

7-496

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

काषाणार कायलय
बिहार BIHAR
20 JAN 2010 Serial No. 192
मधुबनी

2500... AA 783790

Tevann 24

Govt. of Bihar

District Registry Office ,Madhubani

Summary of Endorsement

This document was presented for registration on **01/02/2018** by **Devanand Jha**
A Stamp Duty of Rs. **427780/-** and other Fees of Rs. **20900/-** 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. **530** in Book No. **1**, Volume No. **8** on pages from **15** to **18**.
has been preserved in total **13** pages in C.D. No. **2** / Year **2018**.

Date: 02/02/2018

Token No: 496/2018

Registering Officer: H. d. n. z. ani

For Sai Homes

James E. 4/25/02118

DEVELOPMENT AGREEMENT

01.02.18

This deed of Development Agreement is made on the
.....1st..... of February 2018, at Madhubani Town in the
State of Bihar.

पि सती गुंज स्वरिनिह आसिनि
१-२-१०१८

SCANNED BY
Xlidi
Scanned



District Registry Office, Madhubani

Reg. Year 2018

Deed Number

Name

Devanand Jha

Devanand Jha

Devanand Jha

Devanand Jha

Devanand Jha

Gunjeshwari Bahuasin

N/A

N/A

N/A

N/A

N/A

N/A

Baleshwar Yadav

By

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Devanand Ith

गणवालेश्वर (तादप पैठरुंराकुनलाल ५१५९
 सी० १३ न० शुभली गोशाला रोड मंगरोनी
 आंध्रप्रदेश (मधुबनी)
 तारीख १/२/१८

BETWEEN

(A) Smt. Gunjeshwari Bahuasini W/o Late Jagdish Nandan Singh resident of Ward no. 3, Madhubani Deorhi, P.O.- Madhubani, P.S.- Madhubani District- Madhubani, State Bihar. Pin code- 847211 Pan no. ADQPB8564P, Aadhar No. 670384328614, Mobile No. 9431636505

FIRST PARTY/LAND OWNER.

AND

M/S SAI HOMES, a registered firm vide Registration No. 1780/302 dated 11-09-2013 of Jharkhand state and having Registered Office at Flat No. 7H, Ratna Priya Apartment, Latma Road, Hesag, Hatia, Ranchi-834003 and its Patna branch Office at C-22, Kaliashpuri, Hanuman Nagar, Patna-20 and through partner namely:-

(A) Sri Devanand Jha, S/o Trilok Nath Jha, Resident of Flat, No. 7H, Ratna Priya Apartment, Latma Road, Hesag, Hatia Ranchi-834003 in the State of Jharkhand and Represented as Authorized Signatory. Company PAN NO. ACKI55804N Mobile No. 8002502596

SECOND PARTY /DEVELOPER.

And where by the first party Land Owners who are owners of the land which is state at the foot of this agreement as Schedule I, desire to construct a Multistoried residential building on their land with the help of a reputed Developer who could develop and construct a residential building complex at his own cost and by that the first party could acquire as their share, the built up area in the said building complex in the shape of flats and Car Parking space.

And so the first party being interested in getting a multistoried residential Building complex Development and constructed on their land contacted the second party, and both of them after fully discussion on all matters relating to construction of a multistoried. Building, both agreed to Develop a Multistoried Residential Building Complex on the land is issue on certain terms and conditions as agreed between both the parties and which land have been fully stated below and also as Schedule I at the end of this agreement:-

For Sai Homes

Devanand Jha 11/04/18
Authorised Signatory

श्री मती गुंजेश्वरी बहूअसिनी

9-2-2018



आज दिनांक 1-2-18 को साठ कामत भवानीपुर केड़ी वार्ड नं० 3
 में श्री गंजेश्वरी बड्वासिन पति स्व. जगदिश नन्दा सिंह पैदा
 शुद्धि के निवाह पर पञ्च का मैंने उक्त नं० गंजेश्वरी बड्वासिन
 की जांच की उनका पञ्चान भी जगेश्वर भास्व के स्व लुक्क भास्व
 सा० 13 नं० ग्राफी से गौशालारोड लग स्थान पर पैदा शुद्धि के और
 सौरीय के अनुरूप थे उक्त गंजेश्वरी बड्वासिन ने स्का० की मह
 दास्वविज इनहीने निषपादि किया है तथा पञ्चका एवं पञ्चान का
 दास्वविज पर जोर निषकास जमा है जिन्की अंगुलियों की धाप
 और दास्व विज एवं धाप वहि पर लिया जमा है
 श्रीमान श्री
 कामत
 11/2/18



3
 11/18 श्रीमती गंजेश्वरी बड्वासीन
 9-2-2092

4
 11/18 श्री. बालेश्वर चामरा दे. फ. शाकुनलाल चामरा दे.
 सा० 13 नं० ग्राफी गौशालारोड अंगारोनी
 श्री. शाकुनलाल मल्लिकारी श्री. कि.।
 निशान हमारे हाथों नाना
 11/2/18



