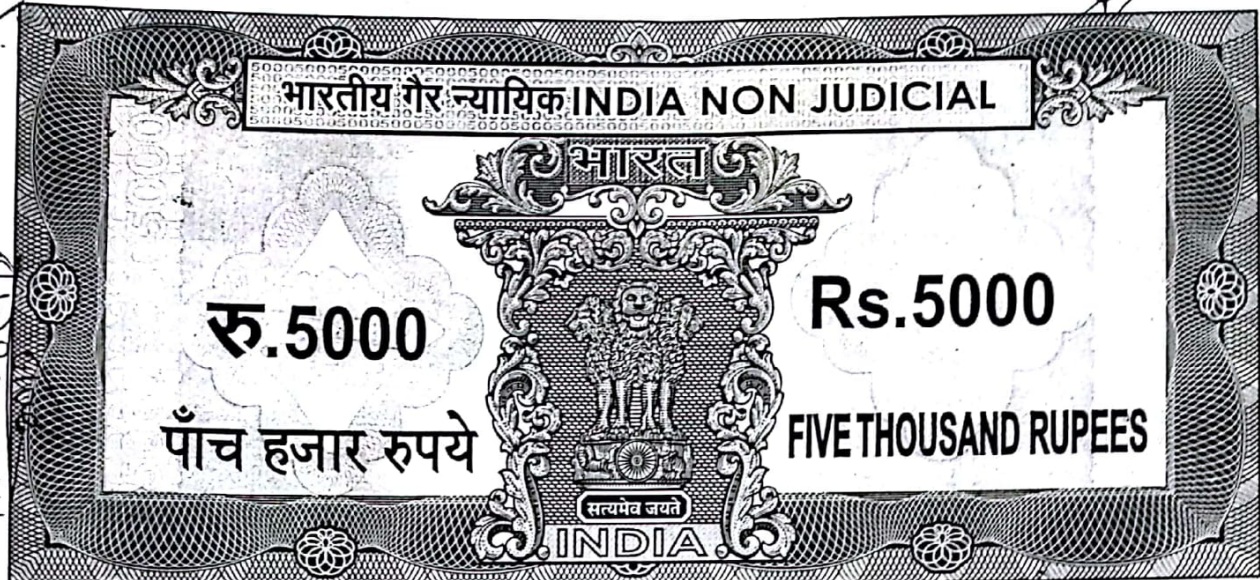




बिहार BIHAR 4999 तिथि 6-8-2013 मूल्य 5000 सीट संख्या 192816

Serial No. 22469

Deed No. 21511

जननन्दन प्र० सिंह, पटणा विभाग
Govt. of Bihar
District Registry Office, Patna
Summary of Endorsement

The document was presented for registration on 07/08/2013 by Vinod Yadav & Son. Duty of Rs. 999000/- and other Fees of Rs. 21500/- has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. 21511 in Book No. 1, Volume No. 471 on pages from 395 to 413 and has been preserved in total 19 pages in C.D. No. 73 / Year 2013

Date: 07/08/2013

Token No: 23008 / 2013

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

DEVELOPMENT AGREEMENT

This deed of agreement between owner and developers executed this day of August, 2013.

BETWEEN

Dr. Vinod Yadav son of Late Dr. Deo Nandan Prasad Yadav, resident of Rajendra Nagar, Road No. 8, P.S.-



कृष्ण गिरि हाजी आन
सही पाया कर 2/4
6-8-2013

7/8/13

District Registry Office, Patna

Token Number 23008

Reg. Year 2013

Serial Number 22469

Deed Number 21511

PresType

Name

Presented Vinod Yadav
By

Sig.

Executant Vinod Yadav

Sig.

Claimant Sanjeev Kumar
(Partner)

Sig.

Claimant Arun Kumar Singh
(Partner)

Sig.

Identified Mukesh Kuma Tiuriyar
By

Sig.

Mukesh Kumar
Tiuriyar
7/08/2013

Photo	Thumb	Index	Middle	Ring	Little
					
N/A	N/A	N/A	N/A	N/A	N/A
					
					
					

SCORE
Ver.3.0

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Biometric Captured By 2800sop003

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Kadamkuan, Distt.- Patna, by faith hindu, hereinafter called the OWNER OR OWNER (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

M/S BUDHA HOMES & DEVELOPERS, a partnership firm, having its registered office at B-81, Buddha Colony, Dist. Patna through its Managing Partner Sri Sanjeev Kumar S/O Sri Kapildeo Narayan Singh residing at Budha colony, P.O.- GPO, PS – Budha Colony, Patna and Partner Sri Arun Kumar Singh son of Late Raj Ballabh Singh, resident of Saguna Danapur, Adarsh Colony, Narayan Path, P.S.- Danapur, Distt.- Patna, in the state of Bihar, herein after referred to as the "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) being the SECOND PART.

