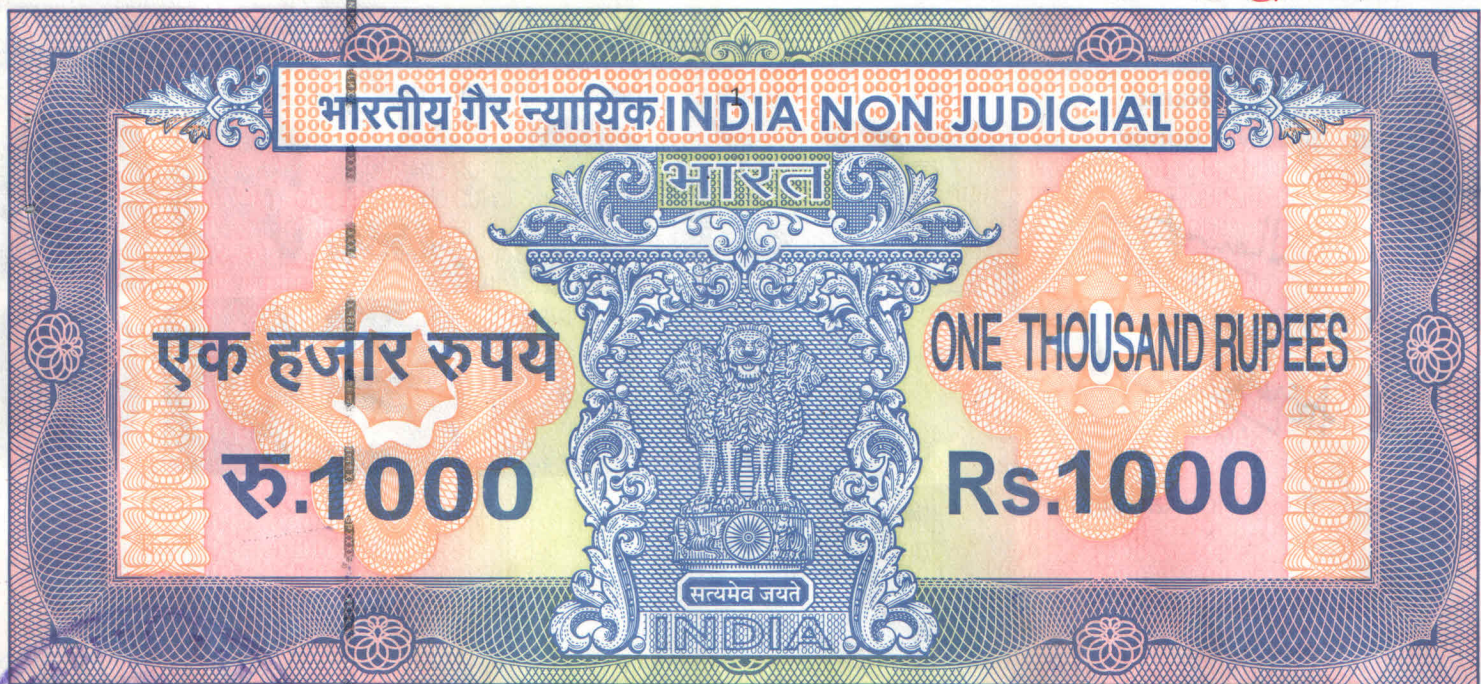




4333 31-1-14
Deed No. 2338
1691265

**Govt. of Bihar
District Registry Office, Muzaffarpur**

Summary of Endorsement

This document was presented for registration on 31/01/2014 by Shaswat Kumar. A Stamp Duty of Rs. 1945000/- and other Fees of Rs. 41600/- has been paid in it. The document was found admissible. The Names, Photographs, 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. 2338 in Book No. 1, Volume No. 31 on pages from 309 to 332 and has been preserved in total 24 pages in C.D. No. 5 / Year 2014

Date: 07/02/2014

DEVELOPMENT AGREEMENT
Token No: 2042 / 2014

Signature with Date
(Nilesh Kumar)
Registering Officer, Muzaffarpur

This **DEVELOPMENT AGREEMENT** made and entered into at Muz this 31st
- day of January 2014 ("Agreement");

BY AND BETWEEN

SHYAMA THAKUR MARKETING PRIVATE LIMITED, a private limited company incorporated and registered under the Companies Act, 1956, having its registered Office at 77, Chakkar Maidan, Muzaffarpur, Bihar- 842001, through



21/11/14 842001 31/11/14
31/11/14

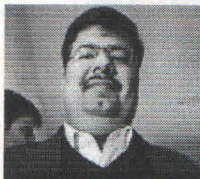
District Registry Office, Muzaffarpur

Token Number 2042

Reg. Year 2014

Serial Number 1935

Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Shaswat Kumar						
Sig.	<i>Shaswat</i> 31/1/14						
Claimant	Arjun Singh						
Sig.	<i>Arjun</i> 31/1/2014						
Identified By	Sudhir Kumar Singh						
Sig.	<i>Sudhir Kumar Singh</i> 31/01/14						
Executant	Shaswat Kumar	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	<i>Shaswat</i>						

SCORE Ver.3.0

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Shaswat
31/1/14

its authorized representative and signatory Mr. Shaswat Kumar ^{Age - 38} son of Late Braj Kishore Thakur, resident of A/204, the Residency Apartment, Ardee City, Sector- 52, Gurgaon-122011, Haryana (hereinafter referred to as the "Owner", which expression shall unless repugnant to the context shall mean and include its successors and permitted assigns) of the **FIRST PART:** ^{q.t. present - 77 Rescuer} Chakras P.S. - Kazimohammadpur Dis - Muz

AND

SAMRAT VIJAY CONSTRUCTION PRIVATE LIMITED, a private limited company registered under the Companies Act, 1956, having its registered office at village Nethua, P.O. Awari, P.S. Maraurah, Chapra, District- Saran, Bihar and its head office at 19, Aniket Building, IAS Colony, Kidwaipuri, Patna-800001, through its Managing Director ^{Age - 36} Shri Arjun Singh son of Shri Sakal Deo Singh, resident of 111, Triveni Apartment, East Boring Canal Road, Patna - 800001 (hereinafter called and referred as the "**Developer**" which expression unless repugnant to the context shall mean and include successors and permitted assigns) of the **SECOND PART.**

The Owner and the Developer hereinafter shall, wherever the context so requires, collectively referred to as the "**Parties**" and individually as "**Party**".

WHEREAS

- (A) The Owner is the absolute owner with full right, title and interest in land measuring 47,520 square feet, situated at Majhauria, Muzaffarpur, more particularly described in Schedule A of this Agreement ("**Scheduled Property**") which was acquired by the Owner from Smt. Shyama Thakur wife of Late Braj Kishore Thakur and Mr. Shaswat Kumar son of Late Braj Kishore Thakur through three Registered Sale-deeds dated 15 March 2011 bearing (1) Document No. 6536, Book No. 1, Zild No. 99, Page No. 73 to 82, (2) Document No. 6537, Book No. 1, Zild No. 99, Page No. 83 to 92 and (3) Document No. 6538, Book No. 1, Zild No. 99, Page No. 93 to 102, and since then the Owner is the absolute owner of the Scheduled Property. The Scheduled Property was mutated in the name of the Owner in the record of the Government Srista vide order dated 21 April 2011, issued by the Circle Officer, Mushari bearing mutation case number



STO - Ritesh Sinha
S/O - Vinod Singh K. Sinha
P.S. - Kankarbagh, Patna
21/11/2011

Director

Samrat Vijay Construction Pvt. Ltd.

Director

25 of 2011-12 and since date the Owner has been regularly paying property tax in relation to the Scheduled Property to the Government of Bihar. The Owner has represented that it has the right, title and interest over the Scheduled Land;

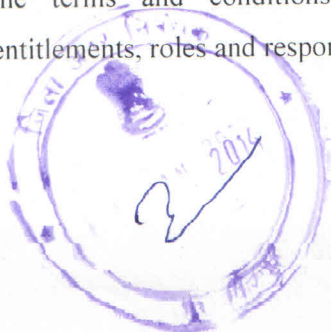
- (B) **AND WHEREAS** the Owner is desirous of undertaking the construction and development of a multi-storied commercial building/shopping mall under the name and style of "Dwarika City Centre", in accordance with the layout plans and approvals, over the Project Land ("**Project**"). And whereas the Owner has commenced construction of Project and has finished laying the foundation for the construction of the shopping mall and for this purposes has obtained layout approval from the relevant authority bearing plan case number Muzaffarpur-26569/231/891/14/5/2011, and executed a collaboration agreement dated 23 April 2013 with Re India Property Management Private Limited ("**RE India**"), having its Registered Office 72B, Mini MIG, Mayur Vihar, Phase-III, New Delhi-110096 ("**Collaboration Agreement**"). The Owner and RE India have terminated the Collaboration Agreement vide Collaboration Agreement Termination Agreement dated 20 November 2013; .

- (C) The Parties are desirous of entering into this Agreement for the purpose of development and construction development of a multi-storied commercial building/shopping mall under the name and style of "Dwarika City Centre", on the Scheduled Property ("**Project**") in the following manner:

- (i) the Owner shall contribute the entire Scheduled Property, free of all claims or any Encumbrance (as defined hereinafter), for execution of the Project in terms of this Agreement.

- (ii) the Developer shall undertake the entire construction and development of the Project at its own cost and expense, in terms of this Agreement.

- (D) The Owner and the Developer are desirous of entering into this Agreement for recording the understanding and arrangement arrived at between them and set out the terms and conditions including their respective obligations, rights, entitlements, roles and responsibilities with respect to the Project.



Sri Lanka Property Management Pvt. Ltd.

Director

Panrat Vijay Kumar

Guellyr Kumar Singh
 3/10 Umesh Kumar Singh
 Vill - Kandi, PS - Panapara
 Dist - Chhapra, Bihar

NOW THEREFORE THE PARTIES HAVE AGREED AS FOLLOWS

1. DEFINITION AND INTERPRETATION

1.1 Definition

"**Arbitration Panel**" shall have meaning assigned to the term under Clause 15.9.2 hereof;

"**Business Day**" means a day (excluding Sundays) on which banks generally are open in Patna and New Delhi for the transaction of normal banking business;

"**Building Plan Approval**" shall mean approval granted for the plan for construction of retail and commercial complex (s)/ residential complexes on the Scheduled Property by the Department of Town and Country Planning, Haryana and/or any other relevant Governmental Authorities;

"**Completion Period**" shall have meaning assigned to the term under clause 7.4 hereof;

"**Construction Fee**" shall have meaning assigned to the term under clause 6 hereof;

"**Customer Payments**" shall have meaning assigned to the term under clause 7.8 hereof;

"**Developer's Share**" shall have the meaning assigned to the term under Clause 4.2 hereof;

"**Developer's Events of Default**" shall have meaning assigned to the term under Clause 13.1.2 hereof;

"**Dispute**" shall have the meaning assigned to the said term under Clause 15.9.1 hereof;

"**Disputing Parties**" shall have the meaning assigned to the term under Clause 15.9.1 hereof;

"**Encumbrance**" means any encumbrance including, without limitation, any claim, debenture, mortgage, pledge, charge, hypothecation, lien, deposit by way of security, bill of sale, option or right of pre-emption, beneficial ownership (including usufruct and similar entitlements), public right, common right, way

Shruti Thakur Marketing Pvt. Ltd.

