Serial No. - 27357 Book No. - 1 Deed No. - 24677

भारतीय गैर न्यायिक

पचास रुपये रू.50

भारत

FIFTY RUPEES Rs.50

INDIA

INDIA NON JUDICIAL

बिहार BIHAR

606350

Summary of Endorsement

This document was presented for registration on 7th of December 2009 by Ranjit Kumar Singh.

A stamp duty of Rs. 373960/- and other fees of Rs. 1404/- 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. 24677 in Book No. 1 , Volume No. 395 on pages from 380 **to 3**99 and has been preserved in **total 20 pages in C.D. No. 61 / Year 2009** .

Signature **with date**

(**Ajay Krishna Mishra**)

Registering Officer. Patna

Date : *2211212009*

Token No. : **27712 12009**

DEVELOPMENT AGREEMENT

This development agreement is made and entered into at Patna on this the 7th day of December, 2009 of the Christian Era.

For NUTAN REALTORS (P) LTD.

Sanjay

Director

7/12/09

For NUTAN REALTORS (P) LTD.

Director

Serial No : 27357 Deed No : P-24677
Token No : 27712 of 2009

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
In Favour of	Sanjay Kr. Sinha (Dir.)						
In Favour of	Upnesh Kumar (Dir.)						
presented by Self	Ranjit Kumar Singh						
Executed by	Ranjit Kumar Singh						
Executed by	Rajesh Kumar						
Executed by	Ajay Kumar Singh						
identifier	Sanjay Kr. Pathak						

Signature of Party
Signature of Party
Signature of Party
Signature of Party
Signature of Party
Signature of Party

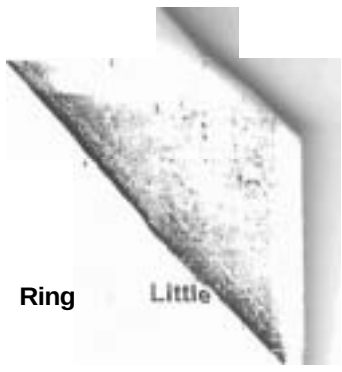


IN BETWEEN

1) Sri Ranjit Kumar Singh s/o Late Girija Nandan Singh and (2) Sri Ajay **Kumar** Singh and **(3) Rajesh Kumar,** both sons of Sri Ranjeet Kumar Singh, residents of Mohalla:- Mulchand Path, P.O.- Lohiyanagar, P.S:- Patrakarnagar in the town and district of Patna (Bihar), hereinafter jointly referred to as "the Landowners", the Party of the First Part, which expression, unless repugnant to the context or meaning thereof, shall mean and include their heirs, administrators, executors, legal representatives, successors-in-interest, assignees and/or nominee(s)

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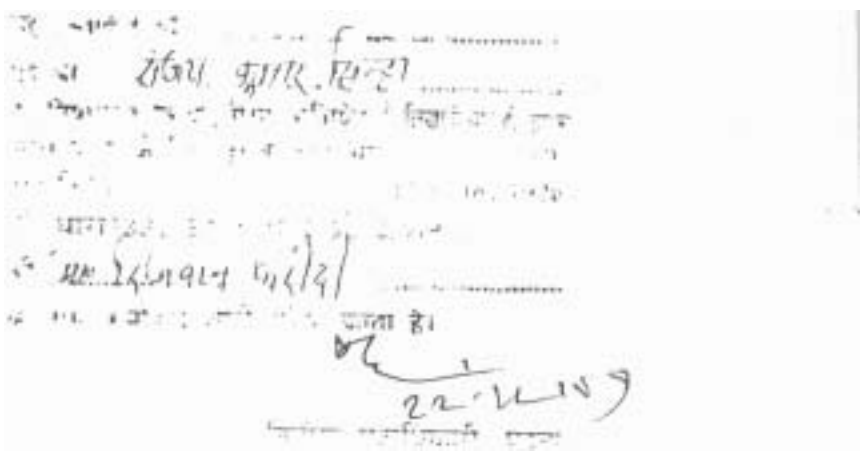
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In Favour of	*Sanjay Kr. Sinha (Dir.)*						
In Favour of	*Upnesh Kumar (Dir.)*						
Presented by Self	*Ranjit Kumar Singh*						
Executed by	*Ranjit Kumar Singh*						
Executed by	*Ajay Kumar Singh*						
Executed by	*Rajesh Kumar*						
Identifier	*Sanjay Kr. Pathak*						





Rajesh Kumar.
22-12-07
Signature of Party

Sanjoy kumar Pathak
22-12-07
Signature of Party



AND

M/s **Nutan** Realtors Pvt. **Ltd.,** a company incorporated under the Companies Act, 1956, vide Registration No: **U45200BR2009PTC014620,** having its Registered Office situated at Opp. **Hariom** Apartment, ground floor, **Surya** Prabha Mansion, Exhibition Road, P.O: **G.P.O** & P.S. Gandhi **Maidan** in the town & **District** Patna, represented by its Directors (1) Sri **Sanjay Kumar Sinha,** son of Sri Dharmendra Prasad Singh, resident of Flat No: 601, Radha **Krishna** Complex, R.K. Bhattacharya Road, **P.S: Gandhi Maidan** and (2) Sri Upnesh Kumar son of Sri Dharmendra Prasad Singh, resident of **Nutan** Vihar **Apartment, Flat** no:401, Doctor's **Colony,** P.O: Lohiya Nagar, **P.S:** Kankarbagh, having been fully appointed as authorized representative **of the** company to act, sign, **execute any** legal documents or for transfer of title as well as other official documents on behalf of the company vide Board Resolution **No:2008-09/03** dated 04.12.2009, hereinafter referred to as "**the** Developer? which **expression,** unless repugnant to the context or meaning thereof, shall mean and include his heirs, administrators, executors **legal representatives,** successors-in-interest, assignees **and/or nominee(s)** the party of the second part.

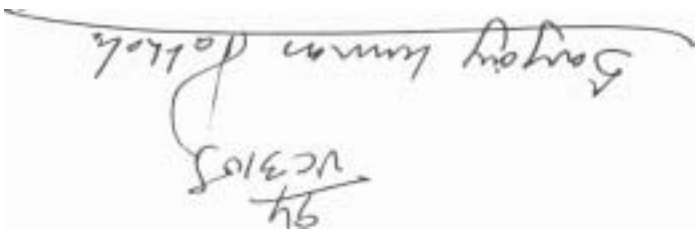
Whereas Sri **Mulchand** Singh, Sri Ram Bujhawan Singh and Sri Prithwipal Singh, all sons of **Sri** Kishun Singh, happened to be the 'joint Khatiyani Raiyats of a large chunk of land including the land **measuring** an area of 65 Decimals equivalent to approximately 20.80 Kathas, **bearing** Plot no. 395 to 407 & 409 appertaining to **Khata No. 220,** 191, 174, 237, 169 & 25, lying and situated at Mauza- Sadikpur Yogi under Revenue Survey **Thana** No. 09, **Tauzi** No. 227 in the Town & District of **Patna,** morefully **described** in the Schedule of Property written hereunder;

And whereas by virtue of intestate succession and two successive family partitions among the **co-sharers** of thk entire **immovable** property of Sri **Mulchand** Singh, Sri Ram **Bujhawan** Singh and Sri Prithwipal Singh, the aforesaid piece of land, **morefully** described in the Schedule of Property,

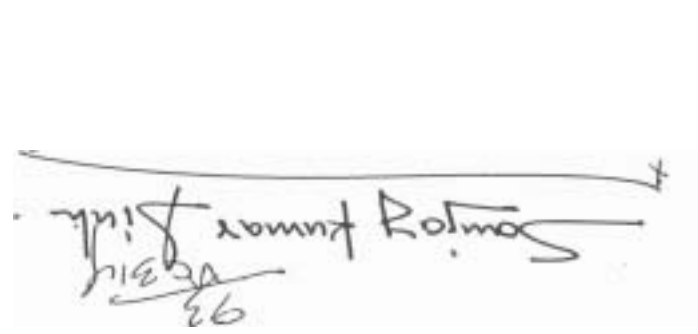
FOR NUTAN REALTORS (P) LTD
Director
7/12/09

