



बिहार BIHAR

130844

Summary of Endorsement

This document was presented for registration on this Tuesday, the 18th of October 2011 by Narayan Arya

A stamp duty of Rs. 107620/- and other fees of Rs. 804/- 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. 25392 in Book No. 1, Volume No. 438 on pages from 332 to 351 and has been preserved in total 20 pages in C.D. No. 67 / Year 2011.

SCANNED

Date : 18/10/2011

Token No. : 31493 / 2011

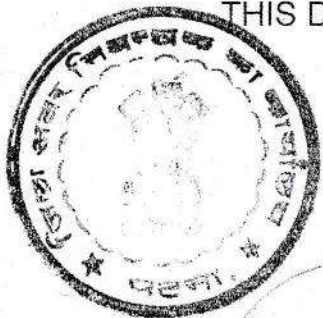
Signature with date

(Ashok Kumar Thakur)

Registering Officer, Patn

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS made and entered into
17th day of october, 2011.



कोशिका में मिलान
18/10/11 पडाहा के लिए
किराएदार वसति स्थल के लिए

विष्णु शर्मा मुखर्जी
22.10.11
18/10/11

Narayan Arya
18/10/11

31493/11

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Serial No : 30948
Token No : 31493

Deed No : 25392
of 2011

Type & Status
of Party

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Ranjeet Kumar

Ranjeet Kumar
18/10/11



Signature of Party

In Favour of

Jitendra Kumar

Jitendra Kumar
18.10.2011

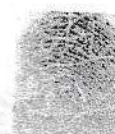


Signature of Party

Presented by
Self

Shyam Narayan Arya

Shyam Narayan Arya
18.10.11

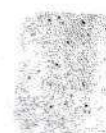


Signature of Party

Executed by

Hari Narayan Sinha

Hari Narayan Sinha
18.10.11



Signature of Party

Executed by

Shyam Narayan Arya

Signature of Party

Vijay Kumar

Identifier

Vijay Kumar
18/10/11

Signature of Party



BETWEEN

(1) Dr shyam Narayan Arya, son of Late Bramadeo Narayan Sinha, resident of Back museum road, Vidyapati Marg, p.o: G.P.O, P.s :Kotwali, Distt.: Patna. (2) Er Hari Narayan Sinha, S/o Late Bramadeo Narayan Sinha, Resident of 201, Puroaottam palace appt, new patliputra colony, patna 13 Hereinafter called and/or referred as OWNER (Which term and expression shall unless repugnant to the context on meaning thereof shall deem to include their Heirs, Administrators, Executors, Legal Representatives and /or successors in interest) of the FIRST PARTY.

AND

M/S JAS AND SNC JV, a joint venture company having its registered office at FR-15, Iuv kush tower, Exhibition road, Patna-1, represented by partners Ranjeet kumar, s/o Sri Gauri Shankar Singh & Jitendra Kumar, s/o Sri Tilleshwar prasad Yadav herein after called as DEVELOPERS or SECOND PARTY which terms and expression unless repugnant to the context deem to include their executors Administrators, Successors, Representatives, nominees & Assignees of The SECOND PARTY. Whereas the property detailed below was purchased in name of Late Babu Brahamdeo Narayan Sinha son of Late Damri Lal Singh resident of Keshwar pur Digha, P.S : Digha, Dist: Patna in year 1921 through registered sale deed bearing deed no 3233, in book no. 1 volume no. 45, pages 298 to 300 registered at district registration office patna executed by late Narayan Lal shah, son of Moti Lal resident of Vill-Nagla P.S Malsalami, Dist-Patna, who died leaving behind his four sons namely Dr S N Arya, Prof R.N.Sinha, Er H.N. Sinha and Sri Subash Ranjan. Thereafter all the successors of Babu Brahamdeo Narayan Sinha partitioned entire joint property vide case no.L.A 72/2005 of permanent Lok Adalat Patna. And as per award of the aforesaid court the property along with other property came in absolute and exclusives share of the executants named above.

Whereas the owners are seized and possessed of or otherwise was and is sufficiently entitled to the property which are situated on survey Khata no 2041 PLOT No 1606, mauza: Digha, Thana no. 1, Rajaws thana :Phulwari Hal Thana: Digha in town and district of patna, having measuring more or less 16.015 decimel (sixteen point zero one five decimal) as more fully and particularly described in referred to as the said property. The developers, second party, have approached the land owners to develop the said property at their own costs/fund and at their own risk and responsibility.

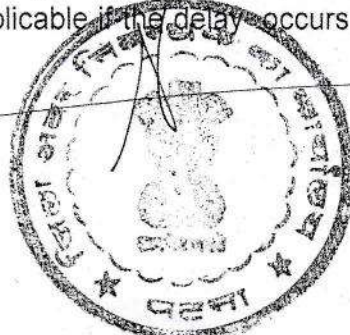
And whereas after due negotiations between the aforesaid parties have decided to take the said property for development and has assured and guaranteed the land owners to develop the said property without putting the land owners to any loss or



Ranjeet Kumar
 18.10.2011
 Jitendra Kumar
 18/10/11
 Shyam Narayan Arya
 18/10/11
 Hari Narayan Sinha

damage and also immune and identify the land of any claim from any body after the execution of this agreement, on the following terms and condition:-

1. Whereas as a result of developer negotiating between the parties here to and on representation and declaration made by the owners as herein above recorded, an agreement has been arrived at upon the terms and conditions hereinafter appearing.
2. Whereas the owners hereby grant to the developers and the developers hereby accepts from the land owners the right to develop the said property more particularly mentioned in SCHEDULE-1 hereunder in the manner appearing on the terms and conditions and stipulation mentioned in the agreement.
3. Where As the developers shall appoint an architect for drawing and preparing the plans drawings designs and elevation of the intended building complex to be constructed on the said land shall be paid and borne by the developers. It is further agreed and settled that the developers shall develop the said property ensuring the construction to the maximum permissible F.A.R and according to plan sanctioned by Patna Municipal Corporation.
4. Where as the developers shall submit the building plan prepared by the said architect to Patna Municipal Corporation (PMC)/P.R.D.A and other authorities in the name of the owners who shall sign the said building plan on behalf of the owner from Patna Municipal Corporation and all cost and expenses related to the above shall be paid and borne by the developers only.
5. Where as the owners shall allow every facility to the developers their staff workers engineer architect and agents etc to enter into the said property to enable the developers to carry out various developmental works as stipulated in this agreement, such facilities shall however be allowed to the developers only the execution of this agreement.
6. Where as considering the force major clauses that is circumstances beyond the Control of developers ,the total time for the construction shall be two years and six months for project development and the time for completing the project would be reckoned from the day of the registration of the development agreement, if the developer shall fail to construct the building within said stipulated time then a further grace period of only six(6) months time will be allowed by the land owner to Developer. if the developer fails to complete the full construction even after 3 years, the entire Development agreement will be treated as cancelled. The time binding on developer to complete the construction work will not be applicable if the delay occurs due to natural calamities like flood, tempest



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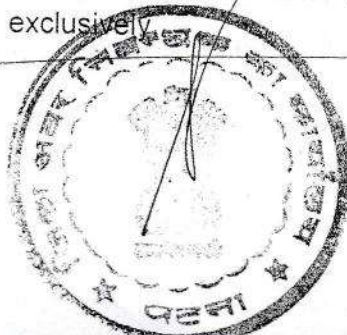
Shyam Narayan Singh

18/10/11

Shyam Narayan Singh

,earth quake or any other natural calamities.

7. Whereas the developers shall on completion of the extended building complex parking space and development work over the said property hand over the possession to the land owners 50% (fifty percent) of the built up area and balance 50% (fifty percent) of the buildup area of the developer or their nominee which shall be deemed to be and adequate consideration for conveyance of the right title and interest in the proportionate portion of the said property of the owners. The land owners shares and the share of the developer shall have the same general technical specifications on the total construction: the land owner share portion shall be decided and demarked on PMC/P.R.D.A approved map By developer. All the common space of the building, Land owners and developer has proportionate share including parking spaces.
8. Where as the owner shall have no other claim in respect of the said 50 % of the developed property except the owner 's 50% share as stated in clause 7 above. The owners shall execute and tenders conveyance of the said developer share of 50 % of the said property to the developers and/or to the nominee or purchaser or any individuals referred by the developer as per the rules of Bihar apartment Act 2006. Simultaneously the developer shall hand over the possession of fifty percent (50%) as stated in clause 7 above of the built-up area to the owner.
9. Where as the developer shall be entitled to develop the said property by constructing there on one or more building consisting of dwelling units flats car parking space and other premises in accordance with the building plan approved by the PMC./P.R.D.A
10. Whereas the owners have agreed t do all the legal acts as required for the development of the land under development agreement the land owner shall be inform by Developer in writing of the development taking place as regards the points mentioned below which shall be as under:
 - a) To have the plans of the proposed building/buildings to be constructed on the said property prepared /amended in accordance with rules and regulations of the concerned authorities and to submit the said plans to the concerned authorities in the name of the owners with the application for the approval and sanction and to do and sign all writings and undertaking including legal statutory papers as may be necessary in connection of such plans. For procurement of the project finance loan from the bank and/or any financial institutions on developers risk exclusively on developers share only. In no case the said land shall be mortgaged for procurement of loans and advances. The developer will procure loan from bank or any financial institution on their own risk exclusively.



Fitehdra Kumar
 18.10.2011
 Shyam Narayan
 18.10.11
 H. S. Chandra
 18.10.11

said land shall be mortgaged for procurement of loans and advances. The developer will procure loan from bank or any financial institution on their own risk exclusively.

- b) To appoint surveyors, engineers, contractors, workers and other person or persons on developers cost & risks only.
- c) To make applications to the concerned authorities' for obtaining electrical water and other connections and other for permit or permits of quota or quota of cement, steel and other controlled building materials.
- d) To accept services by Developer of any writ summons or other legal process or notice and appear and represent the owners in any court or before any magistrate judicial tribunal and other tribunals in connection with the development of the said property or part or parts thereof and to file all necessary vakalatnama claims, plaints, orders, applications, affidavits, petition and other document, paper and writing.
- e) To construct building/buildings Flats there on as aforesaid and to enter into agreement for Sale or otherwise allotment of the tenants in the said building/buildings to the purchaser thereof subject to the condition contained here above i.e. up to 50 % share of the developer and to transfer the said property or part/parts thereof from time to time to one or more proposed co-operative societies or bodies corporate any individual/individuals to be formed of the purchasers of tenements of in the said buildings but the developers shall have no right do any thing in regard to transfer of the balance 50 % of the landowners share over the built up area along with parking space and other tenement etc.
- f) To give on ownership or other basis out of the developments share as indicated here above the said property and the flats, shops, parking space and other tenements etc in the said building complex constructed on the said property and appropriate the safe proceeds or advances in respect thereof provided always that such receipts shall be used by the developers only for the purpose of development and constructions of flats building complex on the said property.
- g) To mortgage the said 50 % share of building developers in the built-up area with financial institutions for enabling the purchaser of flats, shops, offices, tenements etc to obtain loan against their flats, shops, tenements etc on their own risk exclusively.
- h) The developer shall be entitled to allot and sell directly 50 % in their own share as mentioned above to its prospective buyers and shall be entitled to execute sale deeds in their favor in respect of built up area.



Jitendra Kumar Ranjod Kumar
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Neither the developer shall allot the flats of their share nor the land owner shall allot their share to any known law offender.

