Serial No. 11868 Circle:-:Patna Book No. :- 1 Deed No. 10543

Serial No. 11868 Deed No. 10543

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

This document was presented for registration on **02/12/2015** by **Ravi Kumar**
A stamp duty of Rs. **339200**/- and other fees of Rs. **21800**/- 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. **10543** in Book No. **1**, Volume No. **247** on pages from **348** to **379** and has been preserved in total **32** pages in C.D. No. **38** / Year **2015**

Date: 02/12/2015 Token No: 12123 /2015

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

SCANNED BY

DEVELOPMENT AGREEMENT

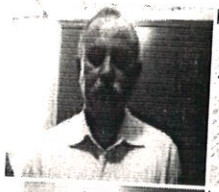
This Indenture is made and executed this the **2nd day of December, 2015.**

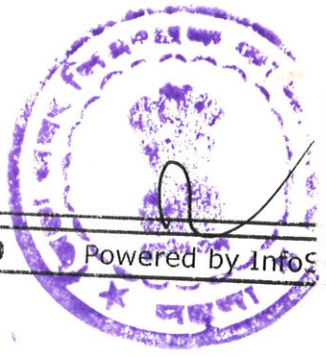
BETWEEN

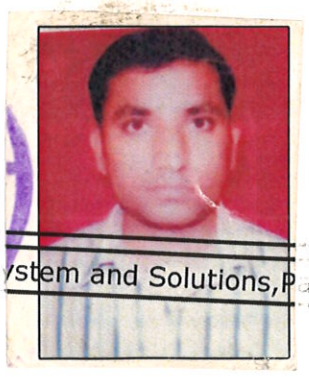
(1). Sri Ravi Kumar S/o Sri Ashok Kumar Yadav resident of Mohanpur, Punaichak, P.O. & P.S. Shastri Nagar, in the town & district of Patna, **(2) Smt, Raj Kumari Sinha** W/o, Sri Nitish Prasad Sinha, resident of Ved Nagar, Rukunpura, P.O, Vetinery College Campus, P.S. - Rupaspur, Patna - 800014, hereinafter called and referred to as the 'OWNERS" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, administrators, executors, assignees, legal representatives and successors in interest) of the FIRST PART.

District Registry Office,Patna

Token Number 12123 Reg. Year 2015 Serial Number 11868 Deed Number 10543

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Durgesh Ranjan(Dir)						
Sig.	2/12/15						
Executant	Raj Kumari Sinha						
Sig.	Raj Kumari Sinha 02-12-15						
Executant	Ravi Kumar	N/A	N/A	N/A	N/A	N/A	N/A
Sig.	Ravi Kumar 02-12-15						
Presented By	Ravi Kumar						
Sig.	Ravi Kumar 02-12-15						
Identified By	Anand Kumar						
Sig.	Anand Kumar 2/12/015						





SCORE Ver.3.0 Powered by Infosystem and Solutions,Patna Biometric Captured By 2800sop007

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AND

Sidhanta Estate Pvt. Ltd. Registered under companies Act 1956 having its office at Kankarbagh, Patna through Sri Durgesh Ranjan (Project Incharge) S/o Sri Harish Chandra Prasad 001 Tirupati Enclave, Punai Chak, Patna duly authorize by Board of Directors of the company hereinafter called and referred to as the DEVELOPER (which expression shall unless it be repugnant to the context or meaning thereof mean and include its administrators, legal representatives, nominees, assignees and successor in interest) of the SECOND PART.

Whereas parties of the first part are absolute owners of all that piece and parcel of land and are seized and possessed or sufficiently entitled to the land measuring about 4Katha 18 Dhur 12 Dhurki i.e. 6710.911 Sq.Ft.=(15.408 Dismil) Approx more or less situated and lying at Survey Plot No. 495/496 Khata No. 25/37 Touzi No. 5173, Thana No. 11, Mauza Khajpura, situated at present at end of **Mohalla-Akaswani Road** and at present P.S. Rajeev Nagar, Distt- Patna and which is within the limit of P,M.C. and PRDA and under the jurisdiction or sub registrar sadar registry office, Patna and bounded as follows and hereinafter referred to as the "the land".

BOUNDARY

North	:-	House of Sri Abhay kumar Sinha and Vacant land of
South	:-	House of Smt. Paryojani Devi and land of Sri PM. Lal
East	:-	Land of Jagdish Prasad Road.
West	:-	Branch Road

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The government value of the above land is 1,69,60,000/- only.

AND Whereas the owners are interested in getting multistoried residential building complex developed and constructed through a reputed developer on the scheduled land and to acquire residential built up area in the shape of flats and parking spaces as consideration in exchange for the full and final value of the scheduled land and were in search of a reputed developer who could develop the aforesaid land on the reasonable terms and conditions as per the terms of Patna Regional Development Authority.

AND Whereas the aforesaid developer offered to construct at its own cost, residential multi storied buildings on the owners land and to give to the owners 50% area out of total built up area to be constructed on owner's land with all fittings and fixtures as per the specification detailed in ANNEXURE - I herein referred to as the "Owners area" in full, final and adequate consideration for the value of 50% of the aforesaid land which will be conveyed by the owner in favour of developer and it's nominee or nominees including a co operative society, after completing and handing over of the owner's area by the developer to the owner, and to retain the 50% built up area of the building/s hereinafter referred to as the "Developer's Area" for its prospective buyers or a new co operative housing society for the purpose of buying and owning flats, and parking space in the said building complex, in any

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way which ever is found most suitable to the Developer. After the sanction of plan by the Patna Regional Development Authority for the aforesaid land. area failing under the share of owner and developer shall be calculated accordingly the ratio 50:50 and shall be distributed among them by way of an agreement (strictly on the same terms arid conditions of this of development agreement without any changes) and in the same, the portions of both the parts shall be marked and identified with reference to the sanctioned plan.

NOW, THIS DEED W1TNESSTH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS

01. The owners above named have agreed to appoint the aforesaid developer as the exclusive developer of the scheduled land and grant to the developer, who hereby accept from the owners the right to develop the land more fully detailed in the schedule hereunder written in the mariner and on the terms, conditions and stipulations hereinafter appearing.

    The developer shall name the complex as "Ravi Raj Apartment".

02. Immediately after the execution of this indenture, the developer if deems essential shall proceed expeditiously with all preliminary works relating to development of land like soil testing, measurement etc. and preparation of the proposed building/s to be constructed on the said land at its own cost.

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NOW THIS DEED WITNESSTH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS.

1. The owners above named have agreed to appoint the aforesaid developer as the exclusive developer of the scheduled land and grant to the developer, who hereby accept from the owners the right to develop the land more fully detailed in the schedule hereunder written in the manner and on the terms, conditions and. stipulations hereinafter appearing. The developer shall name the complex as Ravi Raj Enclave.

2. Immediately after the execution of this indenture, the developer if deems essential shall proceed expeditiously with all preliminary works relating to development of land like soil testing, measurement etc. and preparation of the proposed building/s to be constructed on the said land at its own cost. The owners shall extend their full co—operation to the developer in this regard. The developer shall also be allowed to put up suitable signboards and hoardings on the land for advertisement of the project.

