भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 5000 पाच हजार रुपये

Rs.5000 FIVE THOUSAND RUPEES

सत्यमेव जयते INDIA

बिहार BIHAR

816121

Serial No. 275

Deed No. 357

Govt. of Bihar
District Registry Office, Patna
Summary of Endorsement

This document was presented for registration on 15/01/2015 by Amrendra Kumar Sinha(Prop.)
A Stamp Duty of Rs. 391000/- and other Fees of Rs. 26650/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. 357 in Book No. 1, Volume No. 9 on pages from 141 to 145 and has been preserved in total 25 pages in C.D. No. 2 / Year 2015

Date: 17/01/2015 Token No: 286 /2015

Signature with date
(Registering Officer, Patna)



CHALLAN NO. 295, 273 DATED 13.01.2015

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE THIS THE 15th DAY OF JANUARY 2015 AT PATNA.

For SHREYA CONSTRUCTION
Proprietor

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District Registry Office,Patna

Token Number 286 | Reg. Year 2015 | Serial Number 275 | Deed Number

	Name	Photo	Thumb	Index	Middle	Ring	Little
PresType Presented By	Amrendra Kumar Sinha(Prop.)						
Sig.							
Claimant	Amrendra Kumar Sinha(Prop.)						
Sig.							
Executant	Madhuresh Kumar						
Sig.		N/A	N/A	N/A	N/A	N/A	N
Identified	Braj Bhushan						
Sig.							

RE Ver.3.0 Powered by InfoSystem and Solutions,Patna Biometric Captured By 2800so

For SHREYA CONSTRUCTION

Proprietor

धारा-38,

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BETWEEN

Mr. Madhuresh Kumar son of Late Kusheshwar Prasad, resident of Mohalla Kasipur, P.O & P.S. Samastipur, District Samastipur in the State of Bihar, at presently residing at **"Ganga Darshan"** Mahendru Ghat Patna-800004, P.S Pirbahore, District Patna, by Nationality-Indian., hereinafter referred to "OWNER" (which term unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives, successors and assigns) of the One part.

AND

M/S SHREYA CONSTRUCTION, through its proprietor **MR. AMRENDRA KUMAR SINHA SON OF MR. SIBESHWAR PRASAD SINHA**, resident of Khajanchi Road, P.S. Pirbahore, P.O. Bankipore, in the town and District of Patna by Nationality-Indian, herein after referred to "DEVELOPER" (which term unless excluded by or repugnant to the context shall mean and include its/his heirs, executors, administrators, legal representatives, successors and assigns) of the OTHER PART.

For SHREYA CONSTRUCTION,
Proprietor

WHEREAS, the property more fully described in schedule-A of this deed is the exclusive property of the Owner Madhuresh Kumar which was purchased by him under two registered sale deed First bearing Deed No. 7470, Book No. 1, Volume No. 241, Pages 421 to 448, dated 28.09.1992, which was registered at Danapur, measuring an area of Four Kathas in Plot No. 75, Khata No. 106, Tauzi No. 5520, under revenue Thana No. 22, situated at Mauza Jalalpur commonly known as Abhiyanta Nagar, P.S. Danapur, District Patna, from Smt. Maya Douli Layal wife of late R.G. Layal, resident of Mohalla Shri Krishna Nagar, P.O. G.P.O, District Patna through its constituted attorney Mr. Harish Layal son of Late R.G. Layal. resident of

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Mohalla Shri Krishna Nagar, P.O. G.P.O, District Patna vide Power of attorney No. 34, Book No. 4 dated 06-07-1992 which was registered at Patna City Patna , and the second sale deed bearing Deed No. 1169 In Book No. 1, Volume No. ....., Pages ..... to ....., dated 21.03.1998, which was registered at Danpur, measuring an area of Four Kathas in Plot No. 75, Khata No. 106, Tauzi No. 5520, under revenue Thana No. 22, situated at Mauza Jalalpur, commonly known as Abhiyanta Nagar, P.S. Danapur, District Patna, purchased from Sri Akhileshwar Prasad Srivastava son of Late Awadh Lall, resident of "Champaran Bhawan" Punaichak, P.S. Shastri Nagar, District Patna-800001 through his constituted attorney Martin Harish Layal son of Late R.G. Layal, resident of Mohalla Shri Krishna Nagar, Quarter No. 102 P.S. Kotwali, P.O. G.P.O, District Patna at present residing at Bahadurpur, P.S. Sultanganj, District Patna vide Power of attorney No. 35 Book No. 4 dated 06-07-1992 which was registered at Patna City Patna, and thus the land Owner acquired lawful right, title and interest in respect of the said property and since the date of purchase coming and enjoying peaceful possession over the same as absolute Owner thereof.

For SHREYA CONSTRUCTION
Proprietor

AND WHEREAS, said land Owner got his name mutated in Circle office Danapur and after passing an order the revenue rent receipt has been issued in the name of land owner (Madhuresh Kumar) vide Jamabandi No. 2500 and Mutation Case No. 1270/1998-99and his name was mutated over the said land and Jamabandi No. 2115 and mutation case no. 607/1995-96

AND WHEREAS the Owner of the first part is thus the absolute Owner of the land referred above and schedule-A of this deed. The Builder/Developer has framed a scheme for constructing the multi storeyes building in the District of Patna for residential purpose comprising of several flats and

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car parking spaces on conversion basis which is and shall be beneficial for them and approached the Owner. and now it has been agreed between the parties that the second party the DEVELOPER undertake to make construction of multi storied building over the land fully described in Schedule-A of this deed after approval of the map by the competent authority over the proposed area and the share will be divided between the Owner and the DEVELOPER as follows Owner share 55% and Developer share 45% in the super built up area and parking space and undivided common area of land etc.

AND WHEREAS, the developer and his legal advisor examined all title documents of the land Owner and after full satisfaction agreed to take the said land on conversion basis to build multi storied residential complex on the aforesaid land and further requested Owner to execute deed of Development Agreement in favour of Developer.

NOW THESE PRESENT WITNESSETH AS FOLLOWS:-

1. That the DEVELOPER second party has agreed to develop and construct at its own multistoried residential building on the said land fully described in schedule-A below at its/his own cost and expenses and with his/its own resources after obtaining all the requisites clearance, permission, sanction and approvals from the competent authority.

2. That immediately after the execution of this development agreement, the DEVELOPER shall expeditiously get a plan prepared in order to obtain maximum benefit for both the parties i.e. Owner and the DEVELOPER.

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3. That the Owner shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the Owner or for any other permissions, approvals in his name and agreed to sign all such papers that may be deemed necessary by the Owner and DEVELOPER for the same. However all fees, costs, charges and expenses relating to such approvals / sanctions shall be borne by the DEVELOPER of its/his account only.