अनुमति रिपोर्ट से मेरा समझान को जमा है
 कि उक्त श्री. गंजेश्वरी बड्वासीन ने मल्लिकारी
 निषपादि की है नाना लाल इसे निषपादि के लिए स्वीकृत
 जमा है।
 02/02/18

relating to construction of a multistoried Building, both agreed to Develop a Multistoried Residential Building Complex on the land is issue on certain terms and conditions as agreed between both the parties and which land have been fully stated below and also as Schedule i at the end of this agreement:-

FULL DESCRIPTION OF THE LAND OF THE APARTMENT

Situated at:-

Mauza- Kamat Bhawanipur Urf Kamat Madhubani Under Town ward no. 3 Madhubani Pragana Hati P.S.&Registry Office & District- Madhubani Under Jamindari Bihar Sarkar Revenue Circle Rahika Revenue Thana No. 34 Touzi No. 6424. Jama Bandi No. 308. By name Gunjeshwari Bahuasin. Khesara No. (Old) 2676, 2677, 2678, 2679, 2700, 2701, 2702, 2703, Part , Khesara No. (New) 655 Total area of the land 14 Katha 12 Dhur. Decimal 63.656

And as such the first party presently has right, title and interest in the land is issue and so the land owner is the absolute owner of the said Property. The Said Land in Schedule I is Ancestral Property of the Land Owner.

The first party, the Owner of the land is issue declared the following true acts regarding his land is issue:-

1. That the land under agreement for development fully detailed in schedule no. 1 of the foot of this deed of agreement is Ancestral property and first party has perfect right, title and interest and exclusive possession over the same and the said is free from all encumbrance. There is also no any other share holder of the land described in the Schedule No. 1 at the foot of this agreement.
2. That the first party (Land Owner) has not created any encumbrances on the said land or any part thereof, by way of sale, mortgage, exchange, lease, trust, agreement, or any other encumbrances what so ever.
3. That the land under agreement is free from any acquisition/requisition under any of the statutes and is free from any defects.
4. That there is no suit, any criminal or Civil litigation going on or any liabilities in respect of land under agreement in any court of justice and there is no any order of injunction from any competent court.

That the land owner have not entered in to any past agreement for transfer or development of the said land, the

For Sai Homes

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Schedule no. 1, property or any part thereof or entered into any other agreement with any other person.

Whereas the second party is a well reputed

Developer, who Develops and construct residential or complex or multistoried Building and developer second party has agreed to develop the land of the Owner first Party fully detailed in Scheduled no. 1 at the foot of this deed of agreement with the following terms and conditions:-

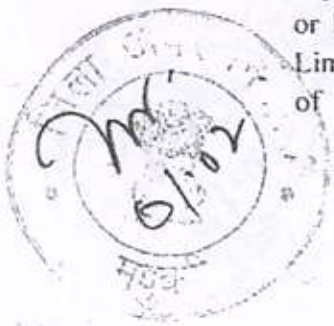
- (i) That the Land Owners, first party hereby appoint the developer second party as developer of the said land of Schedule I who has accepted from the Owner first party, the exclusive right, possession and licence to develop the said land detailed in Schedule No. 1.
 - (ii) That the developer Second Party and the Owner first party have jointly agreed that the construction on schedule I land per low Nagar Parisad Madhubani the Developing Area shall be constructed by the Developer as per plan sanctioned by the said Nagar Parisad Madhubani.
 - (iii) That the Owner shall after the execution of this agreement allow every facility to the developer. Their staffs Engineers, Architects or any other of development of the land in issue.
6. That the duration of competition of the said development/construction of the said building over Schedule I property shall be Four Years with further grace period of 6 Months from the date of approval of map from Nagar Parisad Madhubani and the first party will hand over possession of the land to the second party till four years six months in case of failure to complete the building within the fixed period aforesaid an amount of Rs. 25,000/- (Rs. Twenty Five Thousand only) per month as fine has to be paid by the Developer to the land owner (First Party). The duration of completion of the said building may be extended from the aforesaid period for further six months or more according to the situation and circumstances, but subject to fine except if the non-completion is due to reason of any Natural calamities.
7. That the second party developer can apply for Loan before any financial institution or any commercial bank of banks or Life Insurance Corporation of India Housing Finance Limited etc. on his land and he may obtain loan from any of them for the purpose of construction of building

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aforesaid on his land or the constructed flats and the first party land owner will not raise any objection and rather he will co-operate and will execute any document in this regard if so required and shall Co-operate with the second party in taking such loan, even from market.