Director

Samrat Vijay Construction

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Director



leave, any provisional or executorial attachment and any other interest held by a third party;

"Execution Date" shall mean date of execution and registration of this Agreement;

"FAR" shall mean the applicable floor area ratio in the Scheduled Property as permitted by applicable Law;

"Force Majeure" shall have meaning assigned to the term under Clause 7.5 hereof;

"Governmental Authority" shall include the President of India, the Government of India, the Governor and the Government of any State in India, any Ministry or Department of the same and any local or other authority exercising powers conferred by Law;

"Grace Period" shall have meaning assigned to the term under Clause 7.4 hereof;

"Laws" means any common or customary law and any constitution, decree, judgment, legislation, order, ordinance, directive, policy, guideline, regulation, statute, treaty or other legislative measure in any jurisdiction and any present or future directive, regulation, guideline, practice, concession, request or requirement whether relating to the environment, the regulation of foreign exchange or otherwise and whether or not having the force of law issued by any Governmental Authority, agency or department or any central bank or other fiscal, monetary, regulatory, self regulatory or other authority or agency;

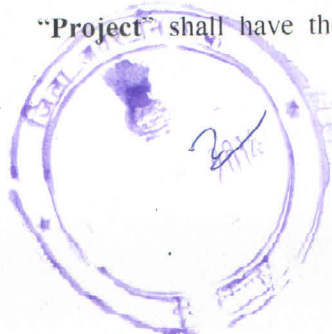
"Owner's Share" shall have the meaning assigned to the term under Clause 4.1 hereof;

"Owner Indemnified Parties" shall have meaning assigned to the term under Clause 11.1.1 hereof;

"Owner's Events of Default" shall have meaning assigned to the term under Clause 13.1.1 hereof;

"Person" means any individual, firm, sole proprietorship, unincorporated association, unincorporated organization, body corporate, corporation, company, partnership, unlimited or limited liability company, joint venture, Governmental Authority or trust or any other entity or organization of any kind, whether or not having separate legal personality;

"Project" shall have the meaning assigned to the term in Recital C hereof;



Director
Samrat
11/11/14
13
11/11/14
13

"Request" shall have the meaning assigned to the term under Clause 15.9.1 hereof;

"Rules" shall have the meaning assigned to the term under Clause 15.9.2 hereof;

"Scheduled Property" shall have the meaning assigned to such term in Recital A hereof;

"Warranties" shall mean the representations and warranties of the Owner and Developer contained in Clause 10 hereof.

1.2 INTERPRETATION

In this Agreement, unless the context otherwise requires:

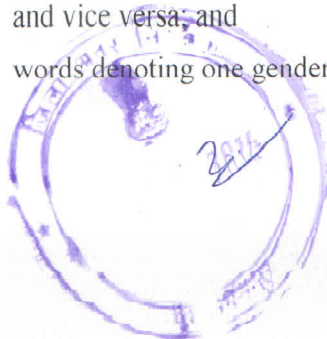
- (a) references in this Agreement to the Parties include their respective legal heirs, administrators, executors, permitted assignees and/or the respective successors in title to substantially the whole of their respective undertakings;
- (b) references to statutes or statutory provisions include references to any orders or regulations made thereunder and references to any statute, provision, order or regulation include references to that statute, provision, order or regulation as amended, modified, re-enacted or replaced from time to time whether before or after the date hereof (subject as otherwise expressly provided herein) and to any previous statute, statutory provision, order or regulation amended, modified, re-enacted or replaced by such statute, provision, order or regulation;
- (c) headings to clauses, paragraphs and descriptive notes in brackets are for information only and shall not form part of the operative provisions of this Agreement and shall be ignored in construing the same;
- (d) references to Clauses and Schedules are to Clauses and Schedules to this Agreement. All of these form part of the operative provisions of this Agreement and references to this Agreement shall, unless the context otherwise requires, include references to the Recitals, Clauses and Schedules;
- (e) the words "including" and "inter alia" shall be deemed to be followed by "without limitation" or "but not limited to" whether or not those words are followed by such phrases or words of like import;
- (f) any reference to a document in Agreed Form is to a document in a form agreed between the Owner and the Developer;
- (g) references to the singular number shall include references to the plural number and vice versa; and
- (h) words denoting one gender shall include all genders.

Shyama Thakur Marketing Pvt. Ltd.

Director

Ramesh Vijay Co.

Director



NOW this Agreement Witnessed and it is hereby agreed and declared by and between the parties hereto as follows: -

2. CONTRIBUTION BY OWNER AND DEVELOPER

The Owner and Developer hereby agree to undertake the following towards the Project:

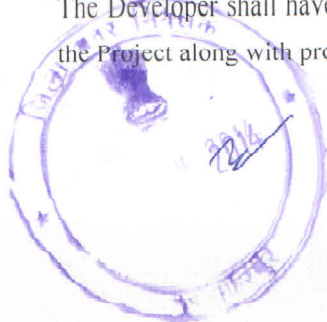
- (a) The Owner hereby agrees to contribute and make available, the Scheduled Property, free from all Encumbrances and without any cost to the Developer and place the same at the complete disposal of the Developer for the purposes of the Project in terms of this Agreement.
- (b) The Developer hereby agrees to construct and develop the entire Project on the Scheduled Property at its sole cost, without any cost to the Owner, in accordance with the layout plans, terms of this Agreement and applicable Law.

3. AUTHORIZATION OF THE DEVELOPER FOR PROJECT EXECUTION

- 3.1 In order to facilitate the execution of the Project, the Owner shall, simultaneously with the execution of this Agreement, give a specific power of attorney, in favour of the Developer in terms whereof the Owner shall:

- (a) authorize and permit the Developer to plan, design and execute the Project, at its own cost, in such manner as it deems fit, sign and file all necessary applications, papers, affidavits, undertakings and documents with Governmental Authorities and obtain no-objection certificate(s), permissions and approvals from the Governmental Authorities;
- (b) permit the Developer to appoint, at its own cost, architects, contractors, experts, consultants, accountants and labourers, carpenters, electricians, suppliers and other service providers/independents personnel(s)/person(s) as may be required for implementation of the Project;
- (c) permit the Developer to market and advertise the Project, at its own cost, using its own contractors, agents, representatives and other resources in accordance with Clause 9 below;
- (d) authorize and permit the Developer to enter the Scheduled Property to perform all such acts and activities as may be necessary and required for the purpose of development and construction of the Project.

- 3.2 The Owner hereby grants the right to the Developer to sell/lease the Developer's Share. However, the Developer shall not have a right to sell/transfer/alienate the Owner's Share. The Developer shall have right to construct and develop the Project and sell its share in the Project along with proportionate share of Scheduled Property. After completion of the



Sharma Thakur Marketing Pvt. Ltd.

Director

Samrat Vijay Cons...

Director

Project and upon transferring Owner Share of the Project to the Owner, the Developer shall be the absolute owner of the Developer's Share and the Developer shall have complete rights to sell/alienate/transfer the Developers Share.

- 3.3 The Parties further agree that any change in the layout plan, building plan or architectural designs, plans, drawings or any structural alteration shall require the written consent of both Parties. The Developer undertakes to promptly inform the Owner, by way of a written notice, of any of the changes proposed by it in relation to the Project.
- 3.4 The Parties agree that the agency appointed to undertake the maintenance and upkeep of the Project shall be mutually decided by both Parties.

4. ALLOCATION OF DEVELOPED AREA

The Parties agree that in consideration of the contribution by the Owner and the obligations undertaken by the Developer towards the Project in terms of this Agreement, the developed area in the Scheduled Property shall be allocated to the Parties in the manner set out in Clauses 4.1, 4.2 and 4.3.

4.1 Owner's Share

The Owner shall be allocated 50% of the total developed FAR in the Project ("Owner's Share").

4.2 Developer's Share

The Developer shall be allocated 50% of the total developed FAR in the Project ("Developer's Share").

- 4.3 The Parties further agreed that any additional FAR in the developed Project, resulting from revision of the layout plan, shall be allocated to the Owner and Developer in proportion to respective shares of the Parties in accordance with Clause 4.1 and Clause 4.2 of this Agreement.

- 4.4 The Parties agree that area to be allotted to Big Bazaar in the Project shall be divided between the Parties in proportion to the their respective shares until the final share distribution agreement is executed between the Parties

- 4.5 The Parties agree that all revenues, incomes, royalties or rent received from marketing and advertising rights given to customers on the Project, such as leasing space for hoardings, banners, neon signs or renting common areas to set up stalls or make-shift shops shall be shared and divided between the Parties in proportion to their respective shares as provided in Clause 4.1 and 4.2 of this Agreement.

- 4.6 The Parties agree that all revenues, incomes, royalties or rent received from parking space shall be shall be shared and divided between the Parties in proportion to their respective shares as provided in Clause 4.1 and 4.2 of this Agreement.



Siddhanta Thakur Marketing Pvt. Ltd.

Director

Samrat Vijay Construction Pvt. Ltd.

Director

- 4.7 The Parties agree that all revenues, incomes, royalties or rent received from maintenance fee charged to customers and revenues from any other source (besides revenues incomes, royalties or rent obtained from sale, assignment, leasing, sub-let or transfer of the Owner's Share or the Developer's Share) shall be shared and divided between the Parties in proportion to their respective shares as provided in Clause 4.1 and 4.2 of this Agreement.

5. TRANSFER OF OWNER AND DEVELOPER'S SHARE

5.1 Conveyance of Owner and Developer's Share

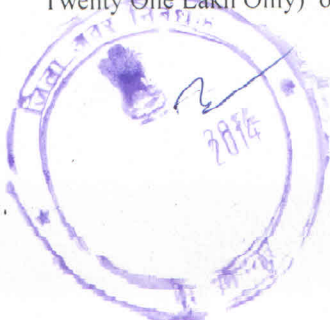
- 5.1.1 The Developer and the Owner may, upon obtaining all the relevant licenses and approvals required under Applicable law, market and subsequently sell the saleable area/units forming part of the Owner's Share and/or Developer's Share during the construction and development stage of the Project.
- 5.1.2 The Developer agrees that conveyance of the saleable area/units forming part of the Owner's Share and Developer's Share shall occur in such a manner that the saleable area/units forming part of the Owner's Share and Developer's Share respectively shall be sold in agreed proportion.
- 5.1.3 The Parties agree that the Owner and the Developer shall have the full right and interest over the saleable units forming part of the Owner's Share and Developer Share respectively. The Parties further agree that the Owner and Developer shall have the sole right to sell, assign, lease, sub-let, alienate or transfer in any other manner, saleable units forming part of their respective shares in the Project at their sole discretion, in the manner and on the terms and conditions they may deem fit.