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 measuring an area of 21279.60 sft (approx) situated at present Mohalla-Kurji Baloooper, Mauza- Digha Bujurg, Survey Thana-Phulwari, at Present P.S.- Digha, District – Patna, in the state of Bihar, Survey Plot no- 3246, Thana no. 1, Tauzi No. 5130, Khata No. 533, marked as under the limits of Patna Municipal Corporation, Patna Regional Development more fully described in Schedule of the land hereunder written, herein after referred to as the Said Property.

And whereas, the property fully described in Schedule -1 was purchased by Smt. Savitri Yadav wife of Dr. Deo Nandan Prasad Yadav through three registered sale deeds. Land measuring 80.5 decimals from Sri Kailash Rai son of Late Sri Lalji Rai, Ram Devan Rai son of Sri Kailash Rai, Ram Prasad Singh Yadav son of Sri Kailash Rai, all are resident of Village- Digha Bujurg,



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7/8/13

Dr. Deo Nandan Prasad Yadav
7.8.13

Arun Kumar Singh
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P.S.- Digha, Distt. Patna, which is Registered in the Office of the District Sub Registrar Patna in Book no. 1, Volume no. 23, pages 274 to 282 bearing Deed No. 577/1966 on 29.01.1966.

Land measuring 14 Kathas 1 Dhurs and 12 Dhurki from Sri Ganesh Choudhary son of Late Sugambar Choudhary self and on behalf of his son Sri Pyare Lal Choudhary, Shyam Bihari Choudhay and Surdham Choudhary, all are resident of Bari Digha, P.S.- Digha, Distt.- Patna, which is Registered in the Office of the District Sub Registrar Patna in Book no. 1, Volume no. 91, pages 480 to 487 bearing Deed No. 6519/1965 on 28.08.1965.

Land measuring 8 Kathas 9 Dhurs and 12 Dhurki from Laxmi Devi wife of Sri Ganesh Choudhary self and on behalf of his son Sri Pyare Lal Choudhary, Shyam Bihari Choudhay and Surdham Choudhary, all are resident of Bari Digha, P.S.- Digha, Distt.- Patna, which is Registered in the Office of the District Sub Registrar Patna in Book no. 1, Volume no. 55, pages 14 to 21 bearing Deed No. 2192/1966 on 07.05.1966. Since then Smt. Savitri Yadav came in actual physical possession over the land and partitioned the properties through Khangi Batwara among her sons Pramod Yadav and Dr. Vinod Yadav. Accordingly the property fully described in this deed came in the share of the land owner namely Dr. Vinod Yadav, who came in exclusive peaceful physical possession over the same as absolute owner. The land owner also mutated his name separately in the state Sarista (Register-II) and paying the land rent to the government of bihar through the circle officer, Patna Sadar.

And Whereas, the aforesaid owner being interested in getting a multistoried Residential developed and constructed on the property through some reputed developer, who can develop and construct Residential Building complex at its own cost and to acquire cash and built-up area in the said building complex as

Arjun Kumar Singh
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consideration for the value of the said property to be conveyed by the owner to the developer and/or its nominee/s.

And Whereas, the aforesaid developer offered to develop and construct at the its own cost a residential Building (herein after referred to as and the said Building) on the ~~said property and the~~ aforesaid owner agreed to acquire flat in the said building and cash as consideration for value of the said land to be conveyed by the owner to the developer or its nominee/s including a co-operative Housing society, Firm, Association of persons, Body corporate E.T.C.

And Whereas, as a result of the negotiations between the parties hereto, the aforesaid Owner and Developer and on the representations and declarations made by the owner as herein recorded, an agreement for Development of the said property has been arrived at between the parties hereto upon the term and condition hereinafter appearing.

AND WHEREAS thereafter the said first party are the owners of the piece of the land described in Schedule – 1.

AND WHEREAS the owners have been enjoying the said property free from all encumbrances, interferences and disturbances of any other person or persons whatsoever and are absolute owners thereof.

THE OWNERS are in absolute ownership and possession of the ~~said plot of land.~~

AND WHEREAS the owners and the developers have agreed to DEVELOP the said land on the terms and conditions hereinafter mentioned :

NOW THE INDENTURE WITNESSETH

AND it is hereby agreed by and between the parties here to as follows:

ARTICLE 1 COMMENCEMENT

1.1 This agreement shall be deemed to have commenced on and from with effect from the date of execution of this agreement.



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ARTICLE 2 OWNER'S RIGHT AND REPRESENTATIONS

2.1 The OWNERS are absolutely and indefeasibly seized and possessed of and or otherwise well and sufficiently entitled to all the said land.

2.2 The said land is free from all encumbrances, charges, liens, lispendences, attachments, trusts, whatsoever and howsoever.

2.3 That the total area comprised of the said land is more or less 21279.60 sft(approx) approx

ARTICLE 3 DEVELOPER'S RIGHT

3.1 The owners hereby from the date of this agreement grant exclusive licence to the developer to enter upon the said landed property (More fully described in Schedule 1 written hereunder) and to take up and proceed with the development, planning and construction of the building in terms of this development by the owner shall be a licence as contemplated in section 60(b) of Indian Easement Act, 1982.