8. That after construction of the building over the land, the developer second party will give 32.5% Flats, and respective land area and parking space to the Owner first party and so 32.5 % Share will be called as "Land Owner Area" and land Owner is free to sell mortgage or gift of transfer the said flats etc. of his share to any person or he may use the same as he likes, and rest 67.5% share of flats, and respective land will be in possession of the developer second party and will be called "Developer Area" and so the developer Second party will have very rights to sell or lease or transfer or use the aforesaid share of 67.5% built up area relating to flats, and respective land and concerned parking space in any other manner as he likes.
9. That 67.5% of the total built up area of the said building after completion of the project as per the agreement shall exclusive belong to the developer second party and shall be called the "Developer Area" to which it along shall be entitled as on absolute Owner having constructed the same at his Own cost and expenses.
10. That the Land Owner or in the case of death of the Land Owner, her heirs successors Sri Nagendra Narayan Jha S/o Late Pushkar Jha resident of Ward no. 3 Madhubani Deorhi . Madhubani shall exclusively be entitled to the "Land Owner area", the first party's flats and they shall have absolute right, over the Land Owner's area i.e. 32.5% of the total built up area including flats and respective land and concerned parking space into the apartment and shall be fully entitled to sell or sub-lease or mortgage or transfer or use in his own manner as deemed fit by them.
11. That the developer or in case of his death, legal heirs of successor or his nominees shall exclusively be entitled to the 67.5 % total built up area including flats and respective land area and concerned parking space and he or they shall have absolute right over the developers area and he or they shall be fully entitled to transfer or sell or sub-lease or use in his own manner as deemed fit and proper by him or them.



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For Sai Homes
Devaraj - 11/02/18
Authorised Signatory

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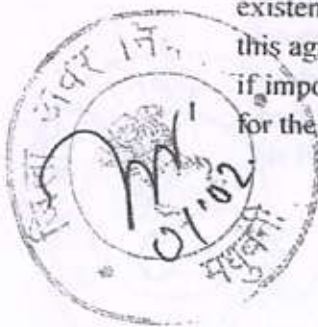
12. That the stair case and all common spaces will be kept for common use for all the legal occupants of the said building.
13. That the Owner shall not demand any amount or interest or any other charges from the developer as the developer has to construct the said building from his own cost and the Owner will have also right to visit and inspect the construction are and Developer will co-operate in such matter.
14. That the developer second party will have right to enter into agreement with any other person in regard to sell or lease or transfer of flats of his own share i.e. 67.5% of built-up area.
15. That after completion of the construction of the said building, the Land Owner will be free to execute sale deed or any deed or lease deed of his share in favour of the allottees or any person and the cost of the stamp duty or other expenses will be born and paid by the transferee/purchaser of lessee only. The apartment is issue , will be constructed as per Bihar Apartment Ownership Act, 2006. Gazette on 22.02.2006 and which came in force at once.
16. That the Owner shall, at no point of time during the course of this agreement dispossess the said developer from the said land because the Developer will be investing lots or money in the said building development.
17. That the developer and land Owner both have agreed about the name of the Building as Being
"GUNJESHWARI APARTMENT"
18. That the developer is entering in to this development agreement after examining the documents of title of the Owner relating to said land and Owner undertakes to produce the original documents and all concerned papers and receipts when required by the developer and she will be ready to submit in the concerned Office, if necessary. The land Owner has also assured about her perfect, rights, title and possession over the land in issue.
19. That the Land Owner shall be liable to pay all line relating to land under development or any kind of dues if in existence for the period which are or before the date of this agreement and developer shall be label to pay any fine if imposed due to any reason by any authority or any dues for the period after this agreement.

For Sai Homes

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20. That the developer may nominate and appoint any person to perform and control the work of development of the building and in case of non-completion of construction of Apartment by the Second Party, the Developer in time he the Second party may by an agreement appoint or delegate his all rights of this agreement to another Developer for completion of the construction Apartment but with the full knowledge of the first Party, Land Owner.
21. That after completion of construction of Apartment there will be a "Society" of flat Holders/purchasers or occupants with the consent of first and second party and the legal occupants will be only member of such society and by which the maintenance or Apartment and security of the flat Holders will be also looked into and considered by it and appropriate action will be taken by it.
22. AND WHEREAS after the Registration of this Development Agreement in Registry Office, the owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial institutions.
23. That after the completion of the construction of the building project developer/promoter/land owner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Ownership Act, 2006 u/s 5(1) & 5(2) and others.
24. That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Nagar Parisad Madhubani building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land Owner and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land Owner and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

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25. That in case if any dispute of differences between the party arising out of or in relating to this development agreement, the same be settled by the arbitrators appointed by consent of both parties and arbitration proceeding will be conducted as per the Arbitration and conciliation Act. 1996 (Act 26 of 1996) and both parties will obey. the award. the decision of the arbitrators.