3. The owners shall hand over to the developer to take physical possession of the land free from all encumbrances, along with payment of up to date rent of the land, municipal tax, electric bill, land duly mutated in their names and clearing any outstanding dues of any

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kind dues of any kind of any body pertaining to the said land, if any to the developer within three months from the date of receiving a written notice or verbal request in this regard from the developer, expressing its readiness and willingness to take such possession.

4. As the plans of the proposed construction has already been sanctioned by PMC/PRDA in the names of the owners, the developer shall obtain the sanctioned plan of the said building on behalf of the land owners from PRDA and other authorities if any, and shall start the construction of the building and on completion of the construction (within prescribed period as per terms and condition hereinafter) the developer shall hand over to owners, the owners area as consideration for the value of 50 % of the aforesaid developed land to be transferred by the owners to the developer or its nominee/nominees including a co-operative society. Further, the developer shall be entitled to allot/enter in to agreement for sale in respect of the developer area to its prospective buyers who intends to purchase/acquire flats and parking space to be constructed on the scheduled land. After completion of the owners area as per prescribed specification with all fixture and fittings, the developer will inform the owners regarding its completion and to take the possession of their area after signing the possession letter and thereafter

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the developer Will hand over keys and physical possession of the owners area in all respect to the owners.

5. The owners will also sign all such papers as they may be required to sign, being the lawful owners of the property, in connection with the submission and sanction of the plan of the proposed building before the appropriate authorities under the law.

6. The parties have agreed and undertake that simultaneously with execution of this indenture, they shall execute and give General Power of Attorney and or Power of Attorney in favour of the Developer or its nominees (if required), which shall be registered (if required), so that no hindrance or obstruction be caused to the developer and there by giving to the developer authority to have and enjoy the peaceful possession of the said land and in doing all such acts deeds and for things that may be necessary for the development, planning, construction and sale of their constructed area comprising of flats and parking spaces on the said land including getting/obtaining loan from any financial institution for themselves or for their individual prospective buyers and also to enable the developer to transfer his right, title and interest of 50 % of the said land and constructed area falling in its share, which shall be deemed to be an adequate consideration for conveyance of right, title and

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interest of the 50 % importable share in the land of the owners.

7. The owners shall be entitled to get 50% area in form of flats and parking space out of the total constructed/built up area as per the structural and architectural specification detailed in ANNEXURE-1 of this agreement. Hence in future the owner will have no claim whatsoever on said share falling in the share of the developer. Likewise the developer shall be entitled to get 50% of the total constructed built up area and hence in future shall have no claim on the said share of 50% falling in part of owners.

8. It is further agreed and undertaken by-the developer & the owners that both of them shall have full right/title/ownership /interest over their respective area referred to above allotted to them as their respective share out of the total built up area including all common area. Both of them shall be fully entitled to enjoy the above built up area either. themselves individually or collectively or shall be fully entitled to gift, mortgage, lease, rent, sell, transfer, convey, grant, otherwise alienate or transfer their interest in any manner deemed fit by them to any person, association of persons, firms, companies, body corporate, co-operative society, Government agency etc on such terms and conditions. as

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may be decided by them individually or collectively. Both the parts shall be entitled to realize the sale proceed of their respective share in the constructed area and retain the same for their own use.

9. The developer undertakes that they will complete the entire construction work within a period of 2 years with a grace period of six months. If any time is lost during the period of construction due to fire, tempest, or other inevitable natural or national calamities, which effects c4 the construction work and site, which have been normally included under force majure and in which in no way involvement of developer is noticed, this period will be treated as extra grace time which will not included in time as mentioned above. If the developer completes the construction before the scheduled time, the work will be treated as complete and the owners will have to take the possession of their respective area as per the terms of this agreement.

10. That however if the construction of building is stopped or disturbed on account or due to government policies or decision of the Govt. authorities for no fault of the developer, the developer shall make all efforts to get such order of stay vacated by complying with the legal requirement, if any, and the period for which the stay remains in operation, disturbing or stopping the work of

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construction, such period will not be taken into account while calculating the aforesaid period of 2 years and grace period of six months for the purpose of completion of the entire building by the developer.

11. The developer shall be free to do all acts, deeds, and things required for the development, its completion and thereafter marketing relating thereto at the developer's own cost and expenses. The developer shall be entitled to arrange individual loan from the financial institutions for its prospective allottees /buyers and the developers can also take project finance for expediting the project on developer's area only keeping the owner indemnified against the liability of repayment 'of any loan taken by the developer. The owners will have to sign all the necessary legal/statutory documents for this purpose. In short, whatever loan is taken by the developer for development of whole project will be repaid by the developer and not the owners.

12. The developer shall be entitled to develop the aforesaid land by constructing thereon one or more buildings comprising of flats and car parking spaces and other tenements in accordance with the sanctioned building plans and to allot developers area to be constructed on the scheduled land, layout and location to such person the developer in its discretion thinks fit and to receive and

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realize the prices in respect of the allotment and sale of such tenements, flats and parking spaces and to appropriate the same and to transfer, as and when the said land is developed or part or parts thereof from time to time to one or even more co-operative society or bodies corporate of the purchasers of tenements and for the purpose aforementioned. The developer will have right to sell or allot only 50% of the developed land falling in its share 1d likewise the owner will have right to sell only 50% of the developed land falling in their share.

13. That the developer shall act as an independent developer in constructing the said buildings over the. scheduled land and shall keep the owners indemnified from and against all third parties claims arising out on any act or omission against the development in or relating to construction of the said buildings.

The owners hereby authorize the developer to do, if required to wards development of land, all acts, deeds, matter, things and in particular subject to other provisions of this agreement.

(i) To have the plans of the proposed building/buildings to be constructed on the aforesaid land prepared/amended in accordance with rules and regulations of the concerned authorities and to do and sign all writings and

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undertaking as may be necessary in connection with the approval and sanction of such amendments.

(ii) To appoint architects, surveyors, engineers and contractors and other person or persons.

(iii) To make application to the concerned authorities for obtaining electrical connections and permits or quotas for cement, steel and any other controlled building materials.

(iv) To enter into agreements for sale of or otherwise allot flats, parking space and tenements in the aforesaid building/buildings to the purchaser in respect of the developer's area as per terms & conditions mentioned above.

(v) To transfer the developer area or part or parts thereof from time to one or more proposed cooperative societies or bodies corporate or association of persons to be formed by the purchaser of fiats, parking spaces and tenements in the aforesaid building.

(vi) To give on ownership basis or any other basis the developer's area in the buildings to be constructed on the aforesaid land and to receive and appropriate the sale proceeds to their own account for its own use.

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And generally to do all the acts deeds and things for developing the said property as mentioned in this agreement.

14. Whenever required by the developer or the owners, both the parties shall join as the confirming party in any agreement that the developer or owners may enter into with any person or persons or persons who desires to acquire flats or portions in the building on ownership basis in their respective areas. They shall receive all amounts receivable under such agreement for sale of their respective portion respectively for their own use.

15. Upon completion of the development works or before subject to the terms and conditions contained herein as may be desired by developer, the owners shall make and execute in favour of the developers or thejr... nominee(s) said as buyers including co-operative housing society or association or persons or a body corporate, a proper conveyance or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and their nominees to the aforesaid developed land for developer's area only.

