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1. Energy

उत्तर का नाम एवं पता

Summary of Endorsement

This document was presented for registration on this Saturday, the 15th of January 2011 by Gopal Prasad Keshri.

A stamp duty of Rs. 138920/- and other fees of Rs. 854/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 744 in Book No. 1, Volume No. 13 on pages from 183 to 197 and has been preserved in total 15 pages in C.D. No. 2 / Year 2011.

Date : 15/01/2011

Token No. : 998 / 2011

Signature with date
(Ajay Krishna Mishra)
Registering Officer, Patna

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is executed on this the 7th day of January Two Thousand Eleven (07-01-2011) BY AND BETWEEN:

ਦਿੱਖਾ ਕੇ ਪੁਰਾਣਾ ਕੀਤਾ

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12/23/2011

Serial No : 949
Token No : 998
Type & Status
of Party

Deed No : 744
of 2011

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Navratan Jhunjhunwala
(Dir.)



Signature of Party

Presented by
Self

Gopal Prasad Keshri



Signature of Party

Executed by

Vishal Keshri



Signature of Party

Executed by

Sunil Kumar Keshri



Signature of Party

Executed by

Gopal Prasad Keshri

Signature of Party

Executed by

Anil Kumar Keshri



Signature of Party

Executed by

Sanjay Keshri



Signature of Party

Executed by

Rajesh Kunal Keshri



Signature of Party

Hazemata ko.

Identifier

Kunal

Kunal
15-1-2011



Signature of Party



Hatendra Kr.

1. **Gopal Prasad Keshri** S/o Late Mohan Lal Sah
Aged About 63 years, PAN AAYPK6126B
2. **Sunil Kumar Keshri** S/o Late Mohan Lal Sah
Aged About 60 years, PAN AFIPK4199P
3. **Anil Kumar Keshri** S/o Late Mohan Lal Sah
Aged About 55 years, PAN AAYPK4406G
4. **Sanjay Keshri** S/o Late Bhola Nath Keshri
Aged about 49 years, PAN ABKPK4499C
5. **Rajesh Kunal Keshri** S/o Late Bhola Nath Keshri
Aged About 41 years, PAN AFPPK0377L
6. **Vishal Keshri** S/o Late Bhola Nath Keshri
Aged about 43 years, PAN AGMPK7803M

All the above are residing at Main Road, Badi Machua Toli (Danapur), P.S. Danapur, District Patna Hereinafter jointly referred to as the "OWNER" of the First Part (The above expression "OWNER", respectively wherever the context permits or requires shall mean and include their individual heirs, successors, assigns, executors, administrators and legal representatives)

For Durga Projects & Infrastructure (P) Ltd.
Neelesh Kishore
7/1/14 Director

AND

M/S DURGA PROJECTS & INFRASTRUTRE PVT LTD (PAN AACCD5554H), a company incorporated under the companies act and _____ having it's Patna office at 102, Abhishek Plaza , Exhibition Road , Patna800001

Hereinafter referred to as the "DEVELOPER" (which expression shall whenever the context so requires or admits mean and include all its directors, legal representatives, administrators, executors and successors in interest) called as the DEVELOPER of the SECOND PART.

D.K. Keshri
9/1/2014
Sample signature
Vishal Keshri



2
Signature of
Patna
Patna

Represented by its director **Sri Navratan Jhunjhunwala** S/o Sri Om Prakash Jhunjhunwala resident of Durga Kunj Doomri Kothi Exhibition Road, P.S. - Gandhi Maidan Patna 800 001

Whereas the first party jointly is owner of $\frac{1}{4}$ th (25%) share of the schedule property.

Whereas the first party is Karta of their respective family consisting of sons & grandsons and members.

Whereas the schedule property has been acquired by the heirs of late Doma Sah son of Late Rangu Sah in due course of time under different sale deed, the land thus acquired is abutted to each other and forms a composite block of land, based on this the developer has agreed to construct a complex on the schedule property. Whereas the title holders of the remaining $\frac{3}{4}$ th (75%) of the schedule property have also agreed to execute and give development rights to the developers, which the first party acknowledges and agrees that the developers must be able to get the above said $\frac{3}{4}$ th rights from other co owners, to perform the obligations towards the first party under this document. The First Party has also assured that except the First Party, there is no other person in their respective family to claim any share and the developer is entering into this contract on their assurance.

WHEREAS the OWNERS intend to develop Schedule I property, through competent property Developers.

WHEREAS the Developer has formulated a scheme of developing the schedule property, based on the above said, and the OWNER agrees to the scheme

WHEREAS the Owner has assured the Developer that the Schedule I Property is free from encumbrances of any kind, minor inter-ests, litigations, charges of any kind, lien, requisitions, acquisitions, attachments, charges of maintenances.



3 श्री नवरातन जेठवा
श्री नवरातन जेठवा
प्रकाश जेठवा

For Durga Projects & Infrastructure (P) Ltd.

Navratan Jhunjhunwala
Director

Dr. J. K. Singh
29/1/2019
Sampat Singh
Nishat Vasthi

WHEREAS the Owner has assured the Developer that the Schedule 'I' Property is agreed to be given for development for meeting family and legal necessity and instead of totally selling the property, Development is entered, so that improvised property would be available and immediate funds to meet family necessity will be available and which safeguards property.

WHEREAS the Owner has assured the Developer that all taxes, rates and any other cess up to date has been paid with respect to the Schedule 'I' Property.

WHEREAS the Owner has assured the Developer that they have marketable title to the Schedule 'I' Property and that the Sched-ule 'I' Property absolutely belongs to them and that they have not done any act which will prohibit them from entering into this Development Agreement.

WHEREAS based on such assurance the Owner has asked the Developer to agree to enter into this Development Agreement.

WHEREAS the Developer requested the Owners to get the signature of the other family members as Consenting Witnesses to confirm that they are aware of this Development Agreement.

WHEREAS the parties have finalised the terms of this Development Agreement and have thought it fit to reduce the terms agreed between them into writing.

**NOW THIS DEVELOPMENT AGREEMENT
WITNESSES AS FOLLOWS:**

1. **COMPLETION OF PROJECT:** The project shall be completed by the Developer within 24 (Twenty Four) months after getting the vacant possession of the Schedule I Property, demolition of the present dilapidated structure at the front, and plan being sanctioned by the statutory authority / authorized architect and all statutory clearances



4 ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲೆ
37ನೇ ಹಂತ
ಪ್ರಾ.ಶ.ಕೆ. ಹೆಚ್.ಎ.ಎಸ್.ಎಸ್.

For Durga Projects & Infrastructure (P) Ltd.
ನಂದೀನಿ
9/1/16

ಶಿವಮೊಗ್ಗ
37ನೇ ಹಂತ
ಪ್ರಾ.ಶ.ಕೆ. ಹೆಚ್.ಎ.ಎಸ್.ಎಸ್.

having been received. Another 6 (six) months grace period is given. However the period of delay caused due to acts of God, other natural event and accidents of fire, cyclone, incessant rains, riots, disturbance of peace and other events of "Force Majeure" etc., arising beyond the control and responsibility of the Developer including any default on the part of the Owners in obtaining and performing their part of the contract herein shall be ignored. If there is any delay in completion of the project within the specified period, Developer has to compensate the OWNER by Rs 30,000/- (Thirty Thousand only) for the first three months of delay, and subsequently by Rs 50,000 /- (Fifty Thousand only) for the 4th to the 12th month and if there is further delay the Owners and Developer will mutually decide the same at that time.

2. The developed property and constructions to be put up shall always belong to the Developer. The Developer shall be entitled to engage Architects, Engineers, Contractors and others as they deem fit to execute the developmental works, however, in case of dispute between the Developer and their contractors, architects, engineers and other workmen, suppliers of materials, the same shall be settled by the Developer.

3. The Owner has agreed to indemnify the Developer in the event of any defect in title to the Schedule 'I' property

4. The Owner shall see that no trouble is caused by the neighbouring Owners and occupants.

5. The term "super built-up area" (SBA) mentioned herein shall mean and include the covered area of the apartment verandah and balcony, inclusive of the area under periphery wall, area under the column and walls, area utilized for services, viz area under staircase, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge areas etc.

6. **CONSIDERATION:** The Developer has agreed to develop the schedule I property at it's cost by constructing Residential and/or Commercial Complex as per terms of the Development Agreement. In consideration of such development the Owner agrees to transfer complete and full rights



5. निम्नलिखित
अनुसूची में
परिचालन के लिए

For Durga Projects & Infrastructure Pvt. Ltd.

नवीन कुमार
9/1/11
Director

Durga
Projects
Infrastructure
Pvt. Ltd.

नवीन कुमार

in Schedule 'I' Property to the Developer and recognise the Developer as the Owner of developed area subject to the Developer's liability to transfer **36% (Thirty Six Percent) of the SBA constructed**. This 36% of SBA as mentioned shall be hereinafter called as the **"OWNER's Share"**. The complete developed property other than the Owner's share will belong to the DEVELOPER with unfettered right to deal with the same. The OWNER's Share will be exactly determined by a supplementary area sharing agreement after the sanction of the plan. The Developer has today paid a sum of **Rs 11,000/- (Eleven thousand only)** jointly to the First party as a non refundable advance, the receipt of which the First Party admits and acknowledges

7. The Owner have this day given a General Power of Attorney authorizing the Developer to get the required working capital sanctions from the financial institutions including mortgaging the Schedule 'I' property, permissions to enter into Agreement of Sale and execute conveyance deed with respect to the complete project/builtup and also to encumber, alienate and mortgage the complete project

8. **COST AND EXPENSES TO BE INCURRED:** All expenses regarding development shall be incurred by the Developer. The Owner shall have no liability to share any expenses with respect to construction of the building.

