the same produced for inspection for and take extracts there from whenever required as well the ownerss or his nominees shall be free to take inspection work as and when they so require or desire.

15. All municipal taxes and other statutory charges in respect of the said PROPERTY and the existing land thereon, till the date of this Agreement shall be borne and paid by the OWNERS. From the date of the agreement and till delivery of possession, the same shall be borne and paid by the DEVELOPER to the authority concerned.

16. After delivery of the OWNERS AREA to the OWNERS all taxes in respect of the said PROPERTY of ownerss area in the said COMPLEX thereon shall be borne and paid by the OWNERS or the purchasers of the Owners area and' the DEVELOPER and / or their respective shares in the total built-up area in the COMPLEX shall be paid by developer or his purchasers of the developers area.

17. The word 'proportionately', with all its cognates variations, whenever used in these presents, shall mean the proportion in which the parties hereto and/or their nominee(s) acquiring portions of the COMPLEX are entitled to in the covered and open area if any in the COMPLEX.

18. The nominee(s) of the DEVELOPER shall own and hold portions of the COMPLEX comprised in the DEVELOPER AREA according to the Standard Agreement finalized by the DEVELOPER in consultation with the OWNERS. The OWNERS and their nominee(s) shall also hold and own portions of the OWNERS AREA in the said COMPLEX on the same terms and conditions

Sanjay Sinha
02/05/16

Samir Sinha
2/5/16

Managing Director

as be contained in the aforesaid Standard Agreement and to execute similar agreements.

19. The common areas shall be jointly owned by all the ownerss of all the portions of the said COMPLEX with equal co-extensive entitlements to use all common areas and facilities intended for utilization by the occupants of the said COMPLEX on the same terms and conditions applicable to all for such utilization.

20. No owners of any part of the said COMPLEX will have any exclusive right, title and interest over the common areas and common facilities except the right of common use thereof

21. Both the OWNERS and the DEVELOPER will jointly be entitled to all permissible future vertical, and/or horizontal development, deviation, exploitation of the said PROPERTY and the said COMPLEX thereon in accordance with the Bye-Laws, Rules & other Regulations, as applicable. The construction, sharing, owing and selling of all such additional built up areas will be done in the same proportions and on the same terms and condition as contained in this Development Agreement and the same shall be paid proportionately by owners and developer.

22. It is agreed that if any levy is imposed by the P.M.C. or any other Public Body or Bodies or the Government for the development / betterment of the area in which the said PROPERTY is located and COMPLEX is built, or any other statutory levy becomes applicable on the said PROPERTY or the COMPLEX thereon, then the same shall be paid by the OWNERS and the DEVELOPER, and/or their respective nominee(s) in the same proportion as their respective shares of built up area in the said COMPLEX.

23. The OWNERS agrees that in case any fine or penalty by way of compounding, is imposed on the said

Sanjay Sinha
02/05/06

Sameer Sinha
2/5/06

For C... ROLLERS (I) PVT. LTD.
Managing Director

COMPLEX 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 and owners.

24. It is agreed that in all transfer/conveyance of built up area, the purchaser(s)/transferee(s) shall bear the cost of Stamp Duty, Court Fees and other Registration Charges for development area and all taxes imposed on Owners area will be paid by Owners or their nominees or purchaser(s)/transferee(s).

25. The land Owners agree and undertake that they shall execute Registered Development Agreement according to Bihar Ownership Apartment Act 2006, and Bihar Ownership Apartment Rules 2006, and in this Act there is further no need of Power of Attorney in favour of DEVELOPER and/or its nominee or nominees so that no hindrance or obstruction is caused to the DEVELOPER in carrying out and discharge its obligation under these present and thereby giving the DEVELOPER right and authority to have any enjoy peaceful possession of the said property and to do all such acts, and/or things that may be necessary for the Development, planning, constructing of the said building and sale of the developer's area. It is however expressly agreed that under stood between the parties that the aforesaid general power of attorney shall be governed by the provisions of this Development Agreement and in case of any conflict between provisions of the aforesaid power of attorney and this development agreement, the provisions of the letter shall prevail.