SCHEDULE- I

Mauza- Kamat Bhawanipur Urf Kamat Madhubani Under Town ward no. 3 Madhubani Pragana Hati P.S.&Registry Office & District- Madhubani Under Jamindari Bihar Sarkar Revenue Circle Rahika Revenue Thana No. 34 Touzi No. 6424, Jama Bandi No. 308, By name Gunjeshwari Bahuasin. Khesara No. (Old) 2676, 2677, 2678, 2679, 2700, 2701, 2702, 2703, Part . Khesara No. (New) 655 Total area of the land 14 Katha 12 Dhur. Decimal 63.656 Within in the limit of Nagar Parisad Madhubani Registration Office Madhubani District- Madhubani Bounded as follows: -

North- Self and Ugradeo Jha . etc.

South- Self

East- Tank

West- J.N. College

Which Total Market Value of above land is Rs.

21389000/- (Two Crores Thirteen Lacs Eighty Nine Thousand Only) **BRANCH Road Residential**

SHARE DISTRIBUTION

Land Owner Share :

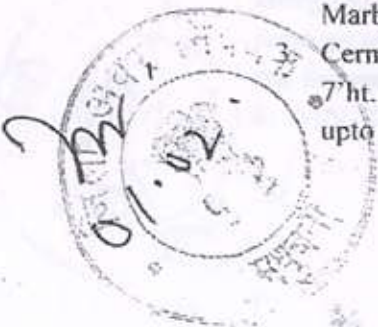
32.5 % of Total Built-Up Area along with car parking in total constructed Built-Up Area

Rest 67.5 % of Total Built-Up Area and car parking shall be developed share only.

SCHEDULE II

A) FEATURES AND SPECIFICATION OF FLATS FLOOR&WALLTILING:

1. The flooring in the living room, bed room, dining area, kitchen and balcony will be of Class- I Marble.
2. The flooring in bath rooms, toilets will be of Class- I Marble flooring.
3. Cermic/glazed tiles will be provided in toilets upto 7'ht. from finished floor level in kitchen in will be upto ht. of 2'-0" From kitchen plat form.



For Sai Homes

Devanand 4-1/02/18
Authorised Signatory

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B) SANITARY WARE & FITTINGS:

1. All water closet and wash basins will be in white ceramic, with low level white cisterns made up of PVC depending upon bulk availability.
2. All top fittings will be of chrominum plated brass. In case of non-availability in bulk, these will be substituted by some other suitable materials.

C) KITCHEN PLATFORM & SINK:

Top of kitchen platform will be of granite with Stainless steel sink.

D) DOORS & WINDOWS:

1. Wooden door frame in toilet, kitchen and other door frame will be made of locally available hard wood and door shutters will be of factory made 30 mm thick hard core flush shutters painted with two coats of synthetic enamel over a coat of primer.
2. Window frame and shutters will be of wood and with ms Frame and grills will be finished with enamel paint over primer.
3. All the doors will be provided with a night latch, magic eye and a Ldrop. All other door fittings will be of onodised aluminium.

WALLS:

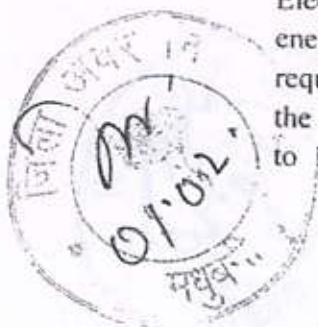
1. Interior walls will be decorated by plaster of paris with one cost of cement primer.
2. Exterior wall will be finished with cement based snowcem permanent finish depending upon bulk availability.

PLUMBING AND WASTE WATER LINES:

1. All concealed plumbing for supply water will be of G.I. Tata pipes and external soil or waste water lines will be PVC pipe in a two stack system with geyser line connection in bath room.

ELECTRICITY SUPPLY AND WIRING:

1. Wiring will be concealed and suitable for 1/3 phase supply. The actual supply may, be of single or 3- phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energized by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer, the flat-owners shall be deemed to have given permission to M/S SAI HOMES, for allotment of such space.



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Devanand - 11/02/18
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Location of transformer and main board will be decided by the company and Bihar State Electricity Board.

2. Each flat will be provided with a separate meter located on the main electrical panel board. A separate meter (s) for common services will be provided on main electrical board.

3. All bed rooms, living and dining areas shall have 1 plug point, 2 light points, 1 fan point, 1-5A plug point. In addition the master bed room living and dining area shall have a 15 A plug point. One 15 A plug point will also be provided in kitchen and toilet of master bed room.

TELEPHONE AND T.V CABLES:

1. Telephone cable will be provided from each flat upto common junction point (tag-block) at the gate or other suitable location. No wires will be drawn beyond this stretch.

2. Individual Television cables will be provide through concealed conduits for television connection from the terrace to each flat.

3. Intercom facility shall be provided to the flats.

EXHAUST FAN OPENING:

If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provide.

Notes:- All specification, sizes and layout etc. are subject to minor variations, additions, alteration by the company upon suggestion of its consultants. Any features not included in this list but desired by a flat owner may be given at company's discretion at additional cost.