3.2 The owner hereby grant to the developer, subject to terms and conditions provided hereinafter the exclusive right to build, construct and erect and complete the building at their own cost and expenses and to commercially exploit the same by entering into an agreement for sale / or transfer and/or construction in respect of the developers allocation in accordance with the plan to be sanctioned by the P.M.C/PRDA or concerned authority / authorities with or Without amendment and/or modification made or caused by the developers with the prior approval of the OWNER.

3.2 That the developers shall be entitled to prepare, modify or alter the plan with the approval of the owner and to submit the same to the P.M.C/PRDA or concerned authority in the name of the owner or as per direction of the concerned authority at developers costs and the developers shall pay and bear all costs all fees including sanction fees, charges and expenses required to be paid or deposited for obtaining the sanction of the building plan by the P.M.C/PRDA or concerned Authority / Authorities for construction of the building on the



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said land.

ARTICLE 4 OWNER'S ALLOCATION

4.1 The developers shall at their own costs and expenses ~~construct, erect and complete~~ in all respects the building to be constructed on the said land and shall allocate to the owner 50% of the super constructed area or areas in the said building, as per plan to be sanctioned by the P.M.C/PRDA or concerned authority/ authorities and the rest 50% (Fifty percent) shall be the share of the developers which shall be sold by the developers to the different parties at their own risk and expenses.

4.1.1 **SPECIFICATIONS** In the construction work of the owner's allocation in the said building, the following shall be provided:

- i. **Flooring:** Glazed/Vitrified flooring in all the areas of the Flat. Marble /Ceramic tiles in Toilets and Balcony space.
- ii. **Kitchen:** 20 inches main working platform of granite slab in kitchen and 24 inches glazed tiles above the main slab. The tiles should be provided 2 and 1/2 feet above the working platform of kitchen above the main slab(reputed fittings(I.S.I mark).
- iii. **Bathroom:** 7 feet. High glazed tiles in walls of the ~~bathrooms~~ ~~Parry or similar~~ vitreous sanitary wares. (Bathrooms With western toilets. Provision of bidet type water connection in the western toilet seats. Fittings – Hot and cold taps ~~with mixer of a reputed company~~ both for shower and washbasin.) and each flat shall have a separate wash basin
- iv. **White wash:** plaster with P.O.P in inner walls of the flat including balcony.
- v. **Windows:** Wooden/Aluminium windows fitted with glass ~~duly~~ Painted.
- vi. **Doors:** 32 mm thick fabricated waterproof ply board panel duly painted fitted on Sal chaukhat.
- vii. **Electricity:** Adequate electric points for lighting fan Refrigerators and power plugs. Power point shall contain points for Geyser (in one bathroom) T.V set, Cooler and Air-conditioners etc. (for each bedroom). All wiring shall be done in copper wires of I.S.I specification with PVC conduit pipes.



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- viii. **Cable:** Points for Cable shall be provided in the Drawing Room/Master Bed Room as per the preference of the owner.
- ix. **Telephone:** Points for Telephone shall also be given in the Drawing Room and One Bedroom.
- x. **Lift & Generator:** A quality lift and generator with (silent generator) shall be provided.
- xi. **Lofts:** Proper Lofts should be provided within the flats, for storage purposes.

4.1.2 General Specifications:

Structure: Structure shall consist of group pile foundation the depth of pile shall depend on load and shall be done according to the requirement of the design. All the structure including piling, column casting and roof slab casting shall be done in grade M20 & M15 according to the requirement of the design. The cement of standard I.S.I brand of good quality shall be used for this purpose. Earth Quake Resistant RCC framed structure shall be provided.

I **Brick Work:** First class brick or first quality locally available brick shall be used. All The walls shall be of 5 inches thickness.

ii **Plaster Work:** The plasterwork shall also be done using Standard I.S.I brand cement of good quality.

iii **Balconies** may have safety wall up to 3 ft 6 inches height with brickwork / brick + grillwork.

iv **Water Supply:** Deep boring up to standard depth (250 ft - 350 ft) shall be done and submersible 1 H.P motor shall be provided.

V **White Wash:** Inner walls shall be done with P.O.P and outer walls shall be white washed with weather coat.

Vi **Stairs:** The flooring of the stair shall be done in Marble / Kota stone 3ft high steel railing shall be provided.

Vii **Flooring:** The flooring shall be of Glazed tiles/ vitrified in the living areas and bedrooms.

4.2 The developers shall at their own cost and expenses provide (Number of Electric Meters as per number of flats in the name of the owners) And all other meters shall be borne by the owners of the respective allotted flats.



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4.3 The developers shall have no right, title, interest whatsoever on the owner's allocation and undivided proportionate share pertaining thereof and proportionate in common facilities and amenities of the building, or the land which are solely and exclusively as before and shall continue to be with the owner.

4.4 The developers shall have a right to claim for payment or reimbursement of any costs and expenses or charges, if any, incurred towards the construction of owner's allocation as extra work (asked for beyond and above the prior agreed details either in this agreement or when the construction plan are finalized and agreed upon by the owner prior to its sanction by the proper concerned authority/authorities.) at the rate mutually fixed at the time of work.