9. The Owner has to satisfy the Developer regarding their valid title to the schedule property and furnish up to date encumbrance certificate and other revenue records.

10 All the statutory dues, and property tax up to the date of development agreement shall be paid by the Owners.

11 The Developer shall appoint others including contractors, architects & other agencies and individuals which are required for completion of the project as per Developer's Choice.



6. Signature of the
31/12/2019
Project Manager

For Durgam Projects & Infrastructures (P) Ltd.

Director
11/12/2019

Signature
11/12/2019
Mishal Keshri

13 **INDEMNITY:** The Owners do hereby agree and indemnify the Developer from any defects in title, litigations, attachments, charges or encumbrances, claims, requisition or demands of any kind whatsoever in respect of the schedule property. The Owners also indemnifies the Developer against undisclosed ~~dis~~-pendence or court litigation.

15 **PAYMENT OF MAINTENANCE**
CHARGES: It is hereby agreed by the OWNER that from the date the 'Owners's Share' is ready for occupation in all respects and on delivery of possession, the OWNER shall bear and pay proportionate monthly maintenance expenses for maintenance of common areas and facilities to the Owners association, which shall be formed by them. If for any reason, the Owners association is not formed by that time, the same shall be paid to the DEVELOPER till the formation of the association.

a. That the Schedule 'I' Property is the absolute property of the Owner and absolutely belongs to them and they are entering into this development agreement for meeting legal and family necessities and maintenance of the property.

for Durga Projects & Infrastructure (PI) Ltd.

9/1/11 Director

And.
6/26/15
Sam Houston
Michael Lechner



7. સામાજિક પ્રતિબંધ
સામાજિક પ્રતિબંધ

b. That the Schedule 'I' Property is free from all encumbrances, from litigations, acquisitions, requisitions, charges, minor interest, maintenance, claim of tenancy.

c. That Schedule 'I' property is the absolute property of the Owner and he is entitled to deal with the Schedule 'I' property and none other than he has any right, title or interest in the Schedule 'I' property.

d. That the Owner has marketable title to the Schedule I property.

e. No part of the schedule I property is subject to any order of acquisition or requisition nor has any notice of acquisition or requisition been served upon the Owner by any Government authorities.

f. That the schedule I property or any part thereof is not subject to any notice of attachment under the public demand recovery Act or for any statutory dues whatsoever or howsoever.

g. There is no impediment legal or otherwise in the Owners obtaining or complying with other provisions of law for transfer of the Developed Property in favour of the Developer or its nominee.

h. That the Owner will indemnify the Developer towards any defect in the title to the Schedule 'I' Property and has agreed to co-operate in future with the Developer and do whatever required reasonable to effectively and more perfectly transferring title, possession in favour of the Developer or its nominees or assigns along with proportionate share in Schedule 'I' Property.

i. That the Owner shall have no objection for the Developer to take loan based on security of the Schedule 'I' property and such loan can be taken from banks, financial institutions and Owner will execute the required documents, acknowledge receipts / debts from time to

For Durga Projects & Infrastructure (P) Ltd.

9/11/11 Director

Nishant Keshari

Sanjay Kumar

9/11/11



8 8/11/11
8/11/11
8/11/11

time and appear before Sub-Registrar for registration of the documents if needed

j. To recognize the Developer to be the Owner of the complete super built area other than the Owner's Share

k. In case of a third party claim on the title of the owners, the developer reserves the right to settle the third party claim, by payment, at the cost and consent of the owners

Notwithstanding anything contained hereinabove, the Owner is not entitled to possession of Owner's share until the DEVELOPER and OWNER have completed their obligation as stipulated in this document.

17 **ARBITRATION:** All disputes or differences of opinion whatsoever which will at any time arise between the Parties to this agreement in respect of anything contained in this agreement or as to the rights and liabilities and entitlement of the parties or the property or as to the interpretation of any terms of this agreement shall be referred to the sole arbitrator in accordance with Arbitration and Conciliation Act, 1996 and the amendments there to. The parties agree to abide by the decision of the arbitrator and the same shall be final and binding on all the parties. The parties agree for the proceedings shall be held at Patna and in the English language.

18 **ADVERTISEMENT FOR SALE:** The Developer shall be entitled to erect boards in the Schedule 'I' Property or to advertise in newspapers or any other media for the sale of Apartments/Units and market the same in any manner they may deem it fit.

19 **REGISTRATION EXP :** The expenses of stamp duty and registration shall be borne by the Developer.

20 **CUSTODY OF DOCUMENTS -** The ORIGINAL papers of the property shall be handed over to the developer simultaneously with the registration and execution of this document

21 **Name of the Project/Complex -** The name of the project and /or the complex shall be "DURGA

For Durga Projects & Infrastructure Pvt. Ltd.
7/1/11 Director

Signature
Signature
Signature



9. Signature of the Developer
Signature of the Developer
Signature of the Developer

MAPLE", the developer reserves the right to change the name of the project, if need be, to suit its marketing and/or architecture plan

22 Supersede – This document supersedes all other documents/ indentures/contracts/ deeds in relation to the schedule property between the parties, either verbal or written.

23 Address – The respective addresses mentioned, of the first party will be the address for all communication, mailing address, address to be mentioned in documents, notices regarding the schedule I property.

SCHEDULE I PROPERTY

An undivided share of 25% (Twenty five percent) in a residential vacant land measuring 1 acre 22 decimil i.e. 39 kathas 16 dhurkis, which is inclusive of a dilapidated double storied structure on a land area of 1750 square feet, situated at mauza danapur, bhatthapur, P.S. Danapur, District Patna, sub registry office Danapur and sadar registry office Patna Sadar. Tauzi No. 11/802, Thana No. 21.

The above single block of land consist of following khata and khasra number,

Sr. No	Khata No.	Khasara No.	Extent(Acre-Decimil)
1	923	69	00-08
2	889	70	00-15
3	915	71	00-17
4	924	72	00-12
5	868	73	00-13
6	891	79	00-19
7	904	81	00-12
8	920	78	00-08
9	928	77	00-10
10	889	68	00-08
Total			01-22

The above land is bounded as follows:-



10

सिद्धेश्वर प्रसाद
जिम्मेदार
प्राप्तकर्ता/प्राप्तकर्ता

For Durga Projects & Infrastructure Pvt Ltd.

7/1/24 Director

Sanjay Singh
Mishra

North By:- Main Road

South By:- Private Property Sacchida Prasad

East By :- Bhatta Road

West By :- Property of Amar Nath Kesri

Annual rent is Rs. 35.35 payable to Government of Bihar, Through Circle Office, Danapur. The land owner have got mutated their respective name in records of Circle Office, Danapur vide Zamabandi No. 15474, Mutation Case No. 803/7 of 2010-2011.

25% of 1 acre 22 decimil is equal to 30.5 decimil, thus for all valuation purposes the area of 30.5 decimil is being considered

Valuation

Land Value of 30.5 decimil = 64, 05,000/-

Value of dilapidated structure of RBC

Area = $1750 \times 2 = 3500$, and 25% of 3500 = 875 square feet

Thus Value = $875 \times 600 = 5, 25,000/-$

Thus total value of Land + Structure = 69, 30,000/-

सीमा प्रमाण दिया
अंश - 30.5 डिमील
प्रत्यक्ष प्रमाण प्रमाण

For Durga Projects & Infrastructure (P) Ltd.
7/1/11 Director

7/1/11
9/1/11
Amar Nath Kesri



IN WITNESS WHEREOF, the Parties have executed this Development Agreement on the day, month and year mentioned above in the presence of the following witnesses.

WITNESSES (With name and address)

We have read the contents of this agreement and in terms of what is contemplated regarding consenting witnesses and confirming the same we are signing.

Saurabh Keshri *Saurabh Keshri*
S/o Sunil Kumar Keshri

Gaurav Kumar *Gaurav Kumar*
S/o Sri. Gopal Prasad Keshri

Ankit Keshri *Ankit Keshri*
S/o Anil Kumar Keshri

1) **Kunal**
S/o Mr. Umesh Nandan Singh
Tal Kothi, Mittapur.
P.S. Jalkampur, Patna.

2) **दत्त प्रसाद**

वी जयशंकर प्रसाद
बालाजी दास
फरना

OWNER

Saurabh Keshri
31/1/2011
Gaurav Kumar
31/1/11
Ankit Keshri
31/1/11
DEVELOPER
For Durga Projects & Infrastructure (P) Ltd.
Neelam G. Nandan
31/1/11 **Director**



D. by
Neelam G. Nandan
बिहार साहित्य अकादमी (अखिल)
पुस्तक विभाग, पटना

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.	138920	Amt. paid by N.J. Stamp Paper -			Rs. 5000
Addl. Stamp duty paid under Municipal Act				Rs.		Amt. paid through Bank Challan -			Rs. 134774
Registration Fee						LLR + Process Fee			Service Charge
FEE PAID	A1	0 C	0 H1b	0 Ka1	0 Lii	0	LLR	0	
	A8	0 D	0 H2	0 K1b	0 Liii	0	Proc. Fee	0	375
	A9	0 DD	0 I	150 K1c	0 Mb	25	Total-	0	
	A10	0 E	250 J1	0 K2	0 Na	54			
	B	0 H1a	0 J2	0 Li	0				
					TOTAL-	479			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.					854	Registering Officer			
Date : 15/01/2011						Patna			

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 15th January 2011 by Gopal Prasad Keshri S/O-Late Mohan Lal Sah by profession Others. Status - Executant

Signature / L.T.I. of Presentant
15/01/2011

Signature / L.T.I. of Presentant Date: 15/01/2011

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Kunal age Sex M son/daughter of S/O-Sri Umesh Nandan Singh resident of R/O-41, Mithapur, Khagaul Road, Patna-800001.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 15/01/2011

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 13 on page no. 183 - 197 for the year 2011 and stored in CD Volume No.CD-2 year 2011. The document no. is printed on the front Page of the document.

