भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR 490886

Serial No. 7713 Deed No. 7470

हेमन्त किशोर जैन पिता किरण किशोर जैन सां० चाणक्यपुरी कॉलनी थाना रामपुर जिला गया

५०००, ४१ - ५०००

बिहार सरकार

जिला निबंधन कार्यालय, गया

पृष्ठांकन का सारांश

दिनांक **09/05/2017** को **Hemant Kishore Jain** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रू0 **51300** मुद्रांक शुल्क एवं रू0 **20500** निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 **7470** के रूप में पुस्तक सं0 **1** की जिल्द सं0 **109** के पृष्ठ सं0 **352** से **363** तक **CD 17** में आज निबंधित एवं कुल **12** पृष्ठों में संधारित किया गया ।

रीवा चौधरी

निबंधन पदाधिकारी

दिनांक–**09/05/2017** टोकन नं. **7953 / 2017**

कोषागार कार्यालय स्टाम्प शाखा 30 MAR 2017 गया

7953/2017

DEVELOPMENT AGREEMENT.

THIS DEVELOPMENT AGREEMENT entered into at Gaya this 05th day of May 2017

BETWEEN

1. **Sri Hemant Kishore Jain** aged about 50 years
2. **Sri Basant Kishore Jain** aged about 44 years

जिला गया

Excutided the development Agreement area 14.912 Ds. Hemant Kishore

Token Number 7953 Reg. Year 2017 Serial Number 7713 Deed Number 7470

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Binod Kumar Barnwal						
Sig.	Binod Kumar Barnwal 9/5/17						
Claimant	Ms Vinayak Construction	N/A	N/A	N/A	N/A	N/A	N/A
Sig.							
Claimant	Pawan Kumar						
Sig.	Pawan Kumar 9/5/17						
Claimant	Rajeev Kumar Mehta						
Sig.	09/05/2017						
Executant	Basant Kishore Jain						
Sig.	Basant Kishore Jain 9/5/17						
Executant	Binod Kumar Barnwal						
Sig.	Binod Kumar Barnwal 9/5/17						
Presented By	Hemant Kishore Jain						
Sig.	Hemant Kishore Jain 9/5/17						
Executant	Hemant Kishore Jain						
Sig.	Hemant Kishore Jain 9/5/17						

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 3500sop013

Hemant Kishore Jain
5/5/17
9/5/17

both son of Sri Kiran Kishore Jain r/o Mohalla Chanakyapuri Colony P.S. Rampur, Town/Distt. Gaya **3. Sri Kamal Kumar** aged about 40 years S/o Late Narsingh Prasad Agrawal r/o Mohalla Krishna Prakash Road P.S. Kotwali, Town/Distt. Gaya 4. **Sri Rajeev Kumar Mehta** aged about 45 years S/o Late Brij Mohan Lal Mehta r/o Mohalla Haridas Chatterjee Road Loha Patti Ramna Road, Gaya P.S. Civil Lines Town/ District Gaya **5. Sri Binod Kumar Barnwal** aged about 42 years S/o Late Bindeshwari Prasad r/o Barnwal Senitary Store Ramna Road, P.S. Civil Lines Town/Dist Gaya Occupation Business Indian citizen (hereinafter referred to as the **"LAND OWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or the context be deemed to include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

Kamal Kishore Jain 5/5/17

AND

M/S VINAYAK CONSTRUCTION located at Mohalla Ramna Road Loha Patti P.S. Civil Lines, Town/District Gaya (Bihar) through its Partners 1. **Sri Rajeev Kumar Mehta** aged about 45 years S/o Late Brij Mohan Lal Mehta r/o Mohalla Haridas Chatterjee Road Loha Patti Ramna Road, Gaya P.S. Civil Lines Town/ District Gaya 2. **Sri Binod Kumar Barnwal** aged about 42 years S/o Late Bindeshwari Prasad r/o Barnwal Senitary Store Ramna Road, P.S. Civil Lines Town/Dist Gaya 3. **Sri Pawan Kumar** aged about 43 years S/o Late Narsingh Prasad Agrawal r/o Mohalla Magadh Printer K.P. Road, P.S. Kotwali, Town/ District Gaya Occupation Business Indian citizen **Developer** (which term or expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns of the SECOND PART.