26. That the land owners and developer also mutually decided to divide their shares which details are hereunder:-

Sanjiv Sinha
02/05/16

[illegible] Sinha
2/5/16

For ...SSICON BUILDERS (I) PVT. LTD.
Managing Director

Land owner's share

Parking Basement= 60% in (South-East-North side)

Shops Area = 60% of Ground, 1st & 2nd Floor in (South-East-North side) in each Floor.

Office Area = 3rd, 6th & 7th Floor of Building.

Developer's share

Parking Basement = 40% in (South-West-North side)

Shops Area = 40% in Ground, 1st & 2nd Floor in (South-West-North side) in each Floor.

Office Area = 4th & 5th Floor of Building

Including Common Passage under campus of the proposed building, Top Terrace etc in the same way of both parties.

27. That in case of any dispute or difference between the parties arising out of or relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrator appointed by the parties to this Development Agreement. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time. The decision of the Arbitrators shall be final.

28. In the event of breach of any of the terms & conditions of the Development Agreement and further in the event of failure of the DEVELOPER to remedy the breach within 15 days of issuance of a written notice in this regard, this Development Agreement will stand determined. The OWNERS shall be entitled to re-enter the PROPERTY and the structure(s) standing thereon will stand vested in the OWNERS. The DEVELOPER shall not be entitled to claim any amount from the OWNERS in this regard. This shall be without prejudice to the right of the OWNERS to claim compensation from the

For CLASSICON BUILDERS (I) PVT. LTD.

Director

DEVELOPER for the damages and loss suffered by the OWNERS.

29. That after the construction and completion of the project the respective share Owners i.e. DEVELOPER/promoter and the land Owners, shall be the absolute Owners of their share and they will be entitled to sell/Transfer his share and as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared their shares as absolute OWNERS and in the light of Bihar Apartment Ownership Act. 2006.

Sanjay Sinha
02/05/16

SHEDULE-A

All that piece and parcel of land measuring approximately 10 Kathas, equivalent to 13610 Square Feet, situated at Survey Mauza Dhakanpura, **now commonly known as Boring Road,** Survey Thana Phulwari Sharif, P.S. Shri Krishnapuri, District Patna, within the jurisdiction of Sub-Registrar and District Registrar of Patna, under revenue Thana No. 07, Tauzi No. 229 (Old) & 15876 (New), Khata Nos. 540 & 544, Cadestral Survey Plot Nos. 31 & 32 (Thirty One & Thirty Two), within the limit of P.M.C. and the same bounded as follows:-

Sanjay Sinha
2/5/16

For CLASSICON BUILDERS (I) PVT. LTD.

Managing Director

BOUNDARY

NORTH	:	Property of Late Dr. Manik Singh
SOUTH	:	Boring Road
EAST	:	Property of Late Pal & Mr. Maskara
WEST	:	Passage of Late Dr. Manik Singh and Mr. Bharat Prasad Singh

SCHEDULE –"A"

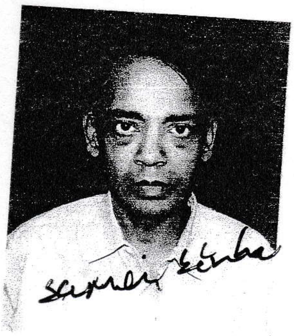
FULL DETAILS OF VALUATION

1. Total Area of vacant 13610 Sq. Ft. = 31.25 Decimals
2. Total cost of Land value comes to Rs. 12,55,00,000/-(Rupees Twelve Crore Fifty Five Lacs Only)

3. Stamp Duty is according paid a sum of Rs. 25,10,000/- only @ 2% of the Total land valuation amount + Rs. 1000/- Only.

4. Registration Fee and scanning Fee also paid.

IN WITNESESS WHEREOF parties hereto have executed this Development Agreement at PATNA on the day,:month and year written above.



Sanjay Sinha
02/05/16
1.Mr Sanjay Sinha

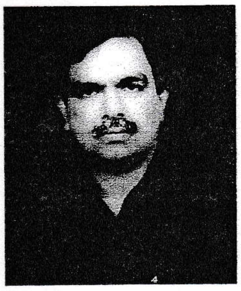
Samir Sinha
2/5/16
2. Mr Samir Sinha

SIGNATURE OF THE LAND OWNERS

For CLASSICON BUILDERS (I) PVT. LTD.