Date : 15/01/2011

Registering Officer
Patna

Token No.998

Year - 2011 Sl.No. 949

SCORE Ver. 2.1

Deed No. 744

NIC-Bihar

07.01.2011 16:01:41 JDA Nagendra Jee

Summary of Endorsement

This document was presented for registration on this Wednesday, the 12th of January 2011 by Nagendra Prasad Keshri.

A stamp duty of Rs. 138920/- and other fees of Rs. 829/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 577 in Book No. 1, Volume No. 10 on pages from 285 to 298 and has been preserved in total 14 pages in C.D. No. 2 / Year 2011.

SCANNED

विनायक
BOOKS & Stationery
संपूर्ण सूचना विज्ञान केंद्र, बिहार

Signature with date

(Ajay Krishna Mishra)

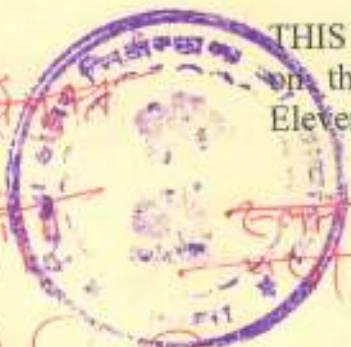
Registering Officer, Patna

Date : 12/01/2011

Token No. : 730 / 2011

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is executed on this the 7th day of January Two Thousand Eleven (07-01-2011) BY AND BETWEEN:



Omga Projects & Infrastructure (P) Ltd.
Director

Nagendra Pol. K. Shri
07.1.11

121

श्रीकेशरी
हस्ताक्षर
12/1

विनायक
12/11

12/1

12/11

430/2011 Alankar
Scanned by
Sanjay Kumar

Serial No : 749

Token No : 730

Type & Status
of Party

Deed No : 577
of 2011

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Navratan Jhunjhunwala
(Dir.)



Navratan Jhunjhunwala
12/1/11
Signature of Party

Presented by
Self

Nagendra Prasad Keshri

Nagendra Prasad Keshri
12/1/11



Signature of Party

Executed by

Nagendra Prasad Keshri

Signature of Party

Kunal

Identifier



Kunal
12/1/11

Signature of Party

Pratik

Nagendra Prasad Keshri S/o Late Jamuna Prasad Keshri
Aged about 49 years, PAN AEPPK4835L

Presently residing at Main Road, Badi Machua Toli (Danapur), P.S. Danapur, District Patna Hereinafter referred to as the "OWNER" of the First Part (The above expression "OWNER", respectively wherever the context permits or requires shall mean and include his individual heirs, successors, assigns, executors, administrators and legal representatives)

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Represented by its director **Sri Navratan Jhunjhunwala S/o Sri Om Prakash Jhunjhunwala** resident of Durga Kunj Doomri Kothi, P.S- Gandhi Maidan Exhibition Road Patna 800 001

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Nagendra P. Keshri
11/1/11



M/s Durga Projects & Infrastructure (P) Ltd.
Nagendra P. Keshri
11/1/11

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7/1/11
Nagendra Jee
JDA Nagendra Jee

Nagendra Jee
07.01.11

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**NOW THIS DEVELOPMENT AGREEMENT
WITNESSES AS FOLLOWS:**

1. **COMPLETION OF PROJECT:** The project shall be completed by the Developer within 24 (Twenty Four) months after getting the vacant possession of the Schedule I Property, demolition of the present dilapidated structure at the front, and plan being sanctioned by the statutory authority / authorized architect and all statutory clearances having been received. Another 6 (six) months grace period is given. However the period of delay caused due to acts of God, other natural event and accidents of fire, cyclone, incessant rains, riots, disturbance of peace and other events of "Force Majeure" etc., arising beyond the control and responsibility of the Developer including any default on the part of the Owners in obtaining and performing their part of the contract herein shall be ignored. If there is any delay in completion of the project within the specified period, Developer has to compensate the OWNER by Rs 30,000/- (Thirty Thousand only) for the first three months of delay , and subsequently by Rs



Nagendra Jee
07-1-11

7/1/11

50,000 /- (Fifty Thousand only) for the 4th to the 12th month and if there is further delay the Owners and Developer will mutually decide the same at that time.

2. The developed property and constructions to be put up shall always belong to the Developer . The Developer shall be entitled to engage Architects, Engineers, Contractors and others as they deem fit to execute the developmental works, however, in case of dispute between the Developer and their contractors, architects, engineers and other workmen, suppliers of materials, the same shall be settled by the Developer.

3. The Owner has agreed to indemnify the Developer in the event of any defect in title to the Schedule 'I' property

4. The Owner shall see that no trouble is caused by the neighbouring Owners and occupants.

5. The term "super built-up area"(SBA) mentioned herein shall mean and include the covered area of the apartment verandah and balcony , inclusive of the area under periphery wall , area under the column and walls , area utilized for services , viz area under staircase , circulation area , walls , lifts , shafts , passages , corridors , lobbies and refuge areas etc.

6. **CONSIDERATION:** The Developer has agreed to develop the schedule I property at it's cost by constructing Residential and/or Commercial Complex as per terms of the Development Agreement. . In consideration of such development the Owner agrees to transfer complete and full rights in Schedule 'I' Property to the Developer and recognise the ~~Developer as the Owner of developed~~ area subject to the Developer's liability to transfer 36% (**Thirty Six Percent**) of the SBA constructed .This 36% of SBAas mentioned shall be hereinafter called as the "**OWNER's Share**". The complete developed property other than the Owner's share will belong to the DEVELOPER with unfettered right to deal with the same. *The OWNER's Share will be exactly determined by a supplementary area sharing agreement after the sanction of the plan.* The Developer has today paid a sum of Rs 11,000/- (Eleven thousand only) to the First party as a non

Nagendra Jee
07.01.11



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refundable advance, the receipt of which the First Party admits and acknowledges

7. The Owner have this day given a General Power of Attorney authorizing the Developer to get the required working capital sanctions from the financial institutions including mortgaging the Schedule 'I' property, permissions to enter into Agreement of Sale and execute conveyance deed with respect to the complete project/builtup and also to encumber, alienate and mortgage the complete project

8. **COST AND EXPENSES TO BE INCURRED:**

All expenses ~~regarding~~ development shall be incurred by the Developer. The Owner shall have no liability to share any expenses with respect to construction of the building.

9. The Owner has to satisfy the Developer regarding their valid title to the schedule property and furnish up to date encumbrance certificate and other revenue records.

10 All the statutory dues, and property tax up to the date of development agreement shall be paid by the **Owners.**

11 The Developer shall appoint others including contractors, architects & other agencies and individuals which are required for completion of the project as per Developer's Choice.

12 The Developer is entitled to develop the Schedule 'I' property by themselves or get the property developed by other Contractors, Agencies or Companies and may enter into agreement(s) for development of the schedule property.

13. **INDEMNITY:** The Owners do hereby agree and indemnify the Developer from any defects in title, litigations, attachments, charges or encumbrances, claims, requisition or demands of any kind whatsoever in respect of the schedule property. The Owners also indemnifies the Developer against undisclosed lispendence or court litigation.



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Nagendra Jee
7/1/10

14 The Owner hereby agrees that from the date the OWNERS Share is ready and fit for occupation in all respects and a notice / written intimation is sent in this behalf from the DEVELOPER to the OWNER, the OWNER shall bear and pay the proportionate government duties/ deposits/taxes etc., relating to the Owner's share.

15 **PAYMENT OF MAINTENANCE CHARGES:** It is hereby agreed by the OWNER that from the date the 'Owners's Share' is ready for occupation in all respects and on delivery of possession, the OWNER shall bear and pay proportionate monthly maintenance expenses for maintenance of common areas and facilities to the Owners association, which shall be formed by them. If for any reason, the Owners association is not formed by that time, the same shall be paid to the DEVELOPER till the formation of the association.

16 **The Owner covenants as follows:-**

- a. That the Schedule 'I' Property is the absolute property of the Owner and absolutely belongs to them and they are entering into this development agreement for meeting legal and family necessities and maintenance of the property.
- b. That the Schedule 'I' Property is free from all encumbrances, from litigations, acquisitions, requisitions, charges, minor interest, maintenance, claim of tenancy.
- c. That Schedule 'I' property is the absolute property of the Owner and he is entitled to deal with the Schedule 'I' property and none other than he has any right, title or interest in the Schedule 'I' property.
- d. That the Owner has marketable title to the Schedule I property.
- e. No part of the schedule I property is subject to any order of acquisition or requisition nor has any notice of acquisition

Nagendra J. Jee
11/1/11



11/1/11
Nagendra J. Jee

or requisition been served upon the Owner by any Government authorities.

f. That the schedule I property or any part thereof is not subject to any notice of attachment under the public demand recovery Act or for any statutory dues whatsoever or howsoever.

g. There is no impediment legal or otherwise in the Owners obtaining or complying with other provisions of law for transfer of the Developed Property in favour of the Developer or its nominee.

h. That the Owner will indemnify the Developer towards any defect in the title to the Schedule 'I' Property and has agreed to co-operate in future with the Developer and do whatever required reasonable to effectively and more perfectly transferring title, possession in favour of the Developer or its nominees or assigns along with proportionate share in Schedule 'I' Property.

i. That the Owner shall have no objection for the Developer to take loan based on security of the Schedule 'I' property and such loan can be taken from banks, financial institutions and Owner will execute the required documents, acknowledge receipts / debts from time to time and appear before Sub-Registrar for registration of the documents if needed

j. To recognize the Developer to be the Owner of the complete super built area other than the Owner's Share

k. In case of a third party claim on the title of the owners, the developer reserves the right to settle the third party claim ,by payment, at the cost and consent of the owners

Notwithstanding anything contained hereinabove, the Owner is not entitled to possession of Owner's share



11.01.2011
Nagendra Jee
7/1/11

until the DEVELOPER and OWNER have completed their obligation as stipulated in this document.