6. DEVELOPER'S OBLIGATION

The Developer shall pay the Owner a total amount of INR 6,00,00,000 (Indian Rupees Six Crore Only) ("Construction Fee") in consideration of the costs and expenditures already undertaken by the Owner in the construction and development of the Project. A sum of Rs. 3,50,00,000/- (Indian Rupees Three Crores Fifty Lakhs) is being adjusted in the form additional FSI in the Project being granted to the Owner and the balance amount of Rs. 2,50,00,000/- (Rupees Two Crores Fifty Lakhs only) shall be paid by the Developer to the Owner in the following manner:

(a)

he Owner acknowledges the receipt of INR 1,21,00,000 (Indian Rupees One Crore Twenty One Lakh Only) out of the Construction Fee paid by the Developer to the Owner



Director
Suryana Thakur Marketing Pvt. Ltd.
Ramrat Vijay Construction
Director

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on 11.11.13, 18.11.13, 16.12.13, 17.12.13 and 7.01.14 vide Cash Rs.25,00,000/- and through cheques 96,00,000/-

(b)

he Developer shall be liable to pay the Owner a sum of INR 54,00,000 (Indian Rupees Fifty Four Lakhs only) no later than 31 January 2014;

(c)

he Developer shall be liable to pay the Land Owner a sum of INR 75,00,000 (Indian Rupees Seventy Five Lakhs Only) no later than 28 February 2014.

7. PROJECT EXECUTION

- 7.1 The Parties agree that pursuant to receipt of all requisite licenses and approvals, the Developer, shall, at its own cost and expense, undertake implementation of the Project. It is clarified that the entire cost of execution of the Project shall be borne solely by the Developer and Owner shall not be required to contribute any amount towards the same.
- 7.2 The Developer shall be solely responsible for ensuring compliance with the layout approvals and other licenses and approval and applicable Law for the development of the Project. However, the developer agrees any change in the layout plan, building plan or architectural designs, plans, drawings or any structural alteration shall require prior written consent of the Developer, as provided in Clause 3.3 of the Agreement.
- 7.3 The Owner undertakes not to disturb the peaceful possession of the Scheduled Property by the Developer for the purpose of execution of the Project and shall ensure to keep the Scheduled Property free from all sorts of Encumbrances at all times.
- 7.4 The Developer shall ensure that the best industry practices and international standards are adhered to during Project implementation and the Project is completed within a period of 24 months from Execution Date and shall complete the construction of the basement no later than 31 April 2014 ("Completion Period"). In the event the Project is not completed within the Completion Period, the Developer shall be granted a grace period of 6 (six) months to complete the Project ("Grace Period"). For any delay beyond the Grace Period provided under this Clause 7.4, the Developer shall be liable to pay penalty as set out under Clause 12.
- 7.5 The Developer shall not be liable for delay in completion of the Project beyond Completion Period, if such delay is due to contingencies beyond its control, such as fire, flood, civil commotion, earthquake, war, strikes or government action, delay due to change in applicable Laws, regulations or policies ("Force Majeure"). If Developer is prevented by such event from performing its obligations under this Agreement, it shall promptly notify the Owner to that effect. In such an event both Parties shall mutually agree to a reasonable extension of the Completion Date. In the event the Majeure incident



Shri. Thakur Marketing Pvt. Ltd.

Director
31/1/14
Director
31/1/14
Director

extends more than six (6) months, either Party shall have a right to terminate the Agreement in accordance with Clause 14 below.

- 7.6 The external development charges, the infrastructure development charges and any other charges as may be levied by the Governmental Authorities in respect of the developed area of the Project shall be paid by the Developer to the concerned authorities as and when the such charges are payable. The Developer shall be entitled to recover the said charges from the buyers/purchasers/customers of such developed area including the Owner's Share.
- 7.7 The Developer shall have the right to create Encumbrance on the Developer's Share for the purpose of raising finances for construction and development of the Project.
- 7.8 The Developer shall, within a period of 90 days from the Execution Date, provide an option to the existing customers to (i) cancel the existing lease and enter into a new lease with the Developer on fresh terms and conditions or; (ii) exit the Project after obtaining refund of all the payments already made towards the Project. However, if the existing customer(s) do not agree on executing new lease then all the Customer Payments shall be reimbursed to them within a maximum time period of thirty (30) days from the execution of the Development Agreement. The Developer shall be solely liable to pay the refund amount to the customer and the Owner shall facilitate the refund process.

8. MARKETING & BRANDING OF THE PROJECT

- 8.1 The Developer shall market and advertise the Project using its own contractors, agents, representatives and other resources. All costs and expenses on marketing and advertising the Project including payments of commissions, sales promotions, advertisements, publicity materials etc. shall be solely borne by the Developer.

9. COVENANTS OF THE OWNER AND THE DEVELOPER

- 9.1 From the Execution Date, the Owner and Developer shall:
- (a) not undertake or accept any contractual obligations as would hinder the performance of the transactions contemplated in this Agreement;
 - (b) not do or permit anything which would constitute a breach of any of the Warranties;
 - (c) the Owner shall not:
 - (i) sell, convey, transfer, assign, charge or create any Encumbrance in respect of the Scheduled Property (or any part thereof) or grant any rights or easements over any portion of the Scheduled Property or enter into any covenants affecting any portion of the Scheduled Property or agree to do any of the foregoing;
 - (ii) grant any rights of construction, development or otherwise in the Scheduled Property to any third party;



Director

Handwritten signature and date 11/11/14. A vertical stamp on the right side reads 'Surya Thakur Marketing Pvt. Ltd.' and 'Rajesh Vijay Construction Pvt. Ltd.'.

- (iii) carry out any material structural alteration or addition to, or materially effect any change of use of the Scheduled Property other than permitted under this Agreement;
- (d) not to take, or commit to take, any action that would result in the occurrence of any of the foregoing.

10. REPRESENTATIONS & WARRANTIES

10.1 Representations and Warranties of the Owner

- 10.1.1 The Owner acknowledges that the Developer has decided to enter into this Agreement and undertake the transactions contemplated herein on the basis that the Warranties are true and accurate.
- 10.1.2 Each of the Warranties shall be construed as a separate Warranty and (save as expressly provided to the contrary) shall not be limited or restricted by reference to or inference from the terms of any other Warranty.
- 10.1.3 The Owner has the full power and authority under Law to execute this Agreement.
- 10.1.4 The Owner is in possession of the whole of the Scheduled Property, and no other Person or entity is in or actually or conditionally entitled to possession, occupation, use or control of any of the Scheduled Property.
- 10.1.5 The Owner is the absolute owner of the Scheduled Property with uninhibited rights of alienation over the same. The Owner is absolutely seized and possessed of and is otherwise well and sufficiently entitled to the Scheduled Property.
- 10.1.6 The Owner has good and marketable title to the Scheduled Property (which title has been perfected by registration or other lodgement at the appropriate public registry with the best quality of title available), free from any restriction, caution, notice or inhibition and all original sale deeds and documents necessary to prove such title are in the possession or under the control of the Owner.
- 10.1.7 Except the Customer Contracts, no Person or entity has or claims any security interest, charge, Encumbrance, lien, option, right of pre-emption or other similar interest (including any arising by statute) in or over any of the Scheduled Property or any relevant deeds or documents.
- 10.1.8 The Owner is the sole legal and beneficial owner of, and otherwise absolutely entitled to the Scheduled Property and the proceeds of sale thereof and the Scheduled Property is free from any Encumbrance.



Director

11/11/13

General Vidy Consortium

11/11/13

Thakur Marketing Pvt. Ltd.

- 10.1.9 The Land Owner undertakes that it has only entered into customer contracts for the sale or lease of the developed units in the Project as declared in **Schedule B** ("Customer Contracts"). Besides the Customer Contracts, the Owner has not entered into any arrangement or agreement to sell or otherwise, with any third party/ies which may impact the Scheduled Property or the Owner in any manner or the construction on the Scheduled Property.
- 10.1.10 The Owner has neither mortgaged, charged and/or created a security upon the Scheduled Property or upon any part thereof, to or on behalf of any bank, financial institution, lender or a private party.

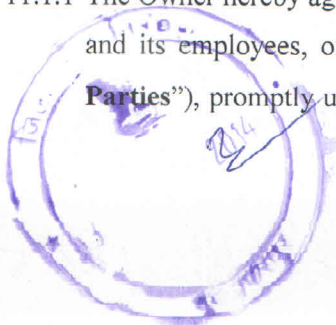
10.2 Representations and Warranties of the Developer

- 10.2.1 The Developer hereby represents and warrants to the Owner that each of the representations and warranties of the Developer as set forth under this Clause 10.2 hereunder are true and correct.
- 10.2.3 The Developer is a limited company duly incorporated and validly existing under the laws of India.
- 10.2.4 The Developer has the requisite corporate power and authority and the financial capacity to enter into this Agreement, to perform its obligations hereunder and to consummate the transactions contemplated hereby. The execution and delivery of this Agreement by the Developer, and the performance by the Developer of its obligations hereunder have been duly authorized by all necessary corporate action on the part of the Developer.
- 10.2.4 The execution and delivery of this Agreement by the Developer does not, and the performance by the Developer of its obligations hereunder, the consummation by the Developer of the transaction contemplated hereby will not, (i) conflict with or violate the charter documents of the Developer, or (ii) conflict with or violate any law, rule, regulation, order, judgment or decree applicable to the Developer or by which the Developer or its assets and properties are bound or affected.

11. INDEMNIFICATION

11.1 Indemnification by the Owner

- 11.1.1 The Owner hereby agrees to indemnify, defend and hold harmless, the Developer and its employees, officers, agents and/or advisors (the "**Owner Indemnified Parties**"), promptly upon demand, from and against any and all Losses incurred



Director
Shyama Sharma Marlin Pvt. Ltd.
21/11/13
Samarajyoti Construction
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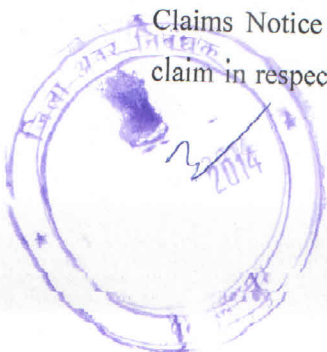
and/or suffered by such Owner Indemnified Party / Parties arising out of or in connection with any misrepresentation or any breach of any Warranty or any covenant, term or undertaking of the Owner in this Agreement;

11.1.2 If any Owner Indemnified Party seeks indemnification in respect of a breach of the Warranties or covenants under this Agreement, it shall, within a reasonable period of time, notify in writing (the "**Developer Claims Notice**") the Owner of any Losses for which the Owner Indemnified Party is asserting an indemnification claim under this Clause 11.1. The Developer Claims Notice shall be accompanied by a reasonably complete description of claim in respect of which indemnification is being sought. The Owner shall be required to make payment of the amounts claimed in the Developer Claims Notice irrespective of the quantum of such amounts claimed within a period of 30 (thirty) days from the date of the Developer Claims Notice. Any delayed payment shall carry an interest at the rate of 12% per annum until payment and/or realization of amounts due.