(DEEPAK KUMAR SINHA) 02/05/16
Managing Director **Managing Director**
For:-
M/S CLASSICON BUILDING (I) PVT. LTD

SIGNATURE OF THE DEVELOPER



WITNESSES:

1) Shalini
02-5-2016
SHALINI
D/o SITA SHARAN OJHA
190/A BORING ROAD
PATNA 800001

As per statement of the Land Owners and the Developer I have drafted the Deed of Development Agreement documents in 18 pages.

ii) P.K. Sharma
S/O B.N. SHARMA
PATEL NAGAR.
PATNA.

Md. A
02-05-2016
(Md. Aamir Nizamuddin Sabir)
Advocate,
Patna High Court, Patna

बैंक स्क्रौल से चालान मिलाया
एवं सत्यापित किया।
रभारी लिपिक

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. 2521000/-**
Addl.Stamp duty paid under Municipal Act	**Rs. 0/-**

Amt.Paid By N.J Stamp Paper	**Rs.**	**0/-**
Amt.paid through Bank Challan	**Rs.**	**2582650/-**

Registration Fee

FEE PAID

A1	**60000**	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	**1000**	J1	**0**	K2	**0**	Na	**0**
B	**0**	H1a	**0**	J2	**0**	Li	**0**		
								TOTAL-	**61000**

LLR + Proc Fee

LLR	**0**
Proc.Fee	**0**
Total	**0**

Service Charge

650

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 61650

Date: 02/05/2016

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 02nd May 2016 by Sanjay Sinha S/O Late Kamleshwar Prasad Sinha by profession Others. Status - Executant

Sanjay Sinha
02/05/16

Signature/L.T.I. of Presentant

Date:02/05/2016

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Shalini' age '47' Sex 'F', 'Sita Sharan Ojha', resident of '190/A Boring Road , Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 02/05/2016

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 115 on pages on 558 -579 , for the year 2016 and stored in CD volume No. CD-17 year 2016 .The document no. is printed on the Front Page of the document.

Date : 02/05/2016

Registering Officer
Patna

Token No. : 5589 **Year : 2016** **S.No. : 5373** **SCORE Ver.4.0** **Deed No . : 4899**

2582000/- शब्दों में (रु० (....) मात्र

चतुर्थ प्रति
(कोषागार कार्यालय हेतु)

बिहार सरकार
निबंधन विभाग

गैरमानक

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

1. पक्षकार का नाम/पता M/S Classicon Builders (I) Pvt Ltd. 2nd Floor, J.T. Complex, East Boring Canal Rd.
जिसके अधीन निबंधन किया जा रहा है Development
2. दस्तावेज का प्रकार Agreement
3. निबंधन कार्यालय Patna
4. बैंक का नाम एवं शाखा S.B.I Patna
5. भुगतान को जानेवाली राशि का विवरण

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष--0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष-103 दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष 0001, सकल प्राप्तियाँ प्राथमिक इकाई-7549 [illegible] प्राप्तियाँ **विपत्र कोड-R0030021030001**	2521000
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क-उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104 दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष 0001, प्राथमिक इकाई-7549 सकल प्राप्तियाँ **विपत्र कोड-R0030031040001**	60,000 1000 61000
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य मदें-प्राथमिक इकाई-7549 भूमि निबंधन शुल्क से आय **विपत्र कोड-R0029008000006**	/
	भुगतान का माध्यम : नगद/चेक/ड्राफ्ट कुल योग कुल राशि शब्दों में Twenty five [illegible] two thousand only	25,82,000

स्थान Patna
तारीख 02/5/16

For CLASSICON BUILDERS (I) PVT. LTD.
जमाकर्त्ता का नाम एवं हस्ताक्षर
D Sinh
Managing Director

चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।
चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी

FOR USE OF THE BANK

..........उपयुक्त कॉलम

स्क्रोल नं०........
संख्या 05 में दिए गये विवरण के अनुसार रु० .... प्राप्त किया।
शब्दों में........