- i) The cost of lift installation generator installation separate transformer of electricity and electric connection will be born by developer only. The generator will be one for each block and will be soundless of reputed make. The generator will be one for each block and will be soundless, that will be of such power to run the lift for the building, water pump in need, in case of power failure.

11 the land owner hereby declares

- a) that the area of the said property is about more or less than 16.5 decimal approx.
- b) that there is no notice or order passed by Patna Regional Development Authority, Patna Municipal Corporation or any other body or authority for set back thereof and there is no acquisition what so ever nature by the Municipality or other body or authority to the said property or any part there of.
- c) That there are no statutory claims demands attachments or prohibitory orders made by taxation authority /Revenue authority or any government or local bodies or authorities concerning or relating to the said property or any part there of .
- d) That there is no subsisting agreement or arrangement in respect of the said property with any other developer or any person/person
- e) That except the land owners no one is entitled to or has any share right title and interest in the said property and the owners is not benamidar or trustee for any one in respect of the said property.
- f) That there are no dues against the said property before any govt. Dept. Or any local bodies.
- g) And whereas after the registration of this development agreement in registry office Patna the owner and developer shall be entitled to sale or enter into agreement for sale or agreement or mortgage their own shares constructed areas of directly to its prospective buyers or any financial institutions .
- h) That after the completion of the construction of the building/ project the land owners as well as Developers/promoters shall be absolute owners of their respective 50% share and they will be entitled to sell transfer as per provisions of Bihar Apartment Ownership Act 2006 u/s 5(1) and 6(2) and others



Titendra Kumar Panjeet Kumar

18.10.2011

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owners of their respective 50% share and they will be entitled to sell transfer as per provisions of Bihar Apartment Ownership Act 2006 u/s 5(1) and 5(2) and others

12) Where as the land owners hereby irrevocable under not to sell dispose of alienate with the possession of the said land or any part thereof save and except putting the developers in possession thereof for the purpose for the development pursuant to this agreement with the ultimate object as described above. But can negotiate for sale of his embarked share that is 50 % of the total built up areas.

13) a) where as it is agreed that developers shall use all the materials of good and reputed quality in construction as well as finishing of the building as per technical specifications attached.

b) in case of delay in agreed & Scheduled completion & grace time of handing over the agreed shares (area) to the owner a fine of Rs 15000 (fifteen thousand) per month will have to pay to the land owner by the developer.

c) Whereas the owners shall take all steps to transfer 50% of the buildup area in the building complex on completion and at the time of taking over the possession of the 50 % of the buildup area cost if any , regarding transfer, shall be borne by the developer and/or its nominee and on fulfillment of all condition as stipulated in this development agreement.

d) Where as the total share of the land owner will be allotted at the 1st floor and 2nd floor of the apartment and. And developer's share will be allotted on 3rd floor and 4th floor of the apartment.

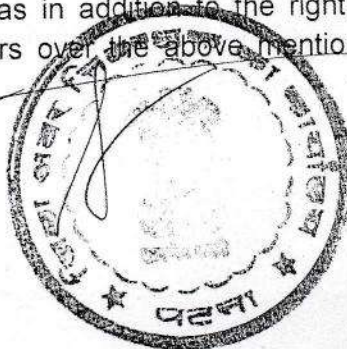
e) Where as if any extra development/ construction is done in future its 50 % share will also be allotted to the land owner and 50% to builder.

f) where as the name of the apartment will be "BRAHMDEO ENCLAVE" and project name shall be "JAGDAMBA SHRISTI HOMES".

14) Whereas in the event of the land being subject to any betterment Charges case land rent municipal tax or any other relating to the development of the property only the developer shall bear and pay the same from their own fund after the date of execution of this agreement.

15) where as all cost charges incidental to this development agreement including the stamp duty and registration charges of the conveyance shall be borne and paid by the developer or it nominee only.

16) Where as in addition to the right and interest of the developers and landowners over the above mentioned built up areas in building to be



Ranjeet Kumar

18/10/11

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Shyam Narayan

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18/10/11

ways, terrace of the building water tanks reservoirs open space all the common areas.

- 17) where as the developers shall strictly comply with the provisions of PMC and the provisions of the law in relation to the constructions of the intended building complex and the developers shall provide for all civil electrical plumbing and sanitary work including installation of over head tanks, provision of water supply water pump pump house compound wall sewerage arrangement etc. As per the specification and amenities set out in the plan approved by the PMC on the developer cost only.
- 18) where as in case of any difference or dispute arising out of relating to the land or construction of the intended building thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions here in contained or relating to any matter whatsoever arising out of this development agreement such differences and disputes shall be settled by a references to the arbitration of the three arbitrators to be appointed and nominated in the manner following that is one arbitrator shall be appointed by the developers and one by the owners and two such appointed arbitrators shall jointly nominate a third arbitrator who shall act as the chairman of the board of arbitrators and the decision of the arbitrators shall be final and binding on both the parties hereof.

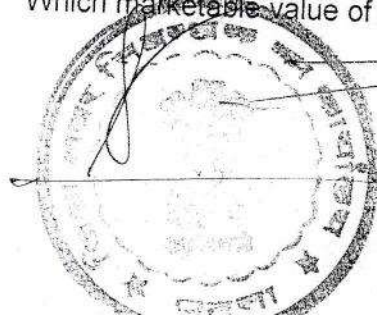
Schedule of the property

All the piece and parcel of the land measuring 16.5 DECEMEL (Sixteen and half decemel) situated and laying at Survey plot no 1606 khata no 2041 tauzi Bihar Sarkar thana no -1 zone 2 mauza -Digha P.S Digha in the town and district Patna (Bihar) in the limit of PMC and under the district registrar Patna annual land Rent payable to the govt of the Bihar through circle officer Patna sadar and bounded as follows : (57'x62.5'land of Dr Shyam Narayan Arya 57' west of 26' wide survey road and 57'x62.5' land of Er Hari Narayan sinha attached to 26' wide survey road.)

Boundary

North :Plot No 1606.
 South :Survey Road 20' wide.
 East :Survey Road 26' wide.
 West :Survey Plot No-1607.

Which marketable value of the land of RS. 4126000/- only.



Shyam Narayan Arya
 18/10/11
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 18/10/11

Hari Narayan
 18.10.11

19. The owners agree and undertake that they shall execute and give irrevocable general power of attorney in favor of the 50% of developers area and their nominees share so that no hindrance or obstruction is caused to developers in carrying out and discharging its obligation under these presents and thereby giving developer right and authority to have and enjoy peaceful possession of the 50% share of the into manner mentioned above of said property and to do all such acts, and/or things that may be necessary for the development planning and construction of the entire said building/flats and sale the 50 % share of flats and car parking space of the building. It is however expressly agreed and understood between by the provisions of the development agreement and in case of any conflict between the provisions be settled by owner and builders.

20. Consideration Money : The developers will pay Bank Draft Of amount Three lakh to each of the two owners. Besides these payments the builder will pay in form of post dated cheques worth two lakh to each of the two landowners which can be in cashed just after one month of the registration of the development agreement and the set of postdated cheque worth one lakh twenty five thousand to each of the for two land owners which can be en-cashed just after two month after the date of issue of second set of cheque mentioned above. In case any of the cheque bounces i.e. cannot be en-cashed due to any reason then the total development agreement will deemed to be cancelled and owners will not be liable to pay any compensation for the development till that time.

SCHEDULE-1

That piece and parcel of the land measuring 16.5 decemel (approx) being khata no-2041, khesra no.-1606, Mauza: Digha, Thana no. 1, Rajaws Thana: Phulwari hal, P.s: digha, dist: Patna and within the limits of patna regional development authority and within the judicator and sub registrar of patna bounded as follows:

Boundry

North	: plot no 1605
South	: part of plot no 1606
East	: Survey road 26' wide.
West	: Survey Plot No.1607.



Jyotiendra Kumar Paniceet Kumar
18-10-2011

Sd/- Nazim Ahsan
18.10.11

H.N. Saha
18.10.11

SCHEDULE -2

1. **Structure** :R.C.C FRAMED STRUCTURE WITH BRICKS CEMENT MORTAR AS PER DESIGN AND SPECIFICATION(ISI STANDARD).

2. **Doors** a)DOOR FRAMES OF SEASONED HARD WOOD.

b)FLUSH DOOR SHUTERS 32"mm THICK PAINTED WITH TWO COATS OF SYNTHETIC ENAMELS PAINT OVER COAT OF PRIMER OF STANDARD MAKE.

3.Windows :FULLY GLAZED ALUMINIUM WITH SHED ALONG WITH M.S GRILL FOR PROPER SAFETY INCLUDING PROPER PAINTING OF REPUTED MAKE.

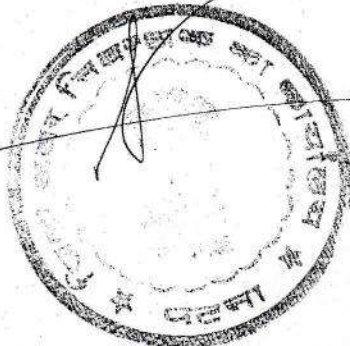
4.flooring :GREY CEMENT VERTIFIED TILES FLOORING IN ALL AREA THE FLATS.

5.Kitchen :a)WORKMAN PLATFORM WITH GRANITE SLABS 20 MM THICK AND 2.5 FT WIDTH ON THE RCC SLAB.

b) THREE FEET HEIGHT GLAZED TILES/CERAMIC TILE ABOVE WORKING PLATFORM.ONE EXTRA SLAB ABOVE WORKING PLATFORM.

c) SINK STAINLESS STEEL SINK OF STANDARD SIZE 24"X18"X9"

d) THERE SHOULD BE PROVISION FOR PROPER INSTALLING CHIMNEY AND EXHAUST FAN



Jitendra Kumar Panjeet Kumar
 18/10/11
 18.10.2011
 Shyam Narayan Singh
 18.10.11

E) 3' HEIGHT GLAZED TILES ABOVE THE FLOOR OF THE KITCHEN ON EACH WALL.

F) GOOD QUALITY MARBLE TILE FLOORING OF PROPER SIZE IN KITCHEN.

6. Bathroom : a) FLOORING-MARBLE FLOORING (CUT PEICE SIZE) OF STANDARD SIZE.

b) DADO-GLAZED TILES UPTO 6'-0" HEIGHT ABOVE THE FLOOR.

c) SANITARYWARE WITH GLAZEDWARE OF ISI STANDARD (PARRIWARE/HINDWARE)

d) FITTING-CHIROMPIUM PLATED C.P. FITTINGS OF STANDARD MAKE.

e) CISTRON ACRYLIC/FIBREGLASS IN WHITE COLOR / FLUSH COCK (PARYWARE MAKE)

f) HOT AND COLD WATER MIXTURE IN ALL BATHROOMS AND BASIN, KITCHEN, DRAWING AND DINING ROOM.

g) WASH BASIN IN BOTH TOILETS AND DINING / DRAWING ROOM.

7. ELECTRIC WIRING AND FITTING AS PER ISI MAKE. POWER PLUG IN ALL ROOMS, DRAWING/DINING AND KITCHEN. INTERCOM, TELEPHONE CABLE AND T.V CABLE



Rajeev Kumar
 18/10/11
 Jitendra Kumar
 18.10.2011
 Shyam Narayan Singh
 18/10/11
 H. K. S. S.
 18.10.11

PROVISION IN MASTER BED ROOM AND DRAWING ROOM. PROVISION FOR SILENT GENERATOR AS PER POWER REQUIREMENT OF THE BUILDING.