For NUTAN REALTORS (P) LTD.
Managing Director
7/12/09

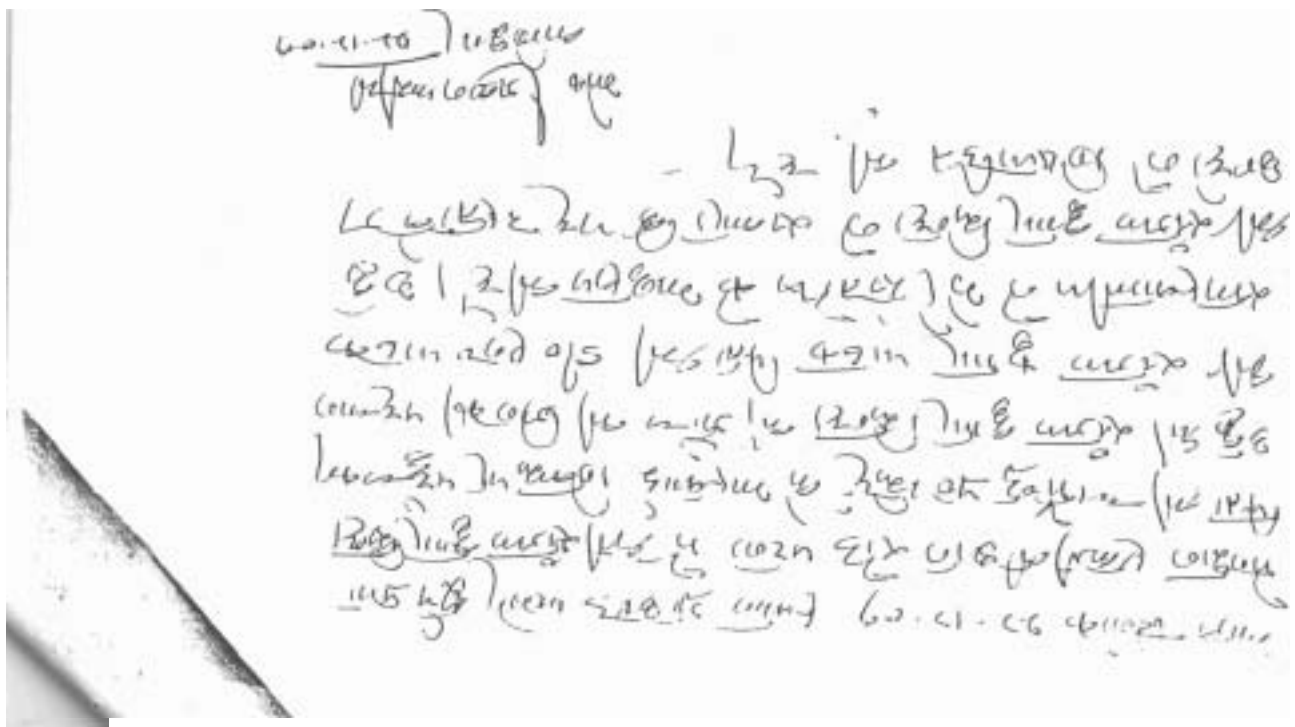












fell in exclusive share of Sri Ranjeet Kumar Singh, Ajay Kumar Singh and Sri Rajesh Kumar who are the absolute owners of the same;,

And whereas it has been -Represented and Declared by the Landowners:-

1) That the said land is under their exclusive possession with absolute right, title and interest, free from all encumbrances, charges or lien, capable of being transferred and conveyed in whole or in part, having a fully marketable title thereby.

2) That the Landowners have not created any encumbrance on the said land or any part thereof by way of sale. exchange, gift, mortgage, lease, trust, assessment, lien,–license, permission, rent, possession, charge or in any other manner whatsoever.

3) That no notice or notification for any acquisition/requisition under any of the statute of the past or presently enforce has been received, served or passed by the Patna Municipzl Corporation, Income tax Department or any other Government Authority for acquisition or requisition of the said land or any part thereof.

4) That apart from the Landowners, none else is entitled to have any share, right, title and/or interest in the said land or in any part thereof.

And whereas the landowners **of** the First Part are desirous of raising their piece of land, morefully-described in the. Schedule of Property, written hereunder, for the development and construction of a multistoried **residentiallresidential-cum-commercial** building over there through a developer of repute who would develop and construct a residentiallresidential-cum-commercial building at his own cost and allot, sale and give to them a share in built-up area of the said building complex in the shape of flats & car parking spaces etc. as consideration for the value of a share in the said land to be given by the Landowners to the Developer;

And whereas the aforesaid Developer offered to develop and construct at its own cost a residentiallrgsidential-cum-commercial building (hereinafter referred to as "the Said Building") on the said land and the aforesaid Landowners agreed to accept and acquire flats and car parking spaces etc in the Said Building" as consideration for the value of a share in "the Said

For NUTAN REALTORS (P) LTD.
Sanjay
7/12/09

For NUTAN REALTORS (P) LTD.
Umesh Kumar
7/12/09.
Managing Director

Land" to be conveyed by the Landowners to the Developer or its nominee/s including a cooperative housing society, firm, association of persons, a body corporate etc.;

And whereas on account of negotiations between the parties hereto, the aforesaid Landowners, the party of the First Part,, and the aforesaid Developer, the party of the Second Part, and upon representations and declarations made by the parties, a Development Agreement is entered into between the parties hereto upon the terms and conditions hereinafter appearing.

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

1. That the terms of this agreement become enforceable with immediate effect and shall remain enforceable till discharge of this agreement by performance and for all acts, deeds or things done in pursuant to the terms and conditions of this agreement.

2. That the Landowners appoint the aforesaid developer as the Developer of "the Said Land" and grant to the developer, who has accepted from them the said Land, described in Schedule of Property hereunder written, in the manner and on the terms and conditions and stipulations hereinafter mentioned.

3. That the Developer and the Landowners have irrevocably agreed that the Developer will construct entirely at his own cost, without any pecuniary contribution from the landowners, the said building complex as per **Specification** attached and as per plan mutually agreed upon by the developer and the Landowners and as sanctioned by the Patna Municipal Corporation or any other authority competent in the said regard for "the Said Land" and the said building shall be distributed over several floors.

4. That it has been mutually agreed upon between the parties that the Developer would construct a multistoried building complex upon the said piece of land measuring 65 decimals (approx.) or **20.80** Kathas

Sanjay 7/12/09

For NUTAN REALTORS (P) LTD.

Umesh Kumar
Managing Director

Rajesh Kumar

equivalent to **28,308.80** sq. ft (approx.) subject to approval of the map sanctioning authority and adherence to' the law, rules and regulation applicable in the said regard which shall be binding upon both the parties.

5. That the said building complex shall be named and displayed as ''BHAGYA-GIRI APARTMENTS''.

6. That the aforesaid Developer has agreed to construct at its own cost the said'multistoried residential/residential-cum commercial building on the said Land of the **Landowners** and has also agreed to give **50%** (Fifty percent) of the total built-up area of the building and **parking** space to the landowners (with undivided proportionate share in the land to be retained by the landowners) in consideration for the value of **50%** (Fifty percent) of the built-up area and parking spaces to be retained by the developer togetherwith undivided proportionate share in the land who may use the same in any manner or sell the same to the prospective **buyer(s)** who may form an association of buyers or a new cooperative housing society or join as an existing co-operative society for the purpose of buying and owning flats in the said building complex whichever is found most suitable by the Developer.

7. That as consideration for **50%** (Fifty percent) of the undivided share in the said land **conveyed/transferred** by the Landowners to the developer or its nominees, the developer agrees to give to the Landowners of the First Part **50 %** (Fifty percent) of the total built-up area in the shape of flats and **reserved** car parking spaces in the said building to be constructed on the said land by the developer hereinafter referred to as "the Landowner's area". This is by way of final settlement and either the Landowners or any person or body claiming through them will not demand any further **sum** of premium or any interest except his **50%** (Fifty percent) share in the **built-up** area in course of any dealing regarding developer's area.

8. That it is hereby agreed that delivery of possession of **50%** (Fifty **percent)** of the total built up area in finished condition and parking space shall form or deemed to form always an adequate consideration for the

Rajesh Kumar
7.12.09

BHAGYAWATAN REALTORS (P) LTD.
Sanjay
Director
7/12/09

(P) LTD.
Director

land area aforementioned conveyed/to be conveyed by the Landowners to the developer. The landowners, therefore, will have no right, title or interest over the remaining 50% (Fifty percent) of the undivided total land conveyed as aforesaid to the developer except the proportionate share of 50% (Fifty percent) of the undivided total land to be retained by the Landowners and /or his nominees.

9. That the Landowners and their. heirs/ successors and /or nominees shall solely and exclusively be entitled to the Landowners' area and they will have absolute right, title and interest over their respective area and will be fully entitled to trapsfer, convey, grant and otherwise alienate their interest in any manner as deemed fit by them to any person(s), association of persons, Firm, body corporate, co-operative societies, govt. agencies etc. on such terms and conditions as may be decided by the Landowners or any person claiming through or under them by way of sale, gift, exchange and mortgage etc.

10. That the Developer and/or his nominees shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and he shall be fully entitled to transfer, sale, deed execution, convey, grant or otherwise alienate to any person (s), association of persons, firm, body corporate, co-operative societies as may be decided by the developer or his nominees(s) or any person claiming through or under him by way of sale, gift, exchange and mortgage etc.

11. That within one month from the execution of this development agreement, the party of the First Part. agrees to hand over and the Developer agrees to take over the vacant, peaceful and unencumbered possession of the said Land for the purpose of implementation of the terms of this agreement.