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16. On completion of the owners area the owners shall execute or join in the execution of all documents necessary for giving the flats and parking space to buyers on developers part in respect of legal title to their respective area including their undivided proportionate share and rights in the developed land.

17. The owners here by declares:

(a) That the area of the aforesaid land is 4.18.12 katthas equivalent to about 6710 Sq.Ft. approx.

(b) That the property is. a freehold and the owners have title to the same free from all encumbrances.

(c) That the said land is in their exclusive possession with absolute right, title and interest and the same is free from any encumbrances, debts, liens, charges and attachments and in marketable condition and the owners have not created any encumbrances on the said property or any part there of by way of sale, mortgage, exchange, trust, assessment, gift, right, lien, leave license permission, possession charge inheritance or any other encumbrance whatsoever.

(d) That no notice for acquisition or acquisitions under the statutes for the time being enforced, has been received, served or issued affecting the said land or

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any part thereof and are entitled to develop and cause to be developed the said entire land.

(e) That there is no notice or order passed by the Patna Regional Development Authority, Patna Municipal Corporation or any other body or authority for set back or other acquisition of what so ever nature by the municipality or other body or authority concerning or affecting the said prosperity or any part there of.

(f) That there are no statutory claims, demands, attachments or prohibitory orders made or issued by the taxation authorities, revenue authorities, municipal authorities or any government or order local bodies or authorities concerning or affecting the said property or any part.

(g) That there are no attachments either before or after judgment and there are no claims, demands, decrees, injunctions, orders lispendence, notices, insolvency notice, petitions or adjudication orders made or issued by or at the instance of any part thereof.

(h) That apart from the owners none else is entitled to or has any share, right, title, or interest in the said property or any part thereof either as partner or any partnership or coparcener in any joint family or

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otherwise and that the owners in not benamidar or trustee for one in respect of the joint family or any nucleus thereof.

18. That owners hereby undertake not to sell dispose, alienate the said property or any part thereof save and except putting the developer in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting conveying and transferring the property as developed and aforesaid proportions to the developer and the owners or person/s nominated by the developer and the owners including a society or societies an incorporated body or limited company as herein above stated and further undertake not to do any, act deed, matted or thing as shall be in contravention of the declarations made by them in the present clauses.

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19. In any event the owners without prejudice to foregoing declarations agree and undertake to clear all outstanding doubts or defects, at her own cost and keep the developer indemnified against any loss to the effect.

20. That the owners shall retain all the original document.. and have agreed to produce the same before any financial institutions or any other places as and when or pledge the same as desired by the developers for the purpose of obtaining loan for the allottees on developers area, to be

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used by the developer in the interest of construction of the said complex.

21. The development of the said land shall be for and on account of the developer and neither the ners nor any other person or claiming through the owners shall have any right or interest in the development of the said land. If any person other than the owners claims his/her stake in the land or built up area then the owners will be held fully responsible to settle his claim and if any area is to be given to him/her it will be given out of area of the owners. The developer shall develop the said land in its own and at its own cost and shall alone be responsible for the development of the said land.

22. All the out goings in respect of the aforesaid land relating to construction shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the scheduled land relating to the period prior to such agreement which shall be the liability of the owners alone.

23. That as the owners shall receive the consideration for the scheduled land in shape of built up area, agreed between the parties as aforesaid, the Doners shall at no time demand any further premium or have any interest in

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further dealings regarding the sale of developers share of built up area.

24. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

25. The owners shall hold the owners area on the same terms and conditions as the buyers of other portions of the building according to the standard agreement., bye laws of the owners association that may be finalized by the developer and the owners. The owners or its nominee shall become members of the aforesaid association of the owners or co-operative housing society. The owners as well as their nominees! respective agents! servants/ licensees shall abide by. the rules and regulations of the byelaws of association or co-operative housing society. They shall pay common utilities maintenance charges for the area falling in her share as per prevailing norms and be entitled to use all common facilities in the building complex intended for the utilization.

26. Though the developer shall construct the building/s as per sanctioned plan and pro ailing norms of the Patna Municipal Corporation however in case any fine or penalty is imposed on the said buildings for any extra built up area constructed in excess of the sanctioned plan, then the same shall be borne paid by the developer and

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owners in same ratio i.e. 50% by the owners and 50% by the developer. Like wise if the Govt. acquires any part of the land and if any compensation is paid by the Govt., then the said compensation will be distributed among the developer and the owners in the same ratio of development of land.

27. The total built up area will be calculated according to the current rules and regulations of the Regional Development Authority, if in future there is any change in the rules and regulations of P.R.D.A due to which there is possibility of construction of additional area and such additional area is constructed, then both the parties will share the additional area constructed in the same ratio i.e. 50% for owners and 50% for Developer.

28. It is agreed that if any levy is imposed by the Regional Development Authority, Patna Municipal Corporation or any other Public Body or the Government for the development/betterment of the area in which the said land is located or any other levy becomes applicable on the said land, the owners and the developer jointly shall pay the same in the same proportion as their respective shares of built up area in the building.

29. It is agreed that after the execution of these presents the developer or their nominees/including a cooperative

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society shall be entitled to construct temporary godowns and put up signboards and hoarding on the said land and if desired, fence the entire premises according to their requirement without disturbing the construction of the building I complex for the purpose of completion of construction.

30. It is agreed that in all transfers of built up area the purchaser/transferee shall bear the cost of stamp duty, court fees and other registration charges.

31. The owners will be bound to execute and reaister the sale deed or the absolute transfer deedor deeds as stated hereinabove after completion of construction as per Annexure -1 and simultaneously with taking over of the owners area and in case of failure to do so the developer shall have all rights to maintain possession over the developed and built up area marked for developer in map and shall also have right to get thesale deed executed and registered through the process of the court and the owners will have no objection or plea to refuse or object to the execution and registration of the sale deed. For this a time period of four weeks will be given to the owners with confirmation.

32. Any extra work, deviations and alterations from standard specifications as scheduled in Annexure-1 of this

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indenture, will have to be paid by the owners to the developer on the same charges as fixed by the developer for it's prospective buyers. Al) charges/deposits paid by the prospective buyers of developers area to the developer such as charges for electricity connection, generator connection, intercom connection, maintenance deposit and (or any other charges/deposits will also be paid by the owners to the developers on same terms and conditions as applicable to the prospective buyers of the developers area. The owners shall pay these charges/deposits to the developer, before taking possession of area falling under her share, from the developer.

33. In case of any difference arising out relating to the land or construction thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or relating to any matter whatsoever arising out of the Development Agreement such differences and disputes shall. be settled by a reference to sole arbitrator appointed by both the parties under the provision of the Indian Arbitration Act. 1996 as amended from time to time.

34. The owners agrees to sign and execute at the costs of the Developer in favour of the Developer the power of Attorney and/or; letters of authorization embodying such

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powers and authorities as may be required for carrying out the said construction work.

35. The developer shall be at liberty to make variations of and from the sanctioned building plans, specifications, sections, elevations etc. provided such variations do not violate any provisions of law and such changes are for the betterment of the project and do not dash owner's interest.

36. For the purpose of carrying out the construction and completion of the said building/s truthfully and expeditiously the developer will be entitled to do at its costs and responsibility all or any of the following acts deeds & things subject to other provisions of the Agreement.