AMENITIES:

WATER:

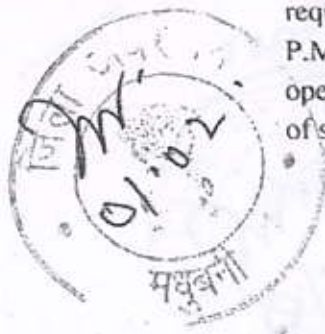
A 24 hrs. water supply will be provided to all the flats or common area from own central boring systems as per the design of P.H.E.D. consultants.

SWERAGE:

Suitable arrangement for rain storm and soil water disposal shall be provided as per the design of P.H.E.D consultants.

SERVANT ROOM/PARKING:

There is a provision of reserve parking space as per requirements of Patna Regional Development Authority/ P.M.C (Municipal Authority) some of them may be opened and some covered depending upon the availability of space.



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Devanand 4-11/02/18

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As the total car parking space and servant room is less than the total number of occupants, individual allotment as reserve parking space/servant room will be done on first cum first serve basis at an extra cost by the company.

After going through the contents of the same in presence of the witnesses who have also signed hereunder after understanding the contents of the deed.

Whereas the contents of this deed of agreement have been ready by us and both parties have understood it fully well and the same are true and correct to their best of knowledge and believe and the same shall be bindings on them and also on their legal heirs. Successors in interest and after full satisfaction by the both parties and there being no nay undue influence or any coercion and with free consent and in cool and sound mind, both parties have put their signature for accepting this agreement before two independent witnesses:

श्री सतीश जैसवरी बहु आसीन

9-2-2018

Signature of Land owner.

1. ग. नाले 29/1/14
वे. ह. व. कु. न. ल. भा. 49
स. 13 न. मु. म. ली. गो. श. ल. 1
री. 5 म. ग. री. न. री. आ. न. ल. 1
म. धु. न. री.

For Sai Homes

Devaranji P. 11/02/18

Authorised Signatory

Signature of Developers.

(Drafted as per instructions of the party.)

2. क. न. री. य. म. री.
पे. श्री र. म. न. री. म. री.
वी. न. री. म. री. क. ली. न. री.
न. री. न. री. - 7
म. धु. न. री.

01/02/2018 2001/98607
online registration with

11/2/18



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. 427780/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 1000
Amt. paid through Bank Challan Rs. 447680

Registration Fee										LLR + Proc Fee		Service Cha
FEE PAID	A1	20000	C	0	H1b	0	K1a	0	Lii	0	500	
	A8	0	D	0	H2	0	K1b	400	Liii	0		
	A9	0	DD	0	I	0	K1c	0	Mb	0		
	A10	0	E	0	J1	0	K2	0	Na	0		
	B	0	H1a	0	J2	0	Li	0				
	TOTAL-									20400		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -											20900	

Date: 01/02/2018

Endorsement under section 52

Presented for registration at Registration Office, Madhubani on Thursday, 01st February 2018 by Devanand J Triloknatt Jha by profession Others. Status - Claimant

Devanand Jha

Signature/L.T.I. of Presentant

Date: 01/02/2018

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Baleshwar Yadav' age '42' Sex 'M', 'Shakun Lal Yadav', resident of 'At.-Gaushala Road Mangurani, Cir.-Rajnagar, Madhubani',), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

अमरेश्वर यादव

Date : 01/02/2018

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Madhubani Sadar in Book No. 1 Volume No. 8 on page no. 15 to 27 for the year 2018 and stored in CD Volume No. 2, year 2018. The document no. is printed on the front Page of the document.

बिहार सरकार

Token No. : 496

Year : 2018

S.No. SCORE 4.1 SCORE Ver.4.1

Date : 02/02/2018

DEED NO-530

SCANNED BY
Signature

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नाम संकेत
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निर्वाह —

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४। नाम हैसत, पिठा का नाम, जाति, एवं वास स्थान।

ਭਗਤ ਕਾਨ੍ਹਾ ਲਿਖਿ ਮਿਲਾ ਵਿਦਿਗੀ
ਭਗਤ ਕਾਨ੍ਹਾ ਲਿਖਿ ਮਿਲਾ ਵਿਦਿਗੀ
ਭਗਤ ਕਾਨ੍ਹਾ ਲਿਖਿ ਮਿਲਾ ਵਿਦਿਗੀ

१२। लागत मुताबिक साक्षिक।	१३। लागत मुताबिक देवता।	१४। लागत मुताबिक वह निकटतम कार्यक्रम होना चाहिए।	१५। अधिक लागत जो हार्किंग में उठ रहा।	१६। जिस तरह ५५ लागत उठ रहा मार्ग है जाने का आधारही प्रथम से या दु और से।
१७। नवीकृत (बिंदु दस्तावेज) के अवधि सिद्धी जगमगी)।	१८। लागत में अंतर कोई है।	१९। लागत अंतरा को बर्ता जलदी के बाद दिया गया है।		