4. That it is further agreed that any alteration or revision of the aforesaid plans needed within the parameters of PRDA (Dissolved) & Patna Municipal Corporation Patna/Competent Authority the Owner promises that he will sign such papers of alternation and revision for presentation before the authority concerned and if there is an increase in F.A.R., during the period of the construction or before, increased constructed/built-up area will be proportionately shared in the ratio of 55% for Owner and 45% for Developer. However the cost of such construction/alteration will be fully borne by the developer.

5. That the Owner within 30 days of the date of execution of this agreement shall put the DEVELOPER in actual physical peaceful possession of the said property described in Schedule-A herein to enable the DEVELOPER to take up and proceed with the and take necessary steps for the development, planning, and construction of the said building in terms of this agreement and the sanctioned plan and any other terms jointly agreed upon.

6. That it has been further agreed in between the parties that the Second Party DEVELOPER shall complete the construction work and also obtained the completion certificate from PMC Registered Architect within a period of two years from the date of Sanction of Plan of building by competent authority.

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7. The developer shall hand over Owner's area only after completion of all internal and external works strictly within stipulated period and in no case Developer shall hand over possession to any prospective buyers of flat from the pools of "Developer area" unless developer inform the Owners with completion certificate from competent authority that the building is ready for occupation. Then a combined team of Owner or Owner's representatives and Developer's representatives will visit the building and see that the building has been completed as per approved map and specification as provided in the agreement which include exterior colour wash, painting, installation of lift, generator and roof treatment etc. as per approved map and Development Agreement. In case of any lacuna or short comings are found the same will be rectified by the Developers within most reasonable time but before handing over of physical possession of any flat.

8. That the proportionate share of the land Owner and DEVELOPER in the super built up area of the Project shall be in the ratio of 55% and 45% respectively. That is to say the share of the land Owner shall be 55% of the super built-up area distributed several floor of multi-storied building and the rest 45% area shall be Developer's share on several floor of the multi-storied building as fully described in this deed.

9. That as consideration of 45% of the undivided share in the said agreement property to be conveyed by the Owner to the DEVELOPER or its nominee, in terms of the agreement, the DEVELOPER agrees to deliver and give possession to the Owner 55% of the total super built-up area of the said building to be constructed by the DEVELOPER at its own account on the said property hereinafter called the Owner's Area. The balance of 45% of the total super built-up area shall belong to the DEVELOPER and shall hereafter be called the Developer's area to which it alone shall be entitled to, for having constructed the entire building at its own cost and expenses. The DEVELOPER shall not be liable to get any amount or expenses incurred by it on any account in the construction of the aforesaid from the Owner in lieu of the aforesaid Owner's area.

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10. That the Owner may at his own sweat will agree to sell, convey, transfer and/or assign to the DEVELOPER and/or its nominee(s) including a co-operative Housing Society, Association of persons, Firm, Body corporate etc. free from attachments charges, and encumbrances, 55% percent undivided share in (his share) the said property.

11. That the Owner and his/their nominees shall solely and exclusively be entitled to the Owner's area and he shall have absolute right, title and interest over the Owner's area and shall be fully entitled to use and enjoy the same either themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise, alienate its/his interest, in any manner as deemed fit by them to any person, Associations of persons, firms, Body corporate, Co-operative society, Government agencies etc. on such terms and conditions as may be decided by the Owner individually or collectively.

12. That the Owner will always keep the DEVELOPER indemnified against all claims arising out of all its/his actions committed in the past, present or future with regards to the said property as mentioned in schedule-A over which the said multistory building complex is planned to be constructed construction in the name and style of **"SHANTI SUNAINA SADAN"**.

13. That the DEVELOPER and/or nominee shall solely and exclusively be entitled to the Developer's area, and they shall have absolute right, title and interest over the developer's area and they shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deem fit by its/his to any person, Association of societies, Government Agencies, etc. on such terms and conditions as may be decided by the DEVELOPER or its nominees individually or collectively.

14. That the DEVELOPER agrees to construct, and give possession of the Owner's area to the Owner after completing in a period of Two years from the date of sanction of PMC

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Plan by the competent authority i.e. the total period of the construction shall be Two years It is reasonably expected that the DEVELOPER will be able to complete the entire construction of the aforesaid building within the stipulated period.

15. That in case of any mishappennings occurred during the construction of the said multistoried complex in any manner whatsoever, the developer shall be only responsible for the same or for any payment of any kind of compensations or damages to the victim or victim's family. The Owners will not be responsible for any such kind of mishappenings during the construction period or with regard to the payment of compensation or damages to the victim or victim's family.

16. That the Developer shall take all the precautions during the construction period so that no such on towards incident takes place.

17. That the Developer further agrees and undertakes that the Owners shall have full right, title and interest over the Owner's area and shall be fully entitled to transfer the same to any person/s, firms, societies or government agencies, etc. on such terms and conditions as may be decided by the Owners individually.

18. That the developer shall develop and construct the building strictly in accordance with the plan sanctioned by the PMC and, if any deviation is made by the developer the same shall be done with the approval of PMC as per this by laws or at their own risk and peril. The Owners shall not be responsible in any manner whatsoever for the same and any fine, fee etc. if imposed by the authority shall be borne by the developer. If the PMC at any time during construction of the building directs to stop the work then in that case the problem will be discussed between developer & PMC or concern authority for finding the solution.

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19. That the aforesaid Project schedule is subject to enforce major clause i.e. fire, stampede, floods, inclement or any other acts of God.

20. That it is hereby expressly, irrevocably and irretrievably agreed and declared by the Owner that delivery of possession of 55% of the total super built-up area of the aforesaid building in manner provided herein shall form and always be deemed to form fair, reasonable, and adequate consideration for 45% or the undivided share in the aforesaid property agreed to be conveyed as herein above by the Owner to the DEVELOPER and or its nominee.

21. That the Owner shall at no time demand any sum or premium or any interest in any dealing regarding sale of Developer's area and the Owner shall execute all such deeds and documents as may be required by the developer's in this regard subject to any delay caused by the developer in completing the project within stipulated period.

22. That the Owner hereby irrevocably undertake not to sell, dispose off alienate, encumbrance, lease or otherwise, transfer the said property/land or any part thereof during the continuation of this agreement and undertake not to do any act, deed matter, or things as shall be in breach of the terms of this agreement.

23. That the DEVELOPER shall develop the said property at its own account and name and shall alone be responsible for the development of the said property and neither the Owner nor any other persons claiming through the Owner shall have any right or interest in the development of the said property except in relation to the Owner area, as specified above and the DEVELOPER shall not deviate from the approved plan of Patna Municipal Corporation Patna / Competent Authority.

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28. The Developer will ensure to timely effect insurance and to do all acts necessary for prevention of risks and security of the said complete property at his own cost of the developer.

29. The Developer will apply for and obtain such permission or permission as may be necessary in obtaining steel, cements, bricks and construction equipment and to acquire the same.