8. LIFT IN EACH BLOCK OF REPUTED ISI MAKE. FIRE FITTING SYSTEM AS PER PRDA /PMC NORMS. GAURD ROOM, RECEPTION COUNTER AS PER REQUIREMENT. OVERHEAD WATER TANK WITH SUB-MOTOR PUMP.

9. PROPER PROVISION OF LIGHTING OF BUILDING/FLATS, PARKING SPACE. STAIRCASE. CORRIDOR AND OPEN SPACE.

WITNESS:-

OWNERS

(1) Dibeesh Kumar
S/o Ashwaryam Singh
FR-15 Luv-Kus Tower
Exhibition Road
Patna

(2) Vijay Kumar
S/o Rupnarayan Rai
Village - Nakta dega
P.O. - Panapuri dega
Patna Date - 18/10/2011

SIGNATURE OF LAND

1. Shyam Narayan 18/10/11
2. 18/10/11

SIGNATURE OF DEVELOPERS

1. Jitendra Kumar
2. Ranjeet Kumar
18/10/11



Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 05. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act		Rs.	107620	Amt. paid by N.J. Stamp Paper -		Rs. 5000
Addl. Stamp duty paid under Municipal Act		Rs.		Amt. paid through Bank Challan -		Rs. 103424
		Registration Fee		LLR + Process Fee		Service Charge
FEE PAID	A1	0 C	0 H1b	0 Ka1	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	250 J1	0 K2	0 Na	54
	B	0 H1a	0 J2	0 Li	0	
		TOTAL-		304		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.				804		
Date : 18/10/2011				Registering Officer		Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 18th October 2011 by Shyam Narayan Arya S/O Late Brahmdeo Nr. Sinha by profession Others. Status - Executant

Shyam Narayan Arya
Signature / L.T. of Presentant
(18.10.11)

Date : 18/10/2011

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Vijay Kumar age ... Sex M son/daughter of S/O-Rup Narayan Rai resident of Nakta Diyara,Digha,Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 18/10/2011

Endorsement of Certificate of Registration under section 60

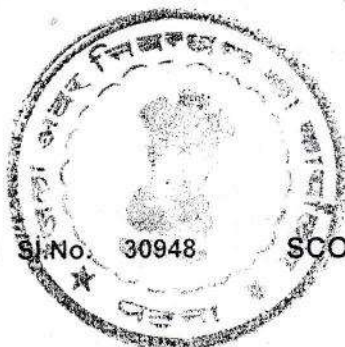
Registered at Registration Office Patna in Book No. 1 Volume No. 438 on page no. 332 - 351 for the year 2011 and stored in CD Volume No.CD-67 year 2011. The document no. is printed on the front Page of the document.

Date : 18/10/2011

Token No.31493 Year - 2011 S.No. 30948

SCORE Ver. 2.1

Deed No. 25392 NIC-Bihar



Registering Officer
Patna

GMP
18/10/11

31494/114



बिहार BIHAR

चक्र 9557 लाय 18-10-11 मूल्य 5000 गेट नं 794 130865

Summary of Endorsement

This document was presented for registration on this Tuesday, the 18th of October 2011 by Ashutosh Ranjan.

A stamp duty of Rs. 95620/- and other fees of Rs. 804/- 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.

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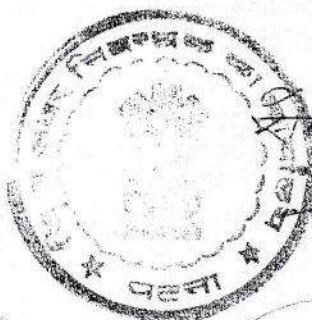
Token No. : 31494 / 2011

Signature with date
(Ashok Kumar) Registrar
18/10/2011

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS made and entered into

17th day of october, 2011.



कोटिपुत्री निवास
पञ्चाट्टी कल्याण मे
विवाह गुरुवारी 18/10
13/10 शुभमिष्टमा
22/10/11
पुनः 18/10

Maitray Kumar Saha 18/10/11
Ashutosh Ranjan 18/10/11

Scanned by Akshitesh

Serial No : 30949

Deed No : 25393

Token No : 31494

of 2011

Type & Status
of Party

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Ranjeet Kumar

Ranjeet Kumar
18/10/11

Signature of Party



In Favour of

Jitendra Kumar

Jitendra Kumar
18/10/2011

Signature of Party



Presented by
Self

Ashutosh Ranjan

Ashutosh Ranjan
18/10/11

Signature of Party



Executed by

Signature of Party

Mritunjay Kumar Sinha

Mritunjay Kumar Sinha
18/10/11

Signature of Party



Executed by

Ashutosh Ranjan

Identifier

Signature of Party

Vijay Kumar

Vijay Kumar
18/10/2011

Signature of Party



BETWEEN

(1) Mr Asutosh Ranjan Son of late Subash Ranjan, Resident of 135 A, patliputra colony, patna 13. (2) Mr Mritunjay Kumar Sinha, son of Prof Ram Narayan Sinha, resident of Vidyapati Marg, p.o: G.P.O., P.s. Kotwali, Distt.: Patna. Hereinafter called and/or referred as OWNER (Which term and expression shall unless repugnant to the context on meaning thereof shall deem to include their Heirs, Administrators, Executors, Legal Representatives and /or successors in interest) of the FIRST PARTY.

AND

M/S JAS AND SNC JV, a joint venture company having its registered office at FR-15, luv kush tower, Exhibition road, Patna-1, represented by partner Ranjeet Kumar, s/o Sri Gauri Shankar Singh & Jitendra Kumar, s/o Tilkeswar Prasad Yadav, herein after called as DEVELOPERS or SECOND PARTY which terms and expression unless repugnant to the context deem to include their executors Administrators, Successors, Representatives, nominees & Assignees of The SECOND PARTY. Whereas the property detailed below was purchased in name of Late Bhamdeo Narayan Sinha son of Late Damri Lal Singh resident of Keshwar pur Digha, P.S : Digha, Dist: Patna in year 1921 through registered sale deed bearing deed no 3233, in book no. 1 volume no. 45, pages 298 to 300 registered at district registration office patna executed by late Narayan Lal Shah, son of Moti Lal resident of Vill-Nagla P.S Malsalami, Dist-Patna, who died leaving behind his four sons namely Dr S N Arya, Prof R.N.Sinha, Er H.N. Sinha and Sri Subash Ranjan. Thereafter all the successors of Babu Bhamdeo Narayan Sinha partitioned entire joint property vide case no. L.A 72/2005 of permanent Lok Adalat Patna. And as per award of the aforesaid court the property along with other property came in absolute and exclusive share of the executants named above.

Whereas the owners are seized and possessed of or otherwise was and is sufficiently entitled to the property which are situated on survey Khata no 2041 PLOT No 1606, mauza: Digha, Thana no. 1, Rajaws thana : Phulwari Hal Thana: Digha in town and district of patna, having measuring more or less 16.015 decimel (sixteen point zero one five decimal) as more fully and particularly described in referred to as the said property. The developers, second party, have approached the land owners to develop the said property at their own costs/fund and at their own risk and responsibility.

And whereas after due negotiations between the aforesaid parties have decided to take the said property for development and has assured and guaranteed the land owners to develop the said property without putting the



Ashutosh Ranjan
18/10/11

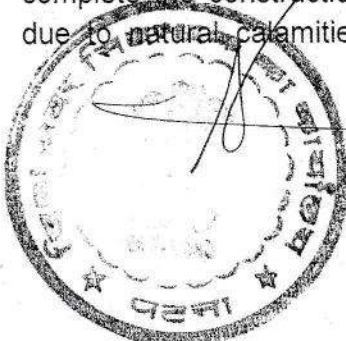
Ranjeet Kumar
18/10/11

Mritunjay Kumar Sinha
18/10/11

18/10/11

land owners to any loss or damage and also immune and identify the land of any claim from any body after the execution of this agreement, on the following terms and condition:-

1. Whereas as a result of developer negotiating between the parties here to and on representation and declaration made by the owners as herein above recorded, an agreement has been arrived at upon the terms and conditions hereinafter appearing.
2. Whereas the owners hereby grant to the developers and the developers hereby accepts from the land owners the right to develop the said property more particularly mentioned in SCHEDULE-1 hereunder in the manner appearing on the terms and conditions and stipulation mentioned in the agreement.
3. Where As the developers shall appoint an architect for drawing and preparing the plans drawings designs and elevation of the intended building complex to be constructed on the said land shall be paid and borne by the developers. It is further agreed and settled that the developers shall develop the said property ensuring the construction to the maximum permissible F.A.R and according to plan sanctioned by Patna Municipal Corporation.
4. Where as the developers shall submit the building plan prepared by the said architect to Patna Municipal Corporation (PMC)/P.R.D.A and other authorities in the name of the owners who shall sign the said building plan on behalf of the owner from Patna Municipal Corporation and all cost and expenses related to the above shall be paid and borne by the developers only.
5. Where as the owners shall allow every facility to the developers their staff workers engineer architect and agents etc to enter into the said property to enable the developers to carry out various developmental works as stipulated in this agreement, such facilities shall however be allowed to the developers only the execution of this agreement.
6. Where as ~~considering~~ the force major clauses that is circumstances beyond the Control of developers ,the total time for the construction shall be two years and six months for project development and the time for completing the project would be reckoned from the day of the registration of the development agreement, if the developer shall fail to construct the building within said stipulated time then a further grace period of only six(6) months time will be allowed by the land owner to Developer. if the developer fails to complete the full construction even after 3 years, the entire Development agreement will be treated as cancelled. The time binding on developer to complete the construction work will not be applicable if the delay occurs due to natural calamities like flood, tempest ,earth quake or any other



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18/10/11

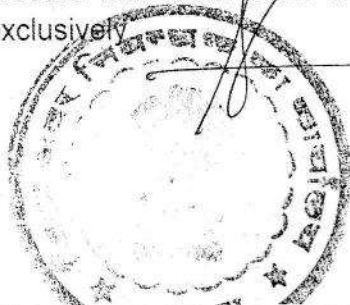
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18/10/11

Titendra Kumar
18.10.2011

Mohitraj Kumar Singh
18/10/11

natural calamities.