(I). Accept the service of any writ summons or other legal process or notice and to appear and represent the owners in any court or before any Magistrate, Judicial, Tribunal and other Tribunal in connection with the development of the said property and to commence or file suits, actions or other proceedings in any Court or before any public officer or Tribunal, to sign execute and delivery or file necessary vakalatnama, claims, plaints, orders, applications affidavits, petitions and other document, paper and writings. In case of construction work being disturbed, halted or stopped on account of

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any proceeding before any court, tribunal or authority for any question or dispute relating to the right, title and interest of the owners in the said property the developer shall be entitled to take all measures as may deem fit proper to him.

37. Upon completion of the development work and subject to the terms and conditions obtained herein before or at such earlier time as may be mutually agreed upon, the owners agree to make and execute in favor of the developer or its nominees and assigns, including associations of persons or body corporate at the costs of the developer such conveyance or conveyances or such other deeds in writing as may be deemed necessary for assuring or perfecting the title of the developer and/or its nominees and assigns in transferring or conveying undivided proportionate share and rights in the land. In default of the owners executing such transfer(s) and br documents(s) in spite of service of a notice in writing of three months, the developer shall be entitled to take all steps as may be necessary for execution and registration of all such document(s) transfer(s) and conveyance(s) and for the purpose the owners do hereby nominate, contribute and appoint One nominee of the developer who may be nominated from time to time by the developer for the said purpose as its true and lawful attorney to act jointly and severally who shall be entitled

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at the costs of the developer to apply for and obtain income tax clearance certificates and on behalf and in name of the owners and also to execute the said documents and transfer(s) and /or conveyance(s) for and on behalf of and in the name of the owners and also to present and admit execution of the said document(s) transfer(s) and/or conveyance before the registering authority and do all acts,, deeds and things as may be necessary for granting such documents of title to the developer or its nominee.

38. In the event of the developer being unable or incapable to observe and perform its part of this agreement for any default or lapses/latches on the part of the owners or for and on account of any act, omission or failure o the part of Owners or for any undisclosed fact in the title of land under this agreement or in the event of the construction work of the said multi-storied building being stopped for any reasons arising out of any act or omission on the part of the owners, in that event the developer shall be entitle to rescind this agreement and recover all the outgoing expenses incurred in development & construction along with compensation, interest and damages from the owners, keeping in to consideration the principles of natural justice.

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39. That after the completion of the construction of the building/s or project, the developer / promoter shall be absolute owners of its respective share and will be entitled to sell / transfer his respective share as per Provisions of Bihar Apartment Ownership Act, 2006 u/s 5(1) & 5(2) and others.

40. Courts of Patna shall have jurisdiction over all matters of disputes.

IN WITNESS WHERE OF THE PARTIES HERETO HAVE SET AND SUBSCRIBED TIHER RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR WRITTEN ABOVE WITNESSES :-

Witness.

1. Anand Kumar
S/o Late Madheshwar Ram
Vill - Mehandia Tiwari bigha
PO - Jaipur
Dis - Arwal

SIGNATURE OF THE OWNERS

1. Rani Kumar
02-12-15

2. Raj Kumari Sinha
02-12-15

2. Subodh Ver.
S/o Late Laxmi Narain
101/102, Asha Seema Apartment
Shastri Nagar, Patna.

SIGNATURE OF THE DEVELOPER

Drafted by:- 4/12/15
Ramanuj Rd
02/12/15 (Adv)
E.B.A Patna
E.No- 304/2009

Sidhanta Estate Private Limited PATNA

ANNEXURE —1

SPECIFICATION FOR THE BUILDING

Foundation & Super Structure	:	As per standard applicable design approved by the architect.
Roof & Terrace	:	Re-enforced cement concrete. Thermal and waterproofing treatment on terrace.
Wall Finish	:	All walls and ceilings internally cement plastered and Plaster of Paris finished. External area semi permanent finish.
Door/Window	:	Door frames of Sal wood. Door shutters will be 32 mm thick factory made panel/flush doors and will be painted with two coat of synthetic enamel paint on a coat of primer. Wooden/Aluminum window with safety bars and provision for fly proof shutter frame with good quality aluminum fittings.

Raj Kumar Sinha
02-12-15

Ravi kumar
02-12-15

Flooring	:	Vitrified Tiles
Electric Wiring	:	Concealed P.V.C. Copper Conduit wiring with standard quality electrical accessories and MC:B. distribution board.
Bathroom	:	For water supply all the fittings of Standard make white glazed and vitreous china sanitary ware of Parry/Hindustan make with porcelain cistern wall glazed tiles up to 7' height and provision of hot & cold water line.
Kitchen	:	Kitchen shall have working platform with Granite top & stainless steel sink with glazed tiles dado up to 24" height above working platform.

Raj Kumar Singh
02-12-15

Ravi Kumar
02-12-15

SERVICE & AMENITIES

Water	:	24 hours water supply from Own deep tube-well.
Electricity	:	Electric supply for the complex shall be taken from the State Electricity Board and all fiats will have individual connections and meters.
T. V. / Telephone Points	:	T.V. and Telephone point will be provided in each Bedroom and D/D area in each flat.
Parking	:	Ample reserved parking space for car.
Generator	:	Generator for lighting of common area, lift, water pump.
Lift	:	Of Good make
Security	:	Intercom in each fiat connected to the ground lobby

SIGNATURE OF THE OWNERS

1. Rani Kumari 02-12-15
2. Raj Kumari Sinha 02-12-15

SIGNATURE OF THE DEVELOPER

2/12/15

Siddhanta Estate Private Limited PATNA

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. 339200/-**	Amt.Paid By N.J Stamp Paper	**Rs. 0/-**
Addl.Stamp duty paid under Municipal Act	**Rs. 0/-**	Amt.paid through Bank Challan	**Rs. 361000/-**

Registration Fee

FEE PAID

A1	0	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	21000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	21000

LLR + Proc Fee		Service Charge
LLR	0	800
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21800

Date: 02/12/2015

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 02nd December 2015 by Ravi Kumar S/O Ashok Kumar Yadav by profession Others. Status - Executant

Ravi Kumar
02-12-15
Signature/L.T.I. of Presentant

Date:02/12/2015

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anand Kumar' age '38' Sex 'M', 'Madheshwar Ram', resident of 'Bichala,mehendia,kaler,distt-Arwal'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 02/12/2015

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 247 on pages on 348 -379 , for the year 2015 and stored in CD volume No. CD-38 year 2015 .The document no. is printed on the Front Page of the document.