30. The Developer will pay all taxes, rents, charges, expenses and other out going whatsoever payable thereafter for on account of said property or any part thereof from the date of execution of the Development Agreement and to ensure any building now standing or in future which may be constructed thereon against loss or damage by fire and/or risk as be deemed necessary and/or desirable by developer and/or purchasers of constructed flats and to pay all premium for such insurances by the developer/or purchasers.

31. The Developer shall be entitled to commence, prosecute and defend any action, suit or other proceedings that may be brought by third parties or other persons against which they may think fit to bring against Owner and/or Developer.

32. The Developer shall have right to deal with the flats and parking space strictly as per division of share and not otherwise and if the developer succeed to deal with the any of the flat or car Parking space beyond its share the same shall be illegal and void and the same will affect the interest and title of the land Owner.

33. The Developer will make application to secure electric water and other facility in the proposed constructed building and Owner.

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34. The Developer will engage and appoint architects, surveyors, engineers and contractors and other persons on its on cost for planning, construction of flat as mentioned above.

35. The developer shall have right and under obligation to see and look after all the legal proceeding in any court of law in respect of the said property and to take legal action in the interest of the property under agreement subject to the knowledge and collaboration of the land Owner.

36. The Owner shall have every right to use all common passage and facility in the building complex along with flat Owner.

37. The land Owner agree and undertake that he/she shall execute Registered Development Agreement according to Bihar Ownership Apartment Act 2006, and Bihar Ownership Apartment Rules 2006, and for this Act may execute of Power of Attorney in favour of DEVELOPER and/or its nominee or nominees of needed so that no hindrance or obstruction is caused to the DEVELOPER in carrying out and in discharge of its obligation under these present and thereby giving the DEVELOPER right and authority to have peaceful possession of the said property and to do all such acts, and/or things that may be necessary for the Development, planning, constructing of the said building and sale of the developer's area. It is however expressly agreed and under stood between the parties that the aforesaid general power of attorney shall be governed by the provisions of this Development Agreement and in case of any conflict between provisions of the aforesaid power of attorney and this development agreement, the provisions of the later shall prevail.

38. That the land Owner and developer also mutually decided to divide their shares which details are hereunder:-

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24. That after taking possession of the said property the DEVELOPER shall be free to do all acts, deeds and things required for development and construction of the said building at the Developer's own account and expenses, as per sanctioned plan of Patna Municipal Corporation Patna/Competent Authority. Any deviation from the approved plan if made by the DEVELOPER, the DEVELOPER shall be solely responsible for the same.

25. That the DEVELOPER shall be entitled to develop the said property by constructing building consisting of dwelling units, flats, parking spaces and other structures in accordance with building plans approved by the Owner and sanctioned by the Patna Municipal Corporation Patna/Competent Authority/ Local authorities as stated herein above.

26. That the DEVELOPER shall be entitled to enter into agreements for sale, or otherwise allot flats, parking spaces comprised in the Developer's area in the said building which is 45% of the total super built-up area and which does not from part of the Owner's area. The DEVELOPER may enter into and shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for Developer area only.

27. That similarly the Owner shall be fully entitled to enter into agreement for sale or otherwise allot flats, parking spaces comprised of the Owner's area in the said building which 55% of the total super built-up area which is fully described in para and which does not form part of the Developer's area. Whenever required by the Owner the DEVELOPER will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The Owner shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for its/his all use.

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LAND OWNER'S SHARE

FLAT NO.	FLOOR
103	1st Floor
201,202,203,204,205	2nd Floor
401,402,403,404,405	4th Floor

Eleven reserved Car Parking space on ground including Common Passage under campus of the proposed building.

DEVELOPER'S SHARE

FLAT NO.	FLOOR
101,102,104,105,	1st Floor
301,302,303,304,305	3rd Floor

Nine reserved Car Parking space on ground including Common Passage under campus of the proposed building.

39. THAT THE DEVELOPER FURTHER UNDERTAKES:-

I. That it will not do any act of commission, omission, expressly or impliedly or directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the DEVELOPER has given delivery of possession of the Owner's area to the OWNER.

II. To indemnify the Owner and always keep them indemnified and harmless in respect to all claims, damages, compensations or expenses payable in consequence of any injury or accident sustained by any workmen, artisan or other persons in the property whether in the employment of the DEVELOPER or not while in or upon the said property and during the period of construction of the said building thereon.

40. That all-out going viz., rates, rents, taxes, duties etc. in respect of said property and any existing buildings thereon, till the date of this agreement shall be borne and paid by the OWNER and the outgoing after the date of this agreement till the delivery of possession of the Owner's area shall be borne and paid by the DEVELOPER.

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41. That in any event the Owner without prejudice to foregoing declarations agree and undertake to remove all the doubts and defects in title, if any, and clear all outstanding save or otherwise provided above at his own cost so that ultimately the said property is delivered to DEVELOPER to its/his nominees free from all encumbrances and defects.

42. That after delivery of the Owner's area to the Owner all out goings in respect of said property and the said building thereon shall be borne and paid by the Owner and the DEVELOPER and its/his nominees proportionately in the proportion of its/his respective shares in the total super built-up i.e. 55% and 45% respectively The word proportionately with all its cognate variation whenever used in this presents shall mean the proportion in which the parties hereto or its/his nominees acquiring portions of the building are entitled to the covered area in building/buildings.

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43. That when delivery of possession of the Owner's area to the Owner by the DEVELOPER and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon, the Owner shall execute and register conveyance of 45% undivided share in the said property in favour of the DEVELOPER or its nominees/assignees including a co-operative Housing Society or association of person or Body corporate etc. In default of the Owner executing such transfer/ conveyance or such other deeds as may be deemed necessary by the DEVELOPER in spite of service or notice in writing neither 15 days, the DEVELOPER shall be entitled to take legal remedies as may be necessary against Owner.

44. That the land Owner and the Developer hereby mutually agreed that the developer have to pay a sum of Rs. 24,00,000/-(Rupees Twenty Four Lacs Only) through DD or A/C Payee Cheque payable to the land Owner at the time of signing

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on this deed of Registered Development Agreement or after approval of Sanction Map of the Multi Storied Building by the competent authority but before starting of construction. And as such the said amount is cost of damages on that account.

45. That after the construction and completion of the project the respective share Owner of the and DEVELOPER/ promoter and the landowner, shall be the absolute Owner of their share and they will be entitled to sell/Transfer their share and as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared their shares as absolute OWNER and in the light of Bihar Apartment Ownership Act. 2006.

46. In the event of any claim or liability raised against the land Owner by any person or authority for acts done or committed by the developer upon the land in question, the developer shall bear all the cost, risk, responsibility and any other proceedings to protect the interest of the land Owner at all times including keeping the land Owner indemnified for the same at all times.

47. The building will be designed for G+5 floor construction taking into account the similar arrangement as upto G+4.

48. The Developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owner for inspection and photocopies will be given whenever required by the developer for any purpose required by any authority.