A. Whereas the Land Owners jointly owned and possessed the land measuring area 14.912 dec. situated at Village Mastlipur, Thana No. 315 Anchal Manpur, P.S. Mofassil District Gaya morefully described in the schedule-I hereinafter set out and reffered to as the "LAND" hereinafter.The property fully mentioned in above and schedule no. 1 at the foot of this deed .

Executided the development Aggrent area 14.912 DS. Basant Kishore Jain 5/5/17

जिला निबंधक कार्यालय गया

District Registry Office/Gaya

Token Number 7953 | Reg. Year 2017 | Serial Number 7713 | Deed Number 747

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Kamal Kumar						
Executant	Rajeev Kumar Mehta						
Identified By	Motilal Kumar						

Sig. Kamal Kumar 09/05/17

Sig. Rajeev Kr. Mehta 09/05/2017

Sig. Motilal Kumar 9-5-2017

SCORE Ver.4.0 | Powered by L&FS Technologies Ltd. | Biometric Captured By 3500sop013

AND WHEREAS the land detailed under schedule-I of this deed has been jointly purchased by the land owner namely Sri Hemant Kishore Jain, Sri Basant Kishore Jain both 22% share, Sri Kamal Kumar 18% share Sri Rajeev Kumar Mehta 30% share and Sri Binod Kumar Barnwal 30% share by virtue of registered deed of sale being deed No. 20099 dated 31.10.2013 under Book No. 1 Volume No. 286 Page 247 to 256 C.D. 45 executed by vendor Sri Manish Mehta S/o Sri Kapildeo Mehta r/o Village Sikhar, P.S. Mofassil District Gaya.

AND WHEREAS after making purchase the land owner who are vendees under the said deed of sale acquired legal right title and came in legal possession over the said purchased land and the name of the vendees have duly been mutated in Anchal Office Manpur vide Mutation Case No. 3715/2013-14 and since thereafter regular govt. rent paid by the vendees stated above and regular rent receipt been issued in favour of vendees stated above.

AND WHEREAS the desirous to construct a multistoried residential building over the said purchased land in the name and style of **Shree Palace** and for the said purpose a site plan map prepaired/ drafted by registered Architech Sri Sidharth Kumar CA/201256975 and the same has been sanctioned by the Mukhiya Gram Panchayat Nauranga on 10.12.2013.

AND WHEREAS the some member of land owner namely Sri Rajeev Kumar Mehta and Binod Kumar Barnwal decided to start the business of building construction work and others in the name and style as **M/s Vinayak Construction** and for the said purpose one new partner namely Sri Pawan Kumar also joined as partner and in this regard a partnership deed being deed No. 25 dated 31.01.2014 under Book No. 4 Volume No. 1 Page No. 202 to 209 C.D. No. 1 duly executed by the partners of **M/s Vinayak Construction** and the same has been registered at District Registration Office Gaya.

And whereas the land owners the land detailed under schedule-I of this deed by construct the multistoried building in the name and style of **Shree Palace** which proposed map already been sanctioned on 10.12.2013 are hereby agreed with the Developer that they will get

Executed the developing Agreement
Area 14.912 dismal.
Kamal Kumar
05/05/2017

40% (Forty percent) of the constructed supper builtup area as well parking space and common portion in the said multistoried building as consideration for the full and final value of land as the land owner share and Developer **M/s Vinayak Construction** will get 60% of the constructed super builtup area as well parking space and common portion in the said multistoried building as consideration for the full and final value of investment for Develop the multistoried building over the said land.

AND WHEREAS, the Developer offered to undertake to develop a multi storied residential building complex on the said land of the Land Owners hereinafter referred to as "THE BUILDING".

AND WHEREAS, the parties have negotiated over the matter and the LAND OWNERS and the DEVELOPER have agreed to do development of the said land by the Developer and the construction of the said building by the Developer as well as the disposal of the flats and arrangements for parking spaces and others matters concerned therewith to the extent of the share of the Developer, the parties hereto have arrived at the following:-

TERMS AND CONDITIONS.