7. Whereas the developers shall on completion of the extended building complex parking space and development work over the said property hand over the possession to the land owners 50% (fifty percent) of the built up area and balance 50% (fifty percent) of the buildup area of the developer or their nominee which shall be deemed to be and adequate consideration for conveyance of the right title and interest in the proportionate portion of the said property of the owners. The land owners shares and the share of the developer shall have the same general technical specifications on the total construction: the land owner share portion shall be decided and demarked on PMC/P.R.D.A approved map By developer. All the common space of the building, Land owners and developer has proportionate share including parking spaces.
8. Where as the owner shall have no other claim in respect of the said 50 % of the developed property except the owner 's 50% share as stated in clause 7 above. The owners shall execute and tenders conveyance of the said developer share of 50 % of the said property to the developers and/or to the nominee or purchaser or any individuals referred by the developer as per the rules of Bihar apartment Act 2006. Simultaneously the developer shall hand over the possession of fifty percent (50%) as stated in clause 7 above of the built-up area to the owner.
9. Where as the developer shall be entitled to develop the said property by constructing there on one or more building consisting of dwelling units flats car parking space and other premises in accordance with the building plan approved by the PMC./P.R.D.A
10. Whereas the owners have agreed t do all the legal acts as required for the development of the land under development agreement the land owner shall be inform by Developer in writing of the development taking place as regards the points mentioned below which shall be as under:
 - a) To have the plans of the proposed building/buildings to be constructed on the said property prepared /amended in accordance with rules and regulations of the concerned authorities and to submit the said plans to the concerned authorities in the name of the owners with the application for the approval and sanction and to do and sign all writings and undertaking including legal statutory papers as may be necessary in connection of such plans and procurement of the project finance loan from the bank and/or any financial institutions on developers risk exclusively on developers share only. In no case the said land shall be mortgaged for procurement of loans and advances. The developer will procure loan from bank or any financial institution on their own risk exclusively



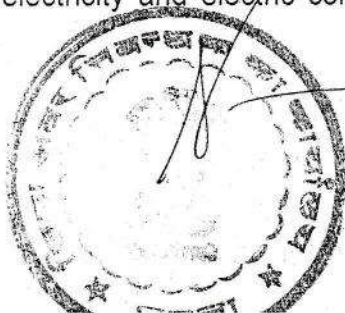
Ashutosh Kishor
18/10/11

Panijest 12r.
18/10/11

Titendra Kumar
18.10.2011

Pratibha Kumar Singh
18/10/11

- b) To appoint surveyors, engineers, contractors, workers and other person or persons on developers cost & risks only.
- c) To make applications to the concerned authorities for obtaining electrical water and other connections and other for permit or permits of quota or quotas of cement, steel and other controlled building materials.
- d) To accept services by Developer of any writ summons or other legal process or notice and appear and represent the owners in any court or before any magistrate judicial tribunal and other tribunals in connection with the development of the said property or part or parts thereof and to file all necessary vakalatnama claims, plaints, orders, applications, affidavits, petition and other document paper and writing.
- e) To construct building/buildings Flats there on as aforesaid and to enter into agreement for Sale or otherwise allotment of the tenants in the said building/buildings to the purchaser thereof subject to the condition contained here above i.e. up to 50 % share of the developer and to transfer the said property or part/parts thereof from time to time to one or more proposed co-operative societies or bodies corporate any individual/individuals to be formed of the purchasers of tenements of in the said buildings but the developers shall have no right do any thing in regard to transfer of the balance 50 % of the landowners share over the built up area along with parking space and other tenement etc.
- f) To give on ownership or other basis out of the developments share as indicated here above the said property and the flats, shops, parking space and other tenements etc in the said building complex constructed on the said property and appropriate the safe proceeds or advances in respect thereof provided always that such receipts shall be used by the developers only for the purpose of development and constructions of flats building complex on the said property.
- g) To mortgage the said 50 % share of building developers in the built-up area with financial institutions for enabling the purchaser of flats, shops, offices, tenements etc to obtain loan against their flats, shops, tenements etc on their own risk exclusively.
- h) The developer shall be entitled to allot and sell directly 50 % in their own share as mentioned above to its prospective buyers and shall be entitled to execute sale deeds in their favor in respect of built up area. Neither the developer shall allot the flats of their share nor the land owner shall allot their share to any known law offender.
- i) The cost of lift installation, generator installation, separate transformer of electricity and electric connection will be born by developer only. The



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Jitendra Kumar

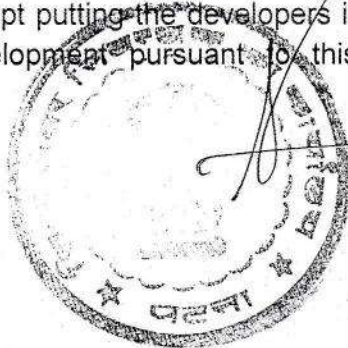
18/10/11

generator will be one for each block and will be soundless of reputed make. The generator will be one for each block and will be soundless, that will be of such power to run the lift for the building, water pump in need, in case of power failure.

11. The land owner hereby declares

- a) that the area of the said property is about more or less than 16.5 decimal approx.
- b) that there is no notice or order passed by Patna Regional Development Authority, Patna Municipal Corporation or any other body or authority for set back thereof and there is no acquisition what so ever nature by the Municipality or other body or authority to the said property or any part there of.
- c) That there are no statutory claims demands attachments or prohibitory orders made by taxation authority /Revenue authority or any government or local bodies or authorities concerning or relating to the said property or any part there of .
- d) That there is no subsisting agreement or arrangement in respect of the said property with any other developer or any person/persons.
- e) That except the land owners no one is entitled to or has any share right title and interest in the said property and the owners is not benamidar or trustee for any one in respect of the said property.
- f) That there are no dues against the said property before any govt. Dept. Or any local bodies.
- g) And whereas after the registration of this development agreement in registry office Patna the owner and developer shall be entitled to sale or enter into agreement for sale or agreement or mortgage their own shares constructed areas of directly to its prospective buyers or any financial institutions
- h) That after the completion of the construction of the building/ project the land owners as well as Developers/promoters shall be absolute owners of their respective 50% share and they will be entitled to sell transfer as per provisions of Bihar Apartment Ownership Act 2006 u/s 5(1) and 5(2) and others

12) Where as the land owners hereby irrevocable under not to sell dispose of alienate with the possession of the said land or any part there of save and except putting the developers in possession thereof for the purpose for the development pursuant to this agreement with the ultimate object as



Ashish Rajar
 21/10/11
 Ravinder Kr.
 10/11/11
 Jitendra Kumar
 18/10/11
 Pradyuman Kumar Singh
 18/10/11

described above. But can negotiate for sale of his embarked share that is 50 % of the total built up areas.

- 13) a) where as it is agreed that developers shall use all the materials of good and reputed quality in construction as well as finishing of the building as per technical specifications attached.

b) in case of delay in agreed & Scheduled completion & grace time of handing over the agreed shares (area) to the owner a fine of Rs 15000 (fifteen thousand) per month will have to pay to the land owner by the developer.

c) Whereas the owners shall take all steps to transfer 50% of the buildup area in the building complex on completion and at the time of taking over the possession of the 50 % of the buildup area cost if any , regarding transfer, shall be borne by the developer and/or its nominee and on fulfillment of all condition as stipulated in this development agreement.

d) Where as the total share of the land owner will be allotted at the 1st floor and 3rd floor of the apartment . And developer's share will be allotted on 2nd floor and 4th floor of the apartment.

e) Where as if any extra development/ construction is done by developer in future its 50 % share will also be allotted to the land owner and 50% to the builder at no extra costS.

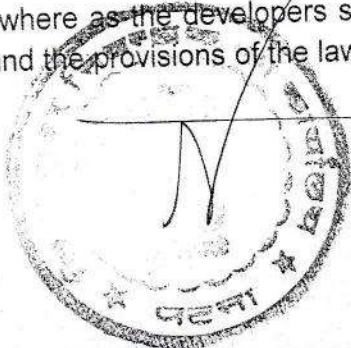
f) where as the name of the apartment will be "BRAHMDEO ENCLAVE" and project name shall be "JAGDAMBA SHRISTI HOMES".

- 14) Whereas in the event of the land being subject to any betterment Charges case land rent municipal tax or any other relating to the development of the property only the developer shall bear and pay the same from their own fund after the date of execution of this agreement.

- 15) where as all cost charges incidental to this development agreement including the stamp duty and registration charges of the conveyance shall be borne and paid by the developer or it nominee only.

- 16) Where as in addition to the right and interest of the developers and landowners over the above mentioned built up areas in building to be constructed on the said property in terms of this agreement the developers and landowners shall also have and enjoy proportionate right over the built up area which will include corridors, staircase passage ways, terrace of the building water tanks reservoirs open space all the common areas.

- 17) where as the developers shall strictly comply with the provisions of PMC and the provisions of the law in relation to the constructions of the intended



Abhulosh Kataria
16/10/11

Ranjeet Kr.

18/10/11

Jitendra Kumar

18.10.2011

Mahinjay Kumar Saha
18/10/11

and landowners shall also have and enjoy proportionate right over the built up area which will include corridors, staircase passage ways, terrace of the building water tanks reservoirs open space all the common areas.

- 17) where as the developers shall strictly comply with the provisions of PMC and the provisions of the law in relation to the constructions of the intended building complex and the developers shall provide for all civil electrical plumbing and sanitary work including installation of over head tanks, provision of water supply water pump pump house compound wall sewerage arrangement etc. As per the specification and amenities set out in the plan approved by the PMC on the developer cost only.
- 18) where as in case of any difference or dispute arising out of relating to the land or construction of the intended building thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions here in contained or relating to any matter whatsoever arising out of this development agreement such differences and disputes shall be settled by a references to the arbitration of the three arbitrators to be appointed and nominated in the manner following that is one arbitrator shall be appointed by the developers and one by the owners and two such appointed arbitrators shall jointly nominate a third arbitrator who shall act as the chairman of the board of arbitrators and the decision of the arbitrators shall be final and binding on both the parties hereof.

Schedule of the property

All the piece and parcel of the land measuring 16.5 DECEMEL (Sixteen and half decemel) situated and laying at Survey plot no 1606 khata no 2041 tauzi Bihar Sarkar thana no -1 zone 2 mauza -Digha P.S Digha in the town and district Patna (Bihar) in the limit of PMC and under the district registrar Patna annual land Rent payable to the govt of the Bihar through circle officer Patna sadar and bounded as follows : (57'x62.5' Land of Mritunjay kumar sinha at a distance 57" west of 26" wide survey road and 57'x62.5' land Asutosh Ranjan share attached to 26' wide survey road .)

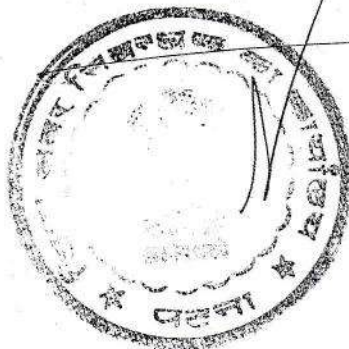
Boundary

North :Plot No 1606.

South :Survey Road 20' wide.

East :Survey Road 26' wide.

West :Survey Plot No-1607.



Khushboo Rani
18/10/11

Ranveet K.R.

18/10/11

18/10/11

Mritunjay Kumar Sinha
18/10/11

developers in carrying out and discharging its obligation under these presents and thereby giving developer right and authority to have and enjoy peaceful possession of the 50% share of the into manner mentioned above of said property and to do all such acts, and/or things that may be necessary for the development planning and construction of the entire said building/flats and sale the 50 % share of flats and car parking space of the building. It is however expressly agreed and understood between by the provisions of the development agreement and in case of any conflict between the provisions be settled by owner and builders.

20. Consideration Money : The builder will pay in form of post dated cheques worth two lakh to each of the two landowners which can be in cashed just after one month of the registration of the development agreement and the set of postdated cheque worth one lakh twenty five thousand to each of the for two land owners which can be en-cashed just after two month after the date of issue of second set of cheque mentioned above. In case any of the cheque bounces i.e. cannot be en-cashed due to any reason then the total development agreement will deemed to be cancelled and owners will not be liable to pay any compensation for the development till that time.

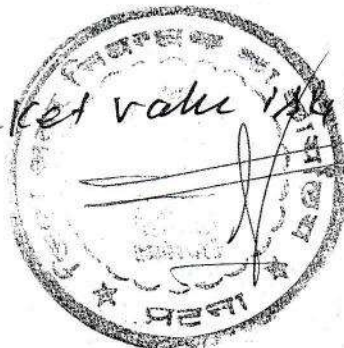
SCHEDULE-1

That piece and parcel of the land measuring 16.5 decemel (approx) being khata no-2041, khesra no.-1606, Mauza: Digha, Thana no. 1, Rajaws Thana: Phulwari hal, P.s: digha, dist: Patna and within the limits of patna regional development authority and within the judicator and sub registrar of patna bounded as follows:

Boundry

North	: Part of plot no 1606
South	: Survey road
East	: Survey road
West	: Survey Plot No.1607.

