बिहार BIHAR W 511475

क्रम संख्या 7714 तिथि 8/8/2017 मूल्य 1000 शीट संख्या

क्रेता का नाम एवं पता

लाo नo 11/77 समाहरणालय,पटना

DECLARATION OF DIVISION OF THE FLATS

This Deed made on this the 10th Day, Month AUGUST of 2017.

BETWEEN

(i) SMT. PUSHPA SINGH W/o SRI RAM JANAM SINGH.

(ii) ARCHANA SINGH D/o SRI RAM JANAM SINGH both R/o Vill.+P.O.-Bisunpur, P.S –Wazirganj, District-Gaya.

(iii) BANDANA KUMARI D/o SRI RAM JANAM SINGH through her Constituted Attorney of Smt. Pushpa Singh W/o Sri Ram Janam Singh, , Vide Registered Power No.539, Book no.4, Vol. no.8 on Pages from 251 to 256 in total 6 pages in C.D.no.2, Dated-30-1-2012, registered at District Sub registrar office, Patna, R/o Vill.+P.O.-Bisunpur, P.S –Wazirganj, District-Gaya at Present R/o 360, South Nehru Nagar, P.O.+P.S.-Patliputra, District-Patna-800013, hereinafter referred to as the 'OWNERS' (which expression shall unless repugnant to the context or meaning there to mean and include her heirs

पुष्पा सिंह

Archana

administrators, executors, legal representatives, successors-in- interest and/or assigns) of the ONE PART.

AND

KATYAYANI DEVELOPERS a Proprietorship Firm having its Office at Kankarbagh Main Road, Patna-20, BIHAR, through its **Proprietor Ravi Shankar Pd. Singh** S/o Sri Pashupati Singh R/o West Lohanipur, Kadamkuan, Patna-3, "DEVELOPER" (which expression shall unless repugnant to the context or meaning there to mean and include its executors, administrators, legal representatives successor/s in office and/or assigns) of the OTHER PART.

NOW THIS DEED WITNESSETH AS FOLLOWS:

WHEREAS the aforesaid Owner is seized and possessed of and is Owner of or otherwise was and is sufficiently entitled to the free hold Land Situated in Mauza-Jalalpur, Pargana-Phulwari, P.S. Code-....., at Survey Thana-Danapur, Present P.S.-Rupaspur, Thana no.22, Survey Plot No.185, Khata no.4, Tauzi no.5170, Town Danapur & District- Patna, Land Measuring about 3505.45 Sq.ft.+3505.45 Sq.Ft=7010.90 Sq.ft. more or less within the limits of Danapur Nagar Parishad /Patna Municipal Corporation/PRDA(Dissolved) Authority, and Under Sub Registry office Danapur & District Sub Registry office, Patna more fully described in schedule of the Land hereunder written, hereinafter referred to as the SAID PROPERTY.

AND WHEREAS, the property fully described in schedule-I of this Land was bought by **(i) Smt. Pushpa Singh** W/o Sri Ram Janam Singh, **(ii) Archana Singh** D/o Sri Ram Janam Singh both R/o Vill.+P.O.-Bisunpur, P.S –Wazirganj, District-Gaya Vide Registered Deed no.1454, Dt.10-4-1995, Registered at District Sub Register office, Patna (3505.5 Sq.ft.) from (i) Sri Shiv Shankar S/o Sri Shyamali Prasad Singh R/o Paktari, Thana-Shekhpura, District-Munger & (ii) Smt. Ram Janki Kumari W/o Sri Rajnish Kumar R/o Dariyapur, Viaa.+Thana-Barahiya, District-Munger.

1/ पुष्पा सिंह

2/ Archana

AND WHEREAS, the property fully described in schedule-I of this Land was bought by **(i) Smt. Pushpa Singh** W/o Sri Ram Janam Singh, **(ii) Bandana Kumari** D/o Sri Ram Janam Singh both R/o Vill.+P.O.-Bisunpur, P.S –Wazirganj, District-Gaya Vide Registered Deed no.1455, Dt.6-4-1995, Registered at District Sub Register office, Patna (3505.5 Sq.ft.) from (i) Smt. Ram Janki Kumari W/o Sri Rajnish Kumar R/o Dariyapur, Viaa.+Thana-Barahiya, District-Munger & (ii) Smt. Raj Dulari Devi W/o Sri Madan Sharma R/o Vill.+P.S.+P.O.-Pundarak, District-Patna, and since then above named all persons separately came in exclusive peaceful physical possession over the same as absolute owners. The Land owners also mutated their name separately in the state sarista (Register-II) and paying the Land Rent to the Government of Bihar through the Circle Officer, Danapur and bounded as follows:-

BOUNDARY OF LAND:-

NORTH: - Survey Plot no.184.
SOUTH: - Survey Plot no.186.
EAST : - Road.
WEST : - Survey Plot no.183.