12. That the developer agrees to construct the building complex within a period of 3 ½ years form the date of sanction of the Building plan by the Patna Municipal Corporation and / or other competent authority with a grace period of 9 months subject to force majure and such happenings beyond the control of the developer e.g. fire, tempest, accident,

Sanjay 7/12/09

LTD.

Managing Director 7/12/09

Rajesh Kumar

strike, lock out, earthquake, exceptionally inclement weather and lor any other Acts of God.

13. That the parties to this agreement shall have no objection in signing any necessary paper(s) required for obtaining approval of the Patna Municipal Corporation and or from any other authority or body. However, all fees, charges, costs and expenses relating to such approvals/sanctions, shall be borne by the Developer.

14. That it is further agreed that thkre may be alternations or revision of the aforesaid plan within the parameters of the Rules and Regulations framed under Patna Municipal Corporation Laws, which may become necessary, but the same shall not require any further approval of the Landowners but the Developer alone shall be entitled to make such alterations/revisions which would be binding on other parties.

15. That the Landowners will, after the execution of this agreement, allow every facility to the Developer, his staff, engineers, architects and workers etc. to enter upon the said land to enable the developer to carry out the various development works as stipulated in this agreement.

16. That this agreement shall not even be deemed to constitute a partnership of any sort between'the parties hereto.

17. That the landowners hereby from the date of this agreement grant exclusive 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. The license granted to the developer by the landowners shall be a license as contemplated under section 60 (b) of the Indian Easement Act, 1982. It is agreed that any agreement or arrangement made or entered into at any time by the landowners either prior to execution of this agreement or thereafter in breach of or in violation to the terms and conditions of this development agreement, shall be null and void.

18. The developer shall have unfettered right to enter into agreement to sale or otherwise allot flats, parking spaces and other tenement of his area in

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Sanjay
Managing Director

the said building whenever required and the Landowners shall join as consenting parties in all such agreement, sale or allotment etc. made by the developer, if need be.

19. The Landowners shall be fully entitled to enter into agreement or otherwise allot flats, parking spaces and other tenements comprised in his area in the said building whenever required and the landowners and the developer will join as consenting party in all such agreement, sale or allotment etc. made by the Landowners, if need be.

20. The parties to this agreement agree to be a member of the society, if any, framed jointly by the Land owners, developers and/or other allottees of the said building complex for the administration and maintenance of the building complex, its common areas and facilities and further agree to sign and execute all papers, documents and applications, Bye Laws, rules and regulations as may be necessary or required for formation and/or registration of such society and further agree to abide by the rules and regulations and bye laws of such society/maintenance committee to be framed for the upkeep and maintenance of the said building.

21. That for the purpose aforesaid and for purposes ancillary and incidental thereto, the landowners have appointed, constituted and nominated Sri **Upnesh Kumar** son of Sri Dharmendra Prasad Singh, resident Nutan Vihar Apartment, Flat no:401, doctor's Colony, P.O: Lohiya nagar, P.S: Kankarbagh in the town and District of Patna, their lawful and authorized "Attorney" to do and execute, all or any of the following acts, deeds, and/or things in their names and/or on their behalf:-- ,

a) To carry out, comply with and do every act, deed and/or thing as may be required under the provisions of this development agreement.

b) To make and prepare and /or cause to be made all such plans, estimates, specifications and designs and/or any alteration / modification of the said plans, designs or specification as may be necessary and advisable. for the purpose of construction of ied building complex on the said land and for obtaining

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UTAM DEALTORS (P) LTD.

Sanjay
7/12/09

Upnesh kumar

approval and/or sanction of the Patna Municipal Corporation and/or Local bodies, Town Planning Authority and to engage the services of any Architects, contractor, Engineer and other persons or parties for the said purpose and to sign all or any of such contract of such engagements as may be necessary.

c) To sign plans etc. including correction/endorsement thereof, if any, for getting the same approved by the Patna Municipal Corporation and/or any other Authority or Authorities and to swear affidavits and file undertakings and/or other papers/documents as may be required by the Patna Municipal Corporation and/or any other Authority or Authorities for sanctioning the said plan and/or condoning deviations, if any, from the sanctioned plans and/or for representing for sanction of extra built-up-area due to relaxation in the building Bye-laws or due to any other reasons and/or against repayment of extra or penal fee etc.

d) To apply for and to obtain sanction or revision of plan prepared with alteration, addition and modification and also to apply for and to obtain the occupancy certificate and/or completion certificate in respect of the building constructed or to be constructed on the said land.

e) For any of the purposes mentioned hereinabove, to sign all applications, papers, undertakings, terms and conditions etc. as may, from time to time, be advisable and required.

f) To commence, carry out and complete and/or cause to be commenced, carried out and completed construction work on the said land in accordance with the sanctioned plans and specification and/or with deviation as may be advised by the architects.

g) To deal with and carry on correspondence on behalf of the landowners with all concerned Central and/or State Government authorities, local bodies and Patna Municipal Corporation in connection with or relating to the construction on the said Land.

For NUTAN REALTORS (P) LTD.
Director

REALTORS (P) LTD.
Director

h) To appear on behalf of and represent the landowners before any concerned authority/authorities and party/parties as may be necessary or advisable for or in connection with the development of the said land and to make agreements and arrive at such arrangement as the said attorney likes.

i) To appear on behalf of and represent the landowners before any judicial or quasi judicial authority, court or tribunal as may be necessary or advisable for or in connection with any legal proceeding including commencement, conduct or compromise of any suit or case relating to the said land and its development under the present agreement and to sign and execute vakalatnama, file petitions/affidavit etc. and. to make agreements and arrive at such arrangement as the said attorney likes.

j) To ask, demand, sue for, enforce payment of and recover and receive from any person or persons rents and compensation and profit and/or deposit in respect of the construction, other than reserved for the land owners under the said development agreement, which now or at any time hereinafter may become due and payable.

k) To demolish and remove the existing structure on the said land and to display its own signboard over the said land and in order to mobilize funds from its prospective buyers, publish and advertise the proposal of Housing Scheme in its own name as the Developer/Builder by meâns of paper publication or through any other means and to book and allot developer's share in the land and building.

l) To enter into and sign agreement to sale, on ownership basis, flat/apartment to its allottees on such terms and conditions as the developer may deem fit and proper and to receive and appropriate all money whether received on account of such allotment as member contribution or as loan from any financial institution/bank.

m) To sale, gift, exchange, mortgage or otherwise transfer in any manner, the entire constructions relating to the developer's share

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For NUTAN REALTORS (P) LTD.

Managing Director

For NUTAN REALTORS (P) LTD.

Managing Director

(50%) as also proportionate share in the land to anyone as may be desired by the developer and for the purpose aforesaid to execute deed/document of transfer.

n) To raise loans on the security of the said land and to mortgage the developer's area to any Bank / Financial Institution for the purpose of raising loans as may be required for the construction of the proposed multistoried building complex or for any other purpose and to sign and execute for the purpose aforesaid any deed, document or papers as may be necessary. However, the landowners owe no responsibility to repay the loan amount.

o) To arrange for the execution and registration of flats and parking spaces in favour of prospective buyer(s) of developer's share and to execute and sign deeds / documents for transfer of flats and parking spaces with proportionate share in the land on his behalf.

p) To apply for and obtain income tax clearance certificate, urban land clearance and all other permissions and approvals, as may be necessary for transfer/ conveyance of developer's share, for and on behalf of the landowners and also to present and admit execution of the said documents of transfer1 conveyance before the registration authority and to do all acts, deeds and things which may be necessary and incidental in the said regard for granting such documents of title to the developer and/or his nominees.

q) To do in general all or any of the acts, deeds or things ancillary and incidental to the construction, management and transfer of multistoried building complex subject to the terms and conditions of this development agreement.

22. The landowners hereby declare that all acts, deeds and things lawfully done by their attorney shall be construed to be acts, deeds and things done by them and on their behalf which they undertake to ratify.

23. That the landowners will deliver to the developer and / or its duly

Sanjay 7/12/09

LTORS (P) LTD.
Umesh Kumar
Managing Director 7/12/09

Rajat Kumar 7.12.09

Ajay Kumar 7/12/2009

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Sanjay 7/12/09

...LTORS (P) LTD.
Umesh Kumar
Managing Director 7/12/09

authorized attorney certified copieslphotocopies of all original title deeds1 documents and papers relating to the said property for complete examination of the owners title thereto and landowners agree to give full co-operation to the developer in such examination of the owners title and to answer and/or to comply with all reasonable requisition that may be made by the developer and / or its attorney in this regard to establish a marketable title to the said land.

24. That if, and any, litigation is found to exist with respect to the said land and the right, title or interest of the developer is affected by such litigation and/or the developer is dispossessed from the said land subsequent to execution of this agreement or subsequent to the commencement of developmental and construction work, the developer shall be entitled to be compensated for all the losses he would suffer which will include refund, within 30 days from the date of knowledge, of the premium amount, construction cost and any other cost already incurred in terms of developments of the said land together with the prevalent bank rate of interest over such amount payable to developer.