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

क्र.	वर्ग	विषय	प्रश्न	उत्तर	अंक	कुल अंक
1	प्रश्न	विषय	प्रश्न	उत्तर	अंक	कुल अंक
2	उत्तर	विषय	उत्तर	अंक	कुल अंक	कुल अंक
3	प्रश्न	विषय	प्रश्न	उत्तर	अंक	कुल अंक
4	उत्तर	विषय	उत्तर	अंक	कुल अंक	कुल अंक
5	प्रश्न	विषय	प्रश्न	उत्तर	अंक	कुल अंक
6	उत्तर	विषय	उत्तर	अंक	कुल अंक	कुल अंक
7	प्रश्न	विषय	प्रश्न	उत्तर	अंक	कुल अंक
8	उत्तर	विषय	उत्तर	अंक	कुल अंक	कुल अंक
9	प्रश्न	विषय	प्रश्न	उत्तर	अंक	कुल अंक
10	उत्तर	विषय	उत्तर	अंक	कुल अंक	कुल अंक

③

निर्देश —

565, 818, 152, 298

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१२। लगान भुताधिक मासिक।	१३। लगान भुताधिक द्वैमास।	१४। लगान भुताधिक त्रैमासिक मासिकम	१५। उचित लगान जो हुकिम ने बहुराया।	१६। जिस तौर पर काल बहुरायी गये हों याने फाटने से या अवलती हुयम से या दुखरे तौर से।
१७। नयेवाल (निर बसलकार रोगन के बसल की अकरी खिली जायगी)।	१८। साम शर्तें अगर कोई हों।	१९। नाम अथवा हस्ताक्षर जिस की पार्श्व सचयीक के साथ दिया गया है।		

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गैरसामान्य । (हेतुसमेत)

कार्ड नं-८२

(12)

(82)

शैखली खतियान Khathian

नाम भीगा नरुज्जाम
१। साक्षिक जाला नं०

देवनाथपाथी मरुज्जाम

योग नरुज्जाम

नाम खंवर २१३६

शिक्षा-मरुज्जाम

२। जाला नरुज्जाम

३। नाम शैखली, पिता का नाम जालि, पूर्व गांव स्थान ।

२१३६

२१३६

मरुज्जाम

२१३६

२१३६

१३। जाला मुताधिक
साक्षिक ।

१३। जाला मुताधिक
शैखली

१४। जाला मुताधिक
वर्तमान शक्ति

१५। उचित जाला जो
शक्ति से ठहराया ।

१६। जाला सीर पर जाला
ठहराया गया हो जाने करारा
से बदलायी हुआ है या हुसरे
जोर से ।

१७। नदीपथ (सीर वल्लभकार शैखली के वल्लभ
की जाला शक्ति जालागी) ।

१८। जाला जाले जाला कोई हो ।

१९। नाम जाला शक्ति जाला जिस
की जाला वल्लभ के जाला दिया
गया है ।

१८५। नक । (सिद्धांशः)

[illegible]

ਦਰਸੰਗਾ ਵਿ० ਧੰ० ਸੇਵਕ ਸਾ० ਚੰ० ੩ (ਵੀ०) ੧੪-੪-੧੯੯੦-੧੯੯੦

⑥

—कविता—

४। नाम देस, पिता का नाम, ज्ञाति, एवं वंश स्थान ।

~~Page 22 of 22~~

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१२। ज्ञानान् मुक्तार्थिक भाषिक ।	१३। ज्ञानान् मुक्तार्थिक द्वय ।	१४। ज्ञानान् मुक्तार्थिक प्रवृत्तिगत भाषिक	१५। उचित ज्ञानान् जो ज्ञानान् में प्रवृत्ति ।	१६। निम्न तौर पर ज्ञानान् प्रवृत्ति गति हो जाने का तौर है, अज्ञानान् प्रवृत्ति का तौर हो है ।
१७। निम्नान् (निम्न ज्ञानान्) के अभिप्रेत प्रवृत्ति का प्रवृत्ति ।	१८। ज्ञानान् शक्ति अज्ञान प्रवृत्ति ।	१९। ज्ञानान् अज्ञान प्रवृत्ति प्रवृत्ति का तौर है ।	२०। ज्ञानान् अज्ञान प्रवृत्ति प्रवृत्ति का तौर है ।	२१। निम्न तौर पर ज्ञानान् प्रवृत्ति गति हो जाने का तौर है, अज्ञानान् प्रवृत्ति का तौर हो है ।

48

पृष्ठ संख्या (Page No.)