11.2 Indemnification by the Developer

11.2.1 The Developer hereby indemnifies, defends and holds harmless the Owner and its employees, officers, agents and/or advisors (the "**Developer Indemnified Parties**") promptly upon demand at any time and from time to time, from and against any and all Losses incurred and/or suffered by the Developer Indemnified Parties arising out of or in connection with any misrepresentation or any breach of any representation or warranty of the Developer contained herein or any covenant, term or undertaking of the Developer in this Agreement or any action taken by the Owner on the express instructions/advice of the Developer or any action taken by the Developer pursuant to any express authority/power granted to it by the Owner under/pursuant to this Agreement.

11.2.2 If the Developer Indemnified Parties seek indemnification under this Agreement, it shall, within a reasonable period of time, notify in writing (the "**Owner Claims Notice**") the Developer of any Losses for which the Developer Indemnified Parties are asserting an indemnification claim under this Clause 11.2. The Owner Claims Notice shall be accompanied by a reasonably complete description of claim in respect of which indemnification is being sought. The Developer shall



Director

Handwritten signature/initials.

Handwritten signature/initials.

Stamp: Sam...

be required to make payment of the amounts claimed in the Owner Claims Notice irrespective of the quantum of such amounts claimed within a period of 30 (thirty) days from the date of the Owner Claims Notice. Any delayed payment shall carry an interest at the rate of 12% per annum until payment and/or realization of amounts due.

12 PENALTIES FOR DELAY

The Developer shall be liable to pay penalty, at the rate of Rs. Rs.10 per square feet per month on the total area of the Scheduled Property, to the Owner in the event of any delay in the completion of the Project beyond the expiry of the Completion Date and applicable Grace Period, as provided under Clause 7.4 of this Agreement. In the event such delay continues for more than 1 years from the Completion Date, the Owner shall have the right to terminate this Agreement.

13 EVENTS OF DEFAULT & CONSEQUENCES

13.1 Events of Default

13.1.1 The following events shall constitute an event of default (the "Owner's Events of Default") on the part of the Owner:

- (a) any material breach of any of the Warranties contained in this Agreement; and/or
- (b) any breach of any of the covenants of the Owner in terms of Clause 9 of this Agreement; or

13.1.2 The following events shall constitute an event of default (the "Developer Events of Default") on the part of the Developer:

- (a) any material breach of any of the warranties of the Developer contained in this Agreement;
- (b) any breach of any of the covenants of the Developer in terms of Clause 9 of this Agreement;
- (c) failure to pay any loan or other debt incurred by the Developer in relation to the Project;
- (d) failure to complete the construction of the project within one year of expiry of the Completion Date and applicable Grace Period as provided under Clause 7.4 of this Agreement;



S. V. Thakur Marketing Pvt. Ltd.
Director
S. V. Thakur Marketing Pvt. Ltd.
S. V. Thakur Marketing Pvt. Ltd.

- (e) delay in the construction and development of the Project due to a Force Majeure event as provided in Clause 7.5 of this Agreement, which may extend to a period more than more than 6 (six) months;
- (e) The institution of any bankruptcy, insolvency, winding-up and/or liquidation or dissolution proceedings against the Developer and any such proceedings is not dismissed, discharged, stayed or restrained, in each case within 90 (ninety) days thereafter.

13.2 Consequences of an Event of Default

13.2.1 Upon the occurrence of any Events of Default as provided in Clause 13.1.2, if capable of remedy and not being remedied within a period of 60 (sixty) days from the date of notification by the Owner, or, if incapable of being remedied, the Owner shall have:

- (a) the right, but not an obligation, to terminate this Agreement; or
- (b) without termination of this Agreement, the right to continue to exercise its rights under this Agreement, but without being liable to comply with any of its obligations hereunder subject to the provisions of Applicable Law; or
- (c) the possession of this Scheduled Property shall automatically return to the Owner and the Developer shall vacate the Scheduled Property, along with all structures constructed upon it;
- (d) the right to receive and recover from the Developer any loss, damage or expense incurred together with interest accrued thereon at the rate of 18% per annum until payment and/or realization by the Developer of the relevant amounts.

13.2.2 Upon the occurrence of any Owner's Event of Default as provided in Clause 13.1.1, the Developer shall have the right and not the obligation to terminate the Agreement.

14 TERM & TERMINATION

14.1 This Agreement shall become effective on and from the Execution Date and shall continue to remain valid and subsisting until fulfilment of all obligations of the Parties hereto unless terminated in accordance with Clause 14.2.

14.2 This Agreement may be terminated:

- (a) based on the mutual agreement of Parties;
- (b) at the option of the Owner as per Clause 13.1.1, upon the occurrence of a Developer Event of Default;
- (c) at the option of the Developer as per Clause 13.1.2, upon the occurrence of an Owner on Event of Default.



Shama Thakur Marketing Pvt. Ltd.

Director

Sauraj Vijay C.

- 14.3 The Parties agree that upon termination of this Agreement under Clause 14.2(b) or 14.2(c) above, the consequences of termination set out under Clauses 13.2.1 or 13.2.2, as applicable, would apply.
- 14.4 No Party hereto shall be entitled to make any claim against any other Party, save and except in respect of any accrued rights on account of a prior breach of this Agreement. The provisions of Clause 15.7 (Notice) and Clause 15.9 (Dispute Resolution) shall survive the termination of this Agreement.

15 MISCELLANEOUS PROVISIONS

15.1 **Entire Agreement**

This Agreement, together with the Schedules and the documents referred to in it, contain the whole agreement and understanding between the Parties with regard to the matters dealt with in this Agreement and supersedes any prior agreement, understanding, arrangement or promises, whether written or oral, relating to the subject matter of this Agreement. The Parties expressly acknowledge that, in relation to the subject matter of this Agreement, each of them assumes no obligations of any kind whatsoever other than as expressly set forth in this Agreement.

15.2 **Severability**

A provision contained in this Agreement is enforceable independently of each of the others and its validity will not in any way be affected by the invalidity or unenforceability of any other provision hereof.

15.3 **Assignment**

No right or obligation under this Agreement may be assigned or transferred by any the Parties to any Person without the prior written consent of the other Party.

15.4 **Waiver**

The failure of any Party to insist, in one or more instances, upon strict performance of the obligations of this Agreement, or to exercise any rights contained herein, shall not be construed as waiver, or relinquishment for the future, of such obligation or right, which shall remain and continue in full force and effect.

15.5 **Relationship**

The Parties to this Agreement are independent contractors. None of the Parties shall have any right, power or authority to enter into any agreement for or on behalf of, or incur any obligation or liability of, or to otherwise bind, the other Parties except as specifically provided by this Agreement. Nothing in this Agreement shall be interpreted or construed to create an association or partnership between the Parties or to impose any liability attributable to such relationship upon any of the Parties nor, unless expressly provided otherwise, to



Handwritten notes and signatures on the right margin:

- Vertical text: "hyama Thakur Marigand Pvt. Ltd."
- Signature: "Abhishek" with date "21/11/14" and title "Director".
- Signature: "Anil" with date "21/11/14" and title "Director".
- Signature: "Rajat" with date "21/11/14" and title "Director".
- Text: "Rajat Vaj Constr."

constitute any Party as the agent of any of the other Parties for any purpose. No Party has the power or the right to bind, commit or pledge the credit of any other Party.

15.6 Costs

- (a) Any stamp duty payable on this Agreement and the power of attorney to be issued by the Owner in favour of the Developer (if any) shall be borne by the Developer and the Developer shall keep the Owner indemnified against any losses arising out of or in connection with the non-payment of such stamp duty by the Developer;
- (b) Any taxes payable by either Party hereto on account of the contemplated transactions shall be borne by each Party hereto to the extent that such Party is statutorily obliged to make such payments; and
- (c) Other than as mentioned above, each Party shall bear its respective costs, fees and expenses incurred in connection with the transactions contemplated herein.

15.7 Notices

All notices under this Agreement shall be written in English and shall be sent by hand or by courier or by facsimile to the applicable Party at the contact details indicated below or to such other address or facsimile number as a Party shall designate by similarly giving notice to the other Parties:

If to the Developer, at:

Address: SAMRAT VIJAY CONSTRUCTION PVT. LTD, 19, Aniket Building,
IAS Colony, Kidwaipuri, Patna-800001

Fax number:

Attention: Mr. Arjun Singh

If to the Owner, at:

Address: Shyam Thaku Marketing Pvt. Ltd., 77 Chakkar Maidan, Muzaffarpur-
842001

Fax number: 91 621 2251019

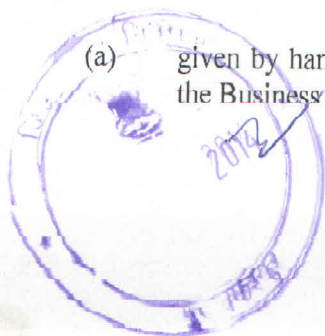
Attention: Mr. Shaswat Kumar

Email: shaswat.kumar@gmail.com

15.8 Delivery

Any notice, document, or communication:

- (a) given by hand or by courier is deemed to be received at the commencement of the Business Day next following delivery to that addressee; and



Director

Shyam Thaku Marketing Pvt. Ltd.

Samrat Vijay Construction

31/11/14
hired 11/12/14
Dhruv

- (b) sent by fax is deemed to be received at the commencement of the Business Day next following receipt by the sending Party of an electronic confirmation of transmission of the notice to that addressee, which transmission is to be confirmed by a courier transmission date-marked the same day as the fax transmission it is confirming.

15.9 Dispute Resolution

15.9.1 Negotiation

Any dispute, difference, controversy or claim between any 2 (two) Parties (each a "Disputing Party" and together the "Disputing Parties") arising out of or relating to this Agreement or the construction, interpretation, breach, termination or validity thereof ("Dispute") shall, upon the written request ("Request") of either Disputing Party served be referred to the authorized representatives of the Disputing Parties for resolution. The authorized representatives shall promptly meet and attempt to negotiate in good faith a resolution of the Dispute. In the event that the Disputing Parties are unable to resolve the Dispute through negotiation within 15 (fifteen) Days after service by a Disputing Party of a Request, then the Dispute shall be resolved in accordance with the provisions of Clause 15.9.2 below.

15.9.2 Arbitration

In the event that the Disputing Parties are unable to resolve a Dispute as provided in Clause 15.9.1 above, the Dispute shall be finally settled under the Arbitration and Conciliation Act, 1996 (the "Rules") by a panel of three (3) arbitrators ("Arbitration Panel"). The Owner and Developer shall nominate and appoint on the Arbitration Panel. The arbitrators nominated by the Owner and Developer shall jointly appoint a third arbitrator who shall preside over the arbitral proceedings.

15.9.3 Place, Enforcement and Proper Law of the Arbitration

- (i) [The place of arbitration shall be in Patna and all the arbitration proceedings shall be conducted in the English language].



Shyam Thakur Marketing Pvt. Ltd.