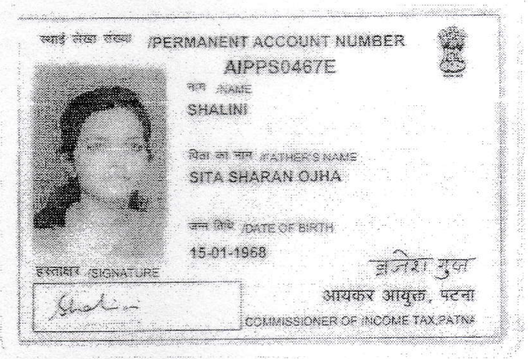
प्राधिकृत पदाधिकारी का
हस्ताक्षर एवं मुहर

PATNA

25,82,000

निबंधन हेतु सर्विस चार्ज प्राप्ति का विवरण

बैंक में संधारण हेतु
जमाकर्त्ता का पता :................ एस्को लेखा सं० :
राशि रु० :................ शब्दों में
जमा करने की तिथि .... बैंक की प्राप्ति एवं मुहर
बैंक स्क्रोल सं०



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIPPS0467E

नाम /NAME

SHALINI

पिता का नाम /FATHER'S NAME

SITA SHARAN OJHA

जन्म तिथि /DATE OF BIRTH

15-01-1968

हस्ताक्षर /SIGNATURE

Shalini

ब्रजेश गुप्त

आयकर आयुक्त, पटना

COMMISSIONER OF INCOME TAX,PATNA

Shalini

02-5-2016

पहचान सही

9766 - 4202-97- 256-292

2 RS

INDIA

दो रुपये

दो रुपये

TWO RUPEES भारत TWO RUPEES

11850
4/9/85

प्रमाणित प्रतिलिपि

हेड किरानी पटना
4-9-85

No. 6502 stamp Rs 200/+ 75/+ 7/+ 1/+ 50P = 283/50P
Rupees Two hundred eighty three and paise fifty only

DEED OF EXCHANGE

This deed of Agreement Made on the 21st day of December 1976 BETWEN Shrimati Hemiwati Sinha, Wife of Shree Sivajee prasad Sinha, of Village Rukunderpur, P.S. Darauda District Siwan, at present resident at A/3-24 Bailey Road, Patna, on the one part (hereinafter called the First party) AND Shrimati Usha Sinha, of Village Chandauli. P.S. Belsand, District Sitamarhi, Wife of Late Shree K.P. Sinha at present of Bank Road, Patna, on the other part (hereinafter called the second party.

WHEREAS the First party purchased 10 Kathas of Land under a Registered Sale deed dated 31-5.1947, consisting of 5 Kathas and 3 Dhurs of plot no 31/C Khata N. 540 and 4 Kathas 17 Dhurs

[illegible]

[illegible]

सं० 3590 [illegible] तारीख 2-5-[illegible] १९८[illegible]

[illegible] 6-2-[illegible]

[illegible]

[illegible]

ह० मुहरिर निबंधक

[illegible]

[illegible]

[illegible]	5-00
[illegible]	5-00
[illegible]	3-50
[illegible]	96-50
[illegible]	68-50
[illegible]	90-00
[illegible]	5-50
[illegible]	1158
[illegible]	4-9-85

[illegible]

13[illegible]

[illegible]

[illegible]

50 P

INDIA

पचास पैसे पचास पैसे

सत्यमेव जयते

भारत

FIFTY PAISE

of land of plot No. 32/2055 of the same Khata situated in village Dhakanpura P.S. Phulwari, No. 7 (Kotwali) District Patna all came in possession of the same

WHEREAS the second party purchased, under a registered sale deed dated 20-6-1963, 10 Kathas of land out of plots Nos. 31, 32 & 2055 of Khata No. 540, [illegible] in village Dhakanpura, P.S. Kotwali, District Patna and the said purchased land lies to the South of the purchased land of the first party and to the North of the road called the Boring Road Patna.

WHEREAS the first and the second parties are sisters and in order to provide a passage to the first party from the Boring Road to her land there was a family arrangement between them according to which 1 Katha 9½ Dhurs of land measuring 15 feet wide east to west and about one hundred thirty four feet [illegible] North to South, being the western portion of the land purchased by the second party was given to the first party and in lieu of the

50 P.

INDIA

पचास पैसे पचास पैसे

सत्यमेव जयते

भारत

FIFTY PAISE

Same the first party Same 1 Katha $9\frac{1}{2}$ Dhurs of land, being the southern portion of the land purchased by her to the second party, and the parties have remaind in possession since 1966 according to the said family arrangement. A brick boundary wall was constructed by the first party enclosing the land covered by the passage and the other portion of her purchased land and the second party has also got her land including the land given to her by the first party bounded by a brick wall on the eastern and southern sides. A map indicating the lands in possession of the first party and the second party separately has been prepared and annexed to this deed in which the passage in possession of the first party has been shown in light dotted green and the land given in lieu of it by the first party to the second party has been shown in light red dotted colour.