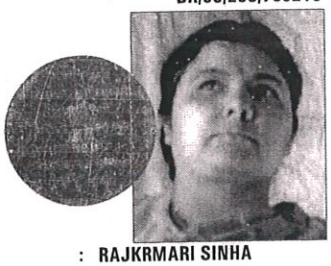
Date : 02/12/2015

Registering Officer
Patna

Token No. : 12123 **Year : 2015** **S.No. : 11868** **SCORE Ver.3.0** **Deed No . : 10543**

ELECTION COMMISSION OF INDIA
IDENTITY CARD
भारत निर्वाचन आयोग
पहचान पत्र

BR/35/206/750216



Elector's Name	:	RAJKRMARI SINHA
निर्वाचक का नाम	:	राजकुमारी सिंहा
Father/Mother/Husband's Name	:	NITISH PD. SINHA
पिता/माता/पति का नाम	:	नीतीश प्र. सिंहा
Sex / लिंग	:	Female / स्त्री
Age as on 1.1.1995	:	34 Years
१.१.१९९५ को आयु	:	34 वर्ष

Address : H.NO. 38,
MOH. SALIMPUR AHRA,
KADAMKUAN, DISTT. PATNA

पता : म.सं. 38,
मोहल्ला सालिमपुर अहरा,
कदमकुआँ, जिला पटना

Facsimile Signature of
Electoral Registration Officer
for 206-PATNA WEST Constituency

206—पटना पश्चिम निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रीकरण अधिकारी
के हस्ताक्षर की अनुकृति

Place : PATNA SADAR Date : 20.03.95
स्थान : पटना सदर दिनांक : 20.03.95

This card may be used as an Identity Card under different Government Schemes.
इस पत्र का विभिन्न सरकारी योजनाओं के अन्तर्गत पहचान पत्र के रूप में प्रयोग किया जा सकता है ।

Raj Kumari Sinha

02-12-15

भारत सरकार
GOVERNMENT OF INDIA



Ravi Kumar

जन्म वर्ष / Year of Birth : 1984

पुरुष / Male

8419 5450 8755

— आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Ashok Kumar
Yadav, Bandh gaon, DIPA
TOLI Baniatu, Baniatu, Ranchi
Jharkhand, 834009

Ravi Kumar

02-12-15

9199294669

सत्यमेव जयते

ELECTION COMMISSION OF INDIA
IDENTITY CARD
भारत निर्वाचन आयोग
पहचान पत्र

CSM0594176



Elector's Name	: Anant Kumar
निर्वाचक का नाम	: अनंत कुमार
Father's Name	: Madheshwar Ram
पिता का नाम	: माधेश्वर राम
Sex / लिंग	: Male / पुरुष
Age	: 28 Years as on 1.1.2003
आयु	: २८ वर्ष १.१.२००३ को

Address : 37,Gaon----Bichla , Thana,
Town/Vill - Mahendiya,
Anchal - Kaler,
Distt - Arwal

पता : ३७,गांव----बिच्ला , थाना,
शहर/गाँव - महेन्दिया,
अंचल - कलेर,
जिला - अरवल

Facsimile Signature of
Electoral Registration Officer
224, ARWAL Constituency
२२४, अरवल निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रीकरण अधिकारी
के हस्ताक्षर की अनुकृति

CSM0594176

Place : Arwal Date : 06/11/200
स्थान : अरवल दिनांक : ०६/११/२००४

This Card may be used as an Identity Card
under different Government Schemes.
इस पत्र का विभिन्न सरकारी योजनाओं के अन्तर्गत
पहचान पत्र के रुप में प्रयोग किया जा सकता है ।

Anant Kumar

पहचान

Sch. XIV—F. No. 180V. विo गo प्रेस, गया।

रसीद मालगुजारी। फरद मालकी/फरद रैयती। 1516 6830 18

थाना सर्कल। नाम मौजा मय V नाम रैयत मय वल्दियत जमाबन्दी

थाना वो थाना नम्बर। वो सकुनत। नम्बर।

पट्टा 6367 | खाजपुरा | श्री रवि कुमार

खाता नं० 25

अराजी नगदी 11 अराजी भावली पिता तफसील हिसाब लगान भावली।

खेसरा नं० 1512 ewकी श्री अशोक कु० आरव

फ्लोरा नं० 495

जोत का सालाना लगान मय तफसील [illegible]

लगान बाबत 2010-11	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	
माल- (नगदी)	1·20					1·20
गुजारी (भावली)	0·30					0·30
उब ...	0·60					0·60
*सूद ...	0·60					0·60
मुतफरकात ...	0·30					0·30
मीजान	3-00					3·00

N.I

तफसील अदायकारी।

अदायकारी बाबत। 2010-11	बकाया				मोतावल हाल।	फाजिल
	तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।		
माल- (नकदी)					1·20	
गुजारी (भावली)					0·30	
उब ...					0·60	
*सूद ...					0·60	X
मुतफरकात ...					0·30	
मीजान अदायकारी					3-00	

(१) मीजान कुल (लफ्जों में) — तीन रुपया कोर 3=00

(२) नाम जेहिन्दा — रवि

(३) कुल बकाया — शून्य

दस्तखत की तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (किस्त वार्षिकों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

25-2-11

Sch. XIV—F. No. 180V. बिo गo प्रेस, गया।

रसीद मालगुजारी। फरद मालकी/फरद रैयती। 3167

थाना सर्कल। नाम मौजा यथ नाम रैयत वगै वल्दियत जमाबन्दी 68017

थाना वो थाना नम्बर। वो सकुनत। नम्बर।

परगना	खाजपुरा	श्रीमती राजकुमारी	पिन्टा	1	679	खानाक 25

अराजी नगदी 11 अराजी भावली W/O तफसील हिसाब लगान भावली। खौरान 495

S253-खुर	श्री नितिश कo सि-टा

जोत का सालाना माल यथ मुतालिक [illegible] मौजा आल का।

बाब बाबत 2010—11	सालाना	बकाया — गल्लाम — 1 परगना				हाल
		तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	
माल— (नगदी)	2—00					2—00
गुजारी (भावली)	0·50					0·50
सेस ...	1—00					1—00
*सूद ...	1—00					1—00
मुतफरकात ...	0·40					0·40
मीजान	4—90					4—90

W.P

तफसील अदायकारी।

अदायकारी बाबत। 2010—11	बकाया				मोताबल हाल।	फाजिल
	तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।		
माल— (नगदी)					2—00	
गुजारी (भावली)					0·50	
सेस ...					1—00	
*सूद ...					1—00	
मुतफरकात ...					0·40	
मीजान अदायकारी					4—90	

(१) मीजान कुल (लफ्जों में)—चार रु० नब्बे पै० मात्र 4=90

(२) नाम देहिन्दा—[illegible]

(३) कुल बकाया—

कलक्टर को तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (बिचार ऐसे अवसरों पर जिन पर कि सर्टिफिकेट करने हो) सूद नहीं लिया जाता है।

25-2-11

W.1

3352/1

पटना स्वाजपुरा श्री अशोक कुमार

मराजी नगरी 11 मराजी आदली पिता श्री अशोक कुमार पाटण

5.51

पेन्ट [illegible] स्वाजपुरा

मौन मासक 2010-11	मासान्त	तीन वर्ष से अधिक	10 वर्ष	5 वर्ष	दस वर्ष	कुल
मान- (नगदी) / प्रधारी (आयकी)	1.00 / 0.25					1.00 / 0.25
केश	0.50					0.50
मूल्य	0.50					0.50
मुलकरकास	0.20					0.20
योगान	2.45					2.45

स्वाधी 37 स्वपत्र 496

कार्यकारी सहायक 2010-11	तीन वर्ष से अधिक				नीतिवक दाय	अधिक
मान- (नगदी) / प्रधारी (आयकी)					1.00 / 0.25	
केश					0.50	
मूल्य					0.50	
मुलकरकास					0.20	
योगान सहायकारी					2.45	2.45