49. The construction of the said building will be of deluxe quality and the detailed specification is attached and will be part of the agreement. If the developer manages to construct any additional area (within the approved norms) more than the mentioned total area, before the completion of building as per this agreement, the Owner and Developer will share the additional area in the said ratio i.e. 55% and 45% respectively in the constructed area.

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50. The Owner agree that in case any fine or penalty/free/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super-built-up-area of change within the bye-laws then the same shall be borne and paid by the developer.

51. That the entire cost to be incurred for registration of this development agreement shall be born by the developer, and the land Owner will have no concern with that.

52. After the issue of completion certificate of the apartment, if there is any increase of FAR or change in the bye-laws by competent authority to enable additional construction/modification, such addition/modification be done by the Owner only at his own cost, Developer will have no claim/right on such additional construction/Modification and full benefit of such additional work/modification will go to the Owner only.

53. For the safety of the structure, all aspect including design, quality and construction work etc. the developer will only be responsible and developer will be liable for taking timely action in their regards. The Developer will do any remedial measure in reasonable time whenever much necessities arises. In no case the Owner is responsible for any structural defect/deification and safety issue of structure.

54. In case land Owner's share of the super built up area is not covered in the form of the complete flat taken then, the developer will have to pay the equivalent market price to the Owner for such area.

55. If any further construction will be made then the same shall be distributed between the land Owner and developer as per the above mentioned share. In case the entire building is required to be demolished or is razed as a result of natural calamity and the building becomes inhabitable, all Owner, Developer and Purchasers, titleholders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

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56. In case of delay in construction beyond 24 months from the date of sanction of building plan but up to 30 Months, the developer has to pay a penalty, calculated at the rate of Rs. 20,000/- per month for the delayed months in handing over the possession to the land Owner and beyond 30 months the penalty will be Rs. 50,000/-per month the payment shall be made by the developer on last date of every month through cheque to the Owner.

57. That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996, and as amended from time to time at Patna.

58. The Owner and the developer hereby agree that after the possession given to the Owner, in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra super built-up area beyond the area already sanctioned by the Municipal Corporation or any Authority, it will be exclusively by the Owner there will be not whatsoever of the developer for this purpose suitable structural arrangement will be provided by the developer for easy extension of the additional floor on the top of the building this aspect suit also be suitably incorporated by developer in the sale deed or the agreement for sale made by the developer to any purchaser or parties so that the Owner do not having problem in future addition of the floor.

59. The stamp duty and all expenses towards registration of sale deed shall be borne and paid by the purchasers only and in no case by the Owner for the Owner's share and likewise of the developer's parties.

60. That only court of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and form this agreement.

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SCHEDULE-A

ALL THAT, piece and parcel of landed property, with right, title, interest with possession thereon and therein including all kinds of easements measuring an area of Eight Kathas equivalent to 10888 Sq. Ft. = 25 Decimals more or less of landed property, situated at Mauza Jalalpur commonly known as Abhiyanta Nagar, P.S. Danapur, District Patna, within the Jurisdiction of Sub and Sadar Registry Office Patna, Bearing Part Plot No. 75, Khata No. 106, Tauzi No. 5520, under revenue Thana No. 22, **Govt. Valuation Serial No. 128, Zone-3,** which is under Patna Municipal Corporation, Patna, and the same is bounded as follows:-

BOUNDARY

NORTH	:	Mr. Lalan Prasad
SOUTH	:	Branch Road
EAST	:	Sunil Kumar
WEST	:	Main Road Abhiyanta Nagar

Proposed Sketch Map of the Building is attached herewith which is part of this Development Agreement

For SHREYA CONSTRUCTION
Proprietor

SCHEDULE - II

SPECIFICATION:

FOUNDATION	:	As per Standard applicable Design
STRUCTURE	:	RCC Framed Structure with / Brickwork Number 1 Quality
FLOORING	:	Complete Vitrified designer tile (Nitco, Kazaria, equivalent) Double Charge Flooring
EXTERNAL FINISH	:	Permanent Finish With good Quality apex Asian /Berger paint over wall putty.
INTERNAL FINISH	:	Wall Putty
DOORS	:	Sal wood door frame, water proof flush door (Century, Green Ply, Alpro), door with 2coats of synthetic enamel paints over a coat of primer & internal door with a coat of primer.

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MAIN DOOR	:	Main Door Finished with 4mm thick teak veneers over flush door
WINDOWS	:	Fully Glazed wooden windows of hardwoods (Sakhua/gamhar frame) in 2 coats of synthetic enamel
TOILETS	:	Designer Ceramic tiles floors, (Nitco, Kazaria equivalent Non Slippery) 7' 0" high glazed tiles Dado, white glazed vitreous sanitary wares (Parrywere/ Hindware) & good quality chromium plated fittings (Jaquar/ Marc). All toilets provide with hot & cold points.
KITCHEN	:	Working Platform finishes with Black Granite Stone and Ceramic wall tiles 2' 6" high over the platform.
ELECTRICALS	:	Concealed wiring (Finolex/ Havells) of copper conferring ISO 9002, adequate lighting & power points, sockets & Modular switches of ISI marks (Anchor/Havells/North-West/ Phillips) will be provided. AC point in each bedroom & drawing/Dining One TV & Telephone point in each flat.
S.S. RAILING	:	S.S Railing providing in staircase and Balcony
WATER SUPPLY	:	24 Hours Water Supply from own submersible tube well

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GEN. CONNECTION	:	Generator of Kirlosker 30 K.V.A Or of the same quality shall be provided for 500 Watts emergency power supply in each flats.
SECURITY	:	24 Hours security with close circuit T.V. in reception & Facility on intercom
SPECIAL FEATURES.	:	Earthquake Resistant Building & Provision fire Safety Equipment
LIFT	:	OTIS/ KONE 08 Passenger
TERRACE	:	Water Landscaping in the set Back area with design floor tiles
PARKING SPACE		Proper Landscaping in the setback area with design floors tiles
RECEPTION		Well Design reception counter with wood finishing
LIGHTING		Focus Lighting to illuminate the exterior façade of the Building

For SHREYA CONSTRUCTION
Proprietor

SCHEDULE –"III"

FULL DETAILS OF VALUATION

1. Total Area of vacant Eight Kathas equivalent to 10888 Sq. Ft. = 25 Decimals
2. Total cost of Land value comes to Rs. 2,71,00,000/- Only @ Rs. 10,80,000/- Only per Decimal.
3. Stamp Duty is according paid a sum of Rs. 5,42,000./- only @ 2% of the Total land valuation amount + Rs.1000/-
4. A sum of Rs. 24,00,000/-Only and 2% stamp duty is according paid a sum of Rs. 48,000/-Only
5. Registration Fee and scanning Fee also paid through Challan State Bank of India. Main Branch Patna.

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IN WITNESSES WHEREOF the Parties, have put their signature in presence of the witnesses on this day month and year mentioned above.