Director

Samrat Vijay Cons.

Director

- (ii) Judgment upon any arbitral award rendered hereunder may be entered in any court having jurisdiction, or application may be made to such court for a judicial acceptance of the award and an order of enforcement, as the case may be.
- (iii) The proper Law of the arbitration shall be Indian law and the award will be made under the Laws of India.

15.9.4 Costs

The costs of the arbitration shall be borne by the Disputing Parties in such manner as the arbitrators shall direct in their arbitral award.

15.10 **Change in Applicable Law**

The Parties agree that if any Party is restricted or prohibited from performing its respective obligations under this Agreement and/or any action under this Agreement is restricted or prohibited from being performed due to any change in the existing Law, the other Party shall waive its rights in seeking performance of this Agreement in favour of the Party which is adversely affected by such change in existing Law and shall put back such Party in the same position as if this Agreement was never executed.

15.11 **Governing Law**

This Agreement, including all matters relating to its validity, construction, performance and enforcement, shall be governed by and construed in accordance with Indian Law.

15.12 **Amendments**

The Parties may by an instrument which is in writing and signed by a duly authorized representative of each of the Parties hereto, change, amend or waive any of the terms or conditions of this Agreement or any of the documents to be executed pursuant to this Agreement.



Director

Samrat Vijay Cons...

Handwritten signature and date '21/11/14'.

SCHEDULE-A

(Details of the property)

A piece of land measuring an area of total land 32 Decimal + 67 Decimal + 9 Decimal = 1 Acre 8 Decimal bearing Thana No. 333, Khata No. 41, 46, 255, 53, 54, 195, Plot No. 316, 317, 318, 319, 332, 335, & 336, situated at Mauza- Majhouli Khetal, Thana- Sadar, District- Muzaffarpur, and under the Jurisdiction of District Sub Registry Office- Muzaffarpur and the same is bounded as follows:

BOUNDARY

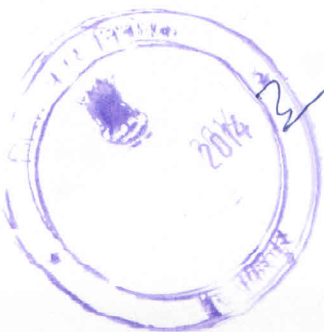
NORTH : Road
 SOUTH : N.H. Road
 EAST : Hind Keshri
 WEST : Suman Devi

Value of land - 9,72,00,000 , Type of land - Commercial Principal
Road according to Ward-10 , Circle - Mushahi

Shyama Prakash Marketing Pvt. Ltd.

Director

Samrat Vijay Cons...



Director

~~11/12/12~~

General Vial Corp.

Collaboration Agreement dated 23 April 13 executed between Land Owner and Future Value Retail Ltd. and Rajesh Kumar & Shweta Sinha, Rakesh Kumar & Archana Sinha, Vijit Vivek, Kumar Saket, Baban Devi and Arpana Srivastava, Nitin Shankar, Ragini Singh, Biswajoti Upadhyay, Tarun Kumar, Rakesh Kumar, Mr. Kiran Bhardwaj, Chaitanya Kumar, Chanda Sharma, Rina Sinha & Ajeet Kumar and Satish Kumar.



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. 1945000/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper **Rs. 1000/-**
Amt. paid through Bank Challan **Rs. 1985600/-**

Registration Fee

Registration Fee										
FEE PAID	A1	1000	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	40000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		0
	TOTAL-									41000
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										

LLR + Proc Fee Service Charge

LLR	0	600
Proc.Fee	0	
Total	0	

Date: 31/01/2014

Registering Officer
Muzaffarpur

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Friday, 31st January 2014 by Shaswat Kumar Braj Kishore Thakur by profession Agriculture. Status - Executant

Shaswat

Signature/L.T.I. of Presentant

Date: 31/01/2014

Registering Officer
Muzaffarpur Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sudhir Kumar Singh' age '29' Sex 'M', 'Umesh Kumar Singh', resident of 'Kondh,ps-Panapur,saran'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 31/01/2014

Registering Officer
Muzaffarpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Muzaffarpur Sadar in Book No. 1 Volume No. 31 on page no. 309 to 332 for the year 2014 and stored in CD Volume No. 5, year 2014. The document no. is printed on the front Page of the document.

Token No. : 2042

Year : 2014

S.No. 1935

बिहार सरकार

SCORE 3.0

SCORE Ver.3.0

Deed No. :

Date : 07/02/2014

Registering Officer
Muzaffarpur Sadar

DEED NO: 2338

Google Maps

Bhagwanpur, Muzaffarpur, Bihar 842001 to Dwarka City Center

Drive 2.3 km, 8 min

1



	via NH22 Fastest route	8 min 2.3 km
	via Bhagwaanpur - Mithanpura Rd/Govind Puri Rd and Circuit House Rd	13 min 2.6 km
	via NH22	29 min 2.3 km

800 (3)

7256



388XV

92-03-2097

145765

श्यामा ठाकुर पति स्व० ब्रज विश्वेश्वर ठाकुर
66-चक्र (मुजफ्फरपुर)
जिला मुख्यालय, मुजफ्फरपुर
पिन-245001-8/91-97

बिहार सरकार

जिला निबंधन कार्यालय, मुजफ्फरपुर

दिनांक 15/03/2011 को श्री/श्रीमती श्यामा ठाकुर

द्वारा एक दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसने रु. 213600/- मुद्रांक शुल्क (72536/-) निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन दस्तावेजों में निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं मुद्रांक है। इसे दस्तावेज सं० 6536 के रूप में पुस्तक सं० 1 को जिल्द सं० 99 के पृष्ठ सं० 73 के 82 तक CD 24 में आज निबंधित एवं कुल 10 पृष्ठों में संधारित किया गया।

दिनांक 15/03/2011

अशोक कुमार ठाकुर
निबंधन, पदाधिकारी

1. लेख्यकारणी :- श्यामा ठाकुर पति स्व० ब्रज विश्वेश्वर ठाकुर, जाति भूमिहार-ब्राह्मण, पेशा गृहिणी, साकिन मुहल्ला रेस कोर्स चक्कर मैदान, अदर शहर मुजफ्फरपुर, थाना-काजी महम्मदपुर, रजिस्ट्री, मुंशिफी वी जिला मुजफ्फरपुर, भारतीय। PAN-AGGPT6337F

रही-श्यामा ठाकुर
अशोक ठाकुर
जिला मुख्यालय
मुजफ्फरपुर
पिन-245001

Serial No :
Token No : 7256
Type & Status
of Party
In Favour of

Deed No :
of 2011

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

Shalini Shaswat



Signature of Party

Shyama Thakur



Signature of Party

Shaswat Kr.



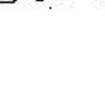
Signature of Party

Shyama Thakur



Signature of Party

Shyama Thakur



Signature of Party

Virendra Kr.



Signature of Party

ज. वि. कुमारी सा. परमानन्द प्रसाद

15.3.2011

Identifier

महोदय, मैंने कागज़ पर दिखाने वाले चित्रों और चिह्नों को ध्यान से देखा है।
मैंने देखा है कि इनमें 1000 वर्षों की पुरानी चीज़ें शामिल हैं।
मैंने देखा है कि ये चीज़ें बहुत ही पुरानी हैं।
मैंने देखा है कि ये चीज़ें बहुत ही पुरानी हैं।
मैंने देखा है कि ये चीज़ें बहुत ही पुरानी हैं।

75

2. लेख्यघाटी :-

श्यामा ठाकुर मार्केटिंग प्रा० लि०
कंपनी 77, चक्कर मुजफ्फरपुर,
बिहार, पिन कोड- 842001,
कंपनी कॉरपोरेट पहचान सं०-
U51909BR2010PTC015984
2010-2011 वज्रिये वो मार्फत
अपने निदेशकगण (1) शाश्वत
कुमार पिता स्व० ब्रज किशोर
ठाकुर वो (2) शालिनी शाश्वत
पति श्री शाश्वत कुमार वो (3)
श्यामा ठाकुर पति स्व० ब्रज
किशोर ठाकुर साकिन महल्ला 77
चक्कर, थाना काजी महम्मदपुर
रजिस्ट्री मुंशीफ्री वो जिला मुजफ्फरपुर,
भारतीय। कंपनी पैन नं०- PAN-
AAPCS2328M

श्यामा ठाकुर
पति १५-१२-२०११

3. किसीम वसीका :-

केवाला वयला कलामी।
(Absolute Sale deed)

4. तायदाद जरसेमन :-

विक्रय मूल्य मो० 22,80,000/-
(बाईस लाख अरसी हजार रुपया)
वो बाजार मूल्य मो०
35,60,000/- (पैतीस लाख साठ
हजार रुपया)

श्री किरण कुमार
पिता श्री पदमानंद प्रसाद
सा० मिठनपुरा
मो० मिठनपुरा
जिला मुजफ्फरपुर
पिन १५-१२-२०११

5. तफसील जायदाद :-

मवाजी 32 डी0 (बतीस डी0) यानि सात कड्डा चार धूर एराजी कब्जा कास्तकायमी बबोके रकबे मौजे मझौली खेतल, थाना-सदर, रजिस्ट्री, मुंशिफी वो जिला मुजफ्फरपुर अन्दरपट्टी बिहार सरकार अंचल मुशहरी, थाना नं0-333 (तीन सौ तेतीस) जामाबंदी नं0-2831, किस्म-व्यवसायिक मुख्य सड़क से एराजी नगर निगम वार्ड क्षेत्र से बाहर है।

खाता	खेसरा	रकबा	चौहद्दी
41	318	14.5	30- शाश्वत कुमार
एकतालीस	तीन सौ	चौदह दश0	द0- श्यामा ठकुर नीज
	अठारह	पाँच डी0	मनमोकिरा
		यानि तीन	पू0- रीत लाल राय
		कड्डा छ धूर	प0- सुमन देवी
255	317	17.5	
दो सौ	तीन सौ	सत्तरह दश0	
पचपन	सत्तरह	पाँच डी0	
		यानि तीन	
		कड्डा अठारह	
		धूर	

एराजी में 1000 वर्गफीट में करकट का मकान जिसका मूल्य मो0 6,80,000/- (छ लाख अस्सी हजार रुपया) वो एराजी का मूल्य मो0 16,00,000/- (सोलह लाख रुपया) कुल मूल्य मो0 22,80,000/- (बाईस लाख अस्सी हजार रुपया) है।

मवाजी 32 (बतीस डी) एराजी मय मकान केवाला तहरीर वो तामिल होता है।

शही श्यामा ठकुर
एफो 98-3-2099

जो ओमप्रकाश ठाकुर
पिता स्व. शिवनारायण ठाकुर
सा. सीमगाढ
वाना साहिबगंज
जी. मुज.
एफो 98-3-2099

