भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR

Serial No. 2217

Deed No. 2139

845165

बिहार सरकार

जिला निबंधन कार्यालय गया

पृष्ठांकन का सारांश

दिनांक 30/01/2016 को Kumar Sidharth(Director) द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रू0 291580 मुद्रांक शुल्क एवं रू0 20360 निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 2139 के रूप में पुस्तक सं0 1 की जिल्द सं0 32 के पृष्ठ सं0 34 से 51 तक CD 5 में आज निबंधित एवं कुल 18 पृष्ठों में संधारित किया गया ।

दिनांक- 30/01/2016 टोकन नं. 2201/2016

सुकुमार झा

निबंधन पदाधिकारी

15 DEC 2015

DEVELOPMENT AGREEMENT

This Agreement is made here at Gaya on this 30th day of January 2016,

BETWEEN

Executed Developer Agreement deed

Read the documents true

Kumar Sidharth

30/1/2016

Director

District Reg...

Token Number 2201 | Reg. Year 2016 | Serial Number 2217 | Deed Numb...

PresType	Name	Photo	Thumb	Index	Middle	Ring
Claimant	Om Prakash.					
Sig.	Om Prakash 30.01.2016					
Claimant	Sanjay Ranjan					
Sig.	Sanjay Ranjan 30-01-2016					
Presented By	Kumar Sidharth (Director)					
Sig.	Kumar Sidharth 30/1/2016					
Executant	Kumar Sidharth (Director)					
Sig.	Kumar Sidharth 30/1/2016					
Executant	Om Prakash					
Sig.	Om Prakash 30.01.2016					
Executant	Rajiv Ranjan					
Sig.	Rajiv Ranjan 30.1.16					
Executant	Shivjeet Kumar Sharma					
Sig.	Shivjeet Kumar Sharma 30/1/16					
Executant	Sidheshwar Leela Sai Raaltors Pvt.Ltd.					
Sig.		N/A	N/A	N/A	N/A	N/A	N/A

SCORE Ver.3.0 | Powered by InfoSystem and Solutions,Patna | Biometric Captured By 3500sop007

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Kumar Sidharth

30/1/2016

1. Siddheshwar Leela Sai Realtors Pvt. Limited thorugh their Directors Shri Kumar Sidharth, S/O Shri Dr. Sidheshwar Prasad , Aged About 37 Years Resident of Chiryatand, P.S. – Rampur, Jail Road, Gaya, District – Gaya, State – Bihar, (India), Pin Code- 823001, (Voter Identity Card/ passport No./ Aadhar Card No./ PAN Card No AAVCS2383Q having One third Share.
2. Shri Omprakash ,S/O Shri Kamta Singh, Aged About 38 Years PAN Card No AZCPP2624A R/O Mohalla – Uttari Lakhibagh, P.S- Muffasil, District- Gaya,Bihar, 3. Shri Rajiv Ranjan,S/O shri Vameshwar Sharma, Aged About 37 Years PAN Card No AHIPR7927F R/O Mohalla – Uttari Lakhibagh, P.S- Muffasil, District- Gaya,Bihar, 4. Shri ShivJeet Kumar Sharma, S/O Shri Madan Sharma, Aged About 41 Years PAN Card No AZGPS4856H R/O Bulle Shahid Majaar, P.S- Muffasil, District – Gaya, Bihar having two third share in the property.

All by faith Hindu, by Occupation service respectively ,hereinafter called OWNERS (Which term or expression shall unless excluded by or repugnant to the context be deemed to include its execution , administration , legal representatives and assign) Land Owners of the **First Part/OWNER/FIRST PARTY,**

AND

GHAR AANGAN DEVELOPERS PRIVATE LIMITED, A Company Registered Under The Provisions Of The Companies Act, 2013 through its Directors Pan No. AAPCG8783J

1. Shri Om Prakash , S/O Shri Kamta Singh, Aged About 37 Years R/O – 195 , Uttari Lakhibagh, Town – Gaya, P.S – Muffasil, Anchal – Gaya Nagar, District – Gaya, State – Bihar , India, Pin Code – 823002 and
2. Shri Sanjay Ranjan S/O Shri Vameshwar Sharma, Aged About 35 Years R/O – 195 , Uttari Lakhibagh, Town – Gaya, P.S – Muffasil, Anchal – Gaya Nagar, District – Gaya, State – Bihar , India, Pin Code – 823002

Hereinafter called " the Builder / Developers, Second Party / Party of the Second Part" . The expression of the terms the Builders / Developers / Second Party/ Party of the Second Part), wherever they occur in the body of this Agreement shall mean and include their respective heirs, executors,

District Registry Office,Gaya

Token Number 2201 | Reg. Year 2016 | Serial Number 2217 | Deed

PresType	Name	Photo	Thumb	Index	Middle	Palm
Identified By	Harendra Kumar Singh					
Sig						

30-1-2016

SCORE Ver.3.0 Powered by InfoSystem and Solutions,Patna Biometric Captured By 3500sop007

(30.1

carry on and complete development thereof, in accordance with the permission & terms herein mentioned.

12. That the Developer is authorized to enter into agreements for sale for selling the constructions within the share of the said developer as mentioned in the said Development Agreement with its intended buyer/s and to settle the terms and conditions including the sale price thereof;

13. That the Developer is authorized to execute proper sale deed and any deed of Conveyance in favor of the intended buyer/s of the said Developer which will be within the share of the said Developer in line of limitation as agreed upon in the said Development Agreement , and to produce such documents before the Registration Authority having Competent Jurisdiction at any place in India where the said Attorney at any place in India where the said Authority shall deem fit and proper and to admit its execution thereof and to do all and whatsoever which may be necessary for proper and valid registration of the said documents and to act on our behalf and to endorse the registration receipt/s in favor of the buyer/s;

14. That the Builder/ developer shall reserve their right to transfer the Buildings and car Parking spaces etc. except the portion to be given to the land owners as indicated in this agreement and as delineated in the respective share plan specifically and fully described in Annexure I as attached , to any prospective buyers according to the sole and absolute discretion and option of the Builder/ Developer shall be entitled to enter into agreement for sale or execute any other documents as may be necessary for the proposed transfer and shall further be entitled to settle price with them for such transfer and receive money either in part or full from the prospective buyer directly as per the provisions of the Bihar Apartment Ownership Act, 2006 U/S 5(1) & 5(2) and others. After the registration of the Development Agreement in the office of the Registrar , the Owner and the Developer shall be entitled to sale or enter into agreement for sale, or other agreement or mortgage their shares directly to its prospective buyers or any financial institutions after approval of plan of the Proposed Building by Competent Authority;

15. That the dwelling units proposed to be constructed by the Developer shall be owned and possessed by the parties exclusively as per the details mentioned in ANNEXURE I attached with this agreement forming part of this agreement :