Market value 186412600/- only.



18/10

18/10/11
Abulhasan

Parinsect 12

Jitendra Kumar

18/10/11
Mridul Kumar Sinha

SCHEDULE -2

1. **Structure** : R.C.C FRAMED STRUCTURE WITH BRICKS CEMENT MORTAR AS PER DESIGN AND SPECIFICATION (ISI STANDARD).

2. **Doors** a) DOOR FRAMES OF SEASONED HARD WOOD.

b) FLUSH DOOR SHUTTERS 32"mm THICK PAINTED WITH TWO COATS OF SYNTHETIC ENAMELS PAINT OVER COAT OF PRIMER OF STANDARD MAKE.

3. **Windows** : FULLY GLAZED ALUMINIUM WITH SHED ALONG WITH M.S GRILL FOR PROPER SAFETY INCLUDING PROPER PAINTING OF REPUTED MAKE.

4. **flooring** : GREY CEMENT VERTIFIED TILES FLOORING IN ALL AREA THE FLATS.

5. **Kitchen** : a) WORKMAN PLATFORM WITH GRANITE SLABS 20 MM THICK AND 2.5 FT WIDTH ON THE RCC SLAB.

b) THREE FEET HEIGHT GLAZED TILES/CERAMIC TILE ABOVE WORKING PLATFORM. ONE EXTRA SLAB ABOVE WORKING PLATFORM.

c) SINK STAINLESS STEEL SINK OF STANDARD SIZE 24"X18"X9"

d) THERE SHOULD BE PROVISION FOR PROPER INSTALLING CHIMNEY AND EXHAUST FAN



11/10/11
18/10/11

Panveer K.

18/10/11

Jitendra Kumar

18.01.11

18/10/11
Mishra Kumar Sinha

E) 3" HEIGHT GLAZED TILES ABOVE THE FLOOR OF THE KITCHEN ON EACH WALL.

F) GOOD QUALITY MARBLE TILE FLOORING OF PROPER SIZE IN KITCHEN.

6. Bathroom : a) FLOORING-MARBLE FLOORING (CUT PEICE SIZE) OF STANDARD SIZE.

b) DADO-GLAZED TILES UPTO 6" HEIGHT ABOVE THE FLOOR.

c) SANITARYWARE WITH GLAZEDWARE OF ISI STANDARD (PARRIWARE/HINDWARE)

d) FITTING-CHIROMPIUM PLATED C.P. FITTINGS OF STANDARD MAKE.

e) CISTRON ACRYLIC/FIBREGLASS IN WHITE COLOR /FLUSH COCK (PARYWARE MAKE)

f) HOT AND COLD WATER MIXTURE IN ALL BATHROOMS AND BASIN, KITCHEN, DRAWING AND DINING ROOM.

g) WASH BASIN IN BOTH TOILETS AND DINING

/DRAWING ROOM

7. ELECTRIC WIRING AND FITTING AS PER ISI MAKE. POWER PLUG IN ALL ROOMS, DRAWING/DINING AND KITCHEN. INTERCOM, TELEPHONE CABLE AND T.V CABLE



Ashutosh Rajar
12/10/11

Ranjit K. V.

Jitendra Kumar

Pratibha Kumar Saha
18/10/11

PROVISION IN MASTER BED ROOM AND DRAWING ROOM. PROVISION FOR SILENT GENERATOR AS PER POWER REQUIREMENT OF THE BUILDING.

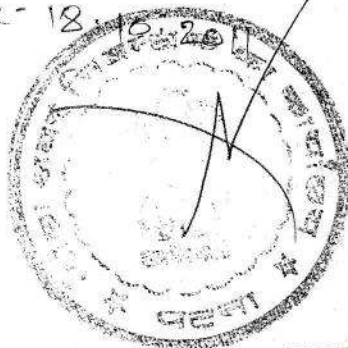
8. LIFT IN EACH BLOCK OF REPUTED ISI MAKE. FIRE FITTING SYSTEM AS PER PRDA /PMC NORMS. GAURD ROOM, RECEPTION COUNTER AS PER REQUIREMENT. OVERHEAD WATER TANK WITH SUB-MOTOR PUMP.

9. PROPER PROVISION OF LIGHTING OF BUILDING/FLATS, PARKING SPACE. STAIRCASE. CORRIDOR AND OPEN SPACE.

WITNESS:-

Dibesh Kumar
18/10/2011
S/o Ashmarayan Singh
FR-15 LUV. KVS TOWER
Exhibition Road
Patna

Vijay Kumar
S/o Rupnarain Rai
Village - Nakhtadiyara
P.O - Panapur Digha
Patna Date - 18.10.2011



SIGNATURE OF LAND OWNERS

1. Ashutosh Singh
18/10/11

2. Motinjay Kumar Sinha
18/10/11

SIGNATURE OF DEVELOPERS

1. Jitendra Kumar
18/10/2011

2. Ranjeet Kr.
18/10/11

Motinjay Kumar Sinha
18/10/11

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 05. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act		Rs.	95620	Amt. paid by N.J. Stamp Paper -		Rs. 5000
Addl. Stamp duty paid under Municipal Act		Rs.		Amt. paid through Bank Challan -		Rs. 91424
Registration Fee				LLR + Process Fee		Service Charge
FEE PAID	A1	0 C	0 H1b	0 Ka1	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	250 J1	0 K2	0 Na	54
	B	0 H1a	0 J2	0 Li	0	
TOTAL-				304		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.				804		
Date : 18/10/2011				Registering Officer Patna		

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 18th October 2011 by Ashutosh Ranjan S/O Late Subhash Ranjan by profession Others. Status - Executant

Ashutosh Ranjan
18/10/11
Signature / L.T.I. of Presentant

Date: 18/10/2011

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Vijay Kumar age ... Sex M son/daughter of S/O-Rup Narayan Rai resident of Nakta Diyara,Digha,Patna.) whose names, photographs fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 18/10/2011

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 438 on page no. 352 - 371 for the year 2011 and stored in CD Volume No.CD-67 year 2011. The document no. is printed on the front Page of the document.

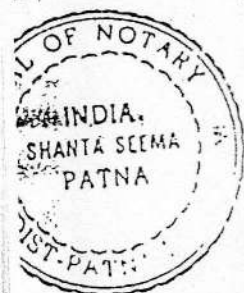
Date : 18/10/2011

Registering Officer
Patna

Token No.31494 Year - 2011 SI.No. 30949 SCORE Ver. 2.1 Deed No. 25393 NIC-Bihar

P.S.Digha District Patna

Sl. Khata no.	Plot no.	Area in kattha	Boundaries
1.	2041	1606	2.78
			North : Dr. Shyam Narain Arya
			South : Road
			East : Subhas Ranjan
			West : Ibrar Hussain
2.	2035	1613	13.84
			North : Road
			South : Er. Hari Narain Sinha
			East : Private self Road
			then Dr. Shyam Narain Arya
			West : Samsu Mian and
			Ram Prasad Roy
3.	2055	1617	5.97
			North : Er. Hari Narain Sinha
			South : Lakshman Mahto
			East : Private self Road then
			Manorma Devi w/o. Surya
			Deo Sharma
			West : Doma Mahto
4.	143	1289	5.88
	152	1278	
	212	1298	
			North : Subhas Ranjan
			South : Dr. Shyam Narain Arya
			East : Baleshwar Singh
			West : Private self Road
			then Banwari Roy
5.	1132	2181	2.57
			North : Er. Hari Narain Sinha
			South : Nasib Roy
			East : Rajendra Mahto
			West : Road
6.	1018	2166	2.60
		2168	
			North : Lane then Desarath
			Mahto, Kedar Singh
			South : Er. Hari Narain Sinha
			East : House of Prem Mahto
			West : Road



- 2 -
SCHEDULE D

Properties allotted to Mr. Hari Narain Sinha s/o late Brahmdeo
Narain Sinha, defendant no. 3 situated in Mauza Digha Thana no. 1
P.S. Digha District Patna

Sl. Khata no. Plot no. Area in Kattha :

1. 2041 1606 2.78

Boundaries

North: R.B. Ram of Ashiananagar
South: Subhas Ranjan
East: Govt. Road
West: Dr. Shyam Narain Arya

2. 2055 1617 5.33

North: Subhas Ranjan
South: Prof. Ram Narain Sinha
East: Shree Bhagwan Mahto
West: Doma Mahto

3. 404 137
446 138

19.25

North: Ganga River & Sone Sota
South: Eastern Railway
East: Dukhan Roy
West: Chandravanshi Singh
and brothers

4. 51 2159

2.32

North: Rajendra Mahta and
Devendra Mahta
South: Land of Jadav Panchayat
East: Sohrai Mahto, Jangli
Mahto and Bhushan Mahto
West: Jaipal Mahto, Bhushan
Mahto & Suryabanshi
Singh

1482

7.45

North: X.T.T.I. land
South: Subhas Ranjan
East: Private self Road
then Bhim Rai
West: Dilip Rai & brothers

6. 212

2411

3.04

North: Subhas Ranjan
South: N.A.



7. 144 2396 3.28

East : Jodha Roy
West : Ashok Mahto
North : Singhjee and Pairu Mahto
South : Subhas Ranjan
East : Self Private Road then
Sohan Mahto, Dishu Mahto
West : Ashok Mahto

8. 1902 1382 1.29

North : Govt. Road
South : Dhanpat Mahto and
Jaipal Mahto
East : Jadu Rai
West : Govt. Road



SCHEDULE E

Properties allotted to Dr. Priya Ranjan s/o Er. Hari Marain Sinha
Ref. no. 4
situated in Mauza Dighe Thana no. 1 P.S. Dighe District Patna.

S/no.	Khata no.	Plot no.	Area in Kattha	Boundaries
1.	2035	1613	3.48	North: Vikas Ranjan then Er. Sinha South: State Tubewell channel East : Self private road then Subhas Ranjan West : Abdul Gaffar (Dighe Thana) North : Shree Bhagwan s/o late Madhav Mahto South : Vikas Ranjan East : Ibrar Hussain s/o Liyakat Hussain West : Self private road then Subhas Ranjan
2.	2054	1611	3.30	



3. 143 1289 2.94
152 1278
212 1298

North: Vikas Ranjan
South: Subhas Ranjan
East : Baleshwar Singh
s/o late Mahendra Singh

West: Self private road
then Banwari Rai

4. 1132 2181 2.64

North: Subhas Ranjan
South: Prof. Ram Narain Sinha
East : Rajendra Mahto
s/o Baijnath Mahto

West: Village Road

5. 1932 1397 2.08
1398

North: Ram Babu sao
s/o late Ram Deo Sao
South : Billat Singh
(Digha Ghat)
East : Madan Sao, Deoki Sao
s/o Nata Sao

West : Govt. Road

6. 189 1359 4.00
143 1360

North: Vikas Ranjan
South: Subhas Ranjan
East: Self private road
Kewaldhari Rai, Banshi Rai,
Ramdhari Rai
West: Harihar Singh, Baiju Singh,
Sheonath Singh, Bhim Singh



SCHEDULE F

Properties allotted to Shri Vikas Ranjan, defendant no. 5 s/o
Er. Hari Narain Sinha situated in Mauza Digha Thana no. 1 P.S.
Digha District Patna.