25. That in case therk be any defect in title of the landowners or there be any liability or any encumbrance which might be cured and discharged then in such an event the developer shall be entitled to have such defect cured and/ or liability cleaned for and on behalf of the landowners and at the owner's cost and expenses.

26. That the developer shall be entitled to retain the original documents pertaining to the said land including title deeds etc., however, the original documents/deed shall be produced by the developer for inspection as and when required by the landowners.

27. That all outgoings including municipal taxes and other charges in respect of the said land shall be borne and paid by the landowners till the date of handing over the vacant possession of the said land.

28. That after delivery of possession of the Landowners' area to them free from all encumbrance, all outgoings in respect of the said land

For NITYA REALTORS (P) LTD.

Director

For NITYA REALTORS (P) LTD.

Director

and the said building thereon shall be borne and paid by the Landowners and the developer and/or their nominees proportionately to their respective shares in the total built-up area..

29. That upon delivery of possession of the Landowners' area by the developer and subject to the terms and conditions contained herein or at such earliest time as may be mutually agreed upon, the landowners as the Confirming Party may be required to execute and register conveyance(s) of developer's share in the built-up area and undivided share in the-said land in favour of the developer himself or its nominee(s)/purchasers including a cooperative housing society or association of persons or body corporate etc. In default of the landowners executing such transfer / conveyance or such other deed as may be deemed necessary, the developer shall be entitled to take such steps as may be necessary for execution and registration of all such documents of transfer /conveyance and for this purpose, the landowners hereby appoint Sri Upnesh Kumar son of Sri Dharmendra Prasad Singh, resident Nutan Vihar Apartment, Flat no:401, doctor's Colony, P.O: Lohiya nagar, P.S: kankarbagh in the town and District of Patna, as their true and lawful attorney to act jointly and/or severally.

Rajesh Kumar

30. That the developer may form, as he may deem fit and proper, a co-operative housing society, association of persons or a body corporate of all the persons owning tenements in the said building. The Landowners and his nominee shall become members of such an organization. All members forming such a body shall abide by the rules and regulations as framed by such an organization from time to time and they shall be bound to contribute towards the cost of formation of such an organization as well as to pay regular maintenance charges as may be fixed for the maintenance and management of entire building complex.

7.12.09

31. That the nominees(s) of the developer shall own and hold portion of the building comprised in the developer's area according to the standard agreement finalized by the developer. The Landowners and their nominee(s) shall be bound to hold and own portions of the

FOR [illegible] REALTORS (P) LTD

7/12/09

FOR [illegible] REALTORS (P) LTD.

Upnesh Kumar

Managing Director

Landowners' area in the said building .on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreements.

32. That the common areas shall jointly be owned by all the owners of the portions of the said building with equal entitlement to use all common areas and facilities extended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner of any part of the said building will have exclusive right, title and interest over the common areas and common facilities accept the right to common use.

33. That it is agreed that if any levy is imposed by the Patna Municipal Corporation or any other public body or the Govt. for the development1 betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall-be paid by the Landowners and the developer and / or their nominees/ allottees jointly in the same proportion as their shares of built-up area in the said Building.

34. That it is agreed that in all transfer / 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 including miscellaneous expenses.

35. That in case of any dispute arising between the parties relating to this development agreement, the same shall be settled by reference to the dispute or provision of the Arbitration Act 1996, as amended from time to time, or by the appropriate Court of Law having jurisdiction in the matter.

36. The general specification for construction of Super Structure & fixture/fittings to be used for the above named residential/residential cum commercial building shall be as follows:-

For NUTAN REALTORS (P) LTD.
Director
7/12/09

For NUTAN REALTORS (P) LTD.
Umesh Kumar
Managing Director
7.12.09

Rajesh Kumar
7.12.09

Ajay Kumar Singh
07/12/2009

GENERAL SPECIFICATION OF "BHAGYA-GIRI APARTMENTS"

STRUCTURE

- RCC Frame Structure with brick Filler Walls

FLOORING

- Vitrified Tiles inside the flat.

DOORS & WINDOWS

- Main Door – Decorative Panel door polished on the front side. Other doors will be Flush Doors painted with two coats of enamel paint.
- Sal wood door and window frame.
- Fully glazed windows, paneled with Gamhar wood.

KITCHEN

- Slabs of well Finished Granite Stone with Stainless Steel Sink and Drain Board; Glazed Tiles dado wall up to 2' height over counter.
- Two Power plug will be provided for microwave & geyser in Kitchen.

BATHROOM

- White colour Ceramic Sanitaryware in Master bedroom & bathroom and white sanitary wares in other bathroom (Make-Parry ware /Hind ware or of any other branded company.
- Ceramic Floor Tiles, Ceramic Tile up to 7' On Walls, European WC in Toilet attached to Master bed room shall of branded company.
- Provision for Hot & Cold Water Supply. Branded CP Fittings, Wash Basin with Counter in one toilet.
- Power plug for geyser in each Bathroom.

ELECTRICAL

- Copper Wiring in Concealed P.V.C Conduits. Sufficient light points. Provision for T.V. Telephone Points in each Bedroom & Drawing Room.
- All Electric items shall be of branded company.
- Power points in each bedroom and drawing room.

For UTAM BUILDTECH (P) LTD.

Director

FINISHING

- All internal walls with P.O.P punning, Cornice and moldings in Drawing/Dining and Bedroom. Weather coat of branded company to be provided on external walls.

WATER

- 24 Hours Fresh water supply from own Tube well.

PARKING

- Covered/Open Car Parking space on ownership basis

LIFT

- One standard company make Elevator with a capacity of 6 persons.

SECURITY

- **24** Hours cable Intercom system from the gate to all the units of the apartment for the greatest Security with CCTV Installation and Fire fighting arrangement at all floors.

SCHEDULE OF PROPERTY ,

Piece & parcel of land measuring an area of 65 decimals equivalent to approximately 20.80 Kathas or thereabout, lying and situated at Mauza- Sadikpur Yogi under Survey Thana No 9, Tauzi No. 227, bearing Plot no. 395 to 407 & 409 appertaining to Khata No. 220, 191, 174, 237, 169 & 25, under P.S- Patrakarnagar within the jurisdiction of the Sub- and Sadar Registration Office and Town & District of Patna and bounded as follows:-

North – House of Bhola Singh & others.

South – House of Arjun Singh & others.

East – House of Madan Sharma & others.

West – Road.

Computation of value of the property under development agreement as per government rate

For NUTAN REALTORS (P) LTD.

Director

7/12/09

NUTAN REALTORS (P) LTD.

Managing Director

1. Total land area (approx.) is 20. 80 Kathas 28,308.80 sq. ft.

2. Value of the Land @ Rs.660.13 per sq. ft.
or @ Rs2,87,500/- per decimal Rs1,86,87,500/-

(Rupees One Crore Eighty Six Lacs Eighty ~evenThousand Five Hundred) only.

In witness whereof the parties hereto have executed this development agreement on the day, month and year first above written before witnesses herein mentioned.

Witnesses:-

1. S/o Late D.N. Pathak
Flat no 207 A-2, Nutan Towers 4. Bagh, Patna 07.12.09

2. Rajesh Kumar S/o Sri Ram Ratan Ram Ganga Prasad Verma Gulzarbagh, Patna. 07.12.09

(Sri Ranjit Kumar Singh)
(Pan No : AIRPS5181R.....)

Ajay Kumar Singh 07/12/2009
(Sri Ajay Kumar Singh)
(Pan No : AARPS4597N.....)

Rajesh Kumar.
(Sri Rajesh Kumar)
(Pan No.. .....)

Signature of the Landowners

For Nutan Realtors Pvt.Ltd.

For NUTAN REALTORS (P) LTD.
Sanjay 7/12/09
(Sri Sanjay Kumar Sinha)
(Pan No: ADHPS9034L)

For NUTAN REALTORS (P) LTD.
Uphesh 7/12/09
Managing Director
(Sri Upnesh Kumar)
(Pan No: AUBPK2554J)

Signature of the Builder/Developer

Drafted by-
(Anup Kumar Sinha)
Advocate
Anup Sinha

./..

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.