(a) Owner shall own and possess 40% share of super built up area; being 11048 sq. feet, which is to be apportioned as one third to M/S Sidheshwar Leela Sai Realtors Pvt. Limited and being provided 3692 square feet area and two third portion to Shri Omprakash ,S/O Shri Kamta Singh, R/O Mohalla – Uttari Lakhibagh, P.S- Muffasil, District- Gaya,Bihar, Shri Rajiv Ranjan,S/O shri Vameshwar Sharma, R/O Mohalla – Uttari Lakhibagh, P.S- Muffasil, District- Gaya,Bihar, Shri ShivJeet Kumar Sharma, S/O Shri madan Sharma, R/O Bulla Shahid Majaar, P.S- Muffasil, District – Gaya, Bihar respectively which is 7356 square feet remaining after apportionment of one third portion to M/S Sidheshwar Leela sai Realtors Private Limited ;

(b) The portion of area apportioned between Shri Omprakash ,S/O Shri Kamta Singh, R/O Mohalla – Uttari Lakhibagh, P.S- Muffasil, District- Gaya,Bihar, Shri Rajiv Ranjan,S/O shri Vameshwar Sharma, R/O Mohalla – Uttari Lakhibagh, P.S- Muffasil, District- Gaya,Bihar, Shri ShivJeet Kumar Sharma, S/O Shri madan Sharma, R/O Bulla Shahid Majaar, P.S- Muffasil, District – Gaya, Bihar respectively which is 7356 square feet which amounts to approximately two third portion of the owners share has been further apportioned as 4703 sq. feet to Shri Om prakash, 1231 sq. feet to Shri Rajiv Ranjan and 1231 sq. feet to Shri ShivJeet Kumar Sharma respectively and also apportioned in annexure I forming the part of this agreement;

(c) The owners will hold the following flats:

i. M/s Sidheshwar Leela Sai Realtors Private Limited owning flat no. flat no 204 on second floor having 1230 sq. feet super built up area in Block A, and flat no. 101 and 102 on first floor in Block B having SBA area of 1231 sq. feet each.

ii. Shri Om Prakash owning flat no. 203 on second floor , 301,303, 304 on third floor in Block A having super built up area of 1208, 1057, 1208 , 1230 sq. feet respectively .

iii. Shri Rajiv Ranjan owning flat no. 301 on third floor in Block B having SBA of 1231 sq. feet.

iv. Shri Shivjit Kumar Sharma owning flat no. 302 on third floor in Block B having SBA area of 1231 sq. feet.

Sidheshwar Leela Sai Realtor Pvt. Ltd.
Director
30/1/2017

(d) The Developer shall own and possess 60% share of super built up area,which amounts to 16573 square feet which represents the remaining part of the building after apportionment made to the owners.

(e) It is hereby specifically mentioned that the parties hereto shall be free to sell transfer and/or mortgage, assign or part with the possession of their respective portions at their own risk and account without any objection from the other party and to receive, accept any consideration money in regards to above property and to issue receipt of full or partial payment. Each party shall have rights to negotiate his respective portion with common facilities to any intending purchaser.

16. The Owner agrees to execute, sign and deliver the document which might be required for conveying the part of the building mutually agreed to be transferred to the Developer and the ownership right transferred to the developer of the said property in favour of the intending purchaser or nominee of Developer as a confirming party when the construction has been completed by the Developer. It is hereby specifically mentioned and agreed that the Owner shall not claim any remuneration for execution of the aforesaid documents and all the expenses whatsoever for the transfer of the said property shall be borne and paid by the Developer/his nominee(s)/intending purchaser(s).

17. That the building shall be completed and finished in all respects within 36 months and the first party's share of property will be handed over to them within 36 months from the date of signing this agreement / handing over the vacant possession of the plot for development, expect for reasons beyond second party's control such as strikes, war, riots and natural calamities and due to any unforeseen circumstances like drastic changes in laws and hindrance caused by concerned authorities (Gaya Municipal Corporation./Bodhgaya Nagar Panchayat / Government of Bihar e.t.c..).

18. That this agreement shall not to be deemed to constitute a partnership between the Owner and the Developer or an agreement for sale of the plot by the Owner to the Developer and shall not be deemed to bind the parties hereto expect specifically recorded herein. The Developer shall solely be liable and responsible for any liability in connection with the construction of dwelling units in the land beneath the said building. The Owner and the Developer shall be solely responsible from the date of possession for various expenses, taxes such as water charges, property tax, electric bills in respect of respective portions as mentioned aforesaid in one year after completion of the building.

19. That , if the building shall not be completed within the said time i.e as mentioned in clause 18 above 9 i.e 36 months from the date of sanction of the development plan, then the developer is liable to pay a fine upto Rupees 50,000/- (Rupees Fifty Thousand only) per month till the completion of the building;

20. In case there is any accident in the aforesaid construction project, the Developer shall be fully responsible for all the consequences of the same under the Workmen Compensation Act or any other acts in force. If the Owner is ordered to attend a court or is requested or his presence is required by any other authority in this connection, he will empower the Developers to attend the court/authority concerned on his behalf and the Developer agrees to compensate the Owner fully in case an adverse order is passed or any compensation is ordered to be paid by the Owner by any court, judicial authority or any other competent authority.

21. That all costs of stamping, engrossing and registration of this agreement and any other paper relating to this agreement shall be borne by the Developer solely.

22. That the Owner has declared and assured the Developer that property is free from all sorts of encumbrances, i.e., mortgage, charges, gifts, wills, exchanges, attachments, injunction notice prior agreement to sell/collaboration agreement and shall also keep the property free from all sorts of emcumbrances till the completion of the building, sharing of the respective portions in the new building and registration of their respective portions. Whatsoever if it will be ever proved otherwise, first party shall be liable and responsible for making good all losses, which may be suffered incurred, undergone and sustained all by the Developer as a result thereof.

23. Any dispute or difference between the parties with regard to this agreement , it's implementation , interpretation , implications and all connected and related matters whatsoever may arise shall be discussed and settled amicably. In the event of any failure to resolve the disputes or differences amicably, all such disputes or differences whatsoever , shall be referred to arbitration . the arbitration proceedings shall be conducted in English and in accordance with the provisions of Arbitration and Conciliation Act 1996, or any statutory modification and enactment thereof. The venue of Arbitration will be Gaya, Bihar alone;

24. The parties have agreed that in case of differences/disputes each of the party will appoint a arbitrator and both the appointed arbitrator will

Sidheshwar Leela Sai Realtor Pvt. Ltd.
Kumar Sidhanth
30/1/ Director

(30)

mutually appoint a umpire and majority view of the arbitrator and umpire will be final and binding on the owner and developer respectively . The arbitration will be on a fast track basis . The Sole Arbitrator will also endeavor to give his award as early as possible.

25. The decision of the Arbitrator will be final and binding on the parties;

26. That no change modification or alterations to this agreement shall be done without the written consent of the Owner and Developer. The parties hereto undertakes not to contravene any of the terms of this agreement.

27. That as and when house tax gets assessed the Owner and Developer undertakes to pay for their respective share at the rates applicable.