15/1/15

(Madhuresh Kumar)
INCOME TAX PAN : AEQPK3357N
SIGNATURE OF THE LAND OWNER



For SHREYA CONSTRUCTION
15/1/15
Proprietor



(Mr. Amrendra Kumar Sinha)
Proprietor
For :- M/s SHREYA CONSTRUCTION
INCOME TAX PAN : AMZPS3340Q
SIGNATURE OF THE DEVELOPER

WITNESSES:

As per statement of the Land OWNER and the DEVELOPER I have ~~drafted the~~ Deed of Development Agreement documents in21 pages.

Anwar Alam
Advocate
15/01/2015

(ANWAR ALAM)
Advocate,
D.B.A, Patna

1. (Dr. Manoj Kr. Srivastav)
Champaran Bhawan
Pumaichak Patna-23
S/O A. P. Srivastava

2. Braj Bhushan
Braj Bhushan
S/O-Late Bishwanath Prasad,
(Matoi-Kuri)
Rd-No-2, H.No-2,
Dwarkapuri, Haryana
Nalanda
सभी प्रकार के रोक से मुक्त / Nalanda
Patna-800020

15/1/15

15/1/15

Scanned by CamScanner

...ent of Certificate of Admissibility

...er Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian ...1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.
...ment is kept pending for Commission

...p duty paid under Indian Stamp Act Rs. 591000/-
...R.Stamp duty paid under Municipal Act Rs. 0/-

Amt.Paid By N.J Stamp Paper Rs. 5000/-
Amt.paid through Bank Challan Rs. 612650/-

FEE PAID

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	5000	K1c	1000	Mb	25		
A10	0	E	20000	J1	0	K2	0	Na	0		
B	0	H1a	0	J2	0	Li	0			TOTAL-	26025

Registration Fee

LLR + Proc Fee	
LLR	0
Proc.Fee	0
Total	0

Service Charge: 625

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26650

Date: 15/01/2015

Registering Officer
Patna

Endorsement under section 52

...esented for registration at Registration Office, Patna on Thursday, 15th January 2015 by Amrendra Kumar Sinha ...rop.) S/O Sibeshwar Prasad Sinha by profession Business. Status - Claimant

...nature/L.T.I. of Presentant

Date:15/01/2015

Registering Offic...
Pat...

Endorsement under section 58

...mmission is hereby issued under section 38(2) of the Registration Act ,1908 to..... the purpose of inquiring whether this document has been executed .....,.....of.....by whom it ...orts to have been executed.

15/01/2015

Registering Of...
P...

Endorsement of Certificate of Registration under section 60

...at Registration Office, Patna in Book No. 1 Volume No. 9 on page no. 121 to 145 for the year ... ...n CD Volume No. 2 , year 2015. The document no. is printed on the front Page of the docume...

286 Year : 2015 S.No. : 275 SCORE Ver.3.0 Deed...

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(देखें आवेदन प्रपत्र 1(क) का नियम 3(2))

वादी पक्षक ———— बनाम ———— प्रतिपक्षी

केस का प्रकार दा० वा० वाद नं० ———— वर्ष ————

आदेश की क्रम संख्या और तारीख	आदेश और उस पर कार्यवाही का हस्ताक्षर	क्या पक्षकारों को सूचना दी गई थी, यदि हाँ तो कैसे

आज दिनांक ———— को सर्वश्री ———— के समक्ष में मान ———— थाना दानापुर (पटना) से सम्बोधित केस में श्री ———— वाद श्री ———— मान ———— थाना ———— जिला ———— ने निम्नलिखित जमीन का सामांकन हेतु आवेदन दर्ज किया है जिसे मुकदमा संख्या ———— दिनांक ———— अंकित से इन्होंने श्री ———— वाद ———— मान ———— थाना ———— जिला ———— में दर्ज किया है।

जमीन विवरण

मौजा	थाना एवं थाना नं०	खेसरा नं०	खाता नं०	खेसरा नं०	रकबा

Certified true Copy

Authorised under sec. 76 Act of 1872

हल्का कर्मचारी एवं अंचल निरीक्षक के मुआयना से जाँच प्रतिवेदन को प्राप्त करें। अभिलेख दिनांक ———— को उपस्थित करें।

जाँच प्रतिवेदन के अनुसार आवेदित जमीन :— अवलोकित

1) रैयती है।

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आदेश की क्रम संख्या और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कार्रवाई के बारे में दिनांक सहित

इनकी अनुशंसा नामांत्रण हेतु है। कैम्प में उपस्थित व्यक्तियों ने नामांत्रण पर किसी प्रकार की आपत्ति नहीं की है।

अतः प्राप्त प्रतिवेदन और अनुशंसा से सहमत होकर आवेदक पक्ष में नामांत्रण को..... दी जाती है कि आदेश पत्र से उपलब्धी प्राधिकार से [illegible]

शुद्धि-पत्र दो प्रतियों में हस्ताक्षर किया। दो प्रति राजस्व अभिकर्ता को दें जो एक प्रति अनुपालन के बाद एक पक्ष में वापस कर देंगे।

लेखापति

अंचल अधिकारी दानापुर

अंचल-अधिकारी
दानापुर

Certified Copy
Authorised under Sec. 76 Act of 1972

Scanned by CamScanner

नु० केश नम्बर— 1270 साल— 98-99 हल्का नम्बर 8 अंचल— दानापुर
ग्राम— [illegible] राजस्व थाना नम्बर— 2[illegible] जिला—पटना
नु० में जमीन रकवा— प्राप्त का जरिया—[illegible]
जरदामन तिथि 29.3.[illegible]
केवाल— [illegible]

जमाबंदी रैयत का नाम	खाता	प्लौट	रकवा	लगान
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

जमाबंदी नम्बर 392

[illegible]

[illegible] जमीन [illegible] से खरीदी है खाता प्लौट ठीक है। जमाबन्दी [illegible] के बजारि-मौजा नाम्रा के द्वारा विक्री की अधिकार प्राप्त था। जमीन [illegible] के कब्जा में है।

[illegible] जमीन रकबा [illegible] दी जा सकती है

बचा हुआ रकबा

नया जमाबंदी रैयत	खाता	प्लौट	रकबा	लगान
श्री मधुसूदन कुमार	[illegible]	[illegible]	[illegible]	[illegible]

पिता श्री [illegible] प्रसाद
सा- [illegible]
थाना- [illegible]

[illegible]

Authorised [illegible] Act [illegible]

Scanned by CamScanner

बि0स0मु0. पटना। ए
फरद मालगी / फरद रेगती। 91 2500
नाम रेगत मय गल्लियत जमाबन्दी। 00753355
वो सकुनत। नम्बर।

खोपुर	जलालपुर	मधुरेश	कुमार

जिला नगरी 22 अराजी भावली पिछ। तफसील हिसाब लगान भावली।

58.03 मो॰ बुधेश्वर प्रसाद,

जांच का सलाना माग मय सोल (बकाया) मालगुजारी [illegible] जमा रतीपुर

माल बाबत 2013-14		सलाना	बकाया: 4 साल से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	हाल
माल– गुजारी	(नकदी)	3.00					3.00
	(भावली)	0 75					0 75
सेस	...	1.50					1.50
*सुद	...	1.50					1.50
मुतफरकात	...	0 60					0 60
मीजान		7.35					7.35