ARTICLE 5 DEVELOPER'S ALLOCATION

5.1 In consideration of the above, developers shall be entitled to all that the super built up area of saleable space in the said building to be constructed at the said land together with proportionate share in the common facilities except for the space as provided in the owner's allocation hereinafter.

5.2 The developers shall be entitled to enter into agreement for sale and transfer in his own name to receive and realize and collect all moneys in respect of his allocation without making the owner responsible, liable for such agreement, and the owner should not be responsible in any way for such agreement with any intending purchaser of flats. It is hereby expressly agreed by and between the parties that for the purpose of entering into such agreement it shall not be obligatory on the part of the developers to obtain any further consent of the owner and this agreement by itself shall be treated as consent of the owner. The developer shall notify the owners of the third parties wanting to purchase from developer from him his allocation. The owner shall have the right to object to such a purchaser, whereas such objection shall not be on unreasonable grounds.

ARTICLE 6 POSSESSION

6.1 Immediately upon sanction of the plan of building to be constructed on the said land the owner shall put the



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developers in vacant possession of the said premises to ~~construct the said building~~ and implement this agreement. Whereas the developer shall be in vacant possession of the property for the purpose of the agreement and shall be in vacant possession of the property for the period mutually agreed by the parties to this agreement for the said development of the said property.

ARTICLE 7 CONSTRUCTION

7.1 The developers shall be solely and exclusively responsible for construction of the said building. The owner shall have no responsibility whatsoever for any kind of defects in the construction. All liabilities and responsibilities in this regard shall be entirely with the developers.

7.2 The Developers shall at their own costs and expenses construct, erect and complete in all respects the building to be constructed on the said land as per plan to be sanctioned by the PRDA or concerned authority/ authorities. The sanctioned plan ~~from the PRDA or the concerned authority/ authorities~~ shall be shown to the owners and the owners shall sign on the map or Booking plan before the beginning of piling work. The signing on the map/ booking plan shall mean the owners have accepted the plan.

ARTICLE 8 TIME ALLOCATION

8.1 At the time of or within one week from the date of this agreement the owners shall handover the following things to the developers :

1. Mutation order of the land in the name of the owners.
2. Up-to-date Rent receipt of the land.
3. Copy of Khatiyani
4. Declaration of boundary position of the plot on site and sketch on paper.

8.2 Developers shall complete the construction within THREE YEARS with a Grace Period of Six month from the date of sanction of the map if developers receive all things described in Para-8.1.

8.3 If the construction is not completed within the period described under Para-8.2, then the developers shall have to pay the penalty @ Rs 2/- per sft per month of the owner's



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share to the owners.

8.4 If the construction is completed and a part of the owner's share is not handed over to the owners, the penalty shall be applied on the remaining area @ Rs 2 per sft per month.

8.5 If Para-8.1 remains incomplete and is fulfilled after a week or more, this time shall be added in Para - 8.2.

8.6 Time- to-time the owners shall have to sign several papers necessary for passing the map from P.M.C/PRDA or concerned authority ; and the developers shall need all the help and assistance of this manner from the owners , delaying in which the map may be delayed. If so happens, developers shall request the owners to add this period in Para-8.2.

ARTICLE 9 SPACE ALLOCATION

9.1 After the sanction of the plan from P.M.C / PRDA or concerned authority/ authorities, a plan called BOOKING PLAN based on the map passed from the P.M.C/ PRDA or concerned authority/ authorities shall be prepared and both the parties shall sign on it.

9.2 Then immediately a DEED OF ALLOTMENT AGREEMENT in the court of notary Public, Patna shall be executed between Owners (50 % share) and developers (50 % share) giving the details of nomenclature and location of the flats as mutually decided. The owners and developers will have mutual discussion for the selection of the flats and floor as per their share in the proposed building.

9.3 Within one month from completion of the building the owner shall be entitled to obtain physical possession of the owner's allocation and the other Constructed areas and other portion of the said building as provided in the developer's allocation herein after shall belong to the developers.

9.4 The owner shall have the right to make the developer aware of his preference with regard to his/her flat and the developer shall comply with them if within reasonable conditions.

ARTICLE 10 BUILDING

10.1 The developers shall at their own costs construct, erect and also complete the building and the common facilities and



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amenities at the said land in accordance with the plan to be sanctioned with best quality materials.

10.2 The developers shall install and erect in the said building at their own costs as per specification and drawing provided by the architect, pump, water storage tanks, overhead reservoir, electrical and other facilities as are provided in residential building.

~~ARTICLE~~ PAYMENTS

11.1 If the construction is not completed within the period described under Para-8.2, then the developers shall have to pay the penalty @ Re 2/- per sft per month of the owner's share to the owners.

11.2 If the construction is completed and a part of the owner's share is not handed over to the owners, the penalty shall be applied on the remaining area @ Rs 1 per sft per month.

11.3 Builder will pay the rent Rs. 40,000/- (Rupees Forty thousand) only directly to the land owner by A/c payee cheque for 36 months i.e total Rs. 14,40,000/- (Rupees Fourteen lac Forty thousand) only.