S/no.	Khata no.	Plot no.	Area in kattha.	Boundaries
1.	2035	1613	3.48	North: Prof. Ram Narain Sinha South: Dr. Priya Ranjan then State Tubewell Channel East : Self private road then Subhas Ranjan West : Abdul Gaffar (Digha Thana) North: Dr. Priya Ranjan then Modan Mahato South: Govt. Road East : Ibrar Hussain West : Self private road then Subhas Ranjan North: Rame Ram South: Dr. Priya Ranjan then Subhas Ranjan East : Baleshwar Singh s/o Mahendra Singh West : Self private road then Banwari Rai North: Prof. Ram Narain Sinha South: Ranjit Singh s/o Shital Singh
2.	2054	1611	3.58	
3.	143 152 212	1289 1278 1298	2.94	
4.	1018	2169 2168	2.50	



East : Prem Mahto s/o Jagdish Mahto
 West : Village Road

5. 1932 1397 2.08 North: Ram Babu Sao s/o Ram Deo Sao
 1398 South: Billat Singh

East : Madan Sao, Deoki Sao
 s/o Nata Sao
 West : Govt. Road

6. 189 1359 4.00 North: Er. Hari Narain Sinha
 143 1360 South: Dr. Priya Ranjan

East : Self private road then
 Kewalchari Rai, Banshi Rai,
 Ramchari Rai
 West : Harihar Singh, Baiju Singh,
 Shenath Singh, Bhim Singh

SCHEDULE G

Properties allotted to Shri Subhas Ranjan, s/o late Brahma Deo Narain Sinha, defendant no. 6 situated in Mauza Digha Thana no.1 P.S. Digha District Patna.

Sino.	Khata no.	Plot no.	Area in kattha.	Boundaries
1	143	1289	5.88	North: Er. Hari Narain Sinha
	152	1278		South: Prof. Ram Narain Sinha
		1298		East : Daleshwar Singh
				West : Self private road then Banwari Rai
2.	1132	1291	2.64	North : Dr. Shyam Narain Arya
				South : Er. Hari Narain Sinha



3. 230 2122 2.00
House

4. 1932 1397 4.16
1398

5. 404 137 19.25
446 138

6. 143 1359 8.00
1360

7. 212 3.00

East : Rajendra Mahto s/o

Bajjnath Mahto

West : Village Road

North: Rajnath Singh

s/o late Sakhichand Rai

South: Sri Prakash Mahto & brothers

s/o late Jitan Mahto

East : Village Road then Chandra

-banshi Singh

West : Gain Mahto

North : Ram Babu Sao

South : Billat Singh

East : Madan Sao, Deoki Sao

West : Govt. Road

North: Ganga River & Sota Sone

South: Eastern Railway

East: Dukhan Rai s/o late

Madhav Rai

West : Chandrabanshi Singh & brother

North: H.W. Sinha

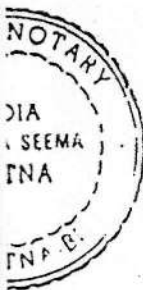
South : Prof. Ram Narain Sinha

East : Self private road then
Kewalchari Rai, Banshi Rai

West : Harihar Singh, Baiju Singh,
Shivnath Singh, Bhim Singh

North: Mr. Hari Narain Sinha

South: Prof. Ram Narain Sinha



8. 144 2396 3.28

East : Self private road then

Jodha Rai s/o Goberdhan Rai

West: Ashok Mahto s/o Bifan Mahto

North: Er. Mari Narain Sinha

South: Prof. Ram Narain Sinha

East : Sohan Mahto and

Biau Mahto

West : Ashok Mahto

9. 1902 1382 1.28

North: Road

South: Dhanpat Mahto

East : Jaddu Rai

West : Road

10. 51 2159 2.32

North: Rajendra Mahto,

Devendra Mahto

South: Yadav Panchayat Land

East : Jangli Mahto, Sohrai Mahto

West : Bhuchan Mahto, Jaigal Mahto



SCHEDULE H

Properties allotted to Shri Ashutosh Ranjan, s/o Sri Subhas Ranjan
, defendant no. 7 situated in Mauza Digha, Thana no. 1 P.S. Digha
District Patna.

S/no.	Khata no.	Plot no.	Area in Kattha	Boundaries
1.	2054	1611	6.88	North: Shree Bhagwan Mahto

	South:	Govt. Road
	East :	Self private road then Er. Hari Narain Sinha
	West:	Kunwar Sah, Gupatjee
2. 2041 1606 2.78	North:	Self private road then Er. Hari Narain Sinha
	South:	Govt. Road
	East :	Govt. Road
	West:	Md. Ibrar Hussain
3. 2035 1613 6.98	North:	Dr. Shyam Narain Arya
	South:	Govt. Tubewell channel
	East :	Jagdam Singh s/o late Ram Prasad Singh
	West :	Self private road then Er. Hari Narain Sinha
4. 912 1482 7.45	North:	Er. Hari Narain Sinha
	South:	Prof. Ram Narain Sinha
	East :	Self private road then Dhim Rai s/o Musafir Rai
	West:	Dilip Rai & brothers ss/o Ram Chandra Rai

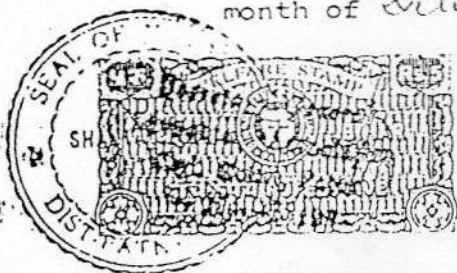


VERIFICATION

I, Shyam Narain Arya s/o late Brahma Deo Narain Sinha, aged about about 74 years, resident of Vidyapati Marg, P.O. Patna G.P.O. P.S. Kotwali District Patna do hereby declare solemnly and affirm that the contents of this compromise petition contained in para 1 to 5 alongwith schedules are true and correct to the best of my knowledge and belief.

VERIFIED AND SIGNED this 24th day of the month of *December* year Two thousand five at Patna.

Shyam Narain Arya
Plaintiff



AFFIDAVIT

I, Shyam Narain Arya, s/o late Brahma Deo Narain Sinha, aged about years resident of Vidyapati Marg, P.O. Patna G.P.O. P.S. Kotwali District Patna do hereby solemnly affirm and declare as follows:

That I am sole plaintiff in this suit and as such

I am well acquainted with the facts and circumstances of this suit.

That the contents of this compromise petition and schedules have been read by me and I have fully understood the same. They are true and correct to the best of my knowledge and belief.

AND SIGNED this 24th day of *December* year Two thousand five at Patna.

Shyam Narain Arya
Deponent
I identify the Deponent who has signed in my presence
Harish Kumar Pandey
24/12/05
A. K. Verma

Identified by *Shyam Narain Arya*
and declared before me
Serial no. 24 Date 24/12/05

Notary, Patna, Bihar

Shanta Seema



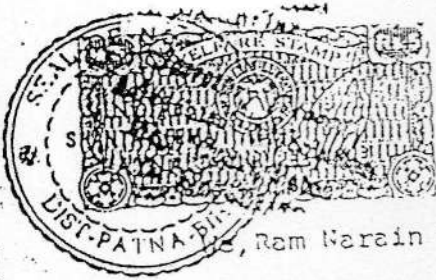
VERIFICATION

We, Ram Narain Sinha s/o late Brahma Deo Narain Sinha, aged 71 years and Mritunjay Kumar Sinha s/o Prof. Ram Narain Sinha aged 47 years resident of Off Vidyapati Marg P.O. G.P.O. Patna P.S. Kotwali Dist. Patna do hereby solemnly affirm and declare that the contents of compromise petition contained in para 1 to 5 alongwith schedules are true and correct to the best of our knowledge and belief.

Verified and signed this 24th day of December year Two thousand ^{like} at Patna.

Ram Narayan Sinha
(Ram Narain Sinha, def.no.1)

Mritunjay Kumar Sinha
(Mritunjay Kumar Sinha, def.no.2)



AFFIDAVIT

We, Ram Narain Sinha s/o late Brahma Deo Narain Sinha, aged 71 about 71 years and Mritunjay Kumar Sinha s/o Prof. Ram Narain Sinha aged about 47 years, resident of Off Vidyapati Marg, P.O. Patna P.O. P.S. Kotwali Dist. Patna do hereby solemnly affirm and declare as follows:

That we are defendant no. 1 and 2 respectively in this suit as such we are well acquainted with the facts and circumstances of this suit.

That we have read the contents of this compromise petition and schedules and fully understood the same. They are true and correct to the best of our knowledge and belief.

Verified and signed this 24th day of December year Two thousand

I identify the deponent who has signed in my presence

Ram Narayan Sinha
Mritunjay Kumar Sinha
Deponents

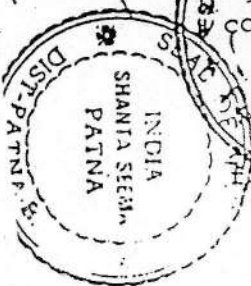
24.12.05

Serial no. 25 Date 24/12/05

and declared before me.

Identified by *[Signature]* solemnly affirmed

Shanta Seetha



Plaintiff

Shyam Narayan Arya
Signature Defendant
A.K. Sharma
Advocate

Defendant

1. Ram Narayan Singh
17.01.06

2. Hari Narayan Singh
17.01.06

3. Shashank Kanya
17.01.06

4. Priya Kanya
17.01.06

(5) Mohan Singh Kaur, Singh

(6) Shashank Mohan Arya

(7) Hari Narayan Singh

P.O.A Holder for Vikash Kanya

8) Shashank Kanya

P.O.A Holder for Ashutosh Kanya

9) Identified the signature
at defendants who has
signed in my presence

Bidny Kumar Singh
17.1.06

VERIFICATION

We, Hari Narain Sinha s/o late Brahmadeo Narain Sinha, aged 64 years,
Priya Ranjan s/o Er. Hari Narain Sinha, aged 36 years and Vikas Ranjan
s/o Er. Hari Narain Sinha aged 31 years, resident of Plot no. 201 Pu-
-rushottam Apartments Road no. 1/F New Patliputra Colony P.O., Patna
13 P.S. Patliputra Dist. Patna do hereby solemnly affirm and declare
that the contents of this compromise petition contained in para 1 to
5 alongwith schedules are true and correct to the best of our know-
-ledge and belief.

Verified and signed this 24th day of December year Two thousand five
at Patna.

Hari Narayan Sinha
(Hari Narain Sinha, defence no. 3)

Priya Ranjan
(Priya Ranjan, defendant no. 4)

Hari Narayan Sinha
P.O. A Holder for Vikash Ranjan
(Vikas Ranjan, defendant no. 5)

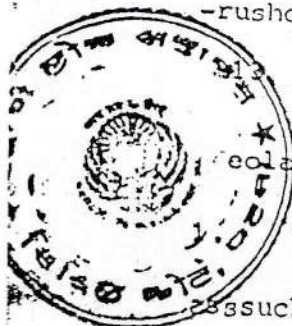
AFFIDAVIT

We, Hari Narain Sinha s/o late Brähma Deo Narain Sinha, aged 64 years,
Priya Ranjan s/o Er. Hari Narain Sinha, aged 36 years and Vikas Ranjan
s/o Er. Hari Narain Sinha aged 31 years, resident of Plot no. 201 Pu-
-rushottam Apartments Road no. 1/F New Patliputra Colony P.O. Patna
P.S. Patliputra Dist. Patna do hereby solemnly affirm and

declare as follows:

That we are defendant nos. 3 to 5 respectively in this suit
and such we are well acquainted with the facts and circumstances of
this suit.