The Document is kept pending for Commission

Stamp duty paid under Indian Stamp Act Rs. 373960 *Amt. paid by N.J. Stamp Paper* - Rs. 100

Addl. Stamp duty paid under Municipal Act Rs. *Amt. paid through Bank Challan* - Rs. 375264

		Registration Fee				LLR + Process Fee		Service Charge
FEE PAID	A1	0 C	0 Hlb	0 Kal	0 Lii	0	LLR 0	
	A8	0 D	0 H2	0 Klb	0 Liii	0	Proc. *Fee* 0	600
	A9	0 DD	0 I	0 Klc	500 Mb	0	Total- 0	
	A10	0 E	250 J1	OK2	0 Na	54		
	B	0 Hla	0 J2	0 Li	0			
					TOTAL-	804		

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. 1404

Registering Officer

Date : 07/12/2009 *Patna*

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 07th December 2009 by Ranjit Kumar Singh SIO-Late Girija Nandan Singh by profession Others. Status - Executant

Signature / L. T.I. of Presentant Date : 07/12/2009

Registering Officer
Patna

Endorsement under section *58*

A commission is hereby issued under section 38(2) of the Registration Act ,1908 to..... for the purpose of inquiring whether this document has been executed by....., son/daughter/wife of.....of.....by whom it purports to have been executed.

Registering Officer
Patna

Date : 07/12/2009

Date :

Registering Officer
Patna

Token No.27712 Year - 2009 SR.No. 27357-11 SCORE Ver. 2.1 Deed No. NIC-Bihar



बिहार BIHAR

C 606358

SUPPLEMENTARY AGREEMENT

This Agreement is made and entered into at Patna on this the 10th day of February, 2010 by way of supplemental to the Developmental Agreement dated 07.12.2009.

IN BETWEEN

1) **Sri Ranjit Kumar Singh** s/o Late **Girija** Nandan Singh and **(2) Sri Ajay Kumar Singh and (3) Rajesh Kumar,** both sons **of Sri Ranjeet** Kumar Singh, residents of **Mohalla:- Mulchand** Path, **P.O.-** Lohiyanagar, P.S:- **Patrakarnagar** in the town and district of Patna (Bihar), hereinafter jointly referred to as "the Landowners", the Party of the First Part, which expression, unless **repugnant** to the context or meaning thereof, shall mean and include their heirs,

37



administrators, executors, legal representatives, successors-in-interest, assignees and/or nomineefs).

AND

M/s Nutan Realtors **Pvt.** Ltd., a company incorporated under the Companies Act, 1956, vide Registration No: **U45200BR2009PTC014620,** having its Registered Office situated at Opp. **Hariom** Apartment, ground floor, **Surya** Prabha Mansion, Exhibition Road, **P.O: G.P.O** & P.S. Gandhi **Maidan** in the town & District Patna, represented by its Directors (1) **Sri Sanjay** Kumar **Sinha,** son of Sri Dharmendra **Prasad Singh, resident** of Flat No: 601, **Radha Krishna Complex,** R.K. Bhattacharya **Road, P.S:** Gandhi **Maidan** and (2) **Sri** Upnesh Kumar son of Sri Dharrnendra Prasad **Singh,** resident of **Nutan Vihar**

Apartment, Flat no:401, Doctor's Colony, P.O: Lohiya Nagar, P.S: Kankarbagh, having been fully appointed as authorized representative of the company to act, sign, execute any legal documents or for transfer of title as well as other official documents on behalf of the company vide Board Resolution No:2008-09/03 dated 04.12.2009, hereinafter referred to as "the Developer" which expression, unless repugnant to the context or meaning thereof, shall mean and include his heirs, administrators, executors legal representatives, successors-in-interest, assignees and/or nominee(s) the party of the **second part.**

Whereas the parties to this indenture have entered into a Development Agreement dated 07.12.2009 with respect to a piece and parcel of land measuring an area of 65 decimals equivalent to approximately 20.80 Kathas or thereabout, lying and situated.at Mauza- Sadikpur Yogi under Survey Thana No 9, Tauzi No. 227, bearing Plot no. 395 to 407 & 409 appertaining to Khata No. 220, 191, 174,237, 169 & 25, under P.S- Patrakar Nagar in the Town and District of Patna for construction of a multistoried building complex over there on the condition of sharing of the constructed area togetherwith parking space, common areas and amenities as well as proportionate share in the land of the said description in the ratio of 50 (Developer) : 50 (Landowner) ;

And whereas in performance of the terms of the said Development Agreement, the parties hereto are going to get a construction map/plan sanctioned by the Patna Municipal Corporation for the construction of the proposed building complex named "BHAGYA-GIRI APARTMENTS";

And whereas the parties hereto have initially proposed to construct the said building complex, "BHAGYA-GIRI APARTMENTS", upto four floors apart from the ground floor although the parties also agree that in future they may

advance a proposal through a revision plan and seek permission from the competent authority in the said regard to construct additional areas, either on the basement or on the top floor, in the said building complex;

And whereas under the circumstances aforesaid and since the development and construction work of the building complex "BHAGYA-GIRI APARTMENTS" is about to commence, it is considered necessary and expedient in the interest of both the parties that the terms of the Development Agreement dated 07.12.2009 be modified accordingly and the respective shares of the parties be well earmarked and delineated in terms of flats, parking spaces, and proportionate area in.land as well as common areas and amenities;

Now as per mutual understanding and negotiation it has been decided and agreed between the parties -

1. That the share distribution of flats and parking spaces in the ratio of 50: 50 of the building complex "BHAGYA-GIRI APARTMENTS" between the Developer and the Landowner is being made in the following manner-

Developer's Share (with super built-up area)		**Landowner's Share** (with super built-up area)	
FLAT No.	**AREA**	**FLAT No.**	**AREA**
201-A	**1415 sq. ft.**	**101-A**	**1415 sq. ft.**
202-A	**1420 sq. ft.**	**102-A**	**1420 sq. ft.**
203-A	**1420 sq. ft.**	**103-A**	**1420 sq. ft.**
204-A	**1415 sq. ft.**	**104-A**	**1415 sq. ft.**

301-A	1415 sq. ft.	401-A	1415 sq. ft.
302-A-	1420 sq. ft.	402-A	1420 sq. ft.
303-A	1420 sq. ft.	403-A	1420 sq. ft.
304-A	1415 sq. ft.	404-A	1415 sq. ft.
101-B	1475 sq. ft.	201-B	1475 sq. ft.
102-B	1480 sq. ft	202-B	1480 sq. ft.
103-B	1200 sq. ft.	203-B	1200 sq. ft.
104-B	1200 sq. ft.	204-B	1200 sq. ft.
401-B	1475 sq. ft.	301-B	1475 sq. ft
402-B	1480 sq. ft.	302-B	1480 sq. ft.
403-B	1200 sq .ft.	303-B	1200 sq. ft
404-B	1200 sq. ft.	304-B	1200 sq. ft.
201-C	1495 sq. ft.	101-C	1495 sq. ft.
202-C	1430 sq. ft.	102-C	1430 sq. ft.
203-C	i430 sq. ft.	103-C	1430 sq .ft.
301-C	1495 sq. ft.	401-C	1495 sq. ft.
302-C	1430 sq. ft.	402-C	1430 sq. ft.
303-C	1430 sq. ft.	403-C	1430 sq. ft.

2. That both the parties to this deed and/or anybody legally claiming through them shall have right, title and interest to the proportionate share in the land as well as to the common areas and amenities of the building complex.

3. That it has been decided between the parties to this deed that the buyers or tenants of the respective shares of the respective parties of this Deed shall be entitled to enjoy all the rights vested / acquired by the respective parties in their respective shares.

4. That if and ever it is possible in future to construct additional areas, either on the basement or on the top floor, of the said building Complex, the same nay be done by the Developer through a revision plan and by seeking permission from the competent authority in the said regard.

3

5. That the share of the Landowner in the additional construction so raised will be 40% of the said construction **and** the same will be given on the ground floor of the said building complex. Both the parties would be absolute owners to their respective shares in the additional constructed area.

In witness whereof the parties hereto have executed this agreement on the day, month and year first written hereinabove before the attesting witnesses herein mentioned.

Witnesses:-

1.

2

3.

Signature of the Developer

Signature of Landowner

Drafted by-

Sch. XIV.—F.No. 180 V.