28. That Further in order to carry out the project by the developer , Landowners hereby authorize the Developer to do , if required , all acts , deeds, things , necessary in connection and in legal manner and in particular-

a. To look after , manage and supervise over all our affairs in respect to the said lands in our names and our behalf for all practical purpose and interests relating to the matter fully discussed therein for safeguarding our interests;

b. To represent us and to appear in our names and on our behalf in all Courts , Civil , Criminal or revenue whether original , Appellate or Revisional upto the Hon'ble Apex Court and also in all Central / state Govt Offices and the Municipal/Nagar Panchayat Offices at Gaya and to take all lawful timely steps in our names and on our behalf to protect and safeguard our rights and interest in the said Land;

c. To deposit ground rent and / or other charges / taxes electric and water charges to the concerned authority in respect of our said Land in our names and on our behalf;

d. To apply for and obtain necessary electric, water and/or additional connection for the said land in our names and on our behalf;

29.. That if due to any fault in the title of the land due to non availability of the required papers and documents which were and are in the custody of the Owners then this agreement start cancelled and any amount paid to the owners will be refunded by them to the developer within a fortnight without any interest.

Director
30/1/2016

40. FORCE MEASURE

This Agreement shall stand terminated in case of any force majeure event. Force Majeure means and includes , An Act of God which has the material effect on the natural elements or Other Acts of God including Lightening, Flood, natural Fire, Earthquake, Volcanic Eruptions, Storms etc., and Political Force Majeure comprising of Act of War, Invasion, armed conflicts, riots, act of terrorism adversely affecting the operation of the said premises.

That Both parties shall abide by the terms & Conditions stipulated therein above with utmost cordiality and sincerity.

Sidheshwar Leela Sai Realtor Pvt. Ltd.
Kumar Sidharth
30/1/2018 Director

SCHEDULE "A"

All that Piece & Parcel of Total 33.25 Decimal of land which situates at Village Bodhgaya, Tola Baiju Bigha, Pargana – Pahra, P.S- Bodhgaya, District Gaya, Bihar having Thana No. 359 and which is under Sub Division Gaya, under Gaya Civil Court and Collectorate , within G.R.D.A.

Khata No. 928 New, new Plot No. 41 new, admeasuring 33.25 decimal , , the freehold plot which was registered as Document No 7506 dated 18/05/2015 purchased from Smt. Gulabi Devi, W/O Shri Gopal Yadav, Village – Bodhgaya,P.S- Bodhgaya, District – Gaya, Thana No 359 Bihar Indian national. Govt. Value M.V.r Res. Other Road 1,45,29,000/- (One Core Fourty Five Lac Twenty Nine Thousand Only)

BOUNDED AS :

NORTH : ARUN KUMAR

SOUTH : CONCRETE ROAD,

EAST : KUMAR SIDHARTH AND KUMAR GAURAV

WEST : BHULAL YADAV & OTHERS

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SCHEDULE : B OF SPECIFICATIONS

FINISHING SPECIFICATION TO BE PROVIDED IN THE BUILDING

GENERAL SPECIFICATION

A.	FRAMESTRUCTURE	: RCC
B.	FINISHING OF INTENAL WALL IN FLAT	: P.O.P OVER CEMENT PLASTER
C.	COMMON AREA WALL	: PAINT OVER P.O.P
D.	FINISHING OF EXTERNAL WALL	: EXTERNAL ACRYLIC WATER PROOF PAINT
E.	WINDOW	: TWO TRACK ALUMINIUM WINDOW
F.	DOOR	: FLUSH DOOR WITH PRIMER
G.	DOOR FRAME	: SHALL WOOD FRAME
H.	FLOORING INSIDE FLAT	: VITRIFIED TILES2'X2'
I.	DRAWING AND DINING AREA	: VITRIFIED TILES2'X2'
J.	OTHER AREA	: VITRIFIED TILES2'X2'
K.	TOLILET AREA	: ANTI SKID FLOOR TILES
L.	LOBBY/PASSAGE AND STAIRS	: MARBLE/VITRIFIED TILES
M.	KITCHEN	: BLACK GRANITE COOKING WITH STAINLESS STEEL SINK 2'HEIGHT CERAMIC TILES DADO ON COOKING PLATFORM
	WINDOW SEAL	: MARBLE/TILES
	TOILET WALL	7' HEIGHT CERAMIC TILES IN WHITE BASIN & E.W.C(INDIAN PAN FOR COMMON TOILET)
	ELECTRICAL SPECIFICATION	: CONCEALED ELECTRICAL WIRING WITH MODULAR SWITHCHES A.C. POINT IN ALL BED ROOMS. CABLE T.V.& TELEPHONE LINE POINT IN ALL BED ROOMS AND DRAWING ROOM AQUA GUARD POINT IN KITCHEN, GEYSER POINT IN TOILET & KITCHEN
	COMMON SERVICE	
	WATER SUPPLY BORING	: THROUGH OVERHEAD TANK THROUGH DEEP BORING
	GENERATOR FACILITY	: SOUN DPROOF GENERATOR For COMMON AREAS, LIFT & 500 WATT FOR EACH FLAT
	LIFT	: YES
	FIRE FIGHTING SYSTEM	: AS PER NORMS
	INTERCOM	: PROVISION OF INTERCOM TO EACH FLAT
	C.C.T.V	: PROVISION FOR C.C.T.V
	ATTRACTIONS	
	LANDSCAPING	
	MAINTAINENCE OFFICE	
	HEALTHCLUB & FITNESS CENTRE	

NOTE: ANY CHANGE IS POSSIBLE DUE TO GOVERNMENT NORMS OR AS PER REQUIREMENT IN THE SPECIFICATION.

Siddhanath Landmark Sai Realtor Pvt. Ltd.
Director

ANNEXURE I

APARTMENT BLOCK AND FLAT DETAILS

BLOCK - A

FLOOR	ROOM NO	TYPE OF FLAT	S.B.U AREA	ALLOTTED TO
FIRST FLOOR	101	2 BHK	1067 SQ.FT	Builder
	102	2BHK	1067 SQ.FT	Builder
	103	3BHK	1112 SQ.FT	Builder
	104	3BHK	1208 SQ.FT	Builder
SECOND FLOOR	201	3BHK	1230 SQ.FT	Builder
	202	2 BHK	1067 SQ.FT	Builder
	203	2BHK	1112 SQ.FT	Builder
	204	3BHK	1208 SQ.FT	Builder
THIRD FLOOR	301	3BHK	1230 SQ.FT	Builder
	302	2 BHK	1067 SQ.FT	Builder
	303	2BHK	1112 SQ.FT	Builder
	304	3BHK	1208 SQ.FT	Builder
		3BHK	1230 SQ.FT	Builder

BLOCK - B

FLOOR	ROOM NO	TYPE OF FLAT	S.B.U AREA	ALLOTTED TO
FIRST FLOOR	101	3 BHK	1231 SQ.FT	Builder
	102	3BHK	1231 SQ.FT	Builder
	103	2BHK	994 SQ.FT	Builder
	104	3BHK	1144 SQ.FT	Builder
SECOND FLOOR	201	3 BHK	1231 SQ.FT	Builder
	202	3BHK	1231 SQ.FT	Builder
	203	2BHK	994 SQ.FT	Builder
	204	3BHK	1144 SQ.FT	Builder
THIRD FLOOR	301	3 BHK	1231 SQ.FT	Builder
	302	3BHK	1231 SQ.FT	Builder
	303	2BHK	994 SQ.FT	Builder
	304	3BHK	1144 SQ.FT	Builder