(1) मोगान [illegible] (अक्षरों में) [illegible] रुपये पैसे मात्र

(2) मान [illegible] 595

(3) कुल [illegible]

[illegible]

[illegible]

[illegible] 73/3/10-11

8-5-10

Vol. XIV—F. No. 180V. बिο गo प्रेस, गया।

मालगुजारी। फरद मालकी/फरद रैयती।

फल। नाम मौजा मय नाम रैयत सय बल्दियत जमाबन्दी

थो थाना नम्बर। वो सकुनत। नम्बर।

V

6882062

3167/1

पटना | खादपुरा, | श्रीमती रामकुमारी | सिंहा

अराजी नगदी 11 अराजी भावली पट्टे तहसील हिसाब लगान भावली।

८१५३ (लोअर तीनपुर) श्री मितेश प्रसाद सिन्हा

जोत का सालाना लगान रु० ८१० बकाया साल को श्री मितेश पटना

बाब बाबत 2009-10	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	
माल- (नकदी)	2·00				2·00	2·00
गुजारी (भावली)	0·50				0·50	0·50
सेस ...	1·00				1·00	1·00
*सूद ...	1·00				1·00	1·00
मुतफरकात ...	0·40				0·40	0·40
मीजान	4·90				4·90	4·90

रसीद 25 रवेलरा 495

तफसील अदायकारी। = 9.80

अदायकारी बाबत 2009-10	बकाया				मोतावल हाल।	फाजिल
	तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।		
माल- (नकदी)				2·00	2·00	X
गुजारी (भावली)				0·50	0·50	
सेस ...				1·00	1·00	
*सूद ...				1·00	1·00	
मुतफरकात ...				0·40	0·40	
मीजान अदायकारी				4·90	4·90	= 9.80

(१) मीजान कुल (लफ्जों में)—नौ रुपये अस्सी पैसे मात्र

(२) नाम देहिन्दा—पुनः

(३) कुल बकाया— बमुताबिक पट्टा तारीख बमुताबिक तहसील कुनिन्दा

*बास महाल का बकाया मालगुजारी पर हिसाब ऐसे रैयतों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

9/6/09

S.T.P.—F. No. 180V W.P. बि० न० प्रेस, गया। 1516

फसली मालगुजारी/फरद रैयती। 351817

नाम रैयत मय वल्दियत जमा...?

वे-बकलत। नम्बर।

पूर्वी चम्पारण जिला-श्री रामाकुमार

मराठी मालगुजारी II बराजी मालगुजारी - पिता तफसील जिन्सवार मालगुजारी।

E2511812 श्री अशोक कुमार

(कोल्हुआ बेलवा कल्याणपुर थाना) मय तफसील बकाया (यदि हो), भाग दो (जोड़ी का रसीद-II)

खाता 25 खेवट 495

जांच मालगुजारी 2009-10	बकाया					
	सालाना	तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	हल
(बंदरी)	1.20				18.00	1.20
(मालगी)	0.30				4.50	0.30
	0.60				9.00	0.60
	0.60				9.00	0.60
	0.25				3.75	0.25
	2.95				44.25	2.95

तफसील अदायकारी। = 44.20

अदायकारी मालगुजारी 2008-10	बकाया				मोताबला हल।	फाजिल
	तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।		
(बंदरी)				18.00	1.20	X
(मालगी)				4.50	0.30	
				9.00	0.60	
				9.00	0.60	
				3.75	0.25	
				44.25	2.95	= 44.20

(1) मालगुजारी 2009-10 - खोलीज जमा पाई गई

(2) मालगुजारी वसूल

(3) मालगुजारी बकाया

दस्तखत मो० तारीख अमला तहसील कलिन्दर।

मालगुजारी पर (सिवाय ऐसे बकाया के जिन पर कि सर्टिफिकेट [illegible] गया है।

14/01/10

...—F. No. 180V WP वि० ग० प्रेस, गया। 1516 351817

...तारी। फरद बालकी/फरद रैयती।

...नाम मौजा मय नाम रैयत मय वल्दियत जमा...

...खाना वा थाना नम्बर। बे-सकुनत। नम्बर।

पत्नू स्वाजपुरा श्री रोशकुमार x10

अराजी नगदी 11 अराजी भावली पिता तफसील ...नाम भावली।

52/11/12 श्री अशोक कु० माथुर

(कैफ़ियत पुट, रद्दबदल की तय तफसील बकाया व हाल, भरपाई जोली का पट-11)

खाता 25 खेसरा 495

मौजा बाबत	सालाना	बकाया: तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	हाल
2019-10						
मालगु० (नगदी)	1·20				18·00	1·20
मालगु० (भावली)	0·30				4·50	0·30
...	0·60				9·00	0·60
...	0·60				9·00	0·60
...	0·25				3·75	0·25
योगफल	2·95				44·25	2·95

तफसील जायकारी। = 44·20

जमाबन्दी बाबत।	बकाया: तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	मोतावला हाल।	फाजिल
2019-10						
मालगु० (नगदी)				18·00	1·20	X
मालगु० (भावली)				4·50	0·30	
...				9·00	0·60	
...				9·00	0·60	
...				3·75	0·25	
योगफल जायकारी				44·25	2·95	= 44·20

...जमाबन्दी फसल (नकदी व भावली) - बेतालीस रुपये बीस पैसा मात्र

...तारीख अमला तहसील कुनिन्दा।

...बकाया मालगुजारी पर सिवाय ऐसे बकाया पर जिन पर कि सर्टिफिकेट ...पूरी किया जाता है।

18/01/10

Sol. XIV—F. No. 180V.

रसीद मालगुजारी।

विo गo प्रेस, गया।

फरद मालकी/फरद रैयती।

नाम सर्कल। नाम मौजा नम्बर V नाम रैयत सम वल्दियत जमाबन्दी सकुनत। नम्बर।

थाना वो थाना नम्बर।

पटना स्वादपुरा, श्रीमती रामदुलारी देवी 2062 3167/1

अराजी नगदी 11 अराजी भावली पट्टी तहसील हिसाब लगान भावली।

८२५३ (दोसौ तीरपन) श्री नितिश प्रसाद सिन्हा

जोत का सालाना लगान रु० ५.९० (पाँच रुपया नब्बे पैसा) वाजिबुल अदा को मौजा पटना

जोत बाबत 2009-10	सालाना	बकाया				हाल	
		तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।		
मालगुजारी (नगदी)	२.००				२.००	२.००	रसीद 25 खेसरा 495
मालगुजारी (भावली)	०.५०				०.५०	०.५०	
सेस	१.००				१.००	१.००	
सूद	१.००				१.००	१.००	
मुतफरकात	०.४०				०.४०	०.४०	
मीजान	५.९०				५.९०	५.९०	

तफसील अदायकारी। ५.९० ९.४०

अदायकारी बाबत 2009-10	बकाया				मोतावल हाल।	फाजिल
	तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।		
मालगुजारी (नगदी)				२.००	२.००	
सेस				०.५०	०.५०	
सूद				१.००	१.००	
मुतफरकात				१.००	१.००	
मीजान अदायकारी				०.४०	०.४०	
				५.९०	५.९०	९.४०