V

मि०स०मु०, पटना। X
फरद मालकी / फरद रैयती। 97
नाम रैयत, मय वल्दियत जमाबन्दी।
वो सकुनत। नम्बर।

रारद | 4201 | शाहिकपुरदारी | 00016702 4354

अराजी नगदी 9 | अराजी भावली | तफसील हिसाब लगान भावली।

0.65 ₹50 | अरिहाजित कुमार रि॰ ₹10 ₹60

जोत का सालाना माग [illegible]

माग बाबत 2014-2015	सालाना	तीन वर्ष से ज्यादा।	उसरा वर्ष।	दूसरा वर्ष।	पहला वर्ष।	मौजूदा पैदावार पर
मालगुजारी (नकदी)	20.00				60.00	20.00
मालगुजारी (भावली)	5.60				15.00	5.00
सेस	10.00				30.00	10.00
*सुद N.P.	10.00				30.00	10.00
मुतफरवकात ...						
मीजान	4.00				12.00	4.00

49.00 तफसील अदायकारी। 147.00 49.00

अदायकारी बाबत 2014-2015	बकाया तीन वर्ष से ज्यादा।	उसरा वर्ष।	दूसरा वर्ष।	पहला वर्ष।	गोतालया हाल	फाजिल
मालगुजारी (नकदी)				60.00	20.00	
मालगुजारी (भावली)				15.00	5.00	
सेस				30.00	10.00	
*सुद 147.00				30.00	10.00	
मुतफरवकात 49.00						
मीजान अदायकारी 196.00				12.00	4.00	

147.00 49.00

(1) मीजान कुल (लफ्जों में) —
(2) नाम देहिन्दा —
(3) कुल बकाया — [illegible]

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

18/10/14



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fired for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

दाखिल खारीज का जांच प्रतिवेदन

दाखिल खारीज नं. 1663/09-10 हल्का नं. 4 अंचल पटना सदर मौजा - सादिकपुर कोरी
थाना नं. 2 जिला - पटना द्वारा खाता से जमीन का रकबा - 0.65 डी० आगावती नं. 153, 154, 155

पुराना दाग एवं पर्चा नं.	दाखिल खारीज के मुकिलपि				
	खाता	खेसरा	एरिया	लगान	
1. आगावती देवी w/o जितेन्द्र नारायण सिंह 2. राजीव कुमार सिंह 3. गिरिजानंदन सिंह 4. अंजना सविता सिंह 5. राजीव सिंह सभी द्वारा पटना।	220 191 174 237 169 25	345 346 347 348 399 400 401 402 403 404 405 406 407 409	0.23 2/3 0.23 1/4 0.17 2/3 0.65	7-26 7-20 5-35 19-75	आवेदित जमीन आवेदक राजीव कुमार सिंह के माँ एवं पत्नी कुमारी आगावती देवी एवं पत्नी सविता सिंह तथा आवेदक राजीव सिंह के नाम पर जमाबंदी कायम है। जमाबंदीयान अपने दोनों पुत्रों को अलगौझरी के आधार पर मृत माता एवं मृत पत्नी की जगह पुत्रों द्वारा दर्ज कराना चाहते हैं। जमीन देवनी है जो आवेदकगण के दखल कब्जा में है। अतः आम मंजूर पर सूचना पत्रांक दाखिल खारीज की स्वीकृति दी जा सकती है।
					Eo अप्रूव 11/3/10 K.C
1. श्री राजीव कुमार सिंह 2. स्वा गिरिजा नंदन सिंह 3. श्री अंजन कुमार सिंह 4. श्री राजेश कुमार 5. श्री राजीव कुमार सिंह 6. श्री सुखचन्द पक्ष पटना	220 191 174 237 169 25	345 346 347 348 399 400 401 402 403 404 405 406 407 409	0.57 0-65	20=00	सभाधान, राजस्व उपमंडल कोर्ट में नामांतरण दाखिल खारीज की स्वीकृति दी जा सकती है। Eo अप्रूव 11/3/10 K.C

20/10/14

20.10.14

प्रमाणित सच्ची प्रतिलिपि

हस्ताक्षर लिपिक

सरकार के पत्र सं० दिनांक

3-6-60 से आगे

निबन्धन पत्र सं० 4926 दिनांक 14/10/14

प्रतिलिपि शुल्क	रू०	पै०
प्रतिलिपि के लिये आवेदन...	2	00
स्थापना शुल्क.....		
अतिरिक्त शुल्क.....		
प्रमाणीकरण शुल्क.....	4	00
.....की संख्या		
पत्र (कागज).....		
पत्र फोलियो.....	2	50
मुद्रीत कागज.....		
अनुदेशन कपड़ा.....	8	50
प्रतिलिपिकरण शुल्क.....		
शब्दों की संख्या.....		
योग.....		

शब्दों में रू० [illegible]

अचलाधिकारी, पटना सदर

20/10/14

कार्यालय अंचलाधिकारी पटना सदर



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamp and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Data on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
14/10/14	—	—	20/10/14	20/10/14

आमालम्म अंचल अधिकारी पटना सदर

दाखिल खारिज केस नं. 1663/09-10

आज दिनांक 11-3-10 को आदेश | ग्राम - हलका कचहरी में आये उभय पक्षमें श्री रणजीत कुमार सिंह S/o स्व० किरीश चन्द्र सिंह, श्री अजय कुमार सिंह एवं राजेश कुमार S/o श्री रणजीत कुमार सिंह ग्राम शूलचन्द पथ थाना पालीगंज जिला पटना ने उनुप चिकुरी के द्वारा निम्नांकित जमीन का दाखिल खारिज के लिये अनुरोध किया है। जमीन का विवरण :-

मौजा	थानांक	खाता	खेसरा	रकबा	लगान
साढ़िमुसोगी	9	220	395	0.655	20:00
		191	396		
		174	397		
			398		
		237	399		
		169	401		
		25	402		
			403		
			404		
			405		
			406		
			407		
			409		

कैम्प में उपस्थित वादी एवं अंचल निरीक्षक ने आँकलन जमीन। जाँच प्रतिवेदन अभिलेख में संलग्न है। उनलोगों ने आवेदक के नाम से दाखिल खारिज करने की अनुशंसा की है कैम्प में उपस्थित व्यक्तियों से सामान्यतः की दशा में कोई आपत्ति नहीं है। अतः राजस्व कर्मचारी एवं अंचल निरीक्षक के अनुशंसा के आधार पर दाखिल खारिज स्वीकृत किया जाता है। बही पर निर्गत करें।

ह० अस्पष्ट
अंचलाधिकारी
पटना सदर

ह० अस्पष्ट
20/10/14

प्रमाणित सच्ची प्रतिलिपि
प्रकाश लिपिक

[illegible] being the Family Arrangement,

which has been agreed upon BETWEEN the parties to this

, and which is being prepared as a record of what had been

agreed upon some years before , so that there be no hazy

notions about it in future , so that parties to this record

execute and witnesseth :-

WHEREAS late Sri Nishun singh, the common ancestor of the parties

to this Memorandum had left behind him three sons namely

(1) Sri Mulchand singh , (2) Sri Ram Bujhawan singh (3)

Sri Prithvipal singh , 1 of whom died me after the

other.

AND WHEREAS Sri Mulchand singh has left behind four

sons namely (1) Sri Brinda singh (2) Sri Girija Nandan singh

(3) Sri Awadh Nandan singh and (4) Sri Braj Nandan singh,

all these latter four persons herein -after known and

described as Fire party -

And whereas late Sri Rambujhawan singh has left behind

three sons namely (1) Sri Riya Ram singh (2) Sri Narendra

singh and (3) Sri Rao Rabindra Kumar singh , all these

latter , three persons herein- after known and described as

3rd party.

And whereas late, Sri Prithvipal singh has

left behind two sons namely (1) Sri Manik singh and

(2) Sri Haroon singh , all these latter two persons

herein after known and described as third party

And Whereas all these three parties to this deed felt inconvenience in managing and looking after the joint family properties jointly and

Whereas for the beneficial and prosperous enjoyment of the properties and getting better usufruct of the joint family properties, the parties by their mutual consent and arrangement made amongst themselves bud divided the joint family properties and have been managing and looking after the properties given and described below in the respective schedules appended to this Indenture noted against their names separately without any connection, interference and restriction from each other and Whereas the parties to this Indenture had been and are in exclusive possession of their respective scheduled properties so this memorandum is being executed by the respective three parties aforesaid which would serve the purpose of proof and evidence of what had been decided amongst all the three parties aforesaid some time ago for their separate enjoyment to the exclusive of others of their respective properties which they got from the joint family property -

And Whereas the parties to this Indenture have agreed and already given lands out of their respective shares in different plots in Mauza Sadikpur Jog (Mauza No. 9) in District Patna

for drex common passages and roads as shown in sketch maps signed by the parties and attached with this deed for mutual and beneficial enjoyment of their lands.

And whereas the parties to this Memorandum further agree that whenever and wherever required they will give necessary lands out of their respective shares for common passages and roads for mutual and beneficial enjoyment or their lands and for enhancing the utility of the same.

Schedule I.

Separate property of Sri Brinda singh, Sri Girja Nandan singh, Sri Awadh Nandan singh and Sri Braj Nandan singh.