TOTAL AREA FLOOR WISE :

BLOCK A	FIRST FLOOR 4607 SQ. FEET	SECOND FLOOR 4607 SQ.FEET	THIRD FLOOR 4607 SQ.FEET
BLOCK B	FIRST FLOOR 4600 SQ. FEET	SECOND FLOOR 4600 SQ.FEET	THIRD FLOOR 4600 SQ.FEET

TOTAL SUPER BUILT UP AREA	OWNER'S SHARE	DEVELOPER'S SHARE	
27621 SQ. FEET	11048 SQ.FEET	16573 SQ.FEET	

EXTRA PORTION IN THE SHARE OF Builder HAS TO BE RETAINED BY THE Builder AMOUNTING TO 191 SQ.FEET WHICH IS PART OF SHARE OF SECOND PART OF OWNERS NAMELY SH. OMPRAKASH, SH. RAJIV RANJAN AND SHRI SANJIT KUMAR SHARMA, TO WHICH PAYMENT HAS BEEN MADE BY THE Builder

FORM-VIII A

FORM OF APPROVAL OF BUILDING PERMIT

BYE LAWS NO.-8(4)

With respect to your Application No 20 dated 01/07/15 permission is hereby granted in favour of;

Smt / Shri 1. OMPRAKASH 2. Sri Kumar Siddarth 3. Sri Rajeev Ranjan & 4. Sri Shivjeet Kumar Sharma for

a) Construction of a Residential building
b) Reconstruction of.....building
c) Alteration of .....building
d) Alteration or additions in the existing building
e) Institution of change of the use of building
..... (Specify)

in respect of Plot No (CS) 41(No) Plot No (MSP)..... Khata No. 928 Holding No. ..... Village.....of..... Municipal Corporations/ Municipal Council/ Nagar Panchayats/ Metropolitan area/ Planning Area under..... Planning Authority/.....Gram Panchayat areas covered under.....Development Plan/ Planning Authorities/ or any Planning Scheme notified under Bihar Urban Planning and Development Act 2012 within the .....development plan/.....Area Development Scheme of ..... subject to the following conditions/ restrictions.

a) The land/ Building shall be used exclusively for Residential purpose and the uses shall not be changed to any other use without prior approval of this Authority.
b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement
c) Parking space measuring 567.12 sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
d) The land over which construction is proposed is accessible by an approved means of access of 6 m. width.
e) The land in question must be in lawful ownership and peaceful possession of the applicant.
f) The applicant shall free gift N..... m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
g) The permission is valid for period of three years with effect from the date of issue.
h) Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
i) Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
j) Any other conditions.

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By Order
Authorised Officer

ANNEXURE - II

Memo No. 1170 /....., Dated 09/07/15

Copy along with..... copies of the approved plans to

Smt./ Shri.....

Authorised Officer/
Authority
.....

Sidheshwar Leela Sai Realtor Pvt. Ltd.
Kumar Siddharth
30/11/20 Director

Memo No. 1170 /....., Dated 09/07/15

Copy with a copy approved plan forwarded to the.....Municipal Corporations/ ..... /Nagar Panchayats/Metropolitan area/..... Planning Area under.....Planning Authority/Gram Panchayat areas covered under ---------- Development Plan/ Planning Authorities/ or Planning Scheme for information.

Authorised Officer/
Authority
.....

Memo No. 1170 /....., Dated 09/07/15

Copy forwarded to Town & Country Planning Organization, Bihar, Patna, .../ .....

Authorised Officer/
Authority
.....

(30.)

...NESS WHEREOF, the parties hereto have set their respective ...s on these presents on the date, month and year hereinabove first ...ntioned. In the presence of the following witnesses:

WITNESSES

1. FOR THE OWNER/FIRST PARTY

1. हरेन्द्र कुमार सिंह
पिता - स्व० रामधीर सिंह
ग्राम - बैरका
पो० - बैरका
था० - अतरी
जिला० - गया
V.I.D NO - DDC0844118
30-1-2016

Sidheshwar Leela Sai Realtors Pvt. Ltd.
Kumar Sidhesh
30/1/2016
Director

For Sidheshwar Leela Sai Realtors Private Limited

Kumar Sidhesh
Sidheshwar Leela Sai Realtors Pvt. Ltd.
Director

(DIRECTOR)

2. मिथलेश सिंह
पिता स्व० बुद्धेश्वर सिंह
बराडीह
था० मोफसील
जिला गया
30-01-2016

Om Prakash 30.01.2016
(OM PRAKASH)

Rajiv Ranjan 30.01.16
(RAJIV RANJAN)

Shivjit Kumar Sharma 30/1/16
(SHIVJIT KUMAR SHARMA)

2. FOR THE BUILDER / DEVELOPER / SECOND PARTY

FOR GHAR AANGAN DEVELOPERS PVT LTD

Ghar Aangan Developers Pvt. L
Om Prakash
30.01.2016
Directo

(OM PRAKASH)

(DIRECTOR)

Ghar Aangan Developers Pvt. Ltd.
Sanjay Ranjan
30.01.2016
Director

(SANJAY RANJAN)

(DIRECTOR)

(30.1

अभय कुमार सिन्हा
ला० नं०-140/02
निबंधन कार्यालय, गया

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. 291580/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Add Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 306940/-

Registration Fee

A1	0	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL	20000

LLR + Proc Fee		Service Charge
LLR	0	360
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20360

(30-1)

Date: 30/01/2016

Registering Officer
Gaya

Endorsement under section 52

Presented for registration at Registration Office, Gaya Sadar on Saturday, 30th January 2016 by Kumar Sidharth (Director) Dr.Sidheshwar Prasad by profession Agriculture. Status - Executant

Kumar Sidharth
30/1/2016

Signature/L.T.I. of Presentant

Date:30/01/2016

(30-1)

Registering Officer
Gaya Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Harendra Kumar Singh' age '40' Sex 'M', 'Late Ramadhir Singh', resident of 'Barka Ps-Atari,gaya'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 30/01/2016

(30-1)

Registering Officer
Gaya

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya Sadar in Book [illegible] Volume No. [illegible] on pages on 34 -51 , for the year 2016 and stored in CD volume No. CD-5 year 2016 .The document no. is printed on the Front Page of the document.