तफसील अदायकारी।

अदायकारी बाबत 2013-14		बकाया: 4 साल से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	मोतालवा हाल	फाजिल
माल– गुजारी	(नकदी)					3.00	0
	(भावली)					0 75	
सेस	...					1.50	
*सुद	...					1.50	
मुतफरकात	...					0 60	
मीजान अदायकारी				2		7.35	7.35

(1) मीजान कुल (लफ्जों में) — सात रुपया पैंतीस पैसा मात्र।
(2) नाम देहिन्दा — रैयत
(3) कुल बकाया — 0

दस्खत वो तारीख अमला तहसील कुनिन्दा

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

बि.स.मु.(राजस्व) 1–2011

रैयत
106
75

11/12/13

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Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी
मय रसीद। नाम मौजा मय
थाना वो थाना नम्बर

नाम
वो

00577774

[illegible]	[illegible]	[illegible]	[illegible]	मालती देवी	2115	106

अराजी नम्बरी | अराजी मुसलती

0.12-15	[illegible]

जोत का सालाना मांग गय तफसील (दस्त [illegible] मौजूदा साल [illegible]

मांग बाबत		सालाना	बकाया				
			तीन वर्ष से ज्यादा।	[illegible]	2रा वर्ष।	1ला वर्ष।	
मालगुजारी	(नकदी)	3.00					3.00
	(भायली)	0.75					0.75
सेस	...	1.50					1.50
*सूद	...	1.50					1.50
मुतफरकात	...	0.60					0.60
मीजान		7.35					7.35

तफसील अदायकारी।

अदायकारी बाबत		बकाया				मोतालवा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
मालगुजारी	(नकदी)					3.00	
	(भायली)					0.75	
सेस	...					1.50	
*सूद	...					1.50	
मुतफरकात	...					0.60	
मीजान अदायकारी						7.35	= 7.35

(1) मीजान कुल (लफ्जों में) — [illegible]
(2) नाम देहिन्दा — [illegible]
(3) कुल बकाया — [illegible]

दस्खत वो तारीख अमला तहसील कुनिन्दा

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

बि.स.मु.(राजस्व) 1–2011

16/6/14

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Sch. XIV—F. No. 180V.

(1110 निo गo प्रेस, गया।

रसीद मालगुजारी।

फ्रीद मालकी/फरद रैयती।

नाम सर्कल। नाम मौजा मय नाम रैयत मय वल्दियत जगामधी वा साकिन। नम्बर।

थाना वो थाना नम्बर।					
कानपुर (जगतपुर)	मधुरेश कुमार				

मजरा वो नगरी	अराजी भावली	तफसील किस्म लगान भावली।	
६५	[illegible]	[illegible]	

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का है।

२०१७-१८ मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	
माल (नगदी)	३-५०				३-५०	३-५०
गुजारी (भावली)	०-२५				०-२५	०-२५
सेस ...	१-५०				१-५०	१-५०
*सूद ...	१-५०				१-५०	१-५०
तफरकात ...	०-६०				०-६०	०-६०
मीजान	७-३५				७-३५	७-३५

तफसील अदायकारी।

२०१७-१८ अदायकारी बाबत।	बकाया				मौतावला हाल।	फाजिल
	तीन वर्ष से ज्यादा।	३रा वर्ष।	३रा वर्ष।	१ला वर्ष।		
माल (नकदी)				३-५०	३-५०	
गुजारी (भावली)				०-२५	०-२५	
सेस				१-५०	१-५०	
*सूद ...				१-५०	१-५०	
मुतफरकात ...				०-६०	०-६०	
मीजान अदायकारी				७-३५	७-३५	७-१४-७०

(१) मीजान कुल (लफ्जों में) सात रुपया पैंतीस पैसा मात्र

(२) नाम बेहिन्दा

(३) कुल बकाया

दस्तखत वो तारीख अमला तहसील कुनिन्दा।

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

14/3/17

24/11/17

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थाना को थाना नम्बर

दाजी नकवी	भाजी भावली		
६६			

भांग बाबत	सालाना	तीन वर्ष से ज्यादा	२रा वर्ष	१का वर्ष	रा.
माल- गुजारी (नकदी)	३००			३००	३·००
माल- गुजारी (भावली)	०·७५			६·७५	०·७५
सेस ...	९·५०			९५·५०	९·५०
*सूद ...	९·५०			९५·५०	९·५०
तलफरकात ..	०·६०			५·६०	०·६०
जोड़ा...	७३५			१६६·७५	९·६५

तहसीलदार

अदायकारी बाबत ।	बकाया तीन वर्ष से ज्यादा ।	२रा वर्ष ।	१का वर्ष ।	मौजूदा साल ।	कैफियत
माल- गुजारी (नकदी)			३००	३·००	
माल- गुजारी (भावली)			६·७५	०·७५	
सेस ..			९५·५०	९·५०	
*सूद ..			९५·५०	९·५०	
तलफरकात ..			५·६०	०·६०	
जोड़ा [illegible] कारी			१६६·७५	९·६५	

(१) मौजूदा कुल लैंवदी में)— मौजूदा अदायगी तलफात पैदावार

(२) साल पेशिगी—

(३) कुल रकबा—

तहसील वो तारीख अमल। तहसील कुलम्बा।

पेशकश पड़ी है कि उक्त अदायगीदारी पर (सेवाय ऐसे अकारों रद्द लिख कर कि चटिकिट बाकी हो) यह पढ़ा लिखा जाता है।

कलक्टरी नं० 1270/98-99

10/9

रसीद मालगुजारी।

नाम सर्वक। नाम गाँव का नाम
बाबा को बाबा बनाकर

नाम रैयत जब दस्तियत जमाबन्दी
की दुरुस्ती न मंजूर।

दागपुर | जगन्नाथपुर | श्री मधुसूदन कुमार | 1335 | 1992

मराठी मालगुजारी — मराठी मालगुजारी

0.92.510 — [illegible]

बोझ का सालाना बाँट तथा तहसील (बकाया को छोड़) के बाद का क

बाँट बाबत	मालगुजारी	बकाया				
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	जमा
मालगुजारी (नकदी)	3.00				15.00	3.00
मालगुजारी (मावली)	0.6¼				3.6¼	0.6¼
सेस ...	9.¼0				6.¼0	9.¼0
*सूद ...	9.¼0				6.¼0	9.¼0
मुतफरकात —	0.40				3.00	0.40
मीजान	6.3¼				36.6¼	6.3¼

तहसील अदायगारी।

अदायगारी बाबत	बकाया				बोझलदा हाल।	बाकिल
	तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
मालगुजारी (नकदी)				15.00	3.00	
मालगुजारी (मावली)				3.6¼	0.6¼	¼
सेस ...				6.¼0	9.¼0	
*सूद ...				6.¼0	9.¼0	
मुतफरकात ...				3.00	0.40	
मीजान अदायगारी				36.6¼	6.3¼	=

(1) मीजान कुल (रुपयों में) — [illegible]
(2) नाम देहिन्दा — 0
(3) कुल बकाया — ×

बखलत वा खारीज बकाया तहसील कुनिन्दा।

*बाज महाल का बकाया मालगुजारी पर (सवाय ऐसे बकायो पर जिस पर कि सटिफिकेट जारी हो) सूद नहीं लिया जाता है।

[illegible]

X

F.No. 180 V.