(१) मीजान कुल (लफ्जों में)—नौ रुपये अस्सी पैसे मात्र

(२) नाम देहिन्दा—

(३) कुल बकाया—

दस्तखत वो तारीख अमला तहसील कुनिन्दा

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

19/6/09

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय थाना वो थाना नम्बर

V

बि०स०मु०, पटना। X

फरद मालकी / फरद रैयती। 108

नाम रैयत मय वल्दियत जमाबन्दी वो सकुनत। नम्बर।

पटना सदर	खाजपुरा	श्रीमती राजकुमारी सिन्हा	0507908

3167/1

अराजी नगदी 11 अराजी भावली w/o तफसील हिसाब लगान भावली।

05/23.ब्युर	श्री नितिश	प्र- सिन्हा सा- साली ब्युर

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजुदा साल का। अहदाजी नं०-1

मांग बाबत 2016-17		सालाना	बकाया				हाले
			तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल– गुजारी	(नकदी)	5.00				25.00	5.00
	(भावली)	5.00				25.00	5.00
सेस ...		5.00				25.00	5.00
*सुद ...		5.00				25.00	5.00
मुतफरकात ...		5.00				25.00	5.00
मीजान		25.00				125.00	25.00

खाता 25 खेसरा 495

W.P

तफसील अदायकारी। 150=00

अदायकारी बाबत 2016-17		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल– गुजारी	(नकदी)				25.00	5.00	
	(भावली)				25.00	5.00	
सेस ...					25.00	5.00	
*सुद ...					25.00	5.00	
मुतफरकात ...					25.00	5.00	
मीजान अदायकारी					125.00	25.00	

(1) मीजान कुल (लफ्जों में) — एक सौ पचास रुपया मात्र

(2) नाम देहिन्दा — खुद

(3) कुल बकाया — 0

दस्खत वो तारीख अमला तहसील कुनिन्दा 28/11/16

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

बि.स.मु.(राजस्व) 1–2011

गोपनीय प्रतिवेदन

अंचल पदाधिकारी का कार्यालय

257
23/2/11

(भू-स्वामित्व प्रमाण-पत्र)

नाम श्रीमती राज कुमारी सिन्हा ग्राम सालीमपुर अहरा

थाना गाँधी मैदान जिला पटना

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खसरा संख्या	रकवा	
				एकड़	डि०
मौजा - खाजपुरा सर्वे थाना - फूलवारीशरीफ थाना नं० - 11 (ग्यारह)	5173 (पाँच हजार एक सौ तेहत्तर)	25 (पचीस)	495 (चार सौ पंचानवे)	2 कट्ठा	3 धुर (दो कट्ठा तीन धुर)

~~श्री अंकेक्षी० आवेदिका के नाम से~~
मौजा - खाजपुरा थाना क्र - 11 के
खाता० - 25 प्लौट क्र - 495 रकवा -
~~5253 धुर~~ जमीन की रसीद
जमाबन्दी क० - 3167 पर चढ़ती है
भूमि ~~है~~ है, तथा आवेदिका
के ~~इखल~~ कब्जा में है

23-2-11

22.02.11

राजकुमारी सिन्हा
आवेदक का हस्ताक्षर

कर्मचारी का प्रतिवेदन

कार्यालय का मुहर

कार्यालय अंचल अधिकारी पटना सदर

अंचल पदाधिकारी का हस्ताक्षर

23/2/2011

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय थाना वो थाना नम्बर

V

बि0स0मु0, पटना। X

फरद मालकी / फरद रैयती। 108

नाम रैयत मय वल्दियत जमाबन्दी वो सकुनत। नम्बर।

3352/1

पटनासदर	खाजपुरा	श्री रवि कुमार	0507909

अराजी नग़दी 11 अराजी भावली पिता तफसील हिसाब लगान भावली।

S.I पांचपेड़	श्री अशोक कु० यादव	S/o पुनाईलाल	पटना

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजुदा साल का।

मांग बाबत 2016-17		सालाना	बकाया				हाले
			तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल— गुजारी	(नकदी)	5.00				25.00	5.00
	(भावली)	5.00				25.00	5.00
सेस	...	5.00				25.00	5.00
*सुद	...	5.00				25.00	5.00
मुतफरकात	...	5.00				25.00	5.00
मीजान		25.00				125.00	25.00

खाता 37 खेसरा 496

W.P

तफसील अदायकारी। 150=00

अदायकारी बाबत 2016-17		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल— गुजारी	(नकदी)				25.00	5.00	
	(भावली)				25.00	5.00	
सेस	...				25.00	5.00	
*सुद	...				25.00	5.00	
मुतफरकात	...				25.00	5.00	
मीजान अदायकारी					125.00	25.00	

(1) मीजान कुल (लफ्जों में) — एक सौ पचास रुपया मात्र

(2) नाम देहिन्दा — खेप

(3) कुल बकाया — 0

दस्खत वो तारीख अमला तहसील कुनिन्दा

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

बि.स.मु.(राजस्व) 1—2011

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय थाना वो थाना नम्बर

V

बि0स0मु0, पटना। X

फरद मालकी / फरद रैयती। 108

नाम रैयत मय वल्दियत जमाबन्दी वो सकुनत। नम्बर। 1516

पटनासदर	खानपुरा	श्री रवि कुमार	0507910

अराजी नग़दी 11 अराजी भावली पिता तफसील हिसाब लगान भावली।

52/1/112	श्री अशोक कुं० यादव सा० मुगलपुरा

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजुदा साल का। पटना

मांग बाबत 2016-17	सालाना	बकाया				हाले
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल— (नकदी)	5.00				25.00	5.00
गुजारी (भावली)	5.00				25.00	5.00
सेस ...	5.00				25.00	5.00
*सुद ...	5.00				25.00	5.00
मुतफरकात ...	5.00				25.00	5.00
मीजान	25.00				125.00	25.00

खाता 25 खेजा 495

W.P तफसील अदायकारी। 150=00

अदायकारी बाबत 2016-17	बकाया				मोतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल— (नकदी)				25.00	5.00	
गुजारी (भावली)				25.00	5.00	
सेस ...				25.00	5.00	
*सुद ...				25.00	5.00	
मुतफरकात ...				25.00	5.00	
मीजान अदायकारी				125.00	25.00	

(1) मीजान कुल (लफ्जों में) — एक सौ पचास रुपया मात्र

(2) नाम देहिन्दा — रैयत

(3) कुल बकाया — 4

दस्खत वो तारीख अमला तहसील, फतुहा 28/10/16

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

बि.स.मु.(राजस्व) 1—2011

गोपनीय प्रतिवेदन

अंचल पदाधिकारी का कार्यालय

256
22/2/11

(भू-स्वामित्व प्रमाण-पत्र)

नाम ..रवि कुमार.. ग्राम ..पुनाईचक..

थाना ..दानापुर नगर.. जिला ..पटना..