1. The Land owners have appointed the aforesaid DEVELOPER and entrust them the function to develope the land by construct a multistoried residential building. The Developer undertakes the development of said land as per the sanctioned map and to perform necessary function to that end.

2. (a). That the Developer shall, construct the multistoried building over the land detailed under schedule-I to this deed as per the sanction map and all expenses to be incurred and fees to be paid to the said Architect. Structural designer and for sanction of map shall be paid and borne by the Developer. It is further agreed and settled that the Developer shall develop the said property ensuring the construction to the maximum permissible F.A.R..

(b) In general the building shall be on raft foundation R.C.C. framed structure with provision for flat.

3. The Land Owners shall place in possession and/or assign to Developer free from any encumbrance the total land of the said

premises, within the boundary walls, built by the Developer for a consideration and on terms and conditions set out hereinafter.

4. That the Land Owners shall allow every facility to the Developer, their staff, workers, Engineer, Architect and Agents etc. to enter into the said property enable the Developer to carry out the various developmental works as stipulated in this agreement. Such facilities shall however be allowed to the Developer after the execution of this agreement.

5. (a). That considering the force-majure clauses, that circumstances beyond the control of the Developer, the total time for the construction shall be Eleven Months and six months for grace period shall be allowed for project development and for completing the project in all respect and in finished condition which period would be reckoned after taking possession of vacant Schedule-I land.

6. On consideration, the Developer agrees to construct, complete and to deliver the land Owners 40% (Forty Percent) of the total super built-up area of each floor and parking spaces in complete finished condition of building within the share of land owners as specified under registered deed of sale being deed No. 20099 dated 31.10.2013 without charging any amount from the Land Owners out of the total super built up area. The flats shall be on free hold basis and this super built up area will be called Owner's area and the balance 60% (Sixty percent) of the total super built-up area shall be called Developer's area. The project name will be " **SHREE PALACE**."

7. The Land Owners shares and area shall have the same general specifications as on the total construction and common area, on the terrace pertaining to lift/elevator machine room, caretaker's room overhead water reservoir tank, staircase landings of 40% (Forty percent) percent of the total saleable built up area of the Developed property and or any part thereof. The Developer and/or to the society or societies of incorporated body or individuals, simultaneously, the developer shall hand over possession of the share of the Land Owners flat no. 402, 403, 404, 405 on 4th floor, Flat No. 301, 302 on third floor, Flat No. 203 on 2nd floor and flat no. 103 on 1st floor of proposed **Shree Palace**.

Executed the development Agreement-
area 14.912.05 Binod Kumar Bansal.

8. And whereas, the Developer shall have full right to deal with the 60% unit of **Shree Palace** i.e. flat no. 401 on 4th floor, flat no. 303, 304 and 305 on 3rd floor, and flat no. 201, 202, 204 and 205 on 2nd floor, flat no. 101, 102, 104 and 105 on 1st floor of the proposed **Shree Palace** and in regards thereof the parties hereunder shall be bound to sign and execute all the deeds sale deed or other in favour of nominee of the Developer.

9. It is agreed between the Land Owners and the Developer that the Developer has to pay charges for electric connection transformer and generator etc separately for Owners share of 40% (Forty percent) also of area as stated above.

10. That the land owner have agreed to give power to do all acts or to sign and execute all the documents as required for the Development for the land under Development which shall be as under:-

(a) To appoint surveyor, Engineer, Contractors, workers and other person or persons.

(b) To make applications to the concerned authorities for obtaining electrical, water and other connection and for permit or permits or quota cement, steel and other controlled building materials.

(c) To accept service of any writ, summons or other legal process or notice and to appear and represent the owner 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 institute and defend suits, action or other proceedings in any courts of law or before any public officer or Tribunal relating to the development of the said property or part or parts thereof and to file any necessary Vakalatnama, claims, plaints, orders, applications, affidavit, petitions and other documents, papers and writings all for the purpose of speedy completion of the building in specified time.

(d) To mortgage the said 60% (Sixty percent) share of the Developer in the built up area as stated above with financial institution for enabling the purchasers of flat etc to obtain loan against their flats etc.