(b) That a Registered Development Agreement Vide Deed No 5322, Book no - 01, Vol. no 127 on Pages 463 to 477, Total Page. No 15, C.D. No 20, Dt.- 13/06/2015, Registered at District Sub Registrar Office, Patna was executed between the Landowner and Developer for the construction of **"PUSHPAK RESIDENCY"** on the above land Situated in Mauza- Jalalpur, Distt - Patna.

(c) That in terms of the said development agreement Dated- 13/06/2015 it was agreed to share the entire constructed area as 50% to the landowners and rest of the share (i.e. 50%) to the Developer in the aforesaid demised Premises, terrace, parking in the Apartment named above.

(d) That the Developer will now be free to sell to the prospective buyers, if any, the super built –up area so allotted to him by virtue of the above agreement and the land owners will have no claim over it regarding any further amount of consideration or its transfer to any prospective buyers by the builder.

P/ Archana

(e) That the land owner is free to hold and to enjoy the same as absolute owner of his share after construction of building /apartment and the land owner is free to get his name mutated over the said flats and to use the same in the manner the owner likes as per schedule II (A).

(f)That the Developer are also free to hold and to enjoy the same as absolute owner of his share after construction of apartment and the developer are free to use the same in manner the developer likes, as per schedule II (B).

(i) That the Land Owner & Developer are also free to hold and to enjoy the same as absolute owner of their share after construction of the apartment and will obtain their own separate electric connection as per the development agreement and shall pay the consumption charges to the concerning authorities.

SCHEDULE 'I'

All that piece and parcel of Land Measuring about 3505.45 Sq.ft.+3505.45 Sq.Ft=7010.90 Sq.ft. more or less along with construction standing thereon Situated in Mauza-Jalalpur, Pargana-Phulwari, P.S. Code- 189, at Survey Thana-Danapur, Present P.S.-Rupaspur, Thana no.22, Survey Plot No.185, Khata no.4, Tauzi no.5170, Town Danapur & District- Patna, within the limits of Danapur Nagar Parishad /Patna Municipal Corporation/PRDA(Dissolved) Authority, and Under Sub Registry office Danapur & District Sub Registry office, Patna and bounded as follows:-

BOUNDARY OF LAND:-

NORTH: - Survey Plot no.184.
SOUTH: - Survey Plot no.186.
EAST : - Road.
WEST : - Survey Plot no.183.

SCHEDULE-II

The multi storied building to be constructed called **"PUSHPAK RESIDENCY"** Situated in Mauza- JALALPUR, P.S. Code-189, at Present P.S.-rupaspur, Municipal Survey Plot No.185, Khata no.04, Tauzi no.5170, District- Patna.

पुष्पा सिंह

(2) Archana

Landowners Share as per Registered Agreement shall be –II (A)

Flat no's: - 101 & 104 on the First Floor

Flat no's: - 201, 202, 203 & 204 on the Second Floor

Flat no's: - 402 & 403 on the Fourth Floor

DEVELOPER's Share as per Registered Development Agreement –II (B)

Flat no's: - 102 & 103 on the First Floor

Flat no's: - 301, 302, 303 & 304 on the Third Floor

Flat no's: - 401 & 404 on the Fourth Floor

That this agreement is the full and final settlement between the Landowner and Developer and now both the parties have neither any claim nor any liability towards and against each other.

IN WITNESS WHEREOF, Landowners and Developer have set their hands on the day and year first above written.

WITNESSES

Signature of the Land Owners

1. 1. पुष्पा सिंह

2. 2. Archana

Signature of Developer/Builder

1. 1. [signature]

NOTARY
ARUN KUMAR
PATNA, BIHAR
INDIA
Regd. No. 7420
BIHAR

I identify the deponent's signature/L.T.I. who has/have affixed in my presence
14/9/17
Advocate