WHEREAS the first party has transferred

25 P.

INDIA

पचीस पैसे पचीस पैसे

सत्यमेव जयते

भारत

TWENTY FIVE PAISE

purchased land, along with the passage, to Dr. Shakuntala Singh, and to Shree Bhagat Prasad Sinha, and as the family arrangement was oral, the First and the second party have executed the present deed of agreement at the request of the Vendees of the First party. ——

NOW THIS DEED OF AGREEMENT WITNESSETH that, in accordance with the oral family arrangement, the First party came in possession of the 1 Katha $9\frac{1}{2}$ Dhurs measuring 15 feet wide (East to West) and about one hundred thirty four feet long (North to South) being the western portion of the land purchased by the second party and shown in the map in light dotted green colour by letters E. K. J. H. and the second party is in possessession of 1 Katha $9\frac{1}{2}$ Dhurs of land, being the southern portion in light red dotted colour, as shown by letters C. D. E. F. on the map attached. ——

The First party and the second party have read the contents of this Deed and have

[illegible] of their own free will and
Consent.

FIRST SCHEDULE.

Description of the land of Shrimati Hemwati Sinha given in exchange Village Dhakanpura, Pragana Azimabad Thana Kotwali Thana no 7. Touzi No. 229, Khata no. 540, plots nos 31, 32/2055 Area 1 Katha 9 1/2 Dhurs (one Katha Nine & Half Dhurs)

Boundary North :- Dr. Shakuntala Sinha.
South :- Shrimati Usha Sinha.
East :- Mr. S. C. Ray and Mr. P. [illegible]
West :- Dr. Shakuntala ~~Sinha~~ Singh.

Value : Rs. 9,000/- (Rupees Nine thousand only).

SECOND SCHEDULE

Description of the land of Shrimati Usha Sinha given in Exchange Village Dhakanpura, Pragana Azimabad Thana Kotwali Thana no 7. Touzi no. 229, Khata no 540, plots nos 31/c, 32, 32/2055 Area 1 Katha 9 1/2 Dhurs (one Katha, Nine & half Dhurs)

Boundary North :- Dr. Shakuntala Singh.
South :- Boring Road.
East :- Shrimati Usha Sinha

WEST - Dr. [illegible]

Value - Rs 9,000/- (Rupees Nine thousand only)

SIGNATURE OF THE FIRST PARTY Sd. Hemwati Sinha 21-12-76

SIGNATURE OF THE SECOND PARTY Sd. Usha Sinha.

WITNESSES 1. Sd. A. Sinha A/3-24 Baily Road Patna.

2. Sd. Binay Kumar Singh Shrikrishnapur Patna.

3. Sd. Dr. Manje Singh Shrikrishnapur Patna.

Typed by Sd. Shyam Narayan Sinha (Shyam Narayan Sinha. A/10 Adalatganj O28 P.S. Patna Kotwali, Patna-1 The 21st December 1976.

~~Sd. Hemwati Sinha~~ Sd. Hemwati Sinha 21-12-76 Sd. Usha Sinha 21-12-76 Sd. Hemwati Sinha 21-12-76 Sd. Usha Sinha 21-12-76 Sd. A. Sinha Witness Sd. Hemwati Sinha 21-12-76 Sd. Usha Sinha 21-12-76 Sd. Hemwati Sinha 21-12-76 Sd. Usha Sinha 21-12-76.