Date : 30/01/2016

(33-17-
30-1-16

Registering Officer
Gaya

Token No. : 2201 **Year : 2016** **S.No. : 2217** **SCORE Ver.3.0** **Deed No . : 2139**

Scanned by: [illegible]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR

Serial No. 7778

Deed No. 7506

बिहार सरकार

जिला निबंधन कार्यालय, गया

पृष्ठांकन का सारांश

दिनांक 18/05/2015 को Gulabi Devi द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रू० 1162320 मुद्रांक शुल्क एवं रू० 291380 निबंधन सेवा अन्य शुल्क का भुगतान किया गया। दस्तावेज में पाया गया। जिन ले ख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 7506 के रूप में पुस्तक सं० 1 की जिल्द सं० 107 के पृष्ठ सं० 479 से 487 तक CD 17 में आज निबंधित एवं कुल 9 पृष्ठों में संधारित किया गया।

दिनांक– 18/05/2015 टोकन नं. 7903/2015

सुकुमार झा
निबंधन पदाधिकारी

आश्रित ऋणों से मुक्त है
एवं इस दस्तावेज में किसी
भी प्रकार कि कोई रोक नहीं है

1. नाम लेख्यकारी

श्रीमती गुलाबी देवी उम्र 60 वर्ष

गुलाबी देवी

सही गुलाबी देवी बसिका, बिक्री पत्र
एराजी 33.25 डी० जमीन का लिखा
कुल किमत एक करोड़ बीस लाख रुपया
बसिकापत्र में लिखानुसार वसूल पाई
बसिका पढ़कर सुन समझ लिया
जो सही है। बा० गोपाल यादव सही गोपाल
यादव गुलाबी देवी नि० मेरे सामने बनाई

18-5-2015

District Registry Office,Gaya

Token Number 7903 Reg. Year 2015 Serial Number 7778 Deed Nu

PresType	Name	Photo	Thumb	Index	Middle	Ri
Claimant	Sidhesdhwar Leela Sai Realtor Pvt. Ltd.					
Sig.		N/A	N/A	N/A	N/A	N/A
Presented By	Gulabi Devi					
Sig.	18/5/2015					
Executant	Gulabi Devi					
Sig.	18/5/2015					
Claimant	Om Prakash					
Sig.	18/05/15					
Claimant	Kumar Sidharth (Director)					
Sig.	18/05/2015					
Claimant	Shivjeet Kumar Sharma					
Sig.	18/5/15					
Claimant	Rajeev Ranjan					
Sig.	18/05/15					
Identified By	Gopal Yadav					
Sig.	18/5/2015					

SCORE Ver.3.0 Powered by InfoSystem and Solutions,Patna Captured By 3500sop002

सही गुलाबी देवी/वा. गोपाल यादव

सही गोपाल यादव गुलाबी देवी/विरुद्ध

मेरे सामने बनाई 18-5-2015

पति श्री गोपाल यादव कायम पिता स्व0 सहदेव यादव निवासी ग्राम– बोधगया टोला बेजू बिगहा, थाना–बोधगया, जिला–गया, व्यवसाय गृहणी एवं राष्ट्रीयता भारतीय।

V·I·DN0-BR/43/2015/3805 प्रमाणित की गई

2. नाम लेख्यधारीगण

1. **सिद्धेश्वर लीला साई रिटेलर प्राईवेट लिमिटेड** महल्ला–चिरैयांटांड़ जेल रोड, शहर गया, थाना–रामपुर, जिला–गया द्वारा निर्देशक **श्री कुमार सिद्धार्थ** उम्र 37 वर्ष पिता स्व0 सिद्धेश्वर प्रसाद **स्थाई लेखा सं0 AAVCS2383Q** निवासी महल्ला–चिरैयांटांड़ जेल रोड, शहर गया, थाना–रामपुर, जिला–गया हिस्सा एक अंश वो 2. **श्री ओमप्रकाश** उम्र 38 वर्ष पिता श्री कामता सिंह **स्थाई लेखा सं0 AZCPP2624A** वो 3. **श्री राजीव रंजन** उम्र 37 वर्ष पिता श्री बागेश्वर शर्मा **स्थाई लेखा सं0 AHHPR7927F** निवासी महल्ला–उतरी लक्खीबाग, अतरी हाउस, थाना–मोफसील जिला–गया वो 4. **श्री शिवजीत कुमार शर्मा** उम्र 41 वर्ष पिता श्री मदन शर्मा **स्थाई लेखा सं0 AZGPS4856H** निवासी महल्ला–बुल्ला शाहीद मजार लक्खीबाग, थाना–मोफसील जिला–गया, हिस्सा दो अंश व्यवसाय व्यापार एवं राष्ट्रीयता भारतीय।

3. लेख्यप्रकार

विक्रय पत्र (Sale deed)

4. कुल किमत

वास्तविक मूल्य 1,20,00,000/–(एक करोड़ बीस लाख रूपये मात्र)

सरकार द्वारा निर्धारीत मूल्य 1,45,29,000/– (एक करोड़ पैतालीस लाख उनतीस हजार रूपये मात्र)

5. बिक्रय सम्पत्ति का विवरण

कुल क्षेत्रफल 33.25 डी0 (सवा तेतीस डीसमील) एसजी कास्त नगदी कायमी आवासीय भूमि पुरती स्थित ग्राम–बोधगया (विद्या बिहार कॉलनी) थाना–बोधगया जिला–गया थाना नं0 359 जिला अवर निबंधन कार्यालय, समाहरणालय एवं न्यायालय गया

18-5-2015 V·I·DN0-BR/43/0315

एवं नगर पंचायत बोधगया। विक्रय सम्पति आवासीय अन्य सड़क पर स्थित है।

खाता सं0	प्लौट सं0	ए0–डी0
928 नया	41 नया	0–33.25
नौ सौ अठाईस	एकतालीस	सवा तेतीस डी0

चौहद्दी

उतर :– अरूण कुमार
दक्षिण :– पक्की सड़क
पुरब :– कुमार सिद्धार्थ एवं कुमार गौरव
पश्चिम :– भुलाल यादव
वार्षीक राजस्व 3.30 पैसा अलावे शेष । अंचल बोधगया।

अन्य विवरण

1. यह कि उपरोक्त खाना सं0 5 में वर्णित भूमि एवं अन्य भूमि लेख्यकारी को अपने पिता श्री सहदेव यादव पिता स्व0 मोहन यादव ग्राम बोधगया टोला बैजु बिगहा थाना बोधगया जिला गया से दिनांक 25.02.1994 ई0 दान पत्र दस्तावेज के द्वारा प्राप्त है जिसका किताब सं0 1 जिल्द सं0 134 पृष्ठ सं0 157 से 166 वसीका सं0 3068 सन् 1995 ई0 निबंधन कार्यालय गया से प्राप्त है जिसपर दान कि तिथि से लेख्यकारी का पूर्ण स्वामित्व एवं कब्जा दखल प्राप्त चला आ रहा है वो आज कि तिथि तक है वो अंवल कार्यालय के डिमाण्ड सं0 165/23 में लेख्यकारी का नाम अंकित है वो रसीद भी कटता है ।

2. यह कि लेख्यकारी को चन्द आवश्यक कार्य करने हेतु रूपया का नितांत आवश्यकता है जो बिना उपरोक्त खाना सं0 5 में वर्णित सम्पति को बिक्री किये वगैर रूपया का प्रबंध होना दुर्लभ है इसलिए लेख्यकारी ने उपरोक्त खाना सं0 5 में वर्णित विक्रय सम्पदा को बिक्री करने की चर्चा आमलोगों से किया। फलस्वरूप लेख्यधारीगण उपरोक्त खाना सं0 5 में वर्णित सम्पति को खरीदने के लिए तैयार हुए तथा लेख्यकारी एवं लेख्यधारीगण के बीच उपरोक्त खाना सं0 5 में वर्णित सम्पदा का मूल्य केवल 1,20,00,000/–(एक करोड़ बीस लाख रूपये मात्र) में तय पाया इससे अधिक मूल्य देने के लिए कोई भी दुसरा