(e) The Developer shall be entitled to allot and set directly their share as mentioned above to its prospective buyer and shall be entitled to execute Absolute sale deed in their favour in respect of developed

area after delivery of possession to the Owners of their share as stated above of the building in complete finished condition.

11. **The land owners hereby declare:-**

(a) That there is no notice or order passed by the Development Authority or any other body or authority for setback thereof and there is not requisition of whatsoever nature by authority relating to the said property or of any part thereof per master plan.

(b) That there are not statutory claims, demands, attachments or prohibitory orders made by the taxation authorities/revenue authorities or any Government or other local bodies or authorities concerning of relating to the said property or any part thereof.

(c) That there is not subsisting agreement of arrangement in respect of the aforesaid property with any other developer and i f the Developer finds any such arrangement the Developer shall be entitled to revoke the agreement and realize the expenses along with interest @ Bank rate per annum.

(d) That except the Owners none else is entitled to or has share, right, title and interest in the said property and the owner is not benamidar or trustee for any one in respect of the said property.

12. That the land Owners hereby irrevocably undertake not to sell, dispose of, alienate with the possession of the said land or any part thereof save and except putting the Developer in possession for the purpose of development pursuant to this agreement with the ultimate object as described above.

13. That the Developer may mortgage their share over the constructed saleable area of the building complex over the said property with appropriate right and interest in the said property pertaining to the Developer's share of constructed area as stated above after completion of at least structural works of the complete building and also after providing adequate safeguard/guarantees to the Owners to the effect otherwise to indemnity the rights and interest of the Owners in the Owners share of property and the complex provided always that any loan and borrowings raised against the security of the said Developer's share shall be invested/applied exclusively and fully in the development of the project and construction of the complex thereon, the full satisfaction of the Owner and for the purpose thereof

the Owners shall have right to verify the accounts and borrowing and its application thereof.

14. That in addition to the right and interest of the Owner & Developer over the above mentioned super built up area in the building to be constructed on the said property in terms of this agreement, the Owner & Developer shall have and enjoy proportionate, right over the super built up common area which will include corridors, stair cases passage space, car parking, places and all the common area.

15. The Developer shall strictly comply with the provisions of relevant laws/bye laws and rule and regulations. The Developer shall always keep the owners completely indemnified and harmless against all actions, claims and demands whatsoever which may arise due to deviation from the said sanctioned plan and/or violation of the provisions of the land relating to the constructions of the intended building complex and the Developer shall provide for all civil electrical, plumbing and sanitary works including installation of underground and overhead tanks, provisions of water supply, water pump housel plumb house service life, drainage compound wall, car parking space, internal road, sewerage arrangement etc as per the specifications and amenities set out in the plan approved by the Authority.

16. That the construction of the purposed building shall be done according to the architectural specifications as given in details as per plan, approved by Authority and the owner shall at all times be allowed to inspect the quality of construction and their written complaint in this respect shall be attended to the satisfaction of the Land owners.

17. That in case of any difference arising out of or relating to the land or construction of the intended building thereon covered by this agreement or relating to the interpretation of any one of more of their clauses and conditions herein contained or relating to any matter whatsoever arising out of this Development Agreement such differences and disputes shall be settled by references to arbitration of three arbitration of three arbitrators to be appointed and nominated in the manner following, that is one arbitrator shall be appointed by the

Developer and one by the Owners and two such appointed arbitrators shall jointly nominate a third arbitrator who shall acts as the chairman of the Board of Arbitrators and the decision of the arbitrators shall be final and binding on both the parties hereof.

18. That after the completion of the construction of the building project the Land Owners and Developer/promoter shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Ownership Act, 2006 as well Bihar Building Act 2014.

19. All legal and lawful procedures and actions are subject to Gaya Civil Court/High Court Judicature at Patna jurisdiction.

SCHEDULE-I

All that piece and parcel of vacant land measuring 14.912 dec. i,e. 6496 Sq. ft. situated at Mastipur Thana No. 315 P.S Mofassil Distt. Gaya .