283/50 क्रीबाला पन्ना सं. 283/50 क्रेता का नाम श्रीमती हेमवती सिंह पति/पत्नी श्री बिजली सिंह ग्राम बेली रोड थाना कोतवाली जिला पटना ह० अस्पष्ट 21-12-76 ह० प्रा० लिपिक कैश क्रीबाला, पन्ना सं. 283/50 क्रेता का नाम श्रीमती हेमवती सिंह पति/पत्नी × ग्राम × थाना × जिला × ह० अस्पष्ट 21-12-76 ह० प्रा० लिपिक

[illegible]

श्रीमती हेमवती सिंह [illegible] ग्राम × थाना × जिला ×

ह० अस्पष्ट 21-12-76 मुद्रांक लिपिक कोषागार [illegible] पंजी

क्र० 283/50 क्रेता का नाम श्रीमती हेमवती सिंह पुत्र/पत्नी ×

ग्राम × थाना × जिला × ह० अस्पष्ट 21-12-76

मुद्रांक लिपिक कोषागार, पंजी क्र० 283/50 क्रेता का नाम

श्रीमती हेमवती सिंह पुत्र/पत्नी × ग्राम × थाना ×

जिला × ह० अस्पष्ट 21-12-76 मुद्रांक लिपिक।

प्रतिलिपिक	मिलान	वाचक
लक्ष्मण राम	सुभाष चन्द्र बोस	लक्ष्मी प्रसाद
18-9-66	18-9-66	18-9-66

नं० 6402 [illegible] [illegible] [illegible] [illegible]

permitted by the competent Authority under the Land (Ceiling & regulation) Act 1976 case no. 7871 76 memo no. 1129 Dt. 10-12-76

Affidavit shown before Executive magistrate Patna No. 13357 & 13358 Dt. 14-11-76

[illegible]

39 read with amendment act 1976

22-12-66

ह० अ० प्रसाद
22-12-66

[illegible]

[illegible] 194-25
[illegible] 10-50

२०४-75

Sd. S.N.
22/12

२२-१२-७६- १०-१

मती हेमवती सिन्हा
पत्नी स्वर्गीय [illegible] सिन्हा
बोरिंग रोड पटना
Hemwati Sinha
22-12-76

ह० अ० प्रसाद
२२-१२-७६

उपर्युक्त श्रीमती हेमवती सिन्हा एवं श्रीमती उषा सिन्हा पत्नी श्री के० पी० सिन्हा ने [illegible] पहचान सम्म निवासी और उस व्यवसायी श्री भरत प्रसाद सिन्हा पिता का नाम श्री राम प्रताप सिन्हा निवासी 26 बी श्री कृष्णापुरी थाना कोतवाली जिला पटना पेशा नौकरी के द्वारा [illegible] [illegible] हैं।

[illegible] [illegible] ने उक्त पहचान की [illegible] के निशान देते हैं [illegible] (निशानी)।

हस्ताक्षर [illegible] ३०२ [illegible] २२।१२।७६

Sd. Hemwati Sinha
22-12-76

Sd. [illegible] Sinha

२२-१२-७६

[illegible] ३१० को २२/१२/७६

Identified by

Sd. Bharath Pd. Sinha. 22-12-76

[illegible] P.W.D.

ह० अ० प्रसाद

रजि० प०

२२-१२-७६

[illegible]

१८ [illegible] ६६

२०६-५१२

६२०२

[illegible]

१८-९-६६

ह० [illegible]

14-.-77

प्रतिलिपिक
ललन राम
१८-९-६६

मिला०
[illegible] बोस
१८-९-६६

[illegible]
लक्ष्मी प्रसाद
१८-९-६६

नकल [illegible]

ह० [illegible] नाथ सिंह

रजि० प०

14-1-77

[illegible] प्रतिलिपि

ह० [illegible] नाथ सिंह

रजि० प०

.-.-77

[illegible] सही है।

रजि० प०

[illegible]

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

V

जि० म० [illegible], पटना ।
फरद मालकी/फरद रैयती ।
नाम रैयत मय वल्दियत वमाबकां वो सकुनत । नम्बर ।

449635

1604

पटना सदर	दकनपुरा	श्री मती	साधना सिन्हा

X | 8

अराजी नगदी 07 अराजी भावली श्री स[illegible] सिंह तफसील हिसाब [illegible]

0.17-56	श्री समीर सिन्हा	पिता - कमलेश्वरी प्र० सिन्हा

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का । सा०-1901A बाडि़0105 पटना