2. That we have read the contents of compromise petition and sche





Hari Narayan Saha
Hari Narayan Saha
17.1.06



Shyam Narayan Singh
Shyam Narayan Singh



Ram Narayan Saha
Ram Narayan Saha



Subhash Ranjan
Subhash Ranjan



Pooja Ranjan
Pooja Ranjan



Anil Kumar Saha
Anil Kumar Saha

Hari Narayan Saha
P.O.A Holder of Vikash Ranjan
Subhash Ranjan

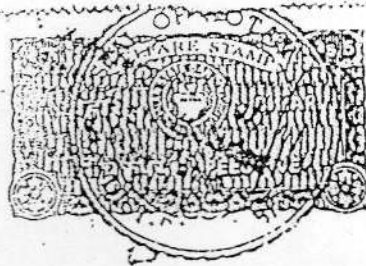
P.O.A Holder of Ashutosh Ranjan



Shashank Mahan Singh
Shashank Mahan Singh

All photograph of defendant
identified

Biswaj Kumar Saha
17.1.06



-dules and have fully understood the same. They are true and corre-
-ct to the best of our knowledge and belief.

3. That photocopy or typed copy of documents annexed/filed
alongwith this compromise petition are true and correct copy of
their originals.

Verified and signed this 24th day of December year Two theuse-

-nd five at Patna.

Deponents

Hari Narayan Sinha

(Hari Narain Sinha)

Defendant no. 3

Priya Ranjan

(Priya Ranjan)

Defendant no. 4

Hari Narayan Sinha
P.O.A Holder for Vikash Ranjan

(Vikas Ranjan)

Defendant no.5

Smt. Sri *Hari Narayan Sinha and*
Priya Ranjan
identified by *Prasad Kumar Vaidya*
Advocate solemnly affirmed
and declared before me.

Serial no. 26 Date 24.12.05

Shanta Seema

Notary, Patna, Bihar

Identify the deponent who
has signed in my presence

Prasad Kumar Vaidya
Advocate
24.12.05



VERIFICATION

We, Subhas Ranjan s/o late Brahma Deo Narain Sinha, aged about 53 years and Ashutosh Ranjan s/o Sri Subhas Ranjan, aged 23 years, resident of 135 A Patliputra Colony P.O. Patna 13 P.S. Patliputra Dist. Patna do hereby solemnly affirm and declare that the contents of this compromise petition contained in para 1 to 5 alongwith schedules are true and correct to the best of our knowledge and belief.

Verified and signed this 24th day of December year Two thousand five at Patna.

Subhas Ranjan

(Subhas Ranjan)
Subhas Ranjan
P.O. A Holder
Ashutosh Ranjan
(Ashutosh Ranjan)



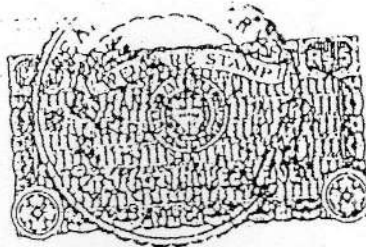
AFFIDAVIT

We, Subhas Ranjan s/o late Brahma Deo Narain Sinha aged 53 years, Ashutosh Ranjan s/o Shri Subhas Ranjan, aged 23 years, resident of 135 A Patliputra Colony P.O. Patna 13 P.S. Patliputra Dist. Patna do hereby solemnly affirm and declare as follows:

1. That we are defendant no. 6 and 7 in this suit as such we are well acquainted with the facts and circumstances of this suit. That we have read the contents of this compromise petition alongwith schedules and have fully understood the same. They are true and correct to the best of our knowledge and belief.



That photocopied/typed copies of documents annexed/filed alongwith this compromise petition are true and correct copies of their originals.



VERIFIED AND SIGNED THIS 24th day of December Year Two
thousand five at Patna.

Deponents

Smt. Sri Subhas Ranjan
identified by *Shant Kumar Vajpay*
A-Dr. solemnly affirmed
and declared before me.

Serial no. 27 Date 24.12.05

Shanta Seema

Notary, Patna, Bihar

Subhash Ranjan

(Subhas Ranjan)

Subhash Ranjan
P.O.A. Holder to

Ashutosh Ranjan
(Ashutosh Ranjan)

I identify the deponent who
has signed in my presence

Shant Kumar Vajpay
A-Dr.

24.12.05



IN THE PERMANENT COURT OF LOK ADALAT AT PATNA

T.P.S. LA no. 72 of 2005

Dr. Shyam Narain Arya

Plaintiff

Versus

Prof. Ram Narain Sinha & others

Defendants

Humble petition on behalf of defend-
-ent no. 3 Dr. Sanjay Arya and defe-
-ndent no. 9 Shashank Mohan Arya

Most respectfully sheweth :

1.

That the defendant no. 3 and 9 are
sons of plaintiff Dr. Shyam Narain Arya and in this partition suit
their interest remains joint with the plaintiff so separate sch-
edules have not been carved out in this suit.

2.

That in this suit a compromise has
been arrived at between the plaintiff and defendants and these
defendants no. 3 and 9 fully support and accept the said compro-
-mise.

It is therefore prayed that the
compromise be recorded and Your
Honour be pleased to pass a de-
-cree in terms of that compro-
-mise.



And for this the petitioners shall ever pray

Shashank Mohan Arya

East : Madan Sao and Dwarika Sao
s/o late Mata Sao

West : Road

4. 212 2411 3.04

North : Dr. Shyam Narain Arya

South : Subhas Ranjan

East : Private self Road then Joch Rai

West : Ashok Mahto s/o Bifan Mahto

5. 144 2396 3.20

North : Subhas Ranjan

South : Dr. Shyam Narain Arya

East : Sohan Mahto, Bissu Mahto

West : Self Private Road then Ashok
Mahto s/o Bifan Mahto

6. 1902 1382 1.20

North : Road

South : Tulsi Mahto, Father-in-Law
Dhanpat Mahto

East : Jaddu Rai

West : Road

7. 51 2159 2.25

North : Rajendra Mahta, Leven Ra Mahta,
Mama J.L. Mahta

South : Road then Yadav Panchayat Dighe

East : Bhushan Mahta s/o Sita Ram Mahto

West : Sohrai Mahto and Brothers

8. 404 137
446 138

19.25

North : Gangajee, Sota Sone

South : Railway Plot

East : Dukhan Rai s/o Macho Rai

West : Chandravanshi Singh & Brothers

SCHEDULE C

Properties allotted to Sri Mritunjoy Kumar Sinha s/o Prof. Ram
Narain Sinha, defendant no. 2 situated in Mauza Dighe Thana no. 1



अंचल पदाधिकारी का कार्यालय

(मू-स्वामित्व प्रमाण-पत्र)

२७/११/११

नाम हरि नारायण सिन्हा ग्राम दीघाघाट
 थाना दीघा थाना नं० I जिला पटना (बिहार)

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खसरा संख्या	रकबा	
				एकड़	डि०
दीघा घाट, थाना सं० 1 मौजा: दीघा		2041	1606	00-	453
		1589	4004		
		1580	3938		
		912	2168		
		2035	1278		
		2055	1289		
		9070	2181		
			9070		
डि० डि० आवेदित भूमि हैयती है तब्बा पैजा-प के बकायदी संख्या 2738 पर आवेदक का नाम दर्ज है राजल रसीद वर्ष 2011-12 तक निकाल है					

Harin
आवेदक का हस्ताक्षर

कार्यालय का मुहर



कर्मचारी का प्रतिवेदन

अंचल पदाधिकारी का हस्ताक्षर



हाखिल खारिज के आवेदन पत्र पर भाग प्रतिवेदन

अंचल का नाम पटना सदर

कंस नं०

दीक्षा 1009
L-A-62/2004

साल 2010 2011

गाँव का नाम

प्राप्ति का जरिया

जरियामत

L-A-62/04

वसोका सं० एवं तारीख

जमावन्दी नं०

2636

अभ्युक्ति

रयत का नाम पय वन्दोयत
क सक्कनत

मूल लगान

जमीन का विवरण

खाता नं०	प्लॉट नं०	रकबा	लगान
2089	9205	2-52 ८०	24-00
2034	9293		
2044	9296		
983	9221		
922	9262		
292	9212	9-84 ८०	93-00
9932	2929		
9092	2955		
9025	2952		

श्री राम नारायण
सह्य पिता एव
श्री राम देव नारायण
सह्य सा. दीक्षा
जिला - पटना

आवेदन

अं० अं०
आवेदन जमीन है।
है तथा आवेदन
मूल्य-कच्चा है।
पानी में निवेश का
नफा कर है। जमीन
खाली छोड़ आवासीय है
आपसी बँटवारा से
प्राप्त है। कारण की
वजह से आवेदन
के साथ संलग्न है।
आवेदन आम पुरानी-
पतन आवेदन नहीं
होने पर ग्राहक को
स्वीकृत किया जा
सकता है।

श्री मूलगुं जय नारायण
सह्य पिता
पिता श्री राम नारायण सह्य
सा. दीक्षा श्री गुरुद्वारा
सह्य लेख मापाते मापा
क. डाटेसभन कोलायका
एवी विमलन - पटना

2089	9205	2-52	24-00
2034	9293	93-28	
2044	9296	4-16	92-00
983	9221	4-22	
922	9262		
292	9212		
9932	2929	2-45	
9092	2955	9-0	
	2952		

आवेदनकर्ता

24/11/11
उ.प्र. सरकार

आवेदनकर्ता



आदेश पत्रक

प्रमाणित 14-फारम नं० 502

(एक्ट अधिनियम 1981 का नियम 129)

आदेश पत्रक 1009/1-1/ता०

तक

जिला

स

20/10-2011

आदेश की क्र० सं० और ता०	367 19/1/11	आदेश और पदाः	आदेश पर की गयी कारवाई के बारे में टिप्पणी तारीख सहित
1	2	3	



शीलप

श्री मूलधुं जय कुमार पटेल,

बेल्द राम नारायण शर्मा

श्री मूलधुं जय कुमार पटेल

थाना बुद्धा ज्योतीनी

मौजा उ० इन्डियन पब्लिक

के बाला नं०

L-H-62/2004

दिनांक

को 20 फर पर निम्नलिखित जमीन पर दायित्व खरिज हेतु आवेदन पत्र दाखिल किया है।

मौजा का नाम	सीमा नं०	खसत	एराजी
दीवा	20 89	9508	2.62 कड़
	20 34	9893	93.28
	20 44	9896	4.16
	983	9821	4.22
	942	9862	
	292	9862	
	9932	2923	2.46
	9072	2958	2.0
		2952	

मूल आवेदन पत्र हस्ताक्षरित और प्रमाणित के माध्यम से प्रमाणित हेतु है। माला या मुचन के रा कर आपत्ति को भाग कर। अधिनियम दिनांक 20-11/11 को प्रमाणित कर।

प्रमाणित

पटना सदर

प्रमाणित

पटना सदर

20/1/11

स्वीकृत

20/1/11
आदेश पत्रक
आदेश पत्रक

अंचल पदाधिकारी का कार्यालय

(मू-स्वामित्व प्रमाण-पत्र)

270
29/11/11

नाम : मृत्युंजय कुमार सिंह ग्राम : दीपा धार
 थाना : दीपा धारा नो 1 जिला : पटना (बिहार)

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खसरा संख्या	रकबा	
				एकड़	डिग्री
दीपा 01		2041	1606	33.04	अष्ट
		2035	1613		
		2055	1617		
		143	1289		
		152	1278		
		212	1298		
		1132	2181		
		वर्ग 0	वर्ग 0		
डा. 30 आवेदित मूमि रैयती है तथा पंजी-प के अनुसार खसरा 18134 पर आवेदक का नाम दर्ज है राजस्थ रती 5 वर्ष 2011/12 तक सिंगर है					

Mritunjay Kumar Sinha
 आवेदक का हस्ताक्षर

कर्मचारी का प्रतिवेदन

कार्यालय का मुहर



अंचल पदाधिकारी का हस्ताक्षर

मंगि बायल		सालाना	बकाया			हाल
			तीन वर्ष से ज्यादा	२ रा वर्ष	१ ला वर्ष	
माल	(भाबली)	१७.००	X			१७.००
गुजारी	(भाबली)	६.७५				६.७५
सेरा	...	१३.५०				१३.५०
*सूद	...	१३.५०				१३.५०
मुतफरकात	...	६.७५				६.७५
मीजाद		६६.२५				६६.२५

तफ़्सील अदायकारी ।

2077/78		वर्षाया			मौतकाल	समिति
मदायकारी मावत	तीन वर्ष से ज्यादा	दश वर्ष	दश वर्ष	दश वर्ष	होल	
मावत (नकादी)					26.00	26.00
मावत (मावली)					26.00	26.00
सेत					26.00	26.00
सुद					26.00	26.00
मृतकरकात					26.00	26.00
मीजान मदायकारी					26.00	26.00

(१) मीजान कुल (लफ्तों में) -
 (२) नान बेहिन्दा
 (३) कल बकाया

इस प्रकार की तारीखें जमेली तहसील मुनिम्ता ।

*खास महल का बकाया मालगुजारी पर (खेताय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सब नहीं लिया जाता है।

72-79

26/04/11.