दिनांक (Date)

क्र.सं.	विवरण	मात्रा	दर	मूल्य	कुल
1	माला	100	200	20000	
2	माला	100	200	20000	
3	माला	100	200	20000	
4	माला	100	200	20000	
5	माला	100	200	20000	
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21	माला	100	200	20000	
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कुल मूल्य (Total Amount)

80000

वैद्यनाथक । (वैद्यनाथक)

वैद्यकी साक्षियान Khablihan

नाम अंकल ०१८५११

खिला -

नाम मोठा ५०५५११

वैद्यक धाना

५०५५११

पना नमर

०१८५११

खिला -

१। साक्षिक, खाता नं०

२। खाता नमर

३। नाम वैद्य, पिला का नाम, जाति, एवं अंक पयन ।

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०१८५११

३६

१२। लगान मुताबिक
साक्षिक ।

१३। लगान मुताबिक
दिया ।

१४। लगान मुताबिक दृष्टिकान्त मुताबिक

१५। अर्थात् लगान जो
द्वारिका ने दुरुप्राप्त ।

१६। जिस ठीर पर लगान दुरुप्राप्त
गति है उसे धरने धरने के
अपराधी धरने के धरने धरने
करे है ।

१७। नयेपस (गिर काननकार वैद्यक के दस्तावेज की
अवधि के लिये जायगी) ।

१८। खाता सही अंगार की है ।

१९। नाम अध्यापक पदस्थान पर
को पचास तसदीक के बाद दिया
गया है ।

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गैरसामान्य । (हिलनेसे)

पैयली कतिपयना Khabibah

नाम भीता मजुबान

देकना घाना ११ सुबाना

नाम अंचल ११ दि ७१

किता-१

१। सामान्य कला नः

२। सामान्य पानेवाले का नाम

३। सादर नाम

४। नाम देकर, पिता का नाम, जाति, एवं गाँव स्थान ।

उपरोक्त नामों के लिए ठेका दान देने के लिए

११५
११५

५१

१२। सामान्य मुताबिक

१३। सामान्य मुताबिक देकर

१४। सामान्य मुताबिक तहकिमान सामान्य

१५। उचित सामान्य जो

१६। जिस लिए पर सामान्य ठेका दी गयी है पाने करार है, अक्षरों में रूप से या दुबरे लिखें