जोत बाबत 2017-18	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	
माल- गुजारी (नगदी)	5.00					5.00
माल- गुजारी (भावली)	5.00					5.00
सेस ...	5.00					5.00
*सूद ...	5.00					5.00
मुतफरकात ...	5.00					5.00
मीजान	25.00					25.00

खाता 340 खेसरा 31 32

WITHOUT-PREJUDICE

तफसील अदायकारी ।

2017-18 अदायकारी बाबत ।	बकाया				मोतावल हाल ।	फाजिल
	तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।		
माल- गुजारी (नकदी)					5.00	
माल- गुजारी (भावली)					5.00	
सेस ...					5.00	
*सूद ...					5.00	
मुतफरकात ...					5.00	
मीजान अदायकारी					25.00	

(१) मीजान [illegible] (शब्द में)— पच्चीस रुपया मात्र
(२) नाम [illegible] — स्वयं
(३) [illegible] 5/00 । दस्तखत वो तारीख [illegible] तहसील कुनिन्दा 01/09/17

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

Case No.- $\frac{362}{03}$ |17-18 के आदेशानुसार

आदेश - पत्रक

अनुसूचित 14 - फार्म नं० 562
(देखें अभिलेख 1941 का नियम 129)

34665
28/8/17

दाखिल खारिज वाद सं० 362/17-18

आदेश पत्रक .... ता० 26/7/17 से 09/8/17 तक 2
जिला .... से 2017/20..........

आदेश की क्रम संख्या और तारीख		आदेश पर की गयी कारवाई के बारे में टिप्पणी तारीख सहित
1	BIHAR REGISTRATION, EXCISE & PROHIBITION DEPT PATNA SCORE PATNA COURT FEE Authorization No 3071 INDIA बिहार JUDICIAL 0.0000 00000006 10 9 2017 375285 BIHAR 1339 222342	3

96/17

श्री [illegible] सिन्हा, श्री [illegible] सिन्हा
श्री [illegible] सिन्हा
वल्द [illegible] साकिन [illegible] 560/A [illegible]
थाना .... जिला पटना
के. वाला नं० .... दिनांक ....
के आधार पर निम्नांकित जमीन पर दाखिल खारिज हेतु आवेदन पत्र दाखिल किया है।

मौजा का नाम	तौजी नं०	खाता नं०	खेसरा	एराजी
[illegible]	07	560	31	.13½ डी०
			32	.31½ डी०
			जोड़	0.45 डी०

मूल आवेदन पात्र हल्का कर्मचारी को अंचल निरीक्षक के माध्यम से प्रतिवेदन हेतु दे दें। महाल पर सुचना जारी कर आपति की मांग कर।
अभिलेख दिनांक 09/8/17 को उपस्थित करें।

अंचल अधिकारी
पटना सदर

अंचल अधिकारी
पटना सदर

9/8/17

महाल पर तामिल नोटिस प्राप्त है। कोई आपत्ति प्राप्त नहीं है। कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है। उन लोगो ने आवेदक के नाम दाखिल खारिज करने की अनुशंसा किये हैं। फलतः उनके अनुशंसा के आधार पर दाखिल खारिज .... किया जाता है शुद्धि पत्र निर्गत करें।

लिखा एवं शुद्ध किया।

अंचल अधिकारी
पटना सदर

टंकित किया 01/9/17

मिलान किया

अंचल अधिकारी
पटना सदर

01/9

अनुसूची 21--फारम सं० 113

संपत्ति अवभार प्रमाण-पत्र

प्रमाण-पत्र संख्या उपलब्ध रिकॉर्ड अनुक्रमणी पंजी आधार [illegible] आवेदन सं० 5568/2011

चूँकि श्री Smt Smita Sinha & others

ने मेरे पास आवेदन दिया है कि निम्नांकित संपत्ति के संबंध में निबंधित संव्यवहारों और अवभारों का सविवरण प्रमाण-पत्र दिया जाये। (आवेदन में दिये गये तथ्य के अनुसार विवरण दे।)

इसलिये मैं ईसके द्वारा प्रमाणित करता हूँ कि उक्त संपत्ति को प्रमाणित करने वाले संव्यवहारों और अवभारों के बारे में बही में और उससे सम्बद्ध अनुक्रमणियों में ता० 2006 से ता० till date तक तलासी की गयी और ऐसी तलासी के बाद निम्न संव्यवहारों और अवभारों का पता चला। ...... चला है अत: अभार मुक्त है