Sch. XIV—F. No. 1807.

10 नो दिस, मया

रसीद मालगुजारी ।

फरद मालगुजारी/फरद रसीद

वाम सर्कल । नाम मीजा मय

नाम रसीद मय बंदिशत जमाबंदी

बाना बो बाना रसीद ।

बो सकनत । नम्बर ।

प्रा. 10/10/1911

72558

बंदिशत नगदी

बराजी भावली

तफसील हिसाब लगान भावली ।

प्रा. 10/10/1911

जोत का खिलाना मांग मय तफसील (बक्या/मोहाल) मीजा सर्कल । 1/12/11

समि बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	
माल- (नगदी)	१२.५०	X	X	X	१२.५०	१२.५०
गुजारी (भावली)	५.५०				५.५०	५.५०
सेस ...	११.५०				११.५०	११.५०
*सूद ...	११.५०				११.५०	११.५०
मुतफरकात ...	५.५०				५.५०	५.५०
मीजान	४५.५०					४५.५०

तफसील अदायकारी ।

अदायकारी बाबत ।		बकाया			मोताबला हाल ।	फाजिल
		तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।		
माल- (नकदी)	X	X	X	X	१२.५०	१२.५०
गुजारी (भावली)					५.५०	५.५०
सेस ...					११.५०	११.५०
*सूद ...					११.५०	११.५०
मुतफरकात ...					५.५०	५.५०
मीजान अदायकारी					४५.५०	४५.५०

(१) मीजान कुल (लपजां में)

(२) नाम देहिन्दा

(३) कुल बकाया

दस्तावेज दो तारीख अनेका तहसील कुनिन्दा ।

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

20/10/11

Handwritten text at the top of the page, possibly a title or header, in Urdu script.

At the
 21st of September 1921 At the

Office of Karam Lal Saku

Dak - Lal

Kazala

Chal Sakaun

Dakua

Sundi

Chitr & Mahajan

Handwritten text in Urdu script, likely a signature or official stamp.

22-5-22

2-9-21

The on the 21st of September 1921 that is to say
 Karam Lal Saku who is the son of
 Kul Lal Ram son of Kanahoyce Ram Lal
 of the same place & caste Mahajan

Handwritten text in Urdu script, likely a signature or official stamp.

Handwritten text in Urdu script, likely a signature or official stamp.

22-5-22

8246

Handwritten text in Urdu script, likely a signature or official stamp.

Handwritten text in Urdu script, likely a signature or official stamp.

22-5-22

8247

Handwritten text at the bottom right, possibly a signature or official stamp.

वकिलाना मन मोड़कर के वहींसियत बलायत व मुनतजमी के खला जाता है ऊपर दमकी महतो
 वरु जगदेव महतो मोतफा कास्तकार जगदीश अज दखनदह बाल ने वहींसियत रैयानी
 कागजी के काबिज व दीखल चला आता है और है उसको मय तुमला हकुक व हंदुद व
 मराफिक मोतालिका आं वेला इस्तसनाय कुदामी हकुक के अराजी मजबुर मे मवाजी
 10 आना 8 पाई जिसका नवालिगान का है और वकदर हिस्सा नवालिगान के पटटा
 दाममी इस्तमरारी वपरजनदान किया जाता है वीगरफल मोन 353 रुपया जगदरगारी
 जरे नजराना व वरकस्स मोन 9 रुपया 12 आना जरे मालगुजारी हाजा सालाना
 वकदर हिस्सा नवालिगान मिनजुमला मोन 14 रुपया डेट आना जरे लगान मनइस्तदाय
 तारीख तहरीर वकीका हाजा वदस्त दमकी महतो वरु जगदेव महतो मोतवफा नाकिन मा
 मोजा केशवर पुर दीधा वरगना फुलवारी जिला पटना जात कुर्मी अधीधया पेशा
 कास्तकारी वरजाय जो रगवत वदुरस्तजी होया वो हवात अपने व पैला पहकाने व धमकाने
 व नोजाख किसी दुतरो के वहींसियत बलायत व मुनतजमी के पटटा दायमी इस्तमरारी
 व वपरजनदान नसलन बाद नसल व वतनन बाद वतन किया व जरे नजराना मजबुर कवल
 तहरीर वकीका हाजा मोकररी वपरजन अदाय जरामन वायत विल्ला
 मोसमात तुन्दर तुअर के जो वतारीख 12 जुन 1920 को वपरजन मोन 6300 रुपया
 व नजर नफा नवालिगान खरीद किया गया है उसको व नजराना हाजा मोजरा व वी
 कर दिया व मोकररीदारको उपर मैय मोकररी हाजा के काबिज वो दीखल वहींसियत
 मोकररी दायमी इस्तमरारी वपरजनदान नसलन बाद नसल के जरदाना चाहिदे के
 मोकररीदार व मालगुजारी मोन 9 रुपया मोने 5 आना मोकररी व मोसलमा व
 सालाना बाल व साल मन मोड़कर को वपरजन रसीद अदाय व पैलाक किया करेगे
 अगर मालगुजारी मोकररी मोसलमा सालाना साल व साल मन मोड़कर जग नवालिगान
 को अदाय न करेगे तो जरे अस्त वाकी मालगुजारी मय तावान कानुनी जाल व जायदाद
 मन तुला व जेर मनकुला नाभी व वेनामी से मोकररीदार व वारसान व कायम
 मोकाभिमामन मोकररीदार के वगुल कर लेगेगे इस्ते मोकररीदार को कोड उजुर किसी किसी

DATE FILED: 3-23-33

[illegible]

का माली व न लोना हलाना मन मोकिर व वारसान व कायम मोकाभियान मन मोकिर नवाबगान को मालगुजारी मो 9 स्वया पीने 5 आनां जरे मालगुजारी मोकिर व मोतखला नालाना के दावा बेसी मालगुजारी खाह अखितवार इनफकाक व इनसकाक मामला पटना दायमी इतमदारी हज्जा का साथ मोकिररीदार व वारसान व कायम मोकाभियान उनके नहीं है व न होगा ज्वारी जहुर कुदामी वार केकालत व नुका हकिगत व बालगान के मोकिररीदार गुताहक इसाल कुल जरे नजराना मय खेसारा व तावान जात व जायदाद मनकुला व गैर मनकुला नामी व येनामी से हमारे व हमारे वारसान व जायम मोकाभियान से हमारे खुल कर लेलेगे इसमे मन मोकिर व वारसान व कायम मोकाभियान मन मोकिर को कोई ठगुर व सतराज न होगा इस वास्ते कमीका पटना दायमी इतमदारी नसलननन बाद नसल वतनन वात वतन का वगिरफत कबुलियत के लिख लिख के वात पर काम आवे

हदुद अरवा मवाजी । एकड 64 डीसीमल अराजी मकरका डीमरत जिला मय वयो मीजा केसर पुर दीया जमीन वारीज परगना फुलवारी जिला पटना एला का गावा फुलवारी सतर रजिस्टरी पटना नं. 17 सी लाजरान घाना नं. । आता नं. 89= 2035 म3047

असरा नं.	आता नं.	अराजी	सतर	दीक्षा	पूरब	पश्चिम
1613	2035	190830डी0	रास्ता	मोतीबाकुमार	मो0मुकुन्तलानुहार	रा0मुन्दर रातत
1606	2047	34 डीसीमल	भुव्रतमहतो	रास्ता	रास्ता	देवकी महतो

। एकड 64 डी0 अराजी जो. 2 विगहा 13 कटठा है तारीख फी तारीख 24 माह अगस्त 1921

सडी नारायण लाख साव पेपर व कमी पटना दायमी लिखा गो मली वो दुरस्त है कायम पदकर सुन समझ लिया वाकलखान तारीख 24.8.21

जवाह दुलारचन्द महतो नार्किन दीघा बुजुर्ग परगना फुलवारी जिला पटना मुखाते मोकिर वाकलखान जवाह लख महतो नार्किन दीघा मुखाते मोकिर वाकलखान

पुस्तक सं. । जिल्द सं. 45 पेज सं. 297 से 300 कसीका नं. 3233 साल 1921



अंश का नाम पृष्ठा संख्या

L-17-82/2004

असाधनं न

३०१

सर्वोत्तमं नमो विदुष्यते

3782157

263 ✓

खाता नं०	फ्लोट नं०	रकबा	एन.नं.
983	922 ✓		
942	926 ✓		
292	92 ✓	2.42	25-00
9932	2929	50	
230	2922		
9132	93 ✓		
805	93 ✓		
882	936		
953	932		
953	934 ✓		
953	9320		
वकील	वकील		

ॐ ॐ
 अथ विष्णु जगत्
 उमा आवर्तक
 - कृष्णा
 मे आवर्तक
 पिप्पल
 जगत्
 आनवी
 है। व्यागज
 प्राप्ति
 बल
 अथ
 आनवी
 दा
 विष्णु

31 99

6-691 6-

983	922	2.22
982	925	2.22
972	921	2.22
9932	9229	2.58
230	9222	2.0
9032	9306	8.95
"	9302	90.24
808	936	
885	932	
983	934	2.0
"	9350	2.72
49	994	5.25
2048	9599	2.69
2089	9508	0.0
2034	9593	

मरण लूना पाल
आपति गरी से
दाद लाद लविक
विभा जा लविक

प्रमाणेन संपन्नः प्रसिद्धिः

21/10/2020
21/10/2020

STATE # 12 10-10-10 1, 1991



अंधलन का नायक पृष्ठ संख्या

L-17-62/2004

गनावर्ती नं०
१६३५

अ० अ०

आव फिल जमीन
गंगा आव फिल वर
- कल्ला वर ही प
मे आव फिल वर
पिछा वर गंगा द
जमीन लुई अमल
उत्तरी नन्वा ए ल
ही वागाज वी द
प्रती आव फिल वर
बंला ही उ.

①-63/9
2

मम लुनना पल
आमनि मम से
का लका लका
चिना आ लका

216634

प्रमाण त्रिपिक
 ०२०१ के १७ ५०-७३३३, ५, दिनांक

[Faint handwritten notes at the bottom of the page]