V

जि०राज्यु० पटना। X
फरद मालगुजारी / फरद रेवती। 91 2115
नाम रैयत मय वल्दियत जमाबन्दी।
नो खतियान। नम्बर। 00753354

...पुर	जलालपुर	श्री मनचुरिया	कुमार

...ी नम्बर 22 असली बाकी। पेशी। तफसील हिसाब लगान बाकी।

0.10½	श्री कुशेश्वर प्रसाद,

जोत का सालाना मालगुजारी तफसील [illegible]

साल जारी 2013-14	सालाना	बकाया				हाल
		जिन से सब ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला साल।	
माल– (नकदी)	3 00					3 00
गुजारी (बाबली)	0 7-5					0 7-5
सेस ...	1.50					1.50
*सूद ...	1.50					1.50
मुतफरकात ...	0.60					0.60
मीजान	7.35					7.35

तफसील अदायकारी। 7.35

अदायकारी बाबत 2013-14	बकाया				मोतालवा हाल	फाजिल
	जिन से सब ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल– (नकदी)					3.00	
गुजारी (बाबली)					0 75	X
सेस ...					1.50	
*सूद ...					1.50	
मुतफरकात ...					0.60	
मीजान अदायकारी					7.35	7.35

सात रुपये पैंतीस पैसा मात्र

(1) मीजान कुल (लफ्जों में) —
(2) नाम देहिन्दा — Lal
(3) कुल बकाया — 0

दस्खत व तारीख अमला तहसील कुनिन्दा

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

वि.स.मु.(राजस्व) 1–2011

रसीद
106
रसीद
75

11/5/13

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रसी : मालगुजारी ।
नाम तर्फल नाम मौजा मय
थानों वो थाना नम्बर ।

वि० गा० मेस, गया
नाम रैयत मय वल्दियत सकिनदी
वो सकुनत नम्बर ।

रागापुर	जलालपुरे	मधुरेश कुमार		10152
राजी नकवी	अराजी भावली	पिता	तफसील	भावली ।
58		श्री कुमारेश्वर प्रसाद सा० कामरीपुर		

सा० १४ ६ आलाना भाग मय तफसील (बकाया व हाल) मौजूदा मालिक समस्तीपुर

रसीद फीस १५.३५

भाग बाबत	सालाना	बकाया तीन वर्ष से ज्यादा ।	२रा वर्ष ।	१ला वर्ष ।	हाल
माल- (नकदी)	3.00			27.00	3.00
गुजारी (भावली)	0.35			6.35	0.35
सेस ...	9.20			93.20	9.20
*सूद ...	9.20			93.20	9.20
मुतफरकात ..	0.60			4.80	0.60
मीजान	13.35			66.15	13.35

तेरीजवार दाखकारी

अदायकारी बाबत	बकाया तीन वर्ष से ज्यादा	२रा वर्ष	१ला वर्ष	मौजूदा हाल	बाकी
माल- (नकदी)			27.00	3.00	
गुजारी (भावली)			6.35	0.35	
सेस ..			93.20	9.20	
*सूद ..			93.20	9.20	
मुतफरकात ..			4.80	0.60	
मीजान जारी			66.15	13.35	23.20

(१) पेशगी वसूल (लेप्सी में) — नीलर उपमा फल्गु पिता गाड़ी
(२) नाम रैयत —
(३) वसूल बकाया — दस्तखत वो तारीख अमला तहसील कानिया ।

*खास पर्चा में जमा मालगुजारी पर (सेवाय ऐसे बकाये पर जिन पर कि सर्टिफिकेट जारी हो) सूद लिया जाता है ।

90/91

दा० (का० कैप्टन 127/98-99

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बकाया

बाब वाबत	बकाया	तीन वर्ष के ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	चालू
माल- गुजारी (नकदी)	३·००				१५·००	३·००
माल- गुजारी (मावली)	०·६५				३·६५	०·६५
सेस ...	१·२०				६·२०	१·२०
*सूद ...	१·२०				६·२०	१·२०
मुतफरकात ...	०·५०				३·००	०·५०
मीजान	६·३५				३६·६५	६·३५

तकसील अदायकारी

अदायकारी बाबत	तीन वर्ष के ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	बोजलबा खर्च	खालिस
माल- गुजारी (नकदी)				१५·००	३·००	
माल- गुजारी (मावली)				३·६५	०·६५	
सेस ...				६·२०	१·२०	
*सूद ...				६·२०	१·२०	
मुतफरकात ...				३·००	०·५०	
मीजान अदायकारी				३६·६५	६·३५	=

(१) मीजान कुल (अक्षरों में)—
(२) नाम वेहिन्दा—
(३) कुल बकाया—

वस्तखत व तारीख अमला तहसील कुनिन्दा।

* खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायो पर जिन पर कि सटिफिकेट जारी हो) सूद वही लिया जाता है।

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फरद आवकी/फरद रैयती ।

बि० प० प्रेस, गया ।

नाम रैयत मय वल्दियत जमाबन्दी ।

बो सकुनत । नम्बर । 2500 307652

54	22	अजय	कुमार	

नम्बर	कराजी मावली 1 फसली		तफसील हिसाब लगान मावली ।
54	— ,,	सुमेश्वर	प्रसाद

शोत का साबाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल 2010-11

2010-11 जींस आबपाशी	साबाना	बकाया तीन वर्ष से ज्यादा ।	3रा वर्ष ।	2रा वर्ष ।	1ला वर्ष ।	हाल
धान (मन्सी)	3.00					3.00
मघार (मावली)	0.75					0.75
मेंथा ...	1.50					1.50
मक्का ...	1.50					1.50
सुरजमुखी ...	0.60					0.60
योग	7.35					7.35

तफसील अदायगी ।

2010-11	बकाया				मोजावस हाल ।	बाकिर
	तीन वर्ष से ज्यादा ।	3रा वर्ष ।	2रा वर्ष ।	1ला वर्ष ।		
					3.00	
...					0.75	
...					1.50	
...					1.50	
...					0.60	
अदायगारी					7.35	

7.35

मोजान फसल (मन्सी में)

मन सेंगरा —

कुल लगान —

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Sch. XIV—F. No. 180V.