लगान 1/- (एक) रुपया
मय शेष

लेख्य संदर्भ :-

चूँ जायदाद मुब्दर्जे खाने नं०-5 बजरिये खरीदगी केवालेजात
एके अ०ता० 23.08.1974ई० नविस्ते श्री रामचन्द्र राय पिता
चलितर राय साकिन विशुनपुर खरगसेन उर्फ वारमतपुर, थाना-सदर,
जिला-मुजफ्फरपुर जिसका दस्तावेज नं०-19980 वो दिगरे केवाला
अ०ता० 27.07.1968ई० नविस्ते बुझावन राय पिता समफुल
राय वो मुस्मात जगिया जौजे हिरा राय साकिन मझौलिया,
थाना-सदर, जिला-मुजफ्फरपुर जिसका दस्तावेज नं०-14156,
वो सेयुम केवाला अ०ता० 14.10.1969 नविस्ते रघुनंदन पासवान
पिता लालु पासवान वो चुल्हाई पासवान पिता रघुनंदन पासवान
साकिन मझौलिया खेतल, थाना-सदर, जिला-मुजफ्फरपुर जिसका
दस्तावेज नं०-21517 वो चेहारुम केवाला अ०ता० 24.03.
1975 नविस्ते शिवचन्द्र ओझा पिता दिपनारायण ओझा साकिन
खबड़ा, थाना-सदर, जिला-मुजफ्फरपुर, दस्तावेज नं०-4947, वो
पंचुम केवाला अ०ता० 30.07.1976 नविस्ते शैलेन्द्र ओझा वो
रविन्द्र कुमार ओझा पिता नन्द किशोर ओझा साकिन खबड़ा,
थाना-सदर, जिला मुजफ्फरपुर वनाम ब्रज किशोर ठाकुर शौहर
लेख्यकारिणी हासिल है जिसका दस्तावेज नं०-12990, निशानी
रजिस्ट्री मुजफ्फरपुर है वो भी बजरिये बँटवारा केश नं०-625/10
सब जज प्रथम हाजीपुर के द्वारा लेख्यकारिणी को प्राप्त है जिसका
दाखिल खारीज भी अजनाम लेख्यकारिणी तसदिक हो चुका है।
दाखिल खारीज केश नं०-6069 सन् 2010-11, जमाबंदी
नं०-2831, अंचल मुशहरी है। जिस पर लेख्यकारिणी पुरे हक वो
हकुक के साथ काबिज देखिल वो मालिक मुस्तकिल चली आती है
वो आज भी है कि लेख्यकारिणी को जरूरत रुपया वास्ते करने चंद
जरूरियात खर्च के दरपेश है मगर विला फरोख्तगी जायदाद मुब्दर्जे
खाने नं० 05 रुपयो का शवील वो बन्दोवस्त होना नामुमकीन है।
कि एराजी मजकूर की फरोख्तगी की बातचीत वाजीव जरसेमन पर

करीब १४-१३-२०११



लेख्यकारिणी वो लेख्यधारी के बीच तय तसफीया वो पोखतपज हो गया। वनावीर लेख्यकारिणी व खुश रजाय व रगवत वहालत सेहत जात व सवात अक्ल खुद विला जत्र व दवाव व वहकाव व धमकाव किसी दुसरो के एराजी मुन्दजे खाने न० 5 व जरसेमन मुन्दजे खाने न० 4 पर वदस्त लेख्यधारी मुन्दजे खाने न० 2 श्यामा ठकुर मार्केटिंग प्रा० लि० कंपनी के साथ बेचा वो केवाला बयला कलामी किया वो कुल जरसेमन बवक्त तकावजूल वदलैन रसीद वशीके हाजा लेख्यधारी से पावेंगे। इल्हाल गरज के तमाम वो कमाल जरसेमन शय एराजी पर काबीज दाखिल गरदना चाहिए कि आज तारीख से शय एराजी पर लेख्यधारी श्यामा ठकुर मार्केटिंग प्रा० लि० कंपनी बजाये लेख्यकारिणी काबिज दाखिल होकर वो रहकर एराजी मजकुर को जिस मसरफ में लाना चाहे अपने दर लावेंगे वो नाम अपना व सिरिस्ते बिहार सरकार के अंचल कार्यालय में इन्द्राज करवा लेगे वो मालगुजारी साल व साल बिहार सरकार के अंचल कार्यालय के जमीन्दारी सिरिस्ता में अदाय कर रसीद फारख्तगी बनाम खुद लिया करेगे। बाजह रहे कि शय मोवइया हाजा व हर सुरत पाक वो साफ है काश रोजे रोजहाँ शय एराजी पर किसी किस्म का नोक्स या गजन्द पहुँचे तो वैसी हालत में कुल जरसेमन अलावे बाजिव कौनूनी सूद लगाकर कायम लेख्यकारिणी या वारिसान के जात व दिगर दिगर जायदाद से लेख्यधारी या वारिसान वशुल पावेंगे इस वास्ते केवाला बयला कलामी हाजा लिख दिया कि वक्त पर काम आवें।

प्रमाणित किया जाता है कि इस दस्तावेज द्वारा अब्तरित भूमि सरकारी भूमि, खास मुहाल, गैर मजरुआ आम, गैर मजरुआ खास, पर्चा से प्राप्त, भूदान, कैसरे हिन्द, हिन्दु धार्मिक न्यास बोर्ड एवं वक्फ की भूमि नहीं है अब्तरित भूमि मेरी निजि सम्पत्ति है जो पूर्णतया विधि मान्य है इसमें किसी भी प्रकार की गलती के लिये सजा का भागी मैं होऊंगा।

हस्ताक्षर लेख्यकारी

सही शाश्वत कुमार

हस्ताक्षर लेख्यधारी

सही श्यामा ठकुर

सही शानिनी शाश्वत

सही श्यामा ठकुर

सही श्यामा ठकुर
तारीख १४-३-२०११



15/3/11

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यज

सही शाश्वत कुमार

SHYAMA THAKUR
MARKETING PRIVATE LIMITED

DIRECTOR



सही शाश्वत कुमार



सही शाश्वत कुमार

सही शाश्वत कुमार
ला 0 94-3-2099

सही शालिनी शाश्वत

SHYAMA THAKUR
MARKETING PRIVATE LIMITED

DIRECTOR



सही श्यामा ठाकुर

SHYAMA THAKUR
MARKETING PRIVATE LIMITED

DIRECTOR



सही शाश्वत कुमार

प्रमाणित किया जाता है कि दस्तावेज में जिन व्यक्तियों का छाया चित्र संलग्न है उनके बाये हाथ के अंगूलियों का निशान मेरे सामने में लिया गया है। वो छायाचित्र मेरे द्वारा अभिप्रमाणित किया गया है।

रामा शंकर दास
(रामाशंकर दास)

दस्तावेज लेखक, ला 0 नं 0-21/02

निबंधन कार्यालय मुजफ्फरपुर

तहरीर की तारीख-15.03.2011 ई 0

कार्यालय मुजफ्फरपुर
रामा शंकर दास
मुजफ्फरपुर
लिखा ला 0 नं 0-21/02

15/3/11 सही शाश्वत कुमार

Endorsement of Certificate of Admissibility

48

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. 23. Also admissible under section 26(a) of the Act.

Stamp duty paid under Indian Stamp Act		Rs.	213600	Amt. paid by N.J. Stamp Paper -		Rs.	0	
Addl. Stamp duty paid under Municipal Act		Rs.	0	Amt. paid through Bank Challan -		Rs.	28	
Registration Fee				LLR + Process Fee		Service Charge		
FEE PAID	A1	71200 C	0 H1b	0 Ka1	0 Lii	0	LLR	1000
	A8	0 D	0 H2	0 K1b	0 Lii	0	Proc. Fee	100
	A9	0 DD	0 I	0 K1c	0 Mb	0	Total-	1100
	A10	0 E	0 J1	0 K2	0 Na	36		
	B	0 H1a	0 J2	0 Li	0			
TOTAL-				71236				
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.				72536				
Date : 15/03/2011				Registering Officer				

Registering Officer
Muzaffarpur S

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Tuesday, 15th March 2011
Shyama Thakur s/o Braj Kishore Thakur by profession Others. Status - Executant

Signature / L.T.I. of Presentant Date : 15/03/2011

श्री श्यामा ठाकुर

Endorsement under section 58

Registering Officer
Muzaffarpur S

Execution is admitted by those executants and identified by the person (identified by Virendra Kr. age ... son/daughter of Pramanand Pd. resident of Mithanpura Ps-Mithanpura, Muz.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument

Date :

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Muzaffarpur having 10 pages, in the volume CD-24 and document no. of which is printed on the First Page of the document

Date : 15/03/2011

Token No. 7256 Year - 2011 Sl.No. 7265

SCORER 2.0 Doc No. 536

15/03/2011

Registering Officer
Muzaffarpur S

[illegible]

65

2. लेख्यधारी :-

श्यामा ठाकुर मार्केटिंग प्रा० लि०
कंपनी 77, चक्कर मुजफ्फरपुर,
बिहार, पिन कोड- 842001,
कंपनी कॉरपोरेट पहचान सं०-
U51909BR2010PTC015984
2010-2011 बजटिये वो भार्फत
अपने निदेशकगण- (1) शाश्वत
कुमार पिता स्व० ब्रज किशोर
ठाकुर वो (2) शालिनी शाश्वत
पति श्री शाश्वत कुमार वो (3)
श्यामा ठाकुर पति स्व० ब्रज
किशोर ठाकुर साकिन महल्ला 77
चक्कर, थाना काजी महम्मदपुर
रजिस्ट्री मुंशीप्री वो जिला मुजफ्फरपुर,
भारतीय। कंपनी पैन नं०- PAN-
AAPCS2328M

सद्यः श्यामा ठाकुर
पति श्री शाश्वत कुमार
पति स्व० ब्रज किशोर

3. किसीम वसीक :-

केवाला वयला कलामी।
(Absolute Sale deed)

4. तायदाद जरसेमन :-

विक्रय मूल्य मो० 33,50,000/-
(तीतीस लाख पचास हजार रुपया)
वो बाजार मूल्य मो०-
60,30,000/- (साठ लाख तीस
हजार रुपया)



गो. विरिन्दा कुमार
पिता श्री परमानन्द प्रसाद
सा. मिठनपुरा
क्रा. मिठनपुरा
मिठा. मु. नं०
पय. ३-४२९९

5. तफसील जायदाद :-

मवाजी 67 डी0 (सरसठ डी0)
यानि पन्द्रह कट्टा तीन धूर एराजी
कब्जा कास्तकायमी बबाके रकबे
मौजे मझौली खेतल, थाना-सदर,
रजिस्ट्री, मुंशिफरी वो जिला मुजफ्फरपुर
अन्दरपट्टी बिहार सरकार अंचल
मुशहरी, थाना नं0-333 (तीन सौ
तेतीस) जामाबंदी नं0-2831,
किस्म-व्यवसायिक मुख्य सड़क
से, एराजी खाली है इस पर
किसी प्रकार का निर्माण नहीं
है। एराजी नगर निगम वार्ड
क्षेत्र से बाहर है।