17 **ARBITRATION:** All disputes or differences of opinion whatsoever which will at any time arise between the Parties to this agreement in respect of anything contained in this agreement or as to the rights and liabilities and entitlement of the parties or the property or as to the interpretation of any terms of this agreement shall be re-ferred to the sole arbitrator in accordance with Arbitration and Conciliation Act, 1996 and the amendments there to. The parties agree to abide by the decision of the arbitrator and the same shall be final and binding on all the parties. The parties agree for the proceedings shall be held at Patna and in the English language.

18 **ADVERTISEMENT FOR SALE:** The Developer shall be entitled to erect boards in the Schedule 'I' Property or to advertise in newspapers or any other media for the sale of Apartments/Units and market the same in any manner they may deem it fit.

19 **REGISTRATION EXP :** The expenses of stamp duty and registration shall be borne by the Developer.

20 **CUSTODY OF DOCUMENTS -** The ORIGINAL papers of the property shall be handed over to the developer simultaneously with the registration and execution of this document

21 **Name of the Project/Complex -** The name of the project and /or the complex shall be "DURGA MAPLE", the developer reserves the right to change the name of the project, if need be, to suit its marketing and/or architecture plan

22 **Supersede** - This document supersedes all other documents/ indentures/contracts/ deeds in relation to the schedule property between the parties, either verbal or written

23 **Address** - The respective addresses mentioned, of the first party will be the address for all communication, mailing address, address to be mentioned in documents, notices regarding the schedule I property.



Nagendra Jee
07.01.11
Durga Projects & Infrastructure
Nagendra Jee
Director
7/1/11

SCHEDULE I PROPERTY

An undivided share of 25% (Twenty five percent) in a residential vacant land measuring 1 acre 22 decimil i.e. 39 kathas 16 dhurkis ,which is inclusive of a dilapidated double storied structure on a land area of 1750 square feet , situated at mauza danapur, bhatthapar, P.S. Danapur, District Patna, sub registry office Danapur and sadar registry office Patna Sadar. Tauzi No. 11/802, Thana No. 21.

The above single block of land consist of following khata and khasra number ,

Sr. No	Khata No.	Khasara No.	Extent(Acre-Decimil)
1	923	69	00-08
2	889	70	00-15
3	915	71	00-17
4	924	72	00-12
5	868	73	00-13
6	891	79	00-19
7	904	81	00-12
8	920	78	00-08
9	928	77	00-10
10	889	68	00-08
Total			01-22

The above land is bounded as follows:-

North By:- Main Road

South By:- Property Sacchida Prasad And other Private Properties

East By :- Bhatta Road

West By :- Property of Amar Nath Keshri and other private properties

Annual rent is Rs. 35.35 payable to Government of Bihar, Through Circle Office, Danapur. The land owner have got mutated their respective name in records of Circle Office, Danapur vide Zamabandi No. 15474, Mutation Case No. 803/7 of 2010-2011.



14 September 2011
02-1-11

25% of 1 acre 22 decimil is equal to 30.5 decimil, thus for all valuation purposes the area of 30.5 decimil is being considered

Valuation

Land Value of 30.5 decimil = 64, 05,000/-

Value of dilapidated structure of RBC

Area = $1750 \times 2 = 3500$, and 25% of 3500 = 875 square feet

Thus Value = $875 \times 600 = 5, 25,000/-$

Thus total value of Land + Structure = 69, 30,000/-

Divya Projects & Infrastructure (P) Ltd.
Nagendra Jee
7/1/11
Director

Nagendra Jee
07.01.11



07.01.2011 15:51:19 JDA Nagendra Jee

I have read and understood the content of this deed which has been explained to me in Hindi, and the content is correct.

IN WITNESS WHEREOF, the Parties have executed this Development Agreement on the day, month and year mentioned above in the presence of the following witnesses.

WITNESSES (With name and address)

We read the contents of this agreement and in terms of what is contemplated regarding consenting witnesses and confirming the same we are signing.

Nagendra Jee
02.1.11

OWNER

Durga Projects & Infrastructure (P) Ltd.
Nagendra Jee
Director

DEVELOPER

- 1) Kunal
S/o Mr. Umesh Nandan Singh
Lal Kothi, Mitthapur
P.S. Sakkanpur, Patna
7/1/11

2)

Accepted By

Kingarab
12/1/2011

 **Krishna Mohan Gandhi**
Advocate
Collectorate Bar Association
Sadar, Patna
Reg. No. 5826/99

अनुपम कुमार
स/म. अ. 21 म. अ. 21 म.
स/म. अ. 21 म. अ. 21 म.
स/म. अ. 21 म. अ. 21 म.
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12
7-1-11

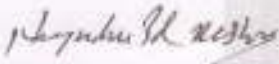
Endorsement of Certificate of Admissibility

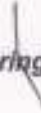
Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 05. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act				Rs.	138920	Amt. paid by N.J. Stamp Paper -		Rs. 0
Addi. Stamp duty paid under Municipal Act				Rs.		Amt. paid through Bank Challan -		Rs. 139749
Registration Fee						LLR + Process Fee		Service Charge
FEE PAID	A1	0 C	0 H1b	0 Ka1	0 Lii	0	LLR	0
	A8	0 D	0 H2	0 K1b	0 Liii	0	Proc. Fee	0
	A9	0 DD	0 I	150 K1c	0 Mb	25	Total-	0
	A10	0 E	250 J1	0 K2	0 Na	54		
	B	0 H1a	0 J2	0 Li	0			
TOTAL-						479		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -						829	Registering Officer	
Date : 12/01/2011							Patna	

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 12th January 2011 by Nagendra Prasad Keshri S/O-Late Jamuna Pd. Keshri by profession Others. Status - Executant


Signature / L.T.I. of Presentant Date: 12/01/2011


Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Kunal age Sex M son/daughter of S/O-Sri Umesh Nandan Singh resident of Lal Kothi,Mithapur,Jakkanpur,Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 12/01/2011


Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 10 on page no. 285 - 298 for the year 2011 and stored in CD Volume No.CD-2 year 2011. The document no. is printed on the front Page of the document.

Date : 12/01/2011


Registering Officer
Patna

Token No.730 Year - 2011 Sl.No. 749 SCORE Ver. 2.1 Deed No. 577 NIC-Bihar



15-Jan-2011 12:02:05 PM JDA Satish and Others



बिहार BIHAR

कम संख्या 13655 तिथि 06/01/11 मूल्य 5000/- शीट संख्या 195396

क्रमांक का नाम एवं पता सेक्टर 1, जवाहर नगर एंड कल्याण नगर पंचायत
अवधिका प्रगाज, जवाहर नगर, 42वां - 8वां ब्लाक, जवाहर नगर, जवाहर नगर

Summary of Endorsement

This document was presented for registration on this Saturday, the 15th of January 2011 by Navratan Jhunjhunwala (Dir.).

A stamp duty of Rs. 138920/- and other fees of Rs. 2829/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 860 in Book No. 1, Volume No. 15 on pages from 118 to 131 and has been preserved in total 14 pages in C.D. No. 3 / Year 2011.

SCANNED

Date : 17/01/2011

Token No. : 1002 / 2011



Signature with date
Ajay Krishna Mishra)
Registering Officer, Patna

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is executed on this the 14th day of January Two Thousand Eleven (14-01-2011) BY AND BETWEEN:



हैं
15/1/11
जिलाधिकारी
15/1/11



Satish Kesar

14-1-11

Rancham Devi

For Durga Projects & Infrastructure Pvt. Ltd.
Director

Rancham Devi

Serial No : 967
Token No : 1002

Deed No : **P 860**
of 2011

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
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Presented by
Self

Navratan Jhunjhunwala
(Dir.)



Navratan Jhunjhunwala
15/1/11

Signature of Party

In Favour of

Navratan Jhunjhunwala
(Dir.)

Executed by

Signature of Party
Satish Kumar Keshri

Executed by

Signature of Party
Shail Keshri

Executed by

Signature of Party
Ramesh Keshri

Executed by

Signature of Party
Kanchan Devi

Identifier

Signature of Party
Kunal

Kunal
15-1-2011



Signature of Party

यह प्रमाणित है कि श्री **नवरातन कुमर जेठानी** ने श्री **नवरातन जेठानी** को
श्री **नवरातन जेठानी** के हस्ताक्षरों की प्रमाणित प्रतियाँ
प्रदान की हैं।
दिनांक 16. 10. 2011
अध्यापक
अ. धारा-36, 37 के अन्तर्गत
श्री **नवरातन जेठानी** नि. अ. ग. नि.
अ. धारा 36 के अन्तर्गत प्रमाणित है।
15/1/11

[illegible]

15-1-11

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 Ghail kesari - 15-1-11

Kanchan Devi $\frac{9}{24}$ 2/11

Panach Keri $\frac{10}{m_c} 2/11$
15/1/11

Kunal
15-1-2011

S/o Mr Umesh Nandan Singh

Lal Kothi, Mirzapur
P.S. Jakkampur

P.S. Jakkampur Patna

dan Singh
 प्रमुखी रिपोर्ट में एक समझौता में एक कि मुने
 की तरफ अस कान के न में न के
 के यह हमारे कि कि के के के
 इसे कि के के के के

[Signature]

1. **Satish Kumar Keshri** S/o Late Laxmi Prasad Keshri
Aged About 60 years, PAN ABXPK3726D
2. **Shail Keshri** W/o Late Manohar Prasad Keshri
Aged About 56 years, PAN AJPK2679N
3. **Ramesh Keshri** S/o Late Laxmi Prasad Keshri
Aged About 53 years, PAN AUSPK8898Q
4. **Kanchan Keshri** W/o Late Suresh Prasad Keshri
Aged About 53 years, PAN VOTER ID - JBX 751

All the above are residing at Main Road, Badi Machua Toli (Danapur), P.S. Danapur, District Patna Hereinafter jointly referred to as the "OWNER" of the First Part (The above expression "OWNER", respectively wherever the context permits or requires shall mean and include their individual heirs, successors, assigns, executors, administrators and legal representatives)

AND
M/S DURGA PROJECTS & INFRASTRUTRE
PVT LTD (PAN AACCD5554H), a company
incorporated under the companies act and
having it's Patna office at 102, Abhishek
Plaza , Exhibition Road , Patna800001



Hereinafter referred to as the "DEVELOPER" (which expression shall whenever the context so requires or admits mean and include all its directors, legal representatives, administrators, executors and successors in interest) called as the DEVELOPER of the SECOND PART.