Village.	No.	Khata No.	Plot No.	Area.		Remark.
				A.	D.	
Sadik pur jogi.	228	220	395	-	10	part plot North
	,,	191	396	-	13½	,, ,, West.
	,,	174	397	-	5	,, ,, ,,
	,,	237	398	-	35	
	,,	174	399	-	13	
	,,	230	400	-	24	

Village.	T.No.	Khata No.	Plot No.	Area. A.	Area. D.	Remark.
Nik pur jogi.						
	220	220	401	-	17	
	,,	191	402	-	6	
	,,	474	403	-	3	
	,,	,,	404	-	16	
	,,	191	405	-	16	
	,,	237	406	-	14½	part plot North.
	227	189	407	-	64	,, ,, ,,
	,,	25	409 ✓	-	50	,, ,, ,,
	,,	186	378	-	45 ½	,, ,, South.
	,,	336	377	-	36	,, ,, North.
	220	205	677	-	20	,, ,, ,,
	272	363	893	1	64 ½	,, ,, South.
	,,	,,	900	1	17	,, ,, ,,
	,,	,,	901	1	3	,, ,, ,,
	,,	,,	902	-	95	,, ,, ,,
	,,	,,	903	-	76	,, ,, ,,
	227	46	217	-	14	,, ,, North.
	,,	89	229	-	31	,, ,, South.
	220	261	230	-	24	,, ,, ,,
	,,	262	231	-	36 ½	,, ,, ,,

Bainbe Singh & Hardeo

Shiva Ram Singh

Village.	T.No.	Khata No.	Plot No.	Area.		Remark.
Bahadur pur.	466	66	295	A. -	D. 62	
	471	107	292	-	24	
	,,	114	302	-	24	
	470	96	431	-	55	
	469	32	403	-	27	
	9	12	453	-	92	
	,,	1	490	-	36	
	,,	10	454	-	12	
	465	51	462	-	44	
	464	40	466	-	58	part plot South.
	471	113	233	-	48 2/3	,, ,, West.
	38	26	355	1	33 ½	,, ,, South.
	287	32	352	-	36 ½	,, ,, ,,
	469	90	413	-	68	,, ,, North.
	540	132	12	-	25 ½	,, ,, West.
	896	269	676	-	17	,, ,, East.
Sandal pur.	309	413	240	-	28 2/3	,, ,, West.
	,,	429	242	-	16	,, ,, Middle.
	,,	413	237	-	10	,, ,, South.
	,,	,,	233	-	25 ½	,, ,, North.
	,,	427	199	-	12	,, ,, West.
	,,	164	231	-	20 ½	,, ,, ,,
	,,	413	247	-	11 2/5	,, ,, East.

Schedule II.

Separate property of Sri Siya ram singh , Sri Narendra prasad singh and Sri Ravindra Kumar singh .

Village.	T.No.	Khata No.	Plot No.	Area. A.	Area. D.	Remark.
Bahadur pur.	466 ... 471	131	168	-	16	old house.
	joint.	191	133	-	44	Mango orchased devistham .
	26	210	668	-	34	kolabagh.
	471	107	332	-	27	
	,,	,,	285	-	43	
	,,	112	303	-	26	
	,,	114	309	-	4	
	,,	107	426	-	27	
	469	90	443	1	38	part plot North.
	465	52	461	-	13 ½	
	,,	49	462	-	27	
	464	40	463	-	29	
	465	52	45[illegible]	-	10	
	464	42	471.	-	9	
	9	11	449	-	[illegible]	
	,,	,,	506	-	30	
	9	9	495	-	93	
	465	52	471	-	32	
	,,	50	466	-	56	
	447	7[illegible]	45	-	21	
	471	113	2%3	-	40 2/3	port plot East.

Village.	P. No.	Khata No.		Area. A.	Area. D.	Remark.
Bahadur pur.	35	28	354	1	3 0	
	,,	,,	365	-	7	part North.
	209	32	362	-	36 a	,, South.
	471	122	301			
	,,	123	300	-	12½	In parts of plots with Sri Bheo oh: singh of Kankar b:
	,,	123	250			
	447	7	171			North side Bahadur house- New.
Sadik pur jogi.	229	254	767	-	78	
	,,	,,	742	-	53	
	,,	,,	740	-	9	
	227	6	363	-	6	part left after acquintion.
	,,	157	413	-	27	
	,,	170	414	-	30	
	,,	46	415	-	45	
	,,	25	409	1	19	part West.
	,,	169	376	-	88	
	,,	25	405	-	12 ½	part ,,
	,,	155	218	-	9	part South.
	,,	197	216	-	0 9	
	joint					
	227	67	226	-	22	
	272	363	933	1	59	
	,,	11	36	-	18	
			41			

Shiva Ram Singh

Village.	No.	Khata No.	Plot No.	Area.	Remarks.
Sadik pur Jogi.					D.
					Joint
	273	7	14		
			15		Division Nos.
			16		
			17		
			18		ch re equivalent to five-eighth town
			22		and half dhur.
			23		
			24		
			32		
			33		
Sandal pur.	703	201	259	- 55	
	,,	413	237	- 10	
	,,	413	259	- 29 1/2	part South.
	,,	429	242	- 11 2/3	,, West.
	,,	413	247	- 6 7/8	,, ,,

Schedule III.

Sadik pur Jogi. Top rate property of Sri Munik singh and Sri Hardeo singh.

236	237	394	- 68 1/4	part plot West.	
,,	220	395	- 19	,, ,,	South.
,,	237	406	- 30 3/4	,, ,,	,,
237	169	407	- 98	,, ,,	,,
,,	25	408	- 12 1/4	,, ,,	East.
,,	,,	409	- 60	,, ,,	South.

Village.	Sheet.	Khata no.	Plot no.	Area. A.	Area. D.	Remark.
Sadik pur Jogi.	227	105	378	-	46 ½	part plot North.
	,,	336	377	-	36	,, ,, South.
	22	206	657	-	57	,, ,, ,,
	272	363	693	1	12 ½	,, ,, North.
	,,	,,	694	-	43	
	,,	,,	697	-	46	
	,,	,,	69[illegible]	-	45	
	,,	,,	899	-	44	
	,,	,,	900	-	69	,, ,, ,,
	,,	,,	901	-	68	,, ,, ,,
	,,	,,	902	-	76	,, ,, ,,
	,,	,,	903	-	54	,, ,, ,,
	217	163	215	-	6	,, ,, ,,
	,,	197	216	-	4	,, ,, ,,
	,,	40	217	-	4	,, ,, North
	228	232	227	-	28	,, ,, ,,
	,,	231	228	-	40	,, ,, ,,
	227	69	229	-	15	,, ,, North
	229	281	230	-	4	,, ,, ,,
	,,	282	231	-	5 ½	,, ,, ,,

Village.	No.	Khata no.	Plot no.	Area.		Remark.
				B.		
Lohiasur Dih.	466	84	314	-	72	
	471	107	207	-	16	
	"	122	301			
	"	"	309	-	26	part plots with Sri Sheo chandra singh of kunkar bag . Patna.
	"	23	280			
	469	32	406	-	42	
	470	90	429	-	33	part plot East.
	469	93	410	-	26	
	466	44	455	-	98	
			465	-	14	" "
	9	7	469	-	10	
	"	6	480	-	79	
	464	42	460	-	58	
	"	40	466	-	61	" " North
	471	113	203	-	48 2 Sq	" " East.
	35	25	355	1	33 ½	" " North
	207	32	352	-	38 ½	" " "
	469	90	413	-	89	" " So
	510	132	12	-	28 ½	" " E
	506	510	676	-	17	" "

Surya Ram Singh

llage.	T.no.	Khata no.	plot no.	Area. A.	Area. D.	Remark.
ndal pur.	303	413	24	-	28 2 3	port plot East.
	,,	413	242	-	7	,, ,, ,,
	,,	413	237	-	10	,, ,, North.
	,,	,,	233	-	25 ½	,, ,, South.
	,,	417	199	-	12	,, ,, East
	,,	1:4	231	-	20 ½	,, ,, ,,
	,,	413	247	-	11 2 5	,, ,, West
	,,	,,	243	-	0	,, ,, ,,

In Witness here of the parties to this Indenture of Memorandum have set their hands and executed this document this the 10th day of May, one thousand Nine Hundred and seventy A.D. at their house at Bahadur pur P.S. Sultan ganj, District Patna.

Witnesses:-

1. Shiva Kishore Sharma
Surveyor & Draftsman
Address Kadam Kuan Chowk
Patna 3

First party.
Brinda Singh

2. [illegible]
Address [illegible]

Awadh Bihari Singh
Shyamandan Singh

Second party.
Surjaram Singh
Hirendra Prasad Singh
Rabindra Kumar Singh

Third party.
Hari Singh
Hardeo Singh.

(6)

THIS MEMORANDUM OF PARTITION Denoting the Family Arrangement which has been agreed upon between the parties to this Indenture is being prepared as a record of what has been agreed upon so that in future there be no hazy notions about it; so the parties to this deed execute and witnesseth.=

WHEREAS Late Shri Mulchand Singh father of the parties to this Memorandum has left behind him four sons namely, (1) SriBrinda Singh herein after known and described as First party = (2) Sri Girija Nandan air h herein = after known and described as Second party = (3) Sri Avadh Nandan Singh herein-after known as and described as Third party, and (4) Sri Braj nandan singh herein = after known and described as fourth = party =

AND WHEREAS all these four parties to this deed felt inconvenience in managing and looking after the joint family properties jointly and whereas for the beneficial and prosperous enjoyment of the properties and getting better usufruct of the joint family properties , the parties by their mutual consent amongst themselves have made arrangement and divided the joint family properties given and described below in the respective schedules annexed to this Indenture noted against their names separately, and have taken possession thereof without any connection, interference and obstruction from each other .