11.4 As we have discusses earlier, Builder have to pay Rs. 5,00,000/- (Rupees Five lac) only against demolition of existing building through Cheque.

ARTICLE 12 MISCELLANEOUS

12.1 The owner and the developers have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership or as a joint venture between the parties.

12.2 If the Map from P.M.C/PRDA or concerned authority/ authorities is not passed, the owners shall have to refund the amount taken (if any) by him as described in Article-11 within one month after receiving the information of this meaning.

12.3 ~~That the second Party~~ (M/S BUDHA HOMES & DEVELOPERS) may include other persons or partners in the firm to increase the strength of the firm and/or the second party is free to convert this partnership firm into Private Limited firm, whenever it shall be required. (Such change shall not cause any change to the terms and conditions agreed by the parties in this agreement)



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12.4 ~~Just after this agreement~~ the owners shall mark the boundary position and the developers shall construct the remaining boundary, if any.

12.5 There is no existing agreement regarding the development or sale of the said plot and that all other agreements, if any, prior to this agreement have been cancelled and are being superseded by this agreement.

12.6 That the developers without making the owners liable in any manner, with respect to the developer's allocation, shall be ~~entitled to enter into agreement~~ with any prospective buyer or buyers and receive the earnest money, part payments and full consideration money.

12.7 Roof of the top floor shall be common between the owner and all flat owners of the said premises. They shall be entitled to install their respective T.V Antenna in the roof on the top floor and they shall be also entitled to raise any temporary structures namely as pandal etc. and to use the same purely on temporary basis for holding any social function (like marriage etc) but shall not have any right, title and interest to occupy thereof or any portion therein permanently or to retain the ~~pandal or structures~~ on the said roof.

12.8 The owner shall not be liable to pay any income tax, sale tax, wealth tax etc. or municipal tax and other dues which may be imposed by the concerned authorities from time to time during construction of the said building and anything related or incidental thereto. All such taxes, if payable shall be borne by the developers at their own costs. But all the taxes of land before predating this agreement and handing over the land should be borne by the land owner and after getting possession of owners allocation municipal taxes and other concerned taxes should be borne by the owner of their respective flats from that date onward.

12.9 Just after this agreement a Sign board of the APARTMENT with the name of the developers shall be hanged by the developers.

12.10 Irrespective of other provisions in this agreement the owners and his/her heirs etc. shall have exclusive right to the



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vacant area, on all the sides of the proposed building. Which will be applied according to prevailing Apartment Act, Bihar. The owners shall have specific car parking spaces provided for them.

12.11 In case of any natural or other calamity, till the construction is complete and all flats therein sold, all rights over the total land under this agreement shall remain with the owners without any litigation, encumbrances financial or otherwise of the Developer with regard to his allocation (50%) Which will be applied according to prevailing Apartment Act, Bihar.

12.12 The onus of any faulty construction and all responsibility of redemption shall rest solely on the developers and shall be non-negotiable.

12.13 A copy of all construction plans, drawings and specifications, duly signed by the developer and authorized civil engineer with the company's name and stamp, should be supplied to the owner during the right time frame, prior to and during the construction of the said building.

12.14 The Owners shall not be a party to any litigation between the developer and the purchaser of the developer's share, except when required by law to be a party to such litigation.

12.15 All rights over the total land under this agreement shall remain with the owners without any litigation, encumbrances financial or otherwise of the Developer with regard to his allocation (50%) Which will be applied according to prevailing Apartment Act, Bihar.

12.16 The owners have the right to Inspection of the land and construction during the construction of the said building and if there are any deviations from the specifications agreed upon in the plans or quality of construction then the owners shall have the right to stop further construction, till such time that the wrong is corrected to proper satisfaction, or to repeal this agreement without any encumbrances either legal or financial or otherwise upon the owners.

12.17 Any disputes will be under Patna Jurisdiction

ARTICLE 13 TERMS AND CONDITION



Signature
7/8/13

Asim Kumar Singh
7/8/2013

March 7/8/13

13.1 After the Agreement no negotiation will be done from both the parties regarding any monetary benefits or demand.

13.2 In case of any dispute the same will be solved by the land owner & the developer. If the matter is not resolved the agreement will stand valid till both the parties Give N.O.C. (no objection certificate) to each other then only the agreement will break.

AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

That after the completion of the construction of the building project developer/promoter/land owner 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 u/s 5 (1) & 5 (2) and others.

That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved) PMC building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land Owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land Owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

DETAILS OF THE PROPERTY:

SCHEDULE-1

Land measuring 21279.60 sft (approx) with old house measuring 2332 sq.ft. approx. and boundary wall, situated at present Mohalla- Kurji Baloooper, Mauza- Digha Bujurg, Survey Thana- Phulwari, at Present P.S.- Digha, District - Patna,



Arjun Kumar Singh
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in the state of Bihar, Survey Plot no- 3246, Thana no. 1, Tauzi No. 5130, Khata No. 533, within the Municipal corporation area and under the district/sub-registrar, Patna, and Bounded as follows-

NORTH:- Dr. J.N. Sinha

SOUTH:- Pramod Yadav at present Asha Deep.