Shail Keshri

2

Kanchan Devi



for Durga Projects & Infrastructure Pvt. Ltd.

Kanchan Keshri
14/1/11

Director

Represented by its director **Sri Navratan Jhunjhunwala** S/o Sri Om Prakash Jhunjhunwala resident of Durga Kunj Doomri Kothi Exhibition Road, P.S. – Gandhi Maidan Patna 800 001

Whereas the first party jointly is owner of $\frac{1}{4}$ th (25%) share of the schedule I property.

Whereas the first party is Karta of their respective family consisting of sons & grandsons and members.

Whereas the schedule property has been acquired by the heirs of late Doma Sah son of Late Rangu Sah in due course of time under different sale deed, the land thus acquired is abutted to each other and forms a composite block of land, based on this the developer has agreed to construct a complex on the schedule property. Whereas the first party acknowledges that the Developer has already received the development rights on the schedule property under different development agreements from other co owners registered at the sub registrar office at Patna Collect orate, and there is no impediment for the Developer to start the construction work. The First Party has also assured that except the First Party, there is no other person in their respective family to claim any share and the developer is entering into this contract on their assurance.

WHEREAS the OWNERS intend to develop Schedule I property, through competent property Developers.

WHEREAS the Developer has formulated a scheme of developing the schedule property, based on the above said, and the OWNER agrees to the scheme

WHEREAS the Owner has assured the Developer that the Schedule I Property is free from encumbrances of any kind, minor inter-ests, litigations, charges of any kind, lien, requisitions, acquisitions, attachments, charges of maintenances.



For Durga Projects & Infrastructure (P) Ltd.

Navratan Jhunjhunwala
14/1/11, Director

Ramesh Keshri

[Signature]

Shail Keshri 3 Ranchan Devi



WHEREAS the Owner has assured the Developer that the Schedule 'I' Property is agreed to be given for development for meeting family and legal necessity and instead of totally selling the property, Development is entered, so that improvised property would be available and immediate funds to meet family necessity will be available and which safeguards property.

WHEREAS the Owner has assured the Developer that all taxes, rates and any other cess up to date has been paid with respect to the Schedule 'I' Property.

WHEREAS the Owner has assured the Developer that they have marketable title to the Schedule 'I' Property and that the Schedule 'I' Property absolutely belongs to them and that they have not done any act which will prohibit them from entering into this Development Agreement.

WHEREAS based on such assurance the Owner has asked the Developer to agree to enter into this Development Agreement.

WHEREAS the Developer requested the Owners to get the signature of the other family members as Consenting Witnesses to confirm that they are aware of this Development Agreement.

WHEREAS the parties have finalised the terms of this Development Agreement and have thought it fit to reduce the terms agreed between them into writing.

**NOW THIS DEVELOPMENT AGREEMENT
WITNESSES AS FOLLOWS:**

1. **COMPLETION OF PROJECT:** The project shall be completed by the Developer within 24 (Twenty Four) months after getting the vacant possession of the Schedule I Property, demolition of the present dilapidated structure at the front, and plan being sanctioned by the statutory authority / authorized architect and all statutory clearances



Kesari⁴

Kanchan Devi



For Durga Projects & Infrastructure (P) Ltd.

14/1/11 Director

Ramoo, Kesari

having been received. Another 6 (six) months grace period is given. However the period of delay caused due to acts of God, other natural event and accidents of fire, cyclone, incessant rains, riots, disturbance of peace and other events of "Force Majeure" etc., arising beyond the control and responsibility of the Developer including any default on the part of the Owners in obtaining and performing their part of the contract herein shall be ignored. If there is any delay in completion of the project within the specified period, Developer has to compensate the OWNER by Rs 30,000/- (Thirty Thousand only) for the first three months of delay, and subsequently by Rs 50,000 /- (Fifty Thousand only) for the 4th to the 12th month and if there is further delay the Owners and Developer will mutually decide the same at that time.

2. The developed property and constructions to be put up shall always belong to the Developer. The Developer shall be entitled to engage Architects, Engineers, Contractors and others as they deem fit to execute the developmental works, however, in case of dispute between the Developer and their contractors, architects, engineers and other workmen, suppliers of materials, the same shall be settled by the Developer.

3. The Owner has agreed to indemnify the Developer in the event of any defect in title to the Schedule 'I' property

4. The Owner shall co operate with the developer in all the matters concerned, in the implementation of the project

5. The term "super built-up area"(SBA) mentioned herein shall mean the "Total constructed area" i.e. it shall men and include the covered area of the apartment, verandah and balcony, inclusive of the area under periphery wall, area under the column and walls, area utilized for services, viz area under staircase, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge areas etc.

6. **CONSIDERATION:** The Developer has agreed to develop the schedule I property at it's cost by constructing Residential and/or Commercial Complex as per terms of the Development

For Durga Projects & Infrastructure (P) Ltd.

14/1/11 Director

Ranchan Kesari

[Signature]



Shail Kesari Ranchan Devi

11 The Developer shall appoint others including contractors, architects & other agencies and individuals which are required for completion of the project as per Developer's Choice.

12 The Developer is entitled to develop the Schedule 'I' property by themselves or get the property developed by other Contractors, Agencies or Companies and may enter into agreement(s) for development of the schedule property.

13 **INDEMNITY:** The Owners do hereby agree and indemnify the Developer from any defects in title, litigations, attachments, charges or encumbrances, claims, requisition or demands of any kind whatsoever in respect of the schedule property. The Owners also indemnifies the Developer against undisclosed lis-pendence or court litigation.

14 The Owner hereby agrees that from the date the OWNERS Share is ready and fit for occupation in all respects and a notice / written intimation is sent in this behalf from the DEVELOPER to the OWNER, the OWNER shall bear and pay the proportionate government duties/ deposits/taxes etc., relating to the Owner's share.

15 **PAYMENT OF MAINTENANCE CHARGES:** It is hereby agreed by the OWNER that from the date the 'Owners's Share' is ready for occupation in all respects and on delivery of possession, the OWNER shall bear and pay proportionate monthly maintenance expenses for maintenance of common areas and facilities to the Owners association, which shall be formed by them. If for any reason, the Owners association is not formed by that time, ~~the same shall be paid to the DEVELOPER~~ till the formation of the association.

16 **The Owner covenants as follows:-**

a. That the Schedule 'I' Property is the absolute property of the Owner and absolutely belongs to them and they are

For Durga Projects & Infrastructure (P) Ltd.

14/1/11 Director

Ramesh Keshri



7
Shail Keshari Kauchan Devi

entering into this development agreement for meeting legal and family necessities and maintenance of the property.

b. That the Schedule 'I' Property is free from all encumbrances, from litigations, acquisitions, requisitions, charges, minor interest, maintenance, claim of tenancy.

c. That Schedule 'I' property is the absolute property of the Owner and he is entitled to deal with the Schedule 'I' property and none other than he has any right, title or interest in the Schedule 'I' property.

d. That the Owner has marketable title to the Schedule I property.

e. No part of the schedule I property is subject to any order of acquisition or requisition nor has any notice of acquisition or requisition been served upon the Owner by any Government authorities.

f. That the schedule I property or any part thereof is not subject to any notice of attachment under the public demand recovery Act or for any statutory dues whatsoever or howsoever.

g. There is no impediment legal or otherwise in the Owners obtaining or complying with other provisions of law for transfer of the Developed Property in favour of the Developer or its nominee.

h. That the Owner will indemnify the Developer towards any defect in the title to the Schedule 'I' Property and has agreed to co-operate in future with the Developer and do whatever required reasonable to effectively and more perfectly transferring title, possession in favour of the Developer or its nominees or assigns along with proportionate share in Schedule 'I' Property.

i. That the Owner shall have no objection for the Developer to take loan based on security of the developed Schedule 'I' property, other than the Owner's share, and

For Durga Projects & Infrastructure (P) Ltd.

19/1/11

Director

Ramona Keshari



Shail Keshari

Kanchan Devi

such loan can be taken from banks, financial institutions and Owner will execute the required documents, acknowledge receipts / debts from time to time and appear before Sub-Registrar for registration of the documents if needed

j. To recognize the Developer to be the Owner of the complete super built area other than the Owner's Share

k. In case of a third party claim on the title of the owners, the developer reserves the right to settle the third party claim, by payment, at the cost and consent of the owners

Notwithstanding anything contained hereinabove, the Owner is not entitled to possession of Owner's share until the DEVELOPER and OWNER have completed their obligation as stipulated in this document.

17 **ARBITRATION:** All disputes or differences of opinion whatsoever which will at any time arise between the Parties to this agreement in respect of anything contained in this agreement or as to the rights and liabilities and entitlement of the parties or the property or as to the interpretation of any terms of this agreement shall be re-ferred to the sole arbitrator in accordance with Arbitration and Conciliation Act, 1996 and the amendments there to. The parties agree to abide by the decision of the arbitrator and the same shall be final and binding on all the parties. The parties agree for the proceedings shall be held at Patna and in the English language.