AND WHEREAS the parties to this Indenture are in exclusive possession of their respective scheduled properties, so this Memorandum is being executed by the respective four parties aforesaid which would serve the purpose of proof and evidence of what has been decided amongst all the four parties aforesaid for their separate enjoyment, to the exclusion of others of their respective properties which they got from the joint family properties.

And whereas the parties to this Indenture have agreed and already given lands out of their respective shares, in different plots in Mauzas Sadikpur Yogi (thana No.9) and Bahadurpur (Thana No.10) in the district of Patna, for common passages and roads as shown in sketch maps signed by the parties and appended to this deed for mutual and beneficial enjoyment of their lands.

And whereas the parties to this Memorandum further agree that wherever and whenever required they will give necessary lands outof their respective shares for comm. passages and roads for mutual and beneficial enjoymen of their lands and for enhancing the utility of the same.

Schedule 'A'.

Separate property of Sri Brinda Singh being the first party mentioned in the above Memorandum.

Village.	K.No.	Khata No.	Plot No.	Area A.	Area D.	Remark.
Bahadur pur.	436	86	295	-	62	Part plot.
	469	32	403	-	27	Rukkyatat.
	471	113	283	-	24	Part plot
	9	12	483			
	••	10	484	-	60	part plot one fourth of the total area of the three plots.
	••	1	490			
	464	40	466	-	14	part plot.
	469	90	413	-	20½	Part plot.
Sandal pur.	303	413	220	-	29	Part plot.
Sadik pur joga.	272	363	893			
	••	••	900	1 -	38 5/8	Part plot one fourth out of our share.
	••	••	901			
	••	••	902			
	••	••	903			
				B.E. P. Rly.		
	226	220	395	[illegible]		
	••	191	396			
	••	174	397			
	••	237	398			
	••	174	399			
	••	220	400	1. 2.1. 4		Part plot one fourth out of our share.
	••	••	401			
	••	191	402			

J.No.	Khata No.	Plot No.	Area	Remarks
Sadia pur jogi.				
	226	403		
	,, ,,	404		
	,, 191	408		
	,, 237	408		
	227 169	407		
	,, 25	409		
	,, 335	377	B.K.D.Dh. 0.8.13.0	Part plot one fourth out of our share.
	,, 168	378		
	,, 89	229		
	229 201	230	0.2.18.7	Part plots.
	,,	231		
Bahadur pur.	510 132	12	0.4.15.5	Part plots

Schedule 'B'.

Separate property of Sri ... being third party mentioned in the above Memorandum.

Bahadurpur.	596	209	686	A. -	D. 17 Part plots.
	471		[illegible]	-	24
	,,	114	[illegible]	-	24
	207	32	[illegible]	-	36½ Part plots.
	471	113	203	-	24 ,, ,, ,,
	0	12	453		
	,	10	454		
	,,	1	490	-	60 Part plot onefourth of the total area of the three plots.

Village.	T.No.	Khata No.	Plot No.	Area. A.	Area. D.	Remark.
Bahadur pur.	464	40	406	-	14	Part plot.
	469	90	413	-	11½	" "
Sandal pur.	303	413	233	-	25 ½	" "
Sadik pur jog	1.272	363	893			
	"	"	900			
	"	"	901			
	"	"	902	1 -	38 7/8	Part plot one fourth out of our share.
	"	"	903			
	227	4	217	—	14	
	221	220	395	B.K.D.Bh.		
	"	91	396			
	"	174	397			
	"	237	398			
	"	174	399	1.2.1.4		"
	"	220	400			
	"	"	401			
	"	191	402			
	"	474	403			
	"	"	404			
	"	191	405			
	"	237	406			
	227	169	407			
	"	25	409			
	"	335	377			
	"	168	378	- 5.18.-		
	"	89	229	- 7.14.8		
	229	261	230			
	"	282	231			

Schedule 'C'.

Separate property of Sri Braj Nandan singh , being fourth party mentioned in the above Memorandum.

Village.	T.No.	Khata No.	Plot no.	Area. A.	Area. D.	Remark.
Bahadur pur.	438	25	355	-	66	Part plot.
	470	96	451	-	22	" "
	465	51	402	-	32	" "
	"	12	453			
	"	10	454	-	60	part plot one fourth of the total area of the three plots.
	"	1	490			
	464	40	466	-	14	Part plot.
	469	90	413	-	20	" "
Sandalpur.	303	184	231	-	80	" "
	"	427	199	-	12	" "
Sodikpur jogi.	272	563	693			
	"	"	899			
	"	"	901			
	"	899	902	1-	38	part plot one fourth out of our share.
		191	903			
	"	"	905			
	228	220	395	B.K.D.Dh.		
	"	191	396			
	"	174	397			
	"	237	398			
	"	174	399	L.L.L. 4		Part plot one fourth out of our share.
		220	400			
		"	401			
		191	402			
	"	174	403			
	"	196	404			
	"	191	405			

Village.	T.no.	Khata no.	Plot no.	Area. B. K. D. Dh.	Remark.
Sadikpur jogi.	228	237	406		
	227	109	407		
	,,	25	409		
	,,	335	377	- 0.7.2.	Part plot one fourth out of our share.
	,,	166	378		
	,,	89	229		
	229	261	230		
	,,	262	231		
Bahadur pur.	610	132	12	- 1.9.12	

Schedule 'D'.

Separate property of Sri Girija Nandan singh, being second party mentioned in the above Memorandum.

				A. D.	
Bahadur pur.	35	25	358	0. 88	Part plot s.
	470	98	451	0. 33	,, ,,
	465	61	462	0. 12	,, ,,
	9	12	453	0. 60	Part plot one fourth of the total area of the three plots.
	,,	10	464		
	,,	1	490		
	464	40	466	0. 14	Part plot
	409	90	413	0. 16	Part plot.
Sundalpur.	303	429	242	0. 16	,, ,,
	,,	413	257	0. 10	,, ,,
Sadikpur jogi.	272	363	893		
	,,	,,	900		
	,,	,,	901		
	,,	,,	902	1 - 3 7/8	Part plot one fourth out of our share.
	,,	,,	903		

Village.	T.No.	Khata No.	Plot No.	Area. B.K.D.Bi.	Remark.
Sadik Jot.	228	220	398		
	,,	191	396		
	,,	174	397		
	,,	237	398		
	,,	174	399		
	,,	220	400	1.2.1.4.	Part plot one fourth out of our share.
	,,	,,	401		
	,,	191	402		
	,,	174	403		
	,,	,,	404		
	,,	192	405		
	,,	237	406		
	227	169	407		
	,,	25	409		
	,,	336	377		
	,,	168	378	-3.7.2	Part plot one fourth out of our share.
	229	231	230	-3.10-	
	,,	2 822	431	-1.4.7.	
	227	89	249		

In Witness where of the parties to this Indenture of Memorandum have set their hands and executed this document this 16th day of May one thousand nine hundred and seventy A.D. at their house at Bahadurpur, Kime pâlice station Sultanganj Patna.

Witnessesj.

First party.

1. Harihar Singh — Address. Bahadurpur Patna 16.5.70 — Brahmeshwar Singh 16.5.70

Second party.

2. Surya Deo Singh — Address Bahadurpur Patna 16-5-70 — Lalita Prasad Singh

Third party.

Hwat. Malan Singh

Fourth party.

[illegible]

कार्यालय :- अंचल अधिकारी

पारिवारिक सूची प्रमाण पत्र

क्रमांक 1051 दिनांक 7/7/2014

राजस्व कर्मचारी/अंचल निरीक्षक पटना सदर अंचल द्वारा दिये गये जाँच प्रतिवेदन एवं आवेदक/आवेदिका के शपथ पत्र सं0 3213 दिनांक 4/7/14 एवं संलग्न मृतक के मृत्यु प्रमाण पत्र के आधार पर प्रमाणित किया जाता है कि आवेदक/आवेदिका श्री/श्रीमती सुश्री रणजीत कुमार सिंह मुहल्ला [illegible] पोस्ट [illegible] थाना [illegible] जिला-पटना के ~~माता/पिता/पति/पत्नी~~ स्व0. [illegible] का देहान्त दिनांक 12/12/1995 को हो गई है। मृतक के मरणोपरान्त उनके परिवार में निम्नलिखित सदस्य हैं।

क्रमांक	सदस्य का नाम	उम्र	संबंध	विवाहित/अविवाहित
1	रणजीत कुमार सिंह	60	पुत्र	विवाहित
2	अजय कुमार सिंह	40	पौत्र	विवाहित
3	राजेश कुमार	35	पौत्र	विवाहित
4				
5				
6				
7				
8				
9				
10				

अंचल अधिकारी