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खसरा संख्या	रकवा एकड़	रकवा डि०	
मौजा - खाजपुरा थाना - फुलवारी थानान० — 11 (ग्यारह)	5173 (पाँच हजार एक सौ तिहत्तर)	25 पचीस 37	495 (चार सौ पंचानवे). 496	2 एकड़ 10 धुर 12 धुरकी (दो एकड़ा दस धुर बारह धुरकी) SOSI. (पाँच धुर)		

इ०ओ० के हेतु
आवेदक के कब्जे में
मौजा - खाजपुरा थानान० - 11 के
खाता न० - 25, 37 प्लौट न० - 495,
496 रकवा - S2SII S112 धुरकी एवं
रकवा - SOSI. धुर यानि कुल जमीन
(दो कट्ठा पन्द्रह धुर बारह धुरकी) जमीन
की रसीद जमाबन्दी सं० - 1516 एवं 3358
पर करती है मूल्य रसीद है, तथा
आवेदक के दखल - कब्जा में है

22-2-11

Ravi Kumar
आवेदक का हस्ताक्षर

22.02.11
कर्मचारी का प्रतिवेदन

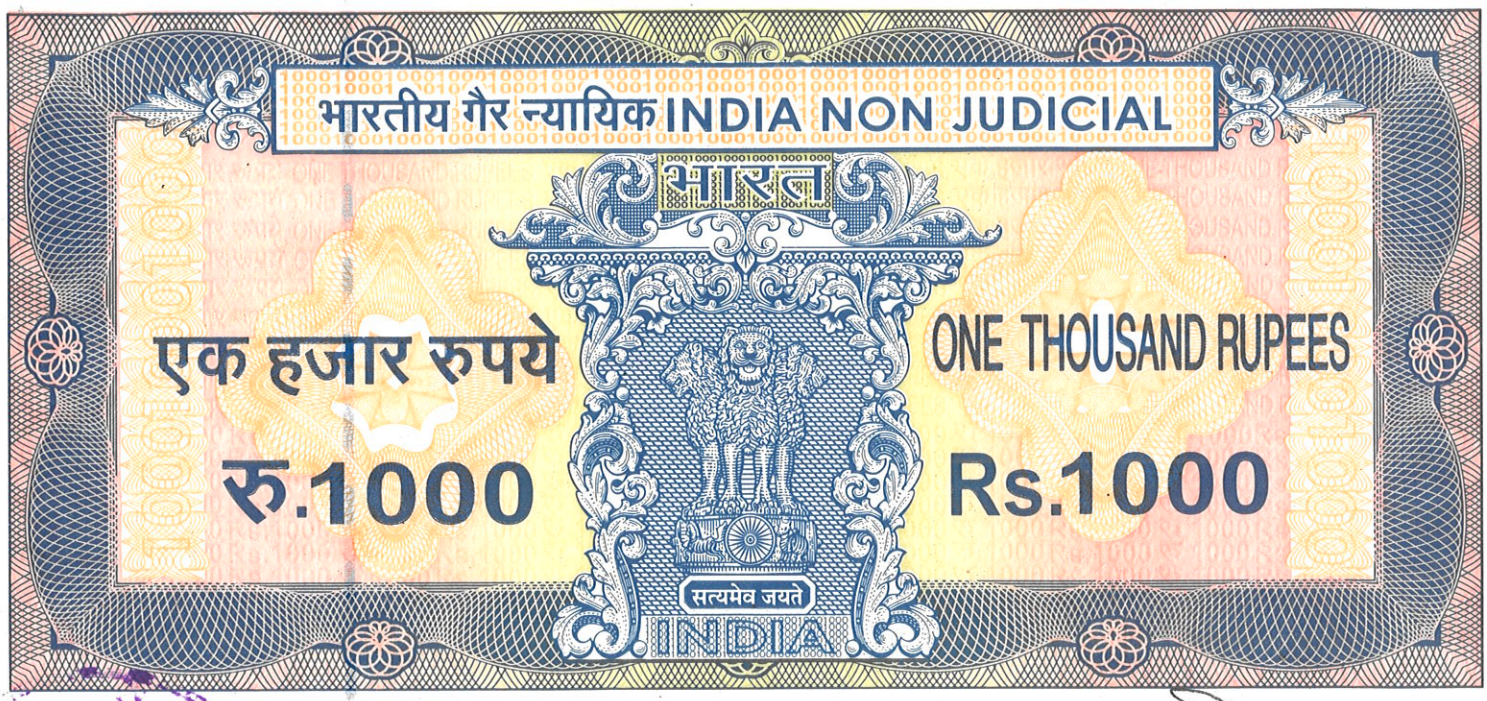
कार्यालय का मुहर

कार्यालय अंचल अधिकारी दानापुर

22/2

अंचल पदाधिकारी का हस्ताक्षर

22/2/11



बिहार BIHAR

W 573811

क्रमांक 4426 तिथि 13.6 मूल्य 1000 स्टैट स० 1/4161

क्रेता का नाम व पता [illegible]

ओम विजय कुमार, मुद्रांक विक्रेता
ल० सं०-25/87, समाहरणालय, पटना

6 JUN 2017

Raj Kumari Sinha

Ravi Kumar

SUPLEMENTRY AGREEMENT FOR DISTRIBUTION OF FLAT

A Registered Development Agreement was made on 02.12.2015 between **(1.) Sri Ravi Kumar** son of Sri Ashok Kumar Yadav, resident of Mohanpur, Punaichak, P.O. & P.S. – Shastri Nagar, Patna, **(2.) Smt. Raj Kumari Sinha** W/o Sri Nitish Prasad Sinha, resident of Ved Nagar, Rukanpura, P.O. – Vetinery College Campus, P.S. – Rupaspur, Patna, as land Owner and **M/s. Sidhanta Estate Pvt. Ltd.** through its Authorized Person Mr. Durgesh Ranjan as developer was made for the land bearing :

Mauza	Thana No.	S.Plot No.	Khata No.	Area
Khajpura	11	495/496	25/37	15.408 Dec.

and Boundry : North : House of Sri Abhay Kumar Sinha and Vacant Land

South : House of Smt. Paryojani Devi and Land of Sri P. M. Lal

East : Land of Jagdish Prasad and Road

West : Branch Road

Raj Kumari Sinha

The drawing for construction for the above mention Plot has been sanctioned by the competent authority with prior consent of the land owner.

Now both the parties in accordance with the provisions of the registered agreement has decided to distribute the flats among them self.

Ravi Kumar

	Owners Share (Ravi Kumar)	Owners Share (Raj Kumari Sinha)	Builders Share
On 1st Floor :-	101	103 &104	102
On 2nd Floor :-	Nil	Nil	201,202,203 & 204
On 3rd Floor :-	301 & 302	304	303

Sidhanta Estate Private Limited PATNA

Similarly the distribution for parking space will be : 01 to 03 Ravi Kumar share, 04 to 06 Smt Raj Kumari Sinha share and 07 to 12 builders / developers share.

Any future construction shall have the same proportion as mentioned in the development agreement i.e. 50 and 50. Rest all terms and condition will be guided by the development agreement.

Ravi Kumar

Raj Kumari Sinha

SIGNATURE OF THE OWNERS

WITNESSES :

1. Anand Kumar
S/o Late Maheshwar Ram.
Bhagwat Nagar
Patna.

2. Subodh Kumar.
S/o Late Laxmi Narain.
101/102, Asha Suman Apt.
Shastri Nagar
Patn.

Siddhanta Estate Private Limited PATNA

SIGNATURE OF THE DEVELOPERS