(110 बि० ग० प्रेस, गया।

रसीद मालगुजारी।
नाम सर्कल। नाम मौजा मय थाना व थाना नम्बर।

V

फार्म मालकी/फरद रैयती।
नाम रैयत मय वल्दियत जगाधरी व सकनत। नम्बर।

2500 636240

कानपुर/जलालपुर	भगवती प्रसाद चौधरी		थाना 106
भाजी नगदी	भाजी भावली	तफसील किस्म लगान भावली।	पोस्ट 75
54	खरी	[illegible]	

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल की।

1907-08 मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल (नगदी)	3-40				3-40	3-40
गुजारी (भावली)	0-25				0-25	0-25
सेस ...	1-50				1-50	1-50
*सूद ...	1-50				1-50	1-50
मुतफरकात ...	0-60				0-60	0-60
मीजान	7-25				7-25	7-25

तफसील अदायकारी।

1907-08 अदायकारी बाबत।	बकाया				मोतावला हाल।	फाजिल
	तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल (नकदी)				3-40	3-40	
गुजारी (भावली)				0-25	0-25	
सेस				1-50	1-50	
*सूद ...				1-50	1-50	
मुतफरकात ...				0-60	0-60	
मीजान अदायकारी				7-25	7-25	

(1) मीजान कुल (लफ्जों में) — सोलह रुपया [illegible] रुपया पाई
(2) नाम बेहिन्दा
(3) कुल बकाया — दस्तखत वो तारीख अमला तहसील कुनिन्दा।

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

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Sch. XIV—F.No. 180 V.

रसीद मालगुजारी
... मौजा मय
... का सन नम्बर

00577774

अराजी नम्बरी

अराजी मुअल्ली

जोत का सालाना माँग मय तफसील (...

माल— गुजारी (नकदी) (मायली)	सालाना	बकाया				
		तीन वर्ष से ज्यादा।	...वां।	...वां।	1ला वर्ष।	
माल— (नकदी)	3.00					3.00
गुजारी (मायली)	0.75					0.75
सेस ...	1.50					1.50
*सूद ...	1.50					1.50
मुतफरकात ...	0.60					0.60
मीजान	7.35					7.35

तफसील अदायकारी।

अदायकारी बाबत	बकाया				मोतालबा हाल	मजमिल
	तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल— (नकदी)					3.00	
गुजारी (मायली)					0.75	
सेस ...					1.50	
*सूद ...					1.50	
मुतफरकात ...					0.60	
मीजान अदायकारी					7.35	= 7.35

(1) मीजान कुल (लफ्जों में) --

(2) नाम देहिन्दा --

(3) कुल बकाया --

दस्खत व तारीख अमला तहसील कुनिन्दा

*बाद मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

बि.स.मु.(राजस्व) 1—2011

10/6/14

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(बिहार अभिलेख नियमावली 1942 का नियम 129)

नो० ... से ... तक

मे ... सन् 19

बाद सं० ... सन् ...

आदेश की क्रम संख्या और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की कार्रवाई करने के लिए तारीख और हस्ताक्षर
16.9.95	आज दिनांक 16.9.95 को राजस्व कार्य के निमित्त के प्रसंग में ग्राम ... थाना दानापुर (पटना) में आयोजित कैम्प में श्री मनोरंजन कुमार ... वल्द श्री कुबेश्वर प्रसाद ... ग्राम खासपुर ... थाना खासपुर जिला खासपुर ... ने निम्नलिखित जमीन का नामांतरण हेतु आवेदन-पत्र दिया है जिसे वसीका संख्या 7470 ... दिनांक 28.9.92 ... प्रति से इन्होंने श्री मती माया देवी ... वल्द ... ग्राम ... थाना ... जिला ... से क्रय किया है।	

जमीन विवरण

मौजा	थाना एवं थाना नं०	हल्का नं०	खाता नं०	खेसरा नं०	रकबा	टिप्पणी यदि
खासपुर	32		245.	95	72½	

Certified to be true Copy

Head Clerk

Authorised under Sec. 76 Act of 1872

हल्का कर्मचारी एवं अंचल निरीक्षक के माध्यम से जांच प्रतिवेदन की मांग करें।

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आदेश की क्रम संख्या और तारीख

आदेश और पदाधिकारी का हस्ताक्षर

इनकी अनुशंसा नामांकन हेतु है। कैम्प में उपस्थित व्यक्तियों ने नामांकन पर किसी प्रकार की आपत्ति नहीं की है।

अतः प्राप्त प्रतिवेदन और अनुशंसा से सहमत होकर अवेदक पक्ष में नामांकन की ..... दी जाती है।

शुद्धि-पत्र दो प्रतियों में हस्ताक्षर किया। दो प्रति राजस्व अभिकर्ता को दें जो एक प्रति अनुपालन के बाद एक पक्ष में वापस कर देंगे :

लेखापति

अंचल अधिकारी, दानापुर

अंचल-अधिकारी
दानापुर

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खारिज-प्रतिवेदन

मु० केश नम्बर— (८२) साल— 95-96 हल्का नम्बर— 8

ग्राम— जलालपुर अंचल—दानापुर

मु० में जमीन रकवा 0-92½ डि. राजस्व थाना नम्बर—६० जिला—पटना

जरशमन 18,000/- प्राप्त का जरिया— (अधिकार)

केवाला—7470 तिथि 28/9/92

जमाबंदी रैयत का नाम	खाता	प्लौट	रकवा	लगान	जमाबंदी नम्बर
मार्फत हरिलाल पिता स्व० आत्माराम साः कलालपुर	१०६	७५	0-५५	६-७०	
बचा हुआ रकवा	१०३	७५	0-१५½	३-७०	
नया जमाबंदी रैयत	खाता	प्लौट	रकवा	लगान	
श्री मनोरमा कुमारी पत्नी श्री सुरेश्वर प्रसाद साः डाकबंगली थाना+जिला पटना	१०६	७५	92½ डि.	३-७०	
		0-५			

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...के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं
...भूस्वामी के निबंधन शुल्क का भुगतान के लिए बैंक चालान
...का नाम पता M/S Shreeye Construction
...उसकी ओर से जमा किया जा रहा है) Proprietor Anuradha
...लेखपाल का पकाशित Nand Kumar Srivastava
...पंजीयन कार्यालय Sadar Sidhauli Sitapur
...बैंक का नाम एवं शाखा Saraswat Gramin Bank Pirnagar Sitapur
भुगतान की जानेवाली राशि का विवरण Pirnagar Sitapur

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क इकाई-उप शीर्ष 0001, सकल प्राप्तियाँ प्राथमिक इकाई-7549 सकल प्राप्तियाँ विपत्र कोड-R0030021030001	538,000 43,000 581,000
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष 0001, प्राथमिक इकाई-7549 सकल प्राप्तियाँ विपत्र कोड-R0030031040001	2000 1000 3000
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य मदें-प्राथमिक इकाई-7549 भूमि निबंधन शुल्क से आय विपत्र कोड-R0029008000006	26025
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चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी।

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