18 **ADVERTISEMENT FOR SALE:** The Developer shall be entitled to erect boards in the Schedule 'T' Property or to advertise in newspapers or any other media for the sale of Apartments/Units and market the same in any manner they may deem it fit.

19 **REGISTRATION EXP :** The expenses of stamp duty and registration shall be borne by the Developer.

20 **CUSTODY OF DOCUMENTS -** The ORIGINAL and /or the Certified copies of the

For Durga Projects & Infrastructure (P) Ltd.

17/1/11 Director

Ramchandra Kesari



Shail Kesari

Ramchandra Kesari

property shall be handed over to the developer simultaneously with the registration and/or execution of this document

21 Name of the Project/Complex - The name of the project and /or the complex shall be "DURGA MAPLE", the developer reserves the right to change the name of the project, if need be, to suit its marketing and/or architecture plan

22 Supersede - This document supersedes all other documents/ indentures/contracts/ deeds in relation to the schedule property between the parties, either verbal or written.

23 Address - The respective addresses mentioned, of the first party will be the address for all communication, mailing address, address to be mentioned in documents, notices regarding the schedule I property.

SCHEDULE I PROPERTY

An undivided share of 25% (Twenty five percent) in a residential vacant land measuring 1 acre 22 decimil i.e. 39 kathas 16 dhurkis ,which is inclusive of a dilapidated double storied structure on a land area of 1750 square feet , situated at mauza danapur, bhatthapar, P.S. Danapur, District Patna, sub registry office Danapur and sadar registry office Patna Sadar. Tauzi No. 11/802, Thana No. 21.

The above single block of land consist of following khata and khasra number ,

Sr. No	Khata No.	Khasara No.	Extent(Acre-Decimil)
1	923	69	00-08
2	889	70	00-15
3	915	71	00-17
4	924	72	00-12
5	868	73	00-13
6	891	79	00-19
7	904	81	00-12
8	920	78	00-08
9	928	77	00-10
10	889	68	00-08



Shal Kesarvi Kancharan Devi

For Durga Projects & Infrastructure Pvt Ltd.

Nitin Singh

14/1/11

Ramesh Keshri



Total 01-22

The above land is bounded as follows:-

North By:- Main Road
South By:- Private Property Sacchida Prasad
East By :- Bhatta Road
West By :- Property of Amar Nath Keshri

Annual rent is Rs. 35.35 payable to Government of Bihar, Through Circle Office, Danapur. The land owner have got mutated their respective name in records of Circle Office, Danapur vide Zamabandi No. 15474, Mutation Case No. 803/7 of 2010-2011.

25% of 1 acre 22 decimil is equal to 30.5 decimil, thus for all valuation purposes the area of 30.5 decimil is being considered

Valuation

Land Value of 30.5 decimil = 64, 05,000/-

Value of dilapidated structure of RBC

Area = $1750 \times 2 = 3500$, and 25% of 3500 = 875 square feet

Thus Value = $875 \times 600 = 5, 25,000/-$

Thus total value of Land + Structure = 69, 30,000/-

Shail Kesari Kanchandevi



For Durga Projects & Infrastructure (P) Ltd.

nael n singh
14/1/2011
Director

Ramona Kesari



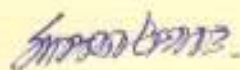
We have read and understood the content of this deed which has been explained to us in Hindi, and the content is correct.

IN WITNESS WHEREOF, the Parties have executed this Development Agreement on the day, month and year mentioned above in the presence of the following witnesses.

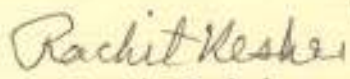
WITNESSES (With name and address)

We have read the contents of this agreement and in terms of what is contemplated regarding consenting witnesses and confirming the same we are signing.

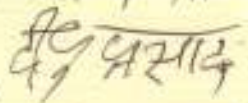
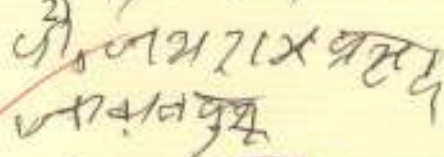

Shekhar Keshri


Sharad Keshri


Amrit Keshri


Rachit Keshri

1) Kunal
S/O Mr. Unesh Nandan Singh
64 Kothi, Nithapur
P.S. Jakkampur, Patna


2) 
14/1/11



OWNER


14/1/11

Stail Keshri
14-1-11

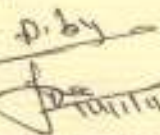
Ramesh Keshri
14/1/11

Kanchan Devi
14/1/11

DEVELOPER

For Durga Projects & Infrastructure (P) Ltd.
Nalendra Kumar
14/1/11

Director



बनात कितोरे प्रस्ताव (अति-)
पुरानी बिदे कोटे 1003/89

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.

The Document is kept pending for Commission

Stamp duty paid under Indian Stamp Act				Rs.	138920	Amt. paid by N.J. Stamp Paper -		Rs. 5000
Addl. Stamp duty paid under Municipal Act				Rs.		Amt. paid through Bank Challan -		Rs. 136749
Registration Fee						LLR + Process Fee		Service Charge
FEE PAID	A1	0 C	0 H1b	0 Ka1	0 Lii	0	LLR	0
	A8	0 D	0 H2	0 K1b	0 Liii	0	Proc. Fee	0
	A9	0 DD	0 I	150 K1c	2000 Mb	25	Total-	0
	A10	0 E	250 J1	0 K2	0 Na	54		
	B	0 H1a	0 J2	0 Li	0			
					TOTAL-	2479		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.						2829	Registering Officer	
Date :- 15/01/2011							Patna	

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 15th January 2011 by Navratan Jhunjhunwala (Dir.) S/O-Sri O. P. Jhunjhunwal by profession Others. Status - Claimant

Navratan Singh
15/1/11

Signature / L.T.I. of Presentant Date: 15/01/2011

Registering Officer
Patna

Endorsement under section 58

A commission is hereby issued under section 38(2) of the Registration Act, 1908 to..... for the purpose of inquiring whether this document has been executed by..... son/daughter/wife of..... of..... by whom it purports to have been executed.

Date : 15/01/2011

Registering Officer
Patna

Date :

Registering Officer
Patna

Token No.1002

Year - 2011 Si.No. 967

SCORE Ver. 2.1

Deed No.

NIC-Bihar



4/7/2011 11:31:14 AM -JDA Sunil Keshri 6 Decimil

Summary of Endorsement

This document was presented for registration on this Friday, the 8th of April 2011 by Sunil Kumar Keshri.

A stamp duty of Rs. 34700/- and other fees of Rs. 854/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 12574 in Book No. 1, Volume No. 218 on pages from 450 to 464 and has been preserved in total 15 pages in C.D. No. 34 / Year 2011.

SCANNED

Signature with date
(Ajay Krishna Mishra)

Registering Officer, Patna

Date : 08/04/2011

Token No. : 14998 / 2011

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is executed on this the 07th day of April Two Thousand Eleven (07-04-2011) BY AND BETWEEN:



1

[Signature]
31/8/2011

For Durg Projects & Infrastructure (P) Ltd.

Director

[Signature]
07/04/11

शेकलेपन
the
7/4/11

6/4/11
हस्ताक्षर/निष्ठा/किमा
पदने पात्रा
(07/04/2011)

14998/21 Notarized

Scanned by
Aruneshwar

Serial No : 14441
Token No : 14998

Deed No : 12574
of 2011

Type & Status
of Party

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Niraj Jhunjhunwala @ N.
Prakas

Niraj Jhunjhunwala
05/04/11

Signature of Party

Presented by
Self

Sunil Kumar Keshri

Sunil Kumar Keshri
05/04/11

Signature of Party

Executed by

Sunil Kumar Keshri

Signature of Party

Kunal

Identifier

Kunal
8-4-11

Signature of Party



4/7/2011 11:31:14 AM -JDA Sunil Keshri 6 Decimil
Sri Sunil Kumar Keshri S/o Late Mohan Lal Sah
Aged about 60 years, PAN AFIPK4199P

Residing at Main Road, Badi Machua Toli (Danapur),
P.S. Danapur, District Patna

Hereinafter referred to as the "OWNER" of the First
Part (The above expression "OWNER", respectively
wherever the context permits or requires shall mean
and include his individual heirs, successors, assigns,
executors, administrators and legal representatives)

AND

M/S DURGA PROJECTS & INFRASTRUTRE
PVT LTD (PAN AACCD5554H), a company
incorporated under the companies act and
having it's Patna office at 102, Abhishek
Plaza , Exhibition Road , Patna800001

Hereinafter referred to as the "DEVELOPER" (which
expression shall whenever the context so requires or
admits mean and include all its directors, legal
representatives, administrators, executors and
successors in interest) called as the DEVELOPER of
the SECOND PART.

Represented by its director **Sri Niraj Jhunjunwala**
@ Neeraj Prakash S/o Sri Om Prakash Jhunjunwala
Resident of Flat number 504, Jains Prakriti
Apartments , Jayanagar 7th Block , Bangalore -
560082

Whereas the first party is owner of the schedule B
property.

Whereas the Schedule B property herein mentioned
below, is an ancestral property of the Vendor and Vendor
is coming in peaceful possession over the same and he has
got his name mutated in records of Circle Office vide
Jamabandi number 15592 and has paid up to date rent vide
receipt number 455735 dated 29/03/2011, in the Danapur

For Durga Projects & Infrastructure (P) Ltd.

Director

Sri Niraj Jhunjunwala
07/04/11

S. K. K.



4/7/2011 11:31:14 AM -JDA Sunil Keshri 6 Decimil Circle Office; Thus the vendor has absolute right, title and interest on the Schedule B property.

WHEREAS the OWNER intend to develop Schedule B property through the Developer.