व्यक्ति तैयार नहीं हुआ अन्तोगत्वा लेख्यकारी ने लेख्यधारीगण के साथ बिक्री करना तय पाया ।

3. यह कि लेख्यकारी अपने स्वस्थ्य शरीर एवं मन से, बिना किसी बाहरी दवाब के, अपने लाभ–हानि को अच्छी तरह समझ–बुझकर स्वेच्छा से उपरोक्त खाना सं0 5 में वर्णित सम्पति को केवल 1,20,00,000/–(एक करोड़ बीस लाख रूपये मात्र) में लेख्यधारीगण के साथ बिक्री किया वो कुल मूल्य 1,20,00,000/– (एक करोड़ बीस लाख रूपये मात्र) में से 1,15,00,000/– (एक करोड़ पन्द्रह लाख रूपये मात्र) चौबीस बैंक चेक द्वारा एवं शेष 5,00,000/–(पाँच लाख रूपये मात्र) नगद इस दस्तावेज पर हस्ताक्षर बनाने के पूर्व एवं समय लेख्यधारीगण से वसुल पाया । अब लेख्यकारी का एक पैसा भी लेख्यधारीगण के पास बाकी नही रहा । लेख्यकारी को भुगतान कि गई राशी का विवरण नीचे अंकित है ।

दिनांक	बैंक का नाम शाखा	चेक सं0	रकम
8.10.2014	इलाहाबाद गया	711201	8,00,000/–
2.11.2014	इलाहाबद गया	711203	5,00,000/–
2.11.2014	इलाहाबाद गया	711205	5,00,000/–
5.11.2014	इलाहाबाद गया	711204	5,00,000/–
24.12.2014	बैंक ऑफ इण्डीया राँची	004544	3,50,000/–
27.12.2014	बैंक ऑफ बड़ौदा गया	000001	5,00,000/–
30.12.2014	बैंक ऑफ बड़ौदा गया	000002	5,00,000/–
2.01.2015	बैंक ऑफ बड़ौदा गया	000003	5,00,000/–
6.01.2015	बैंक ऑफ बड़ौदा गया	000001	6,50,000/–
12.03.2015	इलाहाबाद बोधगया	445701	4,00,000/–
15.03.2015	इलाहाबाद बोधगया	445702	4,00,000/–
18.03.2015	इलाहाबाद बोधगया	445703	2,00,000/–
20.03.2015	इलाहाबाद गया	095584	5,00,000/–
22.03.2015	इलाहाबाद गया	095585	6,00,000/–
8.04.2015	मध्य बिहार ग्रामीण गया	971741	5,00,000/–
12.04.2015	बैंक ऑफ बड़ौदा गया	000007	4,00,000/–
16.04.2015	बैंक ऑफ बड़ौदा गया	000008	4,00,000/–
21.04.2015	बैंक ऑफ बड़ौदा गया	000009	4,00,000/–

18-5-2015

एतद् द्वारा प्रमाणित किया जाता है कि दस्तावेज में वर्णित सम्पति भू हदबन्दी, गैरमजरूआ, लालकार्ड, पर्चा, भूदान, सरकारी भूमि, एवं सिलिंग सूचि से मुक्त है तथा शहरी क्षेत्र में है भविष्य में उपरोक्त के संबंध में किसी प्रकार का अनियमितता पायी गयी तो उसका कुल जिम्मेवारी हमलोग यर्थात लेख्यकारी एवं लेख्यधारीगण का होगा ।

लेख्यकारी का हस्ताक्षर

गुलाबी देवी
व: गोपाल यादव
18-5-2015

लेख्यधारीगण का हस्ताक्षर

कुमार सिद्धार्थ
18/05/2015
Sidheshwar Leela Sai Realtor Pvt. Ltd.
Authorised Signatory

Om Prakash
18/05/15

Rajiv Ranjan
Rajiv Ranjan
18/05/15

Shivjit Kumar Sharma
18/5/15

गुलाबी देवी
व. गोपाल यादव
18-5-2015

संयम कुमार
पिता - राम किशोर यादव
मह० - मुरलीका बाद
18.05.2015 [illegible]

लेख्यकारी एवं लेख्यधारीगण के कथनानुसार विक्रय पत्र दस्तावेज का प्रारूप तैयार किया ।