क्र० सं०	(क) संपत्ति का विवरण	निष्पादन की तारीख	(ख) दस्तावेज का प्रकार और मूल्य	पक्षों का नाम		दस्तावेज की प्रविष्टि के प्र० निदेश		
				निष्पादक	दावेदार	जिल्द	वर्ष	पृष्ठ
1	2	3	4	5	6	7	8	9
	Mouza — Dhakanpura Plot — 31(P), 32(P) 32/2055(P) Khata — 544, 540 Tauzi no — 2229 Thana — 7 Area — 10 katha							

1. दस्तावेज के अनुसार दर्ज करें।
2. बंधक–पत्र की दिशा व्याज की कर और भुगतान की अवधि दर्ज करें। बशर्ते की उनके बारे में उल्लेख हो।
3. पट्टे की दशा में पट्टे की अवधि और वार्षिक लगान दर्ज करें।

मैं यह प्रमाणित करता हूँ कि उपर्युक्त संव्यवहारों और अवभारों को छोड़ उक्त संपत्ति को प्रमाणित करने वाले किसी अन्य संव्यवहारों और अवभार का पता नहीं चला है।

निम्न व्यक्ति ने तलासी की प्रमाण–पत्र तैयार किया:

(हस्ताक्षर):

(पदनाम): Clerk

तलासी का सत्यापन और प्रमाण की जांच निम्न व्यक्ति ने की:

(हस्ताक्षर):

(पदनाम): UC

कार्यालय: Patna

तारीख: 23-10-19

मुहर एवं निबंधन पदाधिकारी का हस्ताक्षर 23/10/19

टिप्पणी:–इस प्रमाण–पत्र में जो संव्यवहार और अवभार दिखाये गये है वे आवेदन द्वारा प्रस्तुति संपत्ति विवरण के अनुसार पाये गये हैं। यदि आवेदक के द्वारा किये गये विवरण से भिन्न विवरण देकर किन्हीं किन्हीं संपत्तियों को निबंधित दस्तावेजो में दिखाया गया हो तो वैसी दस्तावेजों से प्रमाणित संव्यवहार (ट्रान्जेकशनस) ईस प्रमाण–पत्र में शामिल न किये जायेगें।

2. निबंधन अधिनियम की धारा–५७ के अधीन जो व्यक्ति (बहियों) और अनुक्रमणियों (इन्डेन्स) की प्रवष्टियाँ देखना चाहते हो अथवा उनकी प्रतिलिपि लेना चाहते हो जिन्हें निर्दिष्ट संपत्तियों के अवभारों के प्रमाण–पत्रों को जरुरत हो उन्हे तलासी स्वयं करनी होगी। विहित फीस का भुगतान करने पर बहियाँ और अनुक्रमणियाँ उनके पास रखदी जायेगी।

(क) किन्तु चूँकि वर्तमान मामले में आवेदक ने स्वयं तलासी नहीं की हैं, इसलिये कार्यालय अपेक्षित तलासी प्रमाण की किसी भूल के लिये किसी भी तरह जिम्मेदार नहीं होगा।

(ख) और चूँकि वर्तमान मामले में आवेदक ने अपेक्षित तलासी स्वयं की हैं, और चूँकि उसके बाद ढूंढ़े गये संव्यवहारों और अवभारों को सत्यापन के बाद प्रमाण–पत्र दे दिया है, इसलिए विभाग आवेदक द्वारा ढूंढ़े गये ऐसे संव्यवहारों और अवभारों की छूट के लिए किसी तरह जिम्मेदार न होगा जिससे उक्त संपत्ति पर प्रभाव पड़ता हो।

कार्यालय, जिला निबंधक............

ज्ञाप संख्या.......5163....... दिनांक 23-10-19.......

आवेदक श्री Smt. Kranti Sinha & others.......

का ऋणभार प्रमाण–पत्र द्वारा Br. Manager [illegible] Patna.......

....

का उनके पत्र संख्या....... दिनांक....... के प्रसंग में अग्रसारित की जाती है।

निबंधन पदाधिकारी
23-10-19

SPL-469/99-2,00,000