EAST:- Main Road.

WEST:- Sanjay Yadav.

Note :- Govt. value is mentioned at Code No. 001 & Zone - 3 of M.V.R. 2013-14.

which market value of above property is Rs. 4,79,07,000/- (Rupees Four Crore Seventy Nine lac Seven Thousand) only, in which land value of Rs. 4,39,75,000/-, structure value of the Rs. 37,32,000/- and value of the Boundary wall Rs. 2,00,000/-.

IN WITNESS WHEREOF, the parties hereto have executed this Development agreement at Patna on the ...th day of August, month, 2013. year first above written.

Witness

1. Mukesh Kumar Tiwari

S/o Late Krishna Ballabh Pal

Kamla Sadan, Durgachak

Budha Colony PATNA-1

7/08/2013

2. Nalhan Rai

S/o Lt Ramesswar Rai

Vill - Sar, Saha bari

P.O Anishwar bari

Patna 2

7.8.13.

Signature of Land owners.

Arjun Kumar Singh
Signature of Developers. 7/08/2013

Drafted as per instructions of the parties.

Printed By:-

(Sanjeev Kumar)

UDDYOGI'S CHAMBER,

Collectorate Bar Association

Patna

Chamber of
(Dr. ANIL KUMAR SINHA, "UDDYOGI")

Advocate,

'Chamber', Collectorate Bar Association

Patna



22/08/2013
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Arjun Kumar Singh
7/08/2013

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. 999000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 5000/-
Amt. paid through Bank Challan Rs. 1015500/-

Addl. Stamp duty paid under Municipal Act										Rs.	0/-	LLR + Proc Fee		Service Charge	
Registration Fee												LLR	0	500	
												Proc.Fee	0		
												Total	0		
FEE PAID	A1	1000	C	0	H1b	0	K1a	0	Lii	0					
	A8	0	D	0	H2	0	K1b	0	Liii	0					
	A9	0	DD	0	I	0	K1c	0	Mb	0					
	A10	0	E	20000	J1	0	K2	0	Na	0					
	B	0	H1a	0	J2	0	Li	0							
	TOTAL-									21000					
Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										21500		2			
												Registering Office			

2
Registering Officer
Patna

Date: 07/08/2013

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 07th August 2013 by Vinod Yadav S/O Late Deo Nandan Prasad Yadav by profession Others. Status - Executant

Vinod Yadav
7.8.13
Signature/L.T.I. of Presentant

Date: 07/08/2013

6
Registering Officer
Patna

Endorsement under section 58

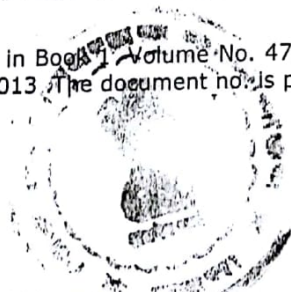
Execution is admitted by those Executants and Identified by the person (Identified by 'Mukesh Kuma Tiuriyar' age '40' Sex 'M', 'Krishna Ballabh Prasad', resident of 'Dujrachak, budha Colony, patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

7
Registering Officer
Patna

Date : 07/08/2013

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 471 on pages on 395 -413 , for the year 2013 and stored in CD volume No. CD-73 year 2013. The document no. is printed on the Front Page of the document.



8
Registering Officer
Patna

Date : 07/08/2013

Token No. : 23008 Year : 2013 S.No. : 22469 SCORE Ver.3.0 Deed No. : 21511

भारतीय स्टेट बैंक
State Bank of India
Main शाखा/Branch
दिनांक/Date 6.8.2013

खाते का प्रकार : खर्च बैंक/चालू खाता/आवर्ती जमा/क्रेडिट खाता/सावधि ऋण खाता सं./Type of Account :
SB/CA/RD/CC/DL/TL A/C No.
1104975123456789

के बैंक खाते में जमा करने हेतु For the credit of the Bank
Account of Patna

नकद/चेक का विवरण Details of Cash/Cheque/Deposit
खते में नकद जमा Cash Deposit
नकद राशि/Amount रु./Rs. 1015000
कुल जमा Total Deposit 1015000
रुपये (शब्दों में) Rupees (in words) One Lakh One Thousand Five Hundred Only
(कार्यालय उपयोग हेतु / FOR OFFICE USE)
एम. डब्ल्यू.ओ. / SWO Cash Officer/Passing Officer

विहार सरकार
निबंधन विभाग

गैर मानक

जमा किए जाने वाले स्टाम्प शुल्क / निबंधन शुल्क
भूतल शुल्क के भुगतान के लिए बैंक चालान