अभय कुमार सिन्हा

प्रारूपकर्ता :- अभय कुमार सिन्हा ला0 न0 140/02

लेख्यतिथि :- 18 माह मई सन 2015 ई0

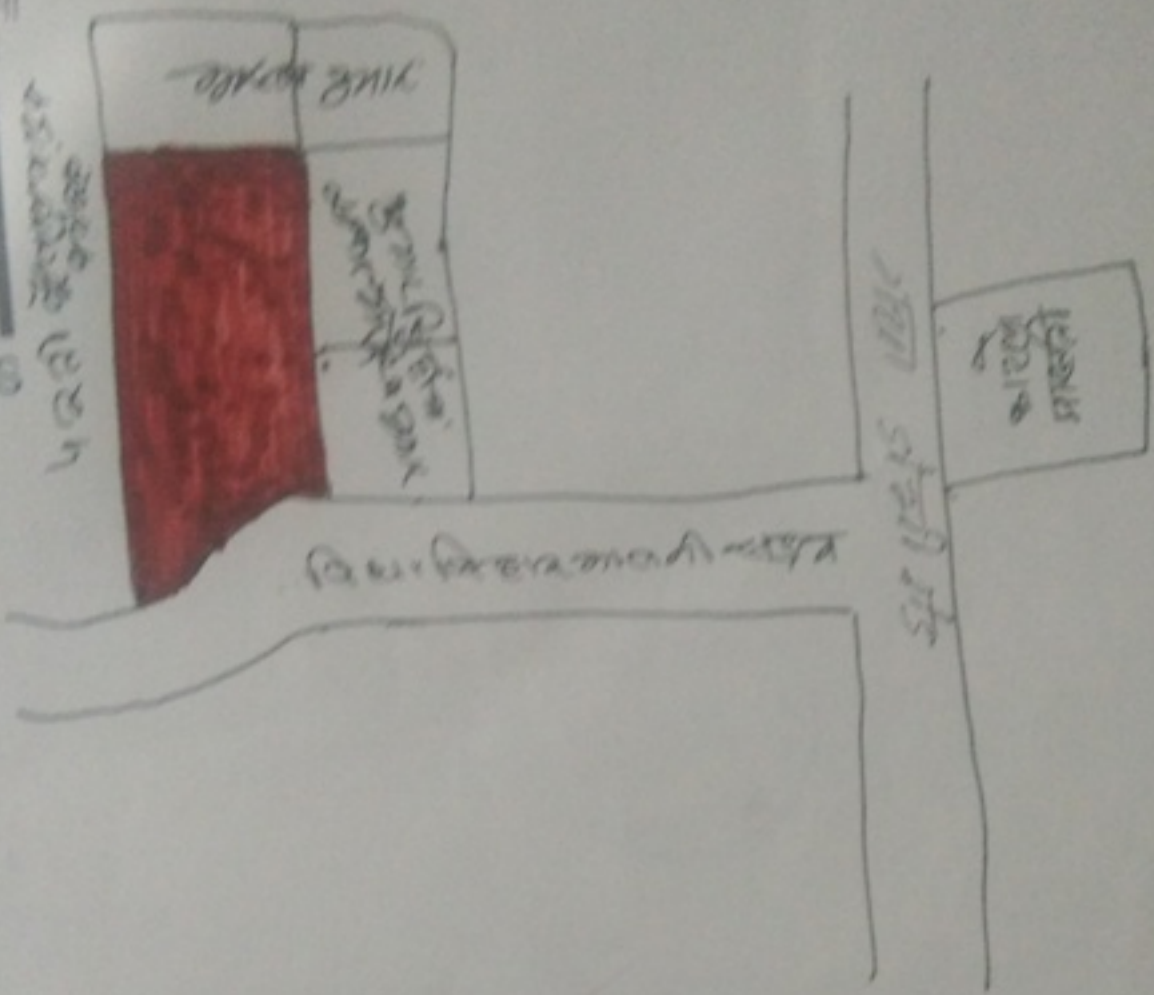
18.5

नजरी नक्शा

ग्राम–बोधगया (विद्या बिहार कॉलनी) थाना–बोधगया जिला–गया थाना नं० 359 खाता सं० 928 नया प्लीट सं० 41 नया एराजी 33.25 डी०

नाम लेख्यकारी :–श्रीमति गुलाबी देवी पति श्री गोपाल यादव पिता स्व० सहदेव यादव

नाम लेख्यधारीगण :–सिद्धेश्वर लीला साई रिटेलर प्राईवेट लिमिटेड द्वारा निर्देशक श्री कुमार सिद्धार्थ पिता स्व० सिद्धेश्वर प्रसाद वो श्री ओमप्रकाश पिता श्री कामता सिंह वो श्री राजीव रंजन पिता श्री बामेश्वर शर्मा वो श्री शिवजीत कुमार शर्मा पिता श्री मदन शर्मा



नोट– विक्रय भूमि लाल रंग से दर्शाया गया है

लेख्यकारी का हस्ताक्षर

गुलाबी देवी
श्री गोपाल यादव
18.5.2015

18/05/15

लेख्यधारीगण का हस्ताक्षर
Sidheshwar Leela Sai Realtor Pvt. Ltd.
कुमार सिद्धार्थ
18/05/ Authorised Signatory

Om Prakash
18/05/15

Rajiv Ranjan
18/05/15

Shivjit Kumar Sharma
18/5/15

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. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 871740/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 290580/-	Amt.paid through Bank Challan	Rs. 1448700/-

Registration Fee

FEE PAID

A1	290580	C	0	H1b	0	K1a	0	Li	0
A8	0	D	0	H2	0	K1b	0	Lii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		

TOTAL- 290580

LLR + Proc Fee		Service Charge
LLR	500	250
Proc.Fee	50	
Total	550	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 291380

18-5

Registering Officer
Gaya

Date: 18/05/2015

Endorsement under section 52

Presented for registration at Registration Office, Gaya Sadar on Monday, 18th May 2015 by Gulabi Devi Gopal Yadav by profession House Wife. Status - Executant

18/5/2015

18-5

Signature/L.T.I. of Presentant **Date:18/05/2015**

Registering Officer
Gaya Sadar

Endorsement under section 58

Execution is admitted by those Executants and identified by the person (Identified by 'Gopal Yadav' age '62' Sex 'M', 'Late Karu Yadav', resident of 'Bodhgaya,Bodhgaya,gaya'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

18-5

Date : 18/05/2015

Registering Officer
Gaya

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya Sadar in Book 1 Volume No. 107 on pages on 479 -487 , for the year 2015 and stored in CD volume No. CD-17 year 2015 .The document no. is printed on the Front Page of the document.

18-5-2015

Date : 18/05/2015

Registering Officer
Gaya

Token No. : 7903 **Year : 2015** **S.No. : 7778** **SCORE Ver.3.0** **Deed No . : 7506**

Scanned

पत्रांक 1170, दि० 09/07/15

FORM-VIII A

FORM OF APPROVAL OF BUILDING PERMIT

BYE LAWS NO.-8(4)

With respect to your Application No. 20 dated 01/07/15, permission is hereby granted in favour of;

Smt / Shri 1. ONPrakash 2. Sri Kumar Sidharth 3. Sri Rajeev Ranjan & 4. Sri Shivjeet Kumar Sharma for

a) Construction of a Residential building
b) Reconstruction of.....building
c) Alteration of.....building
d) Alteration or additions in the existing building
e) Institution of change of the use of building
..... (Specify)

in respect of Plot No (CS) 41(No) Plot No (MSP)..... Khata No. 328 Holding No. ..... Village.....of..... Municipal Corporations/ Municipal Council/ Nagar Panchayats/ Metropolitan area/ Planning Area under..... Planning Authority/.....Gram Panchayat areas covered under.....Development Plan/ Planning Authorities/ or any Planning Scheme notified under Bihar Urban Planning and Development Act 2012 within the .....development plan/.....Area Development Scheme of ..... subject to the following conditions/ restrictions.

a) The land/ Building shall be used exclusively for Residential purpose and the uses shall not be changed to any other use without prior approval of this Authority.
b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement
c) Parking space measuring 567.12 sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
d) The land over which construction is proposed is accessible by an approved means of access of 6 m. width.
e) The land in question must be in lawful ownership and peaceful possession of the applicant.
f) The applicant shall free gift N..... m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
g) The permission is valid for period of three years with effect from the date of issue.
h) Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
i) Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
j) Any other conditions.

By Order
Authorised Officer

9/7/15

Memo No. 1170 /..... Dated 09/07/15

Copy along with..... copies of the approved plans to Smt./ Shri.....

Authorised Officer/
Authority
.....