सहायक श्यामा ठाकुर
10/09/20-2009

खाता	खेसरा	रकबा	चौहद्दी
53	319	29.5	30- श्यामा ठाकुर नीज
तीरपन	तीन सौ	उनतीसदश0	मनमोकिरा
	उन्नीस	पाँच डी0	द0- श्यामा ठाकुर नीज
54	332	यानि छः	मनमोकिरा
चौबन	तीन सौ	कट्टा तेरह	पू0- रीत लाल राय
	बत्तीस	धूर	प0- सुमन देवी
195	335	37.5	30- नीज मनमोकिरा
एक सौ	तीन सौ	सैतीस दश0	द0- एन0एच0-28 सड़क
पनचानवे	पैतीस	मी0 पाँच डी0	पू0- ब्रह्मदेव पासवान
	336	यानि आठ	प0- सुमन देवी
	तीन सौ	कट्टा दस धूर	
	छत्तीस		

मवाजी 67 (सरसठ डी) एराजी केवाला तहरीर वो तामिल
होता है।

लगान 1/- (एक) रुपया
मय शेष



पिता स्व. शिवना रायण ठाकुर
सा. सुमन ठाकुर
बाबा सा. एन. गज
जिला. मुज.
10/09/20-2009

लेख्य संदर्भ :-

चूँ जायदाद मुद्दर्जे खाने नं०-5 बजरिये खरीदगी केवालेजात एके अ०ता० 23.08.1974ई० नविस्ते श्री रामचन्द्र राय पिता चलितर राय साकिन विशुनपुर खरगसेन उर्फ बारमतपुर, थाना-सदर, जिला-मुजफ्फरपुर जिसका दस्तावेज नं०-19980 वो दिगरे केवाला अ०ता० 27.07.1968ई० नविस्ते बुझावन राय पिता सनफुल राय वो मुस्मात जगिया जौजे हिरा राय साकिन मझौलिया, थाना-सदर, जिला-मुजफ्फरपुर जिसका दस्तावेज नं०-14156, दो सेयुम केवाला अ०ता० 14.10.1969 नविस्ते रघुनंदन पासवान पिता लालु पासवान वो चुल्हाई पासवान पिता रघुनंदन पासवान साकिन मझौलिया खेतल, थाना-सदर, जिला-मुजफ्फरपुर जिसका दस्तावेज नं०-21517 वो चेहारूम केवाला अ०ता० 24.03.1975 नविस्ते शिवचन्द्र ओझा पिता दिपनारायण ओझा साकिन खबड़ा, थाना-सदर, जिला-मुजफ्फरपुर, दस्तावेज नं०-4947, वो पंचुम केवाला अ०ता० 30.07.1976 नविस्ते शैलेन्द्र ओझा वो रविन्द्र कुमार ओझा पिता नन्द किशोर ओझा साकिन खबड़ा, थाना-सदर, जिला मुजफ्फरपुर वनाम ब्रज किशोर ठाकुर शौहर लेख्यकारिणी हासिल है जिसका दस्तावेज नं०-12990, निशानी रजिस्ट्री मुजफ्फरपुर है वो भी बजरिये बँटवारा केश नं०-625/10 सब जज प्रथम हाजीपुर के द्वारा लेख्यकारिणी को प्राप्त है जिसका दाखिल खारीज भी अजनाम लेख्यकारिणी तसदिक हो चुका है। दाखिल खारीज केश नं०-6069 सन् 2010-11, जमाबंदी नं०-2831, अंचल मुशहरी है। जिस पर लेख्यकारिणी पुरे हक वो हक्क के साथ काबिज दाखिल वो मालिक मुस्तकिल चली आती है वो आज भी है कि लेख्यकारिणी को जरूरत रुपया वास्ते करने चंद जरूरियात खर्च के दरपेश है मगर विला फरोख्तगी जायदाद मुद्दर्जे खाने नं० 05 रुपयो का शवील वो बन्दोवस्त होना नामुमकीन है। कि एराजी मजकूर की फरोख्तगी की बातचीत वाजीव जरसेमन पर

सही-ब्यागा ठाकुर
ता० १४-४-२०११



लेख्यकारिणी वो लेख्यधारी के बीच तय तसफीया वो पोखतपज हो गया। वनावीर लेख्यकारिणी व खुश रजाय व रगवत वहालत सेहत जाल व सवात अक्ल खुद विला जत्र व दवाव व वहकाव व कामकाव किसी दुसरो के एराजी मुन्दर्जे खाने न० 5 व जरसेमन मुन्दर्जे खाने न० 4 पर वदस्त लेख्यधारी मुन्दर्जे खाने न० 2 श्यामा ठकुर मार्केटिंग प्रा० लि० कंपनी के साथ बेचा वो केवाला वयला कलामी किया वो कुल जरसेमन बयक्त तकावजूल वदलैन रसीद वशीके हाजा लेख्यधारी से पावेंगे। इल्हाल गरज के तमाम वो कमाल जरसेमन शय एराजी पर काबीज दाखिल गरदना चाहिए कि आज तारीख से शय एराजी पर लेख्यधारी श्यामा ठकुर मार्केटिंग प्रा० लि० कंपनी बजाये लेख्यकारिणी काबिज दाखिल होकर वो रहकर एराजी मजकुर को जिस मसरफ में लाना चाहे अपने दर लावेंगे वो नाम अपना व सिरिस्ते बिहार सरकार के अंचल कार्यालय में इन्द्राज करवा लेगे वो मालगुजारी साल व साल बिहार सरकार के अंचल कार्यालय के जमीन्दारी सिरिस्ता में अदाय कर रसीद फारखतगी बनाम खुद लिया करेगे। बाजह रहे कि शय मोवइया हाजा व हर सुस्त पाक वो साफ है काश रोजे रोजहाँ शय एराजी पर किसी किस्म का नोक्स या गजन्द पहुँचे तो वैसी हालत में कुल जरसेमन अलावे बाजिव कानूनी सूद लगाकर कायम लेख्यकारिणी या वारिसान के जात व दिगर दिगर जायदाद से लेख्यधारी या वारिसान वथुल पावेंगे इस वास्ते केवाला बयला कलामी हाजा लिख दिया कि वक्त पर काम आवें।

प्रमाणित किया जाता है कि इस दस्तावेज द्वारा अन्तरित भूमि सरकारी भूमि, खास महाल, गैर मजरुआ आम, गैर मजरुआ खास, पर्चा से प्राप्त, भू-दान, कैसरे हिन्द, हिन्दु धार्मिक न्यास बोर्ड एवं वक्फ की भूमि नहीं है अन्तरित भूमि मेरी निजि सम्पत्ति है जो पूर्णतया विधि मान्य है इसमें किसी भी प्रकार की गलती के लिये सजा का भागी मैं होऊंगा।

हस्ताक्षर लेख्यकारी

श्री श्यामा ठकुर

हस्ताक्षर लेख्यधारी

श्री ज्ञानिनी शारवत
श्री श्यामा ठकुर

श्री श्यामा ठकुर
सि० ग० ३-२०११



15/2/11 कलकत्ता (१)

श्याम ठाकुर

65

श्याम ठाकुर

SHYAMA THAKUR
MARKETING PRIVATE LIMITED

DIRECTOR



SHYAMA THAKUR
MARKETING PRIVATE LIMITED

DIRECTOR

श्यामिनी श्याम

श्यामिनी श्याम



SHYAMA THAKUR
MARKETING PRIVATE LIMITED

DIRECTOR

श्याम ठाकुर

श्याम ठाकुर



श्याम ठाकुर
श्याम ठाकुर



प्रमाणित किया जाता है कि दस्तावेज में जिन व्यक्तियों का छया चित्र संलग्न है उनके बाये हाथ के अंगूठियों का निशान मेरे सामने में लिया गया है। वो छयाचित्र मेरे द्वारा अभिप्रमाणित किया गया है।

श्याम ठाकुर दास
(श्याम ठाकुर दास)

दस्तावेज लेखक, ला0नं0-21/02

निबंधन कार्यालय मुजफ्फरपुर

तहरीर की तारीख-15.03.2011 ई0

श्याम ठाकुर दास
श्याम ठाकुर दास
श्याम ठाकुर दास
श्याम ठाकुर दास

10/2/11

15/2/11

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. 23. Also admissible under section 26(a) of the Act.

Stamp duty paid under Indian Stamp Act		Rs.	361800	Amt. paid by N.J. Stamp Paper -		Rs.
Addl. Stamp duty paid under Municipal Act		Rs.	0	Amt. paid through Bank Challan -		Rs. 471
		Registration Fee		LLR + Process Fee		Service Charge
FEE PAID	A1	120600 C	0 H1b	0 Ka1	0 Lii	0 LLR 1500
	A8	0 D	0 H2	0 K1b	0 Liil	0 Proc. Fee 150
	A9	0 DD	0 I	0 K1c	0 Mb	0 Total- 1650
	A10	0 E	0 J1	0 K2	0 Na	36
	B	0 H1a	0 J2	0 Li	0	
		TOTAL-		120636		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.				122486		
Date : 15/03/2011				Registering Officer Muzaffarpur S.		

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Tuesday, 15th March 2011
Shyama Thakur s/o Braj Kishore Thakur by profession House Wife. Status - Executant

Signature / L.T.I. of Presentant Date : 15/03/2011

सही श्यामा ठाकुर

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Virendra Kr. age son/daughter of Parmanand Pd. resident of Mithanpura Ps-Mithanpura,Muz...) whose names, photog. fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date .

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Muzaffarpur having 10 pages in the volume CD-24 and document no. of which is printed on the First Page of the document.

Date : 15/03/2011

Date :

Token No.7258 Year - 2011 SI.No. 7266

Token No.7258 Year - 2011 SI.No.

SCORE V. 2.0

Doc No. 5537

NIC-Bihar

Registering Off.
Muzaffarpur Sadar
15.3

15/3/11

15/3/11

30-0

2287

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

बिहार BIHAR

145762

3321

92-03-2019

श्रीमान ठाकुर नारायण प्रसाद

66 सुकर

जिला निबंधन कार्यालय

बिहार सरकार

जिला निबंधन कार्यालय, मुजफ्फरपुर

दिनांक 15/03/2011 को श्री/श्रीमती शास्वत कुमार

द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु 48600/- मुद्रांक शुल्क एवं रु

निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिस लक्ष्यकोषी में सचिव इस

निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलिपि के विवरण एवं दस्तावेज पीछे अंकित

है। इसे दस्तावेज सं 6538 के रूप में पुस्तक सं 1 की जिल्द सं 99 के पृष्ठ सं 93 से

102 तक CD 24 में आज निबंधित एवं कुल

दिनांक 15/03/2011

1. लेख्यकारी :- शास्वत कुमार पिता स्व० ब्रज किशोर ठाकुर, जाति भूमिहार-ब्राह्मण, पेशा कास्तकारी, साकिन मुहल्ला रैस कोर्स चक्कर मैदान, अन्दर शहर मुजफ्फरपुर, धाना-काजी महम्मदपुर, रजिस्ट्री, मुंशिफ़ी वो जिला मुजफ्फरपुर, भारतीय। PAN-AGIPK1851B

श्री शास्वत कुमार प्रवाणी 12 मार्च 2019 को 4,50,000/- का 12 मासिक सन के जमाने मोताबिक सन के जमाने लिफा 1

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in Favour of

Name of Party

सदी 2020 थुर्दि म ! Index

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Little

Shyama Thakur

Signature of Party

Shaswat Kr.