Khata No.	**Plot No.**	**Area.**
5 (New)	80 (New)	0-09
29 (old)	34 (old)	
113 (New)	83 (New)	0-05.912
MVR value:- Rs 25,65,000/-	Total	0-14.912 Dec. = 6496 Sq.ft.

Boundary

North :- Shaligram Mehta
South :- Manish Mehta
East :- Manish Mehta
West :- 20 ft. width P.C.C. Road

Measurement of Plot No. 80

North to South 56'-00"
East to West 70'-00"

Measurement of Plot No. 83

North to South 56'-00"
East to West 46'-00"

SCHEDULE-II

FEATURES AND SPECIFICATION OF FLATS

1. Foundation :- R.C.C. Pile Foundation as per the structure design.
2. Structure :- R.C.C. Framed Structure
3. Civil Work :- Brick work in CM 1:6
4. Flooring :- Marble/Vitrified flooring
5. Plaster :- ½" plaster in CM 1:6 on R.C.C. surfaces.
6. Doors :-32 mm flush door and wood chaukhat
7. Window :-Steel window
8. Toilet : -Glazed tiles up to 5ft. height with wash basin shower, W.C. (1.W.C.) in common toilets and white E.W.C. in master bed room, concealed G.I pipe with hot and cold arrangement in shower.
9. Kitchen : - Work.ing platform of granite marble top with glazed tiles dado up to 1 feet 6 inches, height above working top.
10. Electrical :- Concealed P.V.C. conducts with copper wiring and standard electric assessors adequate light, power points, (without fan, tube, bulb, etc.)
11. Plumbing : - all internal F.I pipe shall be concealed.
12. Finish : - All internal walls and ceilings in plaster of Paris and front external surfaces by super snowcap.
13. Cement : - Any branded recognized cement.
14. Water :- None interrupted 24 hares. Supply from natural resources.
15. TV/Telephone: - Two point in each Flat.
16. Note : - the above specification is subject to minor changes as may be decided by the promoter/architects and builders in the overall interest of the project.

IN WITNESS thereof both the aforesaid parties have put their respective signature in token of acceptance of the terms and conditions as settled above in presence of the followint witnesses.

WITNESSES.

(1) मोतीलाल कुमार
पिता रामऔतार प्रसाद
ग्रामा खंजाहौपुर
थाना बुनियादगंज
जिला गया
05-5-2017

SIGNATURE OF LAND OWNERS.

1. Hemant Kishore Jain 5/5/17
2. Barant Kishore Jain 5/5/17
3. Kamal Kumar 05/05/2017
4. Ajeer K. Mehta 05/05/17.
5. Binod Kumar Barnwal 5/05/17

SIGNATURE OF DEVELOPER.

Ajeer K. Mehta
05/05/17

Binod Kumar Barnwal.
5/5/17

Pawan Kumar
5/5/17

(2) Pankaj Kumar
S/o Sri Jagdish Pd.
Mo- Dandibag.
P.S. Vishnupad
Dist - Gaya.
05.05.17

Hemant Kishore Jain
5/5/17

Witness by
Pankaj Kumar
5.5.17

Draft by- Md. Zamir Khan
Adv

Lc. No- 1070/90

Date- 5.5.17

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.	51300/-	Amt.Paid By N.J Stamp Paper Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan Rs. 66800/-

Registration Fee

FEE PAID

A1	20000	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	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		20000

LLR + Proc Fee		Service Charge
LLR	0	500
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20500

Date: 09/05/2017

Registering Officer
Gaya

Endorsement under section 52

Presented for registration at Registration Office, Gaya on Tuesday, 09th May 2017 by Hemant Kishore Jain S/O Kiran Kishore Jain by profession Others. Status - Executant

Signature/L.T.I. of Presentant **Date:09/05/2017**

Registering Officer
Gaya

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Motilal Kumar' age '42' Sex 'M', 'S/O Ram Autar Prasad', resident of Vill-Khanjahanpur,p.S-Buniyadganj,dist-Gaya '.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 09/05/2017

Registering Officer
Gaya

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya in Book 1 Volume No. 109 on pages on 352 -363, for the year 2017 and stored in CD volume No. CD-17 year 2017 .The document no. is printed on the Front Page of the document.