WHEREAS the Developer has already procured the development rights of Schedule 'A' property by Development agreement registered as deed number (1) 577 registered on 12 January 2011, (2) 516 registered on 10 January 2011, (3) 860 registered on 15 January 2011 and (4) 744 registered on 15 January 2011

WHEREAS the Schedule A and B property together form a composite block of property which is more fully described herein as Schedule C property

WHEREAS the owner has given the authority to the Developer to amalgamate the Schedule A and B property for Development

WHEREAS the Developer has formulated a scheme of developing the schedule C property, and the OWNER agrees to the scheme

WHEREAS this deed is in respect of the property detailed below as Schedule B Property

WHEREAS the Owner has assured the Developer that the Schedule B Property is free from encumbrances of any kind, minor interests, litigations, charges of any kind, lien, requisitions, acquisitions, attachments, charges of maintenances.

WHEREAS the Owner has assured the Developer that the Schedule 'B' Property is agreed to be given for development for meeting family and legal necessity and instead of totally selling the property, Development is entered, so that improvised property would be available and immediate funds to meet family necessity will be available and which safeguards property.

For Durga Projects & Infrastructure (P) Ltd.

Director

07/04/11

Sunil



4/7/2011 11:31:14 AM -JDA Sunil Keshri 6 Decimil

WHEREAS the Owner has assured the Developer that all taxes, rates and any other cess up to date has been paid with respect to the Schedule 'B' Property.

WHEREAS the Owner has assured the Developer that he has marketable title to the Schedule 'B' Property and that he has not done any act which will prohibit them from entering into this Development Agreement.

WHEREAS based on such assurance the Owner has asked the Developer to agree to enter into this Development Agreement.

WHEREAS the other family members and also the parties of the Schedule A property have full knowledge about this indenture and have no objection that this deed shall be treated as a supplement to earlier development agreement vide deed number (1) 577 registered on 12 January 2011, (2) 516 registered on 10 January 2011, (3) 860 registered on 15 January 2011 and (4) 744 registered on 15 January 2011 and Developer will have full right to develop the entire Schedule C property.

WHEREAS the Owner shall be entitled to a specific share in the Super Built up area Developed on Schedule C property, his share will be along with parties of the Schedule 'A' property. The total share in the super built up, of the Owner herein and the parties of the Schedule A property will not exceed 36% (thirty Six percent) of the total constructed area on schedule C property

WHEREAS the parties have finalised the terms of this Development Agreement and have thought it fit to reduce the terms agreed between them into writing.

**NOW THIS DEVELOPMENT AGREEMENT
WITNESSES AS FOLLOWS:**

1. **COMPLETION OF PROJECT:** The project shall be completed by the Developer within 24



For Barga Projects & Infrastructure (P) Ltd.

Pooja Shrinivas Patil
Director

07/04/11

10/04/11

4/7/2011 11:31:14 AM -JDA Sunil Keshri 6 Decmil (Twenty Four) months after getting the vacant possession of the Schedule I Property, demolition of the present dilapidated structure at the front, and plan being sanctioned by the statutory authority / authorized architect and all statutory clearances having been received. Another 6 (six) months grace period is given. However the period of delay caused due to acts of God, other natural event and accidents of fire, cyclone, incessant rains, riots, disturbance of peace and other events of "Force Majeure" etc., arising beyond the control and responsibility of the Developer including any default on the part of the Owner in obtaining and performing their part of the contract herein shall be ignored. If there is any delay in completion of the project within the specified period, Developer has to compensate the OWNERS as according to the Development agreement vide deed number (1) 577 registered on 12 January 2011, (2) 516 registered on 10 January 2011, (3) 860 registered on 15 January 2011 and (4) 744 registered on 15 January 2011

2. The developed property and constructions to be put up shall always belong to the Developer . The Developer shall be entitled to engage Architects, Engineers, Contractors and others as they deem fit to execute the developmental works, however, in case of dispute between the Developer and their contractors, architects, engineers and other workmen, suppliers of materials, ~~the same~~ shall be settled by the Developer.

3. The Owner has agreed to indemnify the Developer in the event of any defect in title to the Schedule 'B' property

4. The Owner shall see that no trouble is caused by the neighbouring Owner and occupants.

5. The term "super built-up area"(SBA) mentioned herein shall mean and include the covered area of the apartment verandah and balcony , inclusive of the area under periphery wall , area under the column and walls , area utilized for services , viz area under staircase , circulation area , walls , lifts , shafts , passages , corridors , lobbies and refuge areas etc.

6. **CONSIDERATION:** The Developer has agreed to develop the schedule B property at it's cost

For Durga Projects & Infrastructure (P) Ltd

Director

07/04/11

[Handwritten signature]



4/7/2011 11:31:14 AM -JDA Sunil Keshri 6 Decimil
by constructing Residential and/or Commercial
Complex as per terms of the Development
Agreement. . In consideration of such development
the Owner agrees to transfer complete and full rights
in Schedule 'B' Property to the Developer and
recognise the Developer as the Owner of developed
area subject to the Developer's liability to transfer
36% (Thirty Six Percent) of the SBA constructed
on the Schedule C property to the Owner herein
and parties of earlier development agreement vide
deed number (1) 577 registered on 12 January
2011, (2) 516 registered on 10 January 2011, (3)
860 registered on 15 January 2011 and (4) 744
registered on 15 January 2011. This 36% of SBAs
mentioned shall be hereinafter called as the
"OWNER's Share". The complete developed
property other than the Owner's share will belong to
the DEVELOPER with unfettered right to deal with
the same. *The OWNER's Share will be exactly
determined by a supplementary area sharing
agreement after the sanction of the plan.* The
Developer has today paid a sum of Rs 1,000/- (One
thousand only) to the First party as a non refundable
advance, the receipt of which the First Party admits
and acknowledges

7. The Owner have this day given a General
Power of Attorney authorizing the Developer to get
the required working capital sanctions from the
financial institutions including mortgaging the
Schedule 'B' property, ~~permissions to enter into~~
~~Agreement of Sale~~ and execute conveyance deed with
respect to the complete project/builtup and also to
encumber, alienate and mortgage the complete project

8. COST AND EXPENSES TO BE
INCURRED: All expenses regarding development
shall be incurred by the Developer. The Owner shall
have no liability to share any expenses with respect to
construction of the building.

9. The Owner has to satisfy the Developer
regarding their valid title to the schedule property and
furnish up to date encumbrance certificate and other
revenue records.

For Durga Projects & Infrastructure (P) Ltd.

Director

Sunil Keshri

07/04/2011

Sunil Keshri



4/7/2011 11:31:14 AM -JDA Sunil Keshri 6 Decmil
10 All the statutory dues, and property tax up to
the date of development agreement shall be paid by
the Owner.

11 The Developer shall appoint others including
contractors, architects & other agencies and
individuals which are required for completion of the
project as per Developer's Choice.

12 The Developer is entitled to develop the
Schedule 'B' property by themselves or get the
property developed by other Contractors, Agencies or
Companies and may enter into agreement(s) for
development of the schedule property.

13 **INDEMNITY:** The Owner do hereby agree
and indemnify the Developer from any defects in
title, litigations, attachments, charges or
encumbrances, claims, requisition or demands of any
kind whatsoever in respect of the schedule property.
The Owner also indemnifies the Developer against
undisclosed lis-pendence or court litigation.

14 The Owner hereby agrees that from the date
the OWNER Share is ready and fit for occupation in
all respects and a notice / written intimation is sent in
this behalf from the DEVELOPER to the OWNER,
the OWNER shall bear and pay the proportionate
government duties/ deposits/taxes etc., relating to the
Owner's share.

15 **PAYMENT OF MAINTENANCE
CHARGES:** It is hereby agreed by the OWNER that
from the date the 'Owner's Share' is ready for
occupation in all respects and on delivery of
possession, the OWNER shall bear and pay
proportionate monthly maintenance expenses for
maintenance of common areas and facilities to the
Owner association, which shall be formed by them. If
for any reason, the Owner association is not formed by
that time, the same shall be paid to the DEVELOPER
till the formation of the association.

16

The Owner covenants as follows:-

For Durga Projects & Infrastructure (P) Ltd.

Director

[Signature]
07/04/2011

[Signature]



4/7/2011 11:31:14 AM -JDA Sunil Keshri 6 Decimil

- a. That the Schedule 'B' Property is the ancestral property of the Owner and absolutely belongs to them and they are entering into this development agreement for meeting legal and family necessities and maintenance of the property.
- b. That the Schedule 'B' Property is free from all encumbrances, from litigations, acquisitions, requisitions, charges, minor interest, maintenance, claim of tenancy.
- c. That the ~~Owner has marketable title to~~ the Schedule B property.
- d. No part of the schedule B property is subject to any order of acquisition or requisition nor has any notice of acquisition or requisition been served upon the Owner by any Government authorities.
- e. That the schedule I property or any part thereof is not subject to any notice of attachment under the public demand recovery Act or for any statutory dues whatsoever or howsoever.
- f. There is no impediment legal or otherwise in the Owner obtaining or ~~complying with other provisions of law for~~ transfer of the Developed Property in favour of the Developer or its nominee.
- g. That the Owner will indemnify the Developer towards any defect in the title to the Schedule 'B' Property and has agreed to co-operate in future with the Developer and do whatever required reasonable to effectively and more perfectly transferring title, possession in favour of the Developer or its nominees or assigns along with proportionate share in Schedule 'B' Property.
- h. That the Owner shall have no objection for the Developer to take loan based on security of the developed Schedule 'B' property and such loan can be taken from banks, financial institutions and Owner will execute the required documents, acknowledge receipts / debts from time to

For Durga Projects & Infrastructure (P) Ltd.