Signature of Party

Shalini Shaswat

Signature of Party

Shaswat Kr.

Signature of Party

Shaswat Kr.

Signature of Party

Virensa Kr.

Signature of Party

गोविन्द कुमार सिता श्री पट्टमा नन्दि प्रसाद
१५.३.२०११

३१/३/२०१७

2. लेख्यघारी :-

श्यामा ठाकुर मार्केटिंग प्रा० लि०
कंपनी १७, चक्कर मुजफ्फरपुर,
बिहार, पिन कोड-८४२००१, कंपनी
कॉरपोरेट पहचान सं०-
U51909BR2010PTC015984
2010-2011 बजरीये वो माफत
अपने निदेशकरण (१) श्यामा ठाकुर
पति स्व० ब्रज किशोर ठाकुर वो
(२) शाश्वत कुमार पिता स्व०
ब्रज किशोर ठाकुर वो (३) शालिनी
शाश्वत पति श्री शाश्वत कुमार
वो साकिन महल्ला १७ चक्कर,
थाना काजी महम्मदपुर रजिस्ट्री
मुंशीफी वो जिला मुजफ्फरपुर,
भारतीय। कंपनी पै नं०-
AAPCS2328M

रमेश शाश्वत कुमार
१५-१२-२०११

3. किसीम वसीका :-

केवाला वयला कलामी।
(Absolute Sale deed)

4. तायदाद जरसेमन :-

विक्रय मूल्य मो० ४,५०,०००/-
(चार लाख पचास हजार रुपया)
मात्र वो बाजार मूल्य मो०
८,१०,०००/- (आठ लाख दस हजार
रुपया)

जि० जिरिन्द कुमार
पिता श्री पदमानन्द गुलाब
सा० मि० हनुमान
प्रा० मि० हनुमान
मि० मि०
१५-१२-२०११

9.6

5. तफसील जायदाद :-

मवाजी 9 डी0 (नौ डी0) यानि दो कट्टा एराजी कब्जा कास्तकायमी बबाके रकबे मौजे मझौली खेतल, थाना-सदर, रजिस्ट्री, मुंशिफी वो जिला मुजफ्फरपुर अन्दरपट्टी बिहार सरकार अंचल मुशहरी, - थाना नं0-333 (तीन सौ तेतीस) जामाबंदी नं0-2831, किस्म-व्यवसायिक मुख्य सड़क, एराजी खाली है इस पर किसी प्रकार का निर्माण नहीं है। एराजी नगर निगम वार्ड क्षेत्र से बाहर है।

रखी शास्वत कुमारी
25/09/2019

खाता	खेसरा	रकबा	चौहद्दी
46	316	9	30- सड़क पक्की
छेयालीस	तीन सौ सोलह	नौ डी0 यानि दो कट्टा	40- नीज खरीदार बतारीख इमरोजे, - पू0- रीत लाल राय प0- आदित्य कुमार त्रिवेदी

मवाजी 9 (नौ डी0) एराजी केवाला तहरीर वो तामिल होता है।

लगान 1/- (एक) रुपया
मय शेष

मौजामाशकनगर
(पता 20 बिबनारा 20/10/19)
साब लोग 20/10/19
आना अधिक 20/10/19
जीमा मुज: 25/09/2019

लेख्य संदर्भ :-

चूँ जायदाद मुन्दर्जे खाने नं०-5 बजरिये खरीदगी केवाल
नं० 25.01.1970 ई० नविस्ते मुनेश्वर साह वनाम ब्रज
किशोर ठकुर पैदर मनमोकिर हासिल है, जिसका दस्तावेज नं०-2069,
निशानी रजिस्ट्री मुजफ्फरपुर है। वो भी बजरिये बैटवारा केश
नं०-625/10 सब जज प्रथम हाजीपुर के द्वारा लेख्यकारी को
प्राप्त है जिसका दाखिल खारीज भी अजनाम लेख्यकारी तसदिक हो
चुका है। दाखिल खारीज केश नं०-6069 सन् 2010-11,
जमाबंदी नं०-2832, अंचल मुशहरी है। जिस पर लेख्यकारी पुरे
हक वो हकुक के साथ काबिज दाखिल वो मालिक मुस्तकिल चली
आती है वो आज भी है कि लेख्यकारी को जरूरत रुपया वास्ते
करने घंद जरूरियात कार्य के दरपेश है मगर विला फरोख्तगी
जायदाद मुन्दर्जे खाने नं० 05 रुपयो का शवील वो बन्दोवस्त
होना नामुमकीन है। कि ऐराजी मजकूर की फरोख्तगी की बातचीत
वाजीव जरसेमन पर लेख्यकारी वो लेख्यधारी के बीच तय तसफीया
वो पोख्तपज हो गया। वनावीर लेख्यकारी व खुश रजाय व रणवत
वहालत सेहत जात व सवात अक्ल खुद विला जग्न व दवाव व
वहकाव व धमकाव किसी दुसरों के ऐराजी मुन्दर्जे खाने न० 5 व
जरसेमन मुन्दर्जे खाने न० 4 पर वदस्त लेख्यधारी मुन्दर्जे खाने
न० 2 श्यामा ठकुर मार्केटिंग प्रा० लि० कंपनी के साथ बेचा वो
केवाला वयला कलामी किया वो कुल जरसेमन बवक्त तकावजूल
वदलैन रसीद वशीके हाजा लेख्यधारी से पावेंगे। इल्हाल गरज के
तमाम वो कमाल जरसेमन शय ऐराजी पर काबिज दाखिल गरदना

सही शाहबत मुन्ता

दिनांक १२-३-२०११



चाहिए कि आज तारीख से शय एराजी पर लेख्यधारी श्यामा ठाकुर मार्केटिंग प्रा० लि० कंपनी बजाये लेख्यकारिणी काबिज दाखिल होकर वो रहकर एराजी मजकूर को जिस मसरफ में लाना चाहे अपने दर लावेंगे वो नाम अपना व सिरिस्ते बिहार सरकार के अंचल कार्यालय में इब्दाज करवा लेगे वो मालगुजारी साल व साल बिहार सरकार के अंचल कार्यालय के जमीन्दारी सिरीस्ता में अदाय कर रसीद फारख्तगी बनाम खुद लिया करेंगे। बाजह रहे कि शय मोवइया हाजा व हर सुरत पाक वो साफ है काश रोजे रोजहाँ शय एराजी पर किसी किस्म का नोक्स या गजन्द पहुँचे तो वैसी हालत में कुल जरसेमन अलावे बाजिव कानूनी सूद लगाकर कायम लेख्यकारी या थारिसान के जात व दिगर दिगर जायदाद से लेख्यधारी या थारिसान वशुल पावेंगे इस वास्ते केवाला बयला कलामी हाजा लिख दिया कि वक्त पर काम आवें।

प्रमाणित किया जाता है कि इस दस्तावेज द्वारा अब्तरित भूमि सरकारी भूमि, खास महाल, गैर मजरुआ आम, गैर मजरुआ खास, पर्चा से प्राप्त, भू-दान, कैसरे हिन्द, हिन्दु धार्मिक न्यास बोर्ड एवं वक्फ की भूमि नहीं है अब्तरित भूमि मेरी निजि सम्पत्ति है जो पूर्णतया विधि मान्य है इसमें किसी भी प्रकार की गलती के लिये सजा का भागी मैं होऊंगा।

हस्ताक्षर लेख्यकारी

सही शाश्वत कुमार

हस्ताक्षर लेख्यधारी

सही श्यामा ठाकुर

सही शाश्वत कुमार

सही शानिनी शाश्वत

सही शाश्वत कुमार
सही गज-कु-२०११



SHYAMA THAKUR
MARKETING PRIVATE LIMITED

सती श्यामा ठाकुर

DIRECTOR



92



सती शाश्वत कुमार

SHYAMA THAKUR
MARKETING PRIVATE LIMITED

DIRECTOR

2024 कुम



सती शाश्वत कुमार

सती शाश्वत कुमार
11-04-2024



सती शालिनी शाश्वत

SHYAMA THAKUR
MARKETING PRIVATE LIMITED

DIRECTOR



रामा शंकर दास
(रामाशंकर दास)

दस्तावेज लेखक, ला0नं0-21/02
निबंधन कार्यालय मुजफ्फरपुर

तहरीर की तारीख-15.03.2011ई0

रामा शंकर दास द्वारा
मजबूत माफिकी रुक पंक्ति
10/07/2024

16/07/2024

47

127 / 10

Registering Office
Muzaffarpur S
15/3

16236

16986

15. B

Registering Of
Muzaffarpur S
15-3

Signature of L.H. of Respondent
श्री शिवन कुमारी

Registering Off,
Muzaffarpur Sd
15.12

Endorsement of Certificate of Registration under section 60

Reg. Receiving Officer
Muz. My. Officer, Sp. Sec.

Token No.7259 Year- 2011 SI.No. 7267
Token No.7259 Year- 2011 SI.No. A

SCORING V20 2.0

De Ref. No 6530

NR

LAND POSSESSION CERTIFICATE

Place

125
11.07.14

Date

Certified that Sri रामा ठाकुर गोविंद प्रोपर्टी कंपनी

S/o निशंक - आर्य ठाकुर रामा प्रोपर्टी कंपनी of Village 77, विष्णुपुर, नरसिंह

P.O. आर्य ठाकुर रामा प्रोपर्टी कंपनी Block ... Dist. ... whose signature is

attested below, owns exclusively ... acres of agricultural cultivating land under his possession as per land schedule given below. The revenue of the land under reference has been paid up to the year 20 ...

LAND SCHEDULE

Mauza & Thana No.	Jamabandi No.	Khata No.	Khesra No.	Area		BOUNDARY			
				AC	D	N	S	E	W
मईली खेत 333	गिमावदी 90 2861	4 255 53 54 195 46	318 317 319 332 335 336 316	1-2840		गिमावदी पट्टी का नाम रामा बाटल मांडिया 30 बीघा रामा बाटल मांडिया 4 बीघा रामा बाटल मांडिया 4 बीघा अ. अ			

गिमावदी धारी का नाम
रामा ठाकुर गोविंद प्रोपर्टी कंपनी
आर्य ठाकुर रामा प्रोपर्टी कंपनी
आर्य ठाकुर रामा प्रोपर्टी कंपनी
आर्य ठाकुर रामा प्रोपर्टी कंपनी
आर्य ठाकुर रामा प्रोपर्टी कंपनी
आर्य ठाकुर रामा प्रोपर्टी कंपनी

...



शालिनी शास्त्री

Signature of the land owner
आर्य ठाकुर रामा प्रोपर्टी कंपनी

Signature of Circle Officer

Above signature / attested

Office Seal