Date : 09/05/2017

Registering Officer
Gaya

Token No. : 7953 Year : 2017 S.No. : 7713 SCORE Ver.4.1 Deed No . :d No . : 7470

Scanned by-

नामान्तरण (दाखिल-खारिज) के आवेदन पर तहसीलदार या अमीन की रिपोर्ट का फारम ।

नामन्तरण (दाखिल-खारिज) केश सं॰ 114 सन् 20 15-16

गाँव मस्तलीपुर थाना मोहनिया थाना सं॰ 315

इस्टेट का नाम :- बिहार सरकार जिला :- शाहाबाद

(1) लिखे विक्रय दाम बटवारा या (1) द्वारा होल्डिंग का (2) अन्तरण

उत्तराधिकार विक्रय पत्र

बिक्री द्वारा अन्तरित क्षेत्र का रकवा 0-14-91 ऐकड़ ।

(2) पूर्ण या अंशक केवाला - 20099 दिनांक - 31-10-13

चुकाया गया मूल्य 13,12,000-00 रुपया ।

(3) यहाँ रैयत या महाजन लिखें । खरीदार का पेशा (3) व्यापार

स्टाम्प 87/3

खतियान सं॰	अभिधारी का नाम	प्लौट सं॰	रकवा	लगान और हैसियत	अभियुक्ति
	नामान्तरण (दाखिल-खारिज) के पहले मूल होल्डिंग				
5 113	श्रीमनीष मेहता पिता कापिल देव मेहता ग्राम- तिलक	80 79 83	0-12 1-42 1-63 3-17	32.00 सेवा में अ॰अ॰ अ॰अ॰	नक्शा, प्रतिवेदित क्रेता को आवेदक अपेक्षक, क्रेता- के Standard के खरीदे है
	नामान्तरण (दाखिल-खारिज) के बाद मूल होल्डिंग				
	रैयत	80 79 83	0-03 1-42 1-57-09	22.00 को अनिष्क (नक्शा), मर्व 2000 साधारण, केवाला, शुद्ध पन्हि के प्रतिशत अनि दाखिल खारिज दाखिल खारिज खरीदने रिपोर्ट
	नया होल्डिंग				
5 113	श्री राजीव कुमार मेहता पिता - स्व॰ वृजमोहन लालू मेहता महल्ला - हरिदास चटर्जी, रोड तील प्रतिशत को श्री विनोद कुमार बरनवाल पिता - स्व॰ कि॰ दयाल प्रसाद हिस्सा तील प्रतिशत को श्री हेमन्त किशोर जैन को श्री वेसन्त किशोर जैन पिता - श्री किशन किशोर जैन महल्ला - चूणाभट्टी कोलन काइत प्रतिशत को श्री कमल कुमार पिता स्व॰ नरसिंह प्रसाद अग्रवाल अठारह प्रतिशत ग्राम - डुमरी प्रकाश खेड ग्राम. थाना- कोलसा जिला	80 83	0-09 0-05-91 0-14-91	7.00 3.00 10.00	नक्शा की रिपोर्ट प्रतिलिपि प्रमाण

तहसीलदार का हस्ताक्षर

नक्शे और अभिलेखों में शुद्ध करने की तारीख

तुलना किया
तुलना लिपिक
आरा अंचल

भारत INDIA Rs. 5000000 STAMP DUTY बिहार BIHAR JUDICIAL 16.5.2016 374156 295 B921496

आदेश–पत्रक

(देखें अभिलेख हस्तक 1941 नियम 129)

आदेश पत्रक ता0 ..... से ..... तक

जिला ..... सं0 114 ..... सन् 20 15-16 ..... केस

का प्रकार ..... दाखिल-खारिज

आदेश की संख्या और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कारवाई के बारे में टिप्पणी तारीख सहित
1	2	3