Bha Homes & Developers Office at- B-81, Budha
Distt.- Patna

ment Agreement

न कार्यालय, पटना

बैंक, मुख्य शाखा, पटना

क्र.स.	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030- स्टाम्प एवं पेजीकरण-उप-मुख्य शीर्ष 02 - स्टाम्प गैर न्यायिक लघु शीर्ष-103- दस्तावेजों का स्टाम्प शुल्क लगाना - उप शीर्ष 0001 सकल प्राप्ति प्राथमिक इकाई 75 49 सकल प्राप्ति विपत्र कोड - R0030021030001	994000
(ख)	निबंधन शुल्क-मुख्य शीर्ष - 0030- स्टाम्प एवं पेजीकरण शुल्क उप मुख्य शीर्ष 03- पेजीकरण शुल्क, लघु शीर्ष-104- दस्तावेजों का पेजीकरण शुल्क- उपशीर्ष- 0001, प्राथमिक इकाई 75 49 सकल प्राप्ति विपत्र कोड - R003001040001	20000 1000 21000
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029- भू राजस्व लघु शीर्ष-800 अन्य प्राप्ति- उपशीर्ष-0006- अन्य मद-प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड - R0029008000006	0
	भुगतान का माध्यम: नगद/ चेक/ड्राफ्ट* कुल राशि शब्दों में कुल योग	1015000

स्थान Patna

तारीख 6.8.13

*चेक/ ड्राफ्ट का विवरण पीठ पर अंकित पर कर दें।

*चेक/ ड्राफ्ट की राशि अन्तरित होने के पश्चात् ही मान्य होगी

R. Kumar

जमाकर्ता का नाम

एवं हस्ताक्षर

FOR USE OF THE BANK

स्कॉल नं. -----तारीख ----- उपर्युक्त कालम संख्या - 05 में दिए गये विवरण के अनुसार
रु0 -----/ शब्दों में ----- रुपये प्राप्त किया।

प्राधिकृत प्रदायकारी का
हस्ताक्षर एवं मुहर

06/08/2013

Address :- 122, Dujra Chak, Buddha Colony,
Town/Vill - Patna,
Anchal - Patna Sadar,
Dist - Patna - 8000 01

पता :- १२२, दुजरा चक, बुद्धा कालोनी,
शहर/गाँव - पटना,
अंचल - पटना सदर,
जिला - पटना - ८००० ०१

Facsimile Signature of
Electoral Registration Officer
188, PATNA (WEST) Constituency
१८८, पटना (पश्चिम) निर्वाचन क्षेत्र
के निर्वाचक अभिलेखीकरण अधिकारी
के हस्ताक्षर की अनुकृति

Place :- Patna Sadar

Date :- 14/03/2003

स्थान :- पटना सदर

दिनांक :- १४/०३/२००३

JBX1775022

ELECTION COMMISSION OF INDIA
IDENTITY CARD
भारत निर्वाचन आयोग
पहचान पत्र

JBX1775022

Elector's Name :- Mukesh Kumar Tiwari
निर्वाचक का नाम : मुखेश कुमार तिवरियार

Father's Name :- Krishna Ballabh Prasad
पिता का नाम : कृष्ण बल्लभ प्रसाद

Sex / लिंग :- Male / पुरुष

Age :- 30 Years as on 1.1.2002

आयु :- ३० वर्ष १.१.२००२ को

Sch. XIV.—F.No. 180 V.
रसीद मालगुजारी
नाम सर्कल। नाम मौजा मय
थाना वो थाना नम्बर

V

वि०स०मु०. पटना। X
फरद मालकी/फरद रैयती। 93
नाम रैयत मय/प्रतिदयत जमाबन्दी।
वो सुकुबान नम्बर 00694495

18024

पटना/दीपा श्री विनायक आदर

अराजी नगदी / अराजी भावली, तफसील हिसाब लगान भावली।

4941 510 दयनन्दन आदर साठसपत्त

जोत का सालाना मांग मय तफसील (बकाया व हाल) मौजुदा सास का पटना

देवाला
533
रसम
3246

2013-14 मांग बाबत		सालाना	बकाया				हाल
			तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल- } (नकदी)		1-00	X			2-00	1-00
गुजारी } (भावली)		0-25				0-50	0-25
सेस	...	0-50				1-00	0-50
*सुद	...	0-50				1-00	0-50
मुतफरकात	...	0-20				0-40	0-20
मीजान		2-45				4-90	2-45

तफसील अदायकारी।

2013-14 अदायकारी बाबत		सालाना	बकाया				मोतालबा हाल	फाजिल
			तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल- } (नकदी)		1-00	X			2-00	1-00	X
गुजारी } (भावली)		0-25				0-50	0-25	
सेस	...	0-50				1-00	0-50	
*सुद	...	0-50				1-00	0-50	
मुतफरकात	...	0-20				0-40	0-20	
मीजान अदायकारी		2-45				4-90	2-45	

- 7-35 (1) मीजान कुल (लफजों में) — 2450 पत्त 40 मीजान
(2) नाम देहिन्दा — 256
(3) कुल बकाया — 2

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।
वि.स.मु. (राजस्व) 1-2011

25 2/14



बिहार BIHAR

क्र. सं. 6985 2872078 7000 / AC 143470
33/ इमरुतुस डाम् हा
28/7/2018 33/ इमरुतुस हा
48

DEED OF RELINQUISHMENT

This Deed of Relinquishment executed on 28th day of July 2018.