Memo No. 1170 /..... Dated 09/07/15

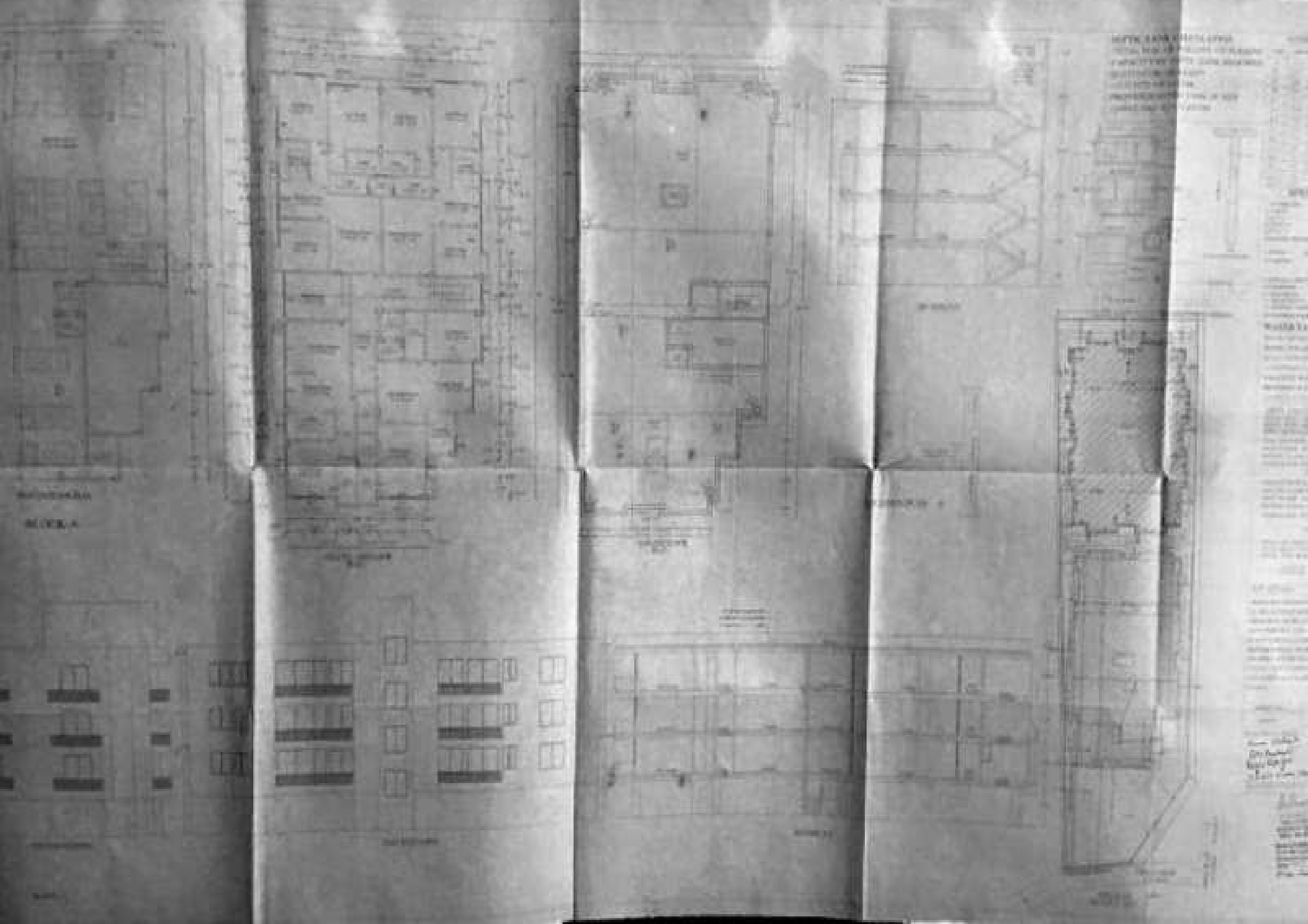
Copy with a copy approved plan forwarded to the.....Municipal Corporations/ ..... /Nagar Panchayats/Metropolitan area/..... Planning Area under.....Planning Authority/Gram Panchayat areas covered under ---------- Development Plan/ Planning Authorities/ or Planning Scheme for information.

Authorised Officer/
Authority
.....

Memo No. 1170 /....., Dated 09/07/15

Copy forwarded to Town & Country Planning Organization, Bihar, Patna, .../ .....

Authorised Officer/
Authority
.....



अनुसूची 14 – फारम सं0 562

2741

आदेश पत्रक

(देखें अभिलेख हस्तक, 1941 के नियम 129)

आदेश पत्रक ता0 ..... से ..... तक जिला

.....गया..... सं0 ...467... सन् ...15-16...

प्रकार दाखिज खारिज वाद

आदेश की पत्र सं0 और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कार्रवाई के बारे में टिप्पणी तारीख सहित
1	2	3
19/05/15	श्री/ श्रीमती [illegible] पिता/ पति श्री [illegible] साकिन [illegible] थाना [illegible] जिला [illegible] ने निम्नलिखित जमीन दा0खा0 हेतु आवेदन दिया है। ग्राम [illegible] खाता ...928... प्लौट ...41... ए-डी ...032½... थाना नं0 ...759... हल्का कर्मचारी का जाँच प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त करे। अभिलेख को दिनांक ...30.5.15... को प्रस्तुत करे। [illegible] 19.5.15 अंचल अधिकारी	
31.5.15	[illegible] 8.6.15 को रखें। [illegible] 8.6.15 अंचल अधिकारी	
8.6.15	हल्का कर्मचारी का जाँच प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त आम नोटिस निर्गत करे। अभिलेख को दिनांक ...26.6.15... को प्रस्तुत करे। [illegible] 8.6.15 अंचल अधिकारी	
26.6.15	नोटिस तामिल प्राप्त हुआ किन्ही के द्वारा किसी भी प्रकार की आपति नहीं दी गई कर्मचारी / अं0 नि0 के प्रतिवेदन एवं अनुशंसा के आधार पर दा0 खा0 को ...[illegible]... दी जाती है। तदनुसार शुद्धि पत्र निर्गत करें। स्वतः वाद का मामला ज्योहि प्रकाश में आता है योंहि रद समझा जायेगा । [illegible] 26.06.15 अंचल अधिकारी	

[illegible] 6/11/17
पक्ष किया

[illegible] 6/11/17
[illegible] एवं तुलना किया

[illegible] 6-11-17
[illegible]

अनुसूची 14 फारम संख्या 184 । 462/15-16

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

नामन्तरण (दाखिल-खारिज) केश सं० सन् 2018-16.....

गाँव [illegible] थाना [illegible] थाना सं० 359.....

इस्टेट का नाम :- बिहार सरकार जिला : गया

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

उत्तराधिकार उ० का सं० 7506 18/6/15

बिक्री द्वारा अन्तरित क्षेत्र का रकवा एकड़ ।

(2) पूर्ण या अंशक

चुकाया गया मूल्य 1,20,00,000/- रुपया ।

(3) यहाँ रैयत या महाजन लिखें । खरीदार का पेशा [illegible] (3) D.C. 165/23.

C.C. [illegible] 2513252 dt 15/9/16

खतियान सं०	अभिधारी का नाम	प्लौट सं०	रकवा	लगान और हैसियत	अभ्युक्ति
	नामान्तरण (दाखिल-खारिज) के पहले मूल होल्डिंग				सेवा में [illegible]
928	गुलाबी देवी पति गोपाल यादव पिता [illegible] यादव	41 [illegible]	0.33 ½ / 6.07 ½	70.00 रु०	[illegible] बिक्री की गई [illegible] [illegible] बिक्रेता देवी नाम दर्ज [illegible] [illegible] [illegible] [illegible] [illegible]
	नामान्तरण (दाखिल-खारिज) के बाद मूल होल्डिंग				[illegible]
[illegible]	[illegible]		5.74	66 रु०	[illegible]
	नया होल्डिंग				[illegible]
928	(1) सिद्धेश्वर [illegible] लिमिटेड प्रा० लि० [illegible] निदेशक श्री कुमार [illegible] पिता [illegible] (2) श्री [illegible] पिता श्री [illegible] (3) राजीव रंजन पिता [illegible] (4) [illegible]	41	0.33 ½ / 0.33 ½	4000 रु०	[illegible] 2/6/15 N.O.S 26.06.15

तहसीलदार का हस्ताक्षर

नक्शे और अभिलेखों में शुद्ध करने की तारीख

26/11/17 नकल किया

[illegible] मिलान किया

प्रत्यावेदन 6.11.17