दिनांक ..... को ग्राम मुख्यालय ..... में आयोजित शिविर न्यायालय में

श्री राजीव कुमार मेहता पिता- स्व0 वृजमोहन लाल मेहता 30% वो श्री

~~पिता/पति~~ श्री विनोद कुमार वर्णवाल पिता- स्व0 विन्देश्वरी प्रसाद 30% वो हेमन्त किशोर जैन पिता श्री विरण 22% वो श्री कमल कुमार पिता स्व0 नरसिंह प्रसाद अग्रवाल 18%

ग्राम ..... जिला गया में निम्न विवरण की भूमि के दाखिल–खारिज हेतु आवेदन दिया है।

कृष्णा प्रकाश रोड गया भाग, कोतवाली गया

भूमि का विवरण

ग्राम	थाना सं0	खाता नं0	प्लॉट नं0	रकवा	लगान
मस्तनीश	315	5	80	0.09	7.00
		113	83	0.05.91	3.00
				0.14.91	10.00

आवेदन पत्र की जाँच श्री रामप्रवेश कुमार वर्मा रा0 का0 एवं अंचल निरीक्षक से कराई गयी जाँच प्रतिवेदन के अनुसार प्रश्नगत भूमि खतियानि एवं रैयती है। आवेदक को यह बजरिये निवेदन केवाला 20099 दिनांक 31-10-13 द्वारा प्राप्त हुई है। चुकि भू–हदबन्दी बाद से मुक्त है तथा गैरमजरूआ आम वो खाश खाते का नहीं है।

अ0 नि0 प्रतिवेदन का सत्यापित किया है तथा दाखिल–खारिज स्वीकृति किये जाने की अनुशंसा की है। शिविर न्यायालय में उपस्थित लोगों ने बताया की प्रश्नगत भूमि आवेदक के शान्तिपूर्ण दखल कब्जा में है। इस आलोक में दाखिल खारिज की ..... दी जाती है। शुद्धि–पत्र हस्ताक्षरित शुद्धि–एक माह के अन्दर कार्यालय में दें।

अंचल अधिकारी
मानपुर

जाँच किया

तुलना किया
तुलना लिपिक
मानपुर अंचल

GOVT OF BIHAR
Department of Registration, Excise & Prohibition, District Score Gaya
COURT FEE
AUTHORIZATION NO: 3507
भारत INDIA
STAMP DUTY
बिहार JUDICIAL
Rs. 0000025 30.1.2017
365479
BIHAR
9179 6233422

सत्यमेव जयते
Zero*Zero*Zero*Zero*Zero*TwoFive***

सा प्रतिलिपि प्रमाणित
8/4/17
स्थानि लिपिक सह लेखापाल
खंड सह अंचल कार्यालय
मानपुर, गया

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। 101

नाम रैयत मय वल्दियत जमाबन्दी वो सकुनत। 00361330

मालगुजारी	मौजा तलहिट	श्री राजीव कुमार	मैसर्स पिता स्व० बृजमोहन लाल गोयल

अराजी नग़दी 375 वो अराजी भावली कुमार तफसील हिसाब लगान भावली।

0=14.91 डि०	वो श्री हेमन्त किशोर पिता श्री विनोद किशोर पिता श्री किशोर कुमार पिता - श्री स्व० नरेन्द्र

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

मांग बाबत 2015-16		सालाना	बकाया				हाल
			तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल–	(नकदी)	10.00				10.00	10.00
गुजारी	(भावली)	2.50				2.50	2.50
सेस	...	5.00				5.00	5.00
*सुद	...	5.00				5.00	5.00
मुतफरकात	...	2.50				2.50	2.50
मीजान		25.00				25.00	25.00

तफसील अदायकारी। = 50.00

अदायकारी बाबत 2015-16		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल–	(नकदी)				10.00	10.00	
गुजारी	(भावली)				2.50	2.50	
सेस	...				5.00	5.00	
*सुद	...				5.00	5.00	
मुतफरकात	...				2.50	2.50	
मीजान अदायकारी					25.00	25.00	

(1) मीजान कुल (लफ्जों में) — पचास रुपया मात्र = 50.00

(2) नाम देहिन्दा — 484

(3) कुल बकाया — 0

दस्खत वो तारीख अमला तहसील कुनिन्दा

30.4.2015

*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