Regarding deed no:- 21511 dated:-07.08.2013 for the following effects by Sri Arun Kumar singh S/o Late Raj Ballabh singh ,R/o- Adarsh colony ,saguna more Narayan path Danapur, patna-801503

1. That the executor of the deed of relinquishment is the partner of M/S Budha Homes & Developers for one project to be executed over the land in Mohalla- kurji baloooper, Mauza- digha bujurg, Distt-Patna, survey Plot No:- 3246 Thana No- 01 Tauzi No - 5130, Khata no: -533 .
2. That the said Arun Kumar Singh is now not interested to continue with the partnership any further due to his personal reasons and wants to snap his ties with the firm namely M/S Budha homes and developers.
3. That, Out of his free will and after considering his pros and cons the executor is without any presume or coercion relinquishing all his rights , liabilities incurred or to incur in future for himself or his successors from today onwards.
4. That, Neither the firm nor the executor is making or will make any demand from each other after this indenture is signed.
5. That the M/s Budha homes and developers is free to delete or the name of the executor from any account or document required to do so and the executor will not abstain from deleting his name from any documents if required in future.

Arun Kumar Singh



बिहार BIHAR

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Arun Kumar Singh

Sol. XIV—F. No. 180V.

रसीद भाजनुकारी ।

यान तफसील । नाम बीजा मय
वाना नो बहाल नमबर ।

बि० न० प्रेष, नया ।
करब नमिनी/करब रीयती ।
नाम रीयत मय नलिगत यवायकी
नो सफुनत नमबर ।

23046

18024

पुनर्मात्राकरण की दिनांक 22/12/2017

नमिनी भाजनी करबी भाजनी तफसील मिलाक लगान भाजनी ।

असल की पी 2 पिता 5 नमिनी 2199

बीत का सालाना भाग मय तफसील (यवायकी नो/हाल) बीजनी साल का 50002

बीजनी भाजनी	सालाना	तीन वर्ष के ज्यादा ।	दो वर्ष ।	एक वर्ष ।	एक वर्ष ।	हाल
भाजनी (नगदी)	5.00				15.00	5.00
भाजनी (भाजनी)	5.00				15.00	5.00
शेरा ...	5.00				15.00	5.00
शेरा ...	5.00				15.00	5.00
मुतफरकात ...	5.00				15.00	5.00
बीजनी	25.00				15.00	25.00

तफसील अदायकारी ।

अदायकारी भाजनी	तीन वर्ष के ज्यादा ।	दो वर्ष ।	एक वर्ष ।	एक वर्ष ।	मोतानल हाल ।	जाजिक
भाजनी (नगदी)				15.00	5.00	
भाजनी (भाजनी)				15.00	5.00	
शेरा ...				15.00	5.00	
शेरा ...				15.00	5.00	
मुतफरकात ...				15.00	5.00	
बीजनी अदायकारी				15.00	25.00	

- (1) बीजनी कुल (अफजो ब) —
- (2) नाम देहिना —
- (3) कुल यवायकी —

अदायकारी का यवायकी भाजनुकारी पर बीजनी देहिनाओं पर बिन पर कि बलिष्ठेद
करते हों) दूर नहीं किया जाता है ।

08/06/17

अंचल पदाधिकारी का कार्यालय

(भू-स्वामित्व प्रमाण-पत्र)

नाम विनायक अग्रवाल 5/10 50 नं. 50 पट्टा नं. 21 गे. 2 नं. 177धाना बुंदेलखंड जिला पुणे

पान का नाम एवं धाना संख्या	तौजी संख्या	खाना संख्या	जमाग संख्या	रकबा	
				एकड़	दि०
दीवा 1		533	3246	494	17
अं० अ० आवेदीत भूमि का जमाखंड दर्ज है। भूमि रेखती है। आवेदक का दखल करवा है। लगान रसीद वर्ष 2017-18 तक निगत है। जमाखंडी नं० 18024 है।					

R.T. 15/16
01181
636115

100/2 नं. 17
आवेदक का हस्ताक्षर

कार्यालय का मुहर

कर्मचारी का प्रतिलिपि

10/11/17
अंचल पदाधिकारी का हस्ताक्षर

अंचल पदाधिकारी का कार्यालय

(भू-स्वामित्व प्रमाण-पत्र)

नाम विनोद आदर 510 50 नंदा 48 ग्राम - राजेदु नारा
 थाना कड़े का जिला पटना

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खसरा संख्या	रकबा	
				एकड़	दि०
दीवा 1		533	3246 1	494	10
आवेदीत भूमि का जमात दर्ज है। भूमि क्षेत्र की है आवेदक का खसरा कार्ड है। लजान रसीद वर्ष 2017-18 तक निगम जमावंदी नं 18024 है					

R.T. 1576
01181
636115

100/2/24
आवेदक का हस्ताक्षर

कार्यालय का मुहर

कर्मचारी का प्रतिलेख

अंचल पदाधिकारी का हस्ताक्षर