१७। नवीन (गैर वसलाकार देकर के देखल की अवधि मिली जायगी) ।

१८। नाम यहाँ अगर कोई हो ।

१९। नाम अपना मुताबिक जिस को पाने तबदीक के बाद दिया गया है ।

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1847-1848 1849-1850 1851-1852 1853-1854 1855-1856 1857-1858 1859-1860 1861-1862 1863-1864 1865-1866 1867-1868 1869-1870 1871-1872 1873-1874 1875-1876 1877-1878 1879-1880 1881-1882 1883-1884 1885-1886 1887-1888 1889-1890 1891-1892 1893-1894 1895-1896 1897-1898 1899-1900 1901-1902 1903-1904 1905-1906 1907-1908 1909-1910 1911-1912 1913-1914 1915-1916 1917-1918 1919-1920 1921-1922 1923-1924 1925-1926 1927-1928 1929-1930 1931-1932 1933-1934 1935-1936 1937-1938 1939-1940 1941-1942 1943-1944 1945-1946 1947-1948 1949-1950 1951-1952 1953-1954 1955-1956 1957-1958 1959-1960 1961-1962 1963-1964 1965-1966 1967-1968 1969-1970 1971-1972 1973-1974 1975-1976 1977-1978 1979-1980 1981-1982 1983-1984 1985-1986 1987-1988 1989-1990 1991-1992 1993-1994 1995-1996 1997-1998 1999-2000 2001-2002 2003-2004 2005-2006 2007-2008 2009-2010 2011-2012 2013-2014 2015-2016 2017-2018 2019-2020 2021-2022 2023-2024 2025-2026 2027-2028 2029-2030 2031-2032 2033-2034 2035-2036 2037-2038 2039-2040 2041-2042 2043-2044 2045-2046 2047-2048 2049-2050 2051-2052 2053-2054 2055-2056 2057-2058 2059-2060 2061-2062 2063-2064 2065-2066 2067-2068 2069-2070 2071-2072 2073-2074 2075-2076 2077-2078 2079-2080 2081-2082 2083-2084 2085-2086 2087-2088 2089-2090 2091-2092 2093-2094 2095-2096 2097-2098 2099-2100 2101-2102 2103-2104 2105-2106 2107-2108 2109-2110 2111-2112 2113-2114 2115-2116 2117-2118 2119-2120 2121-2122 2123-2124 2125-2126 2127-2128 2129-2130 2131-2132 2133-2134 2135-2136 2137-2138 2139-2140 2141-2142 2143-2144 2145-2146 2147-2148 2149-2150 2151-2152 2153-2154 2155-2156 2157-2158 2159-2160 2161-2162 2163-2164 2165-2166 2167-2168 2169-2170 2171-2172 2173-2174 2175-2176 2177-2178 2179-2180 2181-2182 2183-2184 2185-2186 2187-2188 2189-2190 2191-2192 2193-2194 2195-2196 2197-2198 2199-2200 2201-2202 2203-2204 2205-2206 2207-2208 2209-2210 2211-2212 2213-2214 2215-2216 2217-2218 2219-2220 2221-2222 2223-2224 2225-2226 2227-2228 2229-2230 2231-2232 2233-2234 2235-2236 2237-2238 2239-2240 2241-2242 2243-2244 2245-2246 2247-2248 2249-2250 2251-2252 2253-2254 2255-2256 2257-2258 2259-2260 2261-2262 2263-2264 2265-2266 2267-2268 2269-2270 2271-2272 2273-2274 2275-2276 2277-2278 2279-2280 2281-2282 2283-2284 2285-2286 2287-2288 2289-2290 2291-2292 2293-2294 2295-2296 2297-2298 2299-2300 2301-2302 2303-2304 2305-2306 2307-2308 2309-2310 2311-2312 2313-2314 2315-2316 2317-2318 2319-2320 2321-2322 2323-2324 2325-2326 2327-2328 2329-2330 2331-2332 2333-2334 2335-2336 2337-2338 2339-2340 2341-2342 2343-2344 2345-2346 2347-2348 2349-2350 2351-2352 2353-2354 2355-2356 2357-2358 2359-2360 2361-2362 2363-2364 2365-2366 2367-2368 2369-2370 2371-2372 2373-2374 2375-2376 2377-2378 2379-2380 2381-2382 2383-2384 2385-2386 2387-2388 2389-2390 2391-2392 2393-2394 2395-2396 2397-2398 2399-2400 2401-2402 2403-2404 2405-2406 2407-2408 2409-2410 2411-2412 2413-2414 2415-2416 2417-2418 2419-2420 2421-2422 2423-2424 2425-2426 2427-2428 2429-2430 2431-2432 2433-2434 2435-2436 2437-2438 2439-2440 2441-2442 2443-2444 2445-2446 2447-2448 2449-2450 2451-2452 2453-2454 2455-2456 2457-2458 2459-2460 2461-2462 2463-2464 2465-2466 2467-2468 2469-2470 2471-2472 2473-2474 2475-2476 2477-2478 2479-2480 2481-2482 2483-2484 2485-2486 2487-2488 2489-2490 2491-2492 2493-2494 2495-2496 2497-2498 2499-2500 2501-2502 2503-2504 2505-2506 2507-2508 2509-2510 2511-2512 2513-2514 2515-2516 2517-2518 2519-2520 2521-2522 2523-2524 2525-2526 2527-2528 2529-2530 2531-2532 2533-2534 2535-2536 2537-2538 2539-2540 2541-2542 2543-2544 2545-2546 2547-2548 2549-2550 2551-2552 2553-2554 2555-2556 2557-2558 2559-2560 2561-2562 2563-2564 2565-2566 2567-2568 2569-2570 2571-2572 2573-2574 2575-2576 2577-2578 2579-2580 2581-2582 2583-2584 2585-2586 2587-2588 2589-2590 2591-2592 2593-2594 2595-2596 2597-2598 2599-2600 2601-2602 2603-2604 2605-2606 2607-2608 2609-2610 2611-2612 2613-2614 2615-2616 2617-2618 2619-2620 2621-2622 2623-2624 2625-2626 2627-2628 2629-2630 2631-2632 2633-2634 2635-2636 2637-2638 2639-2640 2641-2642 2643-2644 2645-2646 2647-2648 2649-2650 2651-2652 2653-2654 2655-2656 2657-2658 2659-2660 2661-2662 2663-2664 2665

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James
Hawkins

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$$\frac{3065}{1718}$$

Certified that Shri. श्री. सुनीलजी बाहुगुप्ता

P.O. District..... Whose Signature is attested below,

owns exclusively.....acres of agricultural cultivated land under his possession as per our land record, the Schedule of which is given below. The revenue of the land under reference has been paid up to the year 2017-18

Mauza & Thana No	Tauzi No.	Khata No	Khesara No.	Area			BOUNDARY			
				Ac.	D.		N.	S.	E.	W.
				Bigha	Katha	Dhoor				
5351 मन्नापौर 34	6424	1	2671	0	14	12				
			2672							
			2678							
			2679							
			2700							
			2701							
			2702							
			2703							
			6551							
उपरोक्त 10 खतों का जमाबंदी क्रमांक 348 गुंठे वाली 95 बीघा की है। यह क्षेत्र है जमीन में 10 भाग आता है। 10 भाग, जंगल को देखा रहित से गुरु है 2 बीघा अधिक है। <i>(Signature)</i> 11.2.18 <i>(Signature)</i> 12.2.18										

Signature of the land owner

Signature of Circle Officer

Signature of Circle Officer



1 of 218