Director

Pragathi H. H. Doh
07/04/2011

Disa/ced



4/7/2011 11:31:14 AM -JDA Sunil Keshri 6 Decimil
time and appear before Sub-Registrar for
registration of the documents if needed
j. To recognize the Developer to be the
Owner of the complete super built area
subject to his liability to transfer Owner's
share
k. In case of a third party claim on the title
of the Owner, the developer reserves the
right to settle the third party claim ,by
payment, at the cost of the Owner

Notwithstanding anything contained hereinabove, the
Owner is not entitled to possession of Owner's share
until the DEVELOPER and OWNER have completed
their obligation as stipulated in this document.

17 **ARBITRATION:** All disputes or
differences of opinion whatsoever which will at any
time arise between the Parties to this agreement in
respect of anything contained in this agreement or as
to the rights and liabilities and entitlement of the
parties or the property or as to the interpretation of any
terms of this agreement shall be re-ferred to the sole
arbitrator in accordance with Arbitration and
Conciliation Act, 1996 and the amendments there to.
The parties agree to abide by the decision of the
arbitrator and the same shall be final and binding on
all the parties. The parties agree for the proceedings
shall be held at Patna and in the English language.

18 **ADVERTISEMENT FOR SALE:** The
Developer shall be entitled to erect boards in the
Schedule 'I' Property or to advertise in newspapers or
any other media for the sale of Apartments/Units and
market the same in any manner they may deem it fit.

19 **REGISTRATION EXP :** The expenses of
stamp duty and registration shall be borne by the
Developer.

20 **Name of the Project/Complex -** The name of
the project and /or the complex shall be "DURGA
MAPLE", the developer reserves the right to change
the name of the project, if need be, to suit its
marketing and/or architecture plan

21 **Supersede** - This document supersedes all other
documents/ indentures/contracts/ deeds in relation to

For Durga Projects & Infrastructure (P) Ltd.

Director

Sadash

Singh Keshri

07/04/2011



4/7/2011 11:31:14 AM -JDA Sunil Keshri 6 Decimil
the schedule B property between the parties, either
verbal or written.

22 Address – The respective addresses mentioned, of
the first party will be the address for all
communication, mailing address, address to be
mentioned in documents, notices regarding the
schedule I property.

SCHEDULE A PROPERTY

(Property for which Development rights have
already been procured by the Developer vide deed
number (1) 577 registered on 12 January 2011, (2)
516 registered on 10 January 2011, (3) 860 registered
on 15 January 2011 and (4) 744 registered on 15
January 2011)

A residential vacant land measuring **1 acre 22 decimil**
i.e. 39 kathas 16 dhurkis, situated at mauza danapur,
bhatthapar, P.S. Danapur, District Patna, sub registry
office Danapur and sadar registry office Patna Sadar.
Tauzi No. 11/802, Thana No. 21.

The above single block of land consist of following
khata and khasra number,

Sr. No	Khata No.	Khasara No.	Extent(Acre- Decimil)
1	923	69	00-08
2	889	70	00-15
3	915	71	00-17
4	924	72	00-12
5	868	73	00-13
6	891	79	00-19
7	904	81	00-12
8	920	78	00-08
9	928	77	00-10
10	889	68	00-08
Total			01-22

The above land is bounded as follows:-

North By:- Main Road and Schedule B Property

South By:- Private Property of Sacchida Prasad

East By :- Bhatta Road

West By :- Property of Amar Nath Keshri



For Durga Projects & Infrastructure (P) Ltd.

Director

Dir. P. K. Singh
07/04/2011

S. K. Singh

SCHEDULE B PROPERTY

(Property on which Development rights are being given in this indenture)

All that piece and parcel of Unsurveyed Vacant land measuring 6 decimil i.e. 2613.12 square feet, situated at Mauza Danapur, Bhatta Par, Danapur, Police Station - Danapur, District - Patna, Sub registry office Danapur and Sadar Registry office Patna Sadar Tauzi number 11/802, thana number 21. Property is in Ward number 18 and was earlier holding number 238. The Property is bounded as follows:-

North : - Road

South : - Property of the Vendor and others under Joint Development with the Vendee

East : - Property of Shiv Prasad

West :-Property of Lallu Prasad and Vinod Prasad

SCHEDULE C PROPERTY

(Combined Property i.e. Schedule A + Schedule B, on which Project Durga Maple shall be constructed)

An area of 01 Acre and 28 decimils, which is a addition of above mentioned Schedule A and Schedule B property. The boundary of this combined area is as follows:

North : - Main Road

South : - Private Property of Sacchida Prasad

East : - Bhatta Road

West :- Property of Amar Nath Keshri

For Durga Projects & Infrastructure (P) Ltd.

Director

Pradyumn Kumar Das
67/64/2011

Pradyumn



Annual rent for Schedule B property is Rs. 2.40 payable to Government of Bihar, Through Circle Office, Danapur. The land owner have got mutated their respective name in records of Circle Office, Danapur vide Jamabandi No. 15592, Mutation Case No. 1220/7 of 2010-2011

Valuation

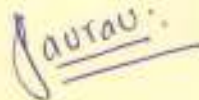
Land Value of 6 decimil = ~~12,60,000/-~~ 17,28,000/-

I have read and understood the content of this deed which has been explained to us in Hindi, and the content is correct.

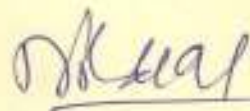
IN WITNESS WHEREOF, the Parties have executed this Development Agreement on the day, month and year mentioned above in the presence of the following witnesses.

WITNESSES (With name and address)

We have read the contents of this agreement and in terms of what is contemplated regarding consenting witnesses and confirming the same we are signing.

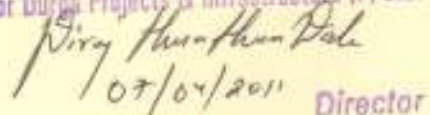


Saurabh Kesri



OWNER

For Durga Projects & Infrastructure (P) Ltd.


07/04/2011 Director

DEVELOPER

2) Prashant Keshri.

S/o Sri Sunil P.O. Keshri.
Danapur Bari Machuatoli
PS Danapur. Patna.
7/4/11

Witnessed by -
Laxmi K. Sinha
Deed writer, Patna City
cc. no 205/02

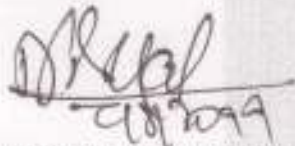
Endorsement of Certificate of Admissibility

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.	34700	Amt. paid by N.J. Stamp Paper -			Rs. 0
Addl. Stamp duty paid under Municipal Act			Rs.		Amt. paid through Bank Challan -			Rs. 35554
Registration Fee					LLR + Process Fee			Service Charge
FEE PAID	A1	0 C	0 H1b	0 Ka1	0 Lii	0	LLR	0
	A8	0 D	0 H2	0 K1b	0 Liii	0	Proc. Fee	0
	A9	0 DD	0 I	150 K1c	0 Mb	25	Total-	0
	A10	0 E	250 J1	0 K2	0 Na	54		
	B	0 H1a	0 J2	0 Li	0			
TOTAL-						479		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.						854	Registering Officer	
Date : 03/04/2011							Patna	

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 08th April 2011 by Sunil Kumar Keshri S/O-Late Mohan Lal Sah by profession Others. Status - Executant


 Signature / L.T.I. of Presentant Date : 08/04/2011

Registering Officer
 Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Kunal age Sex M son/daughter of S/O- Sri Umesh Nandan Singh resident of Lal Kothi, Mithapur, Patna-800001.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 08/04/2011

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 218 on page no. 450 - 464 for the year 2011 and stored in CD Volume No.CD-34 year 2011. The document no. is printed on the front Page of the document.

Date : 08/04/2011

Registering Officer
Patna

Token No.14998 Year - 2011 Sl.No. 14441 SCORE Ver. 2.1 Deed No. 12574 NIC-Bihar



Summary of Endorsement

This document was presented for registration on this Monday, the 10th of January 2011 by Madhuri Pd. Keshri.

A stamp duty of Rs. 138920/- and other fees of Rs. 879/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 516 in Book No. 1, Volume No. 9 on pages from 288 to 303 and has been preserved in total 16 pages in C.D. No. 2 / Year 2011.

SCANNED

Date : 10/01/2011

Token No. : 680 / 2011

Signature with date

(Ajay Krishna Mishra)

Registering Officer, Patna

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is executed on this the 7th day of January Two Thousand Eleven (07-01-2011) BY AND BETWEEN:

Bhar Nath Keshri
9/1/2011

I Haran Prasad Keshri
9.1.2011

Sudha Keshri
9.1.2011

Madhuri Prasad Keshri
9-1-2011

Keshri Nath Keshri

Bushwanath Keshri

Director
9/1/11

Durga Projects & Infrastructure (P) Ltd.



10/1/11

विशेषाधिकार

10/1/11

Serial No : 664

Deed No : 516

Token No : 680

of 2011

Type & Status
of Party

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Navratan Jhunjhuwala

Navratan Jhunjhuwala
10/1/11



Signature of Party

Presented by
Self

Madhuri Pd. Keshri

Madhuri Prasad Keshri
10-1-2011



Signature of Party

Executed by

Kashinath Keshri

Kashi Nath Keshri
10-1-2011



Signature of Party

Executed by

Vishwanath Pd. Keshri

Vishwanath Prasad Keshri
10/1/2011



Signature of Party

Executed by

Narayan Pd. Keshri

Narayan Prasad Keshri
10.1.2011



Signature of Party

Executed by

Sudha keshri

Sudha Keshri
10.01.2011



Signature of Party

Executed by

Madhuri Pd. Keshri

Signature of Party

Executed by

Prannath Keshri

Prannath Keshri
10/1/2011



Signature of Party

Identifier

Prashant Keshri

Prashant Keshri

10-1-2011

Signature of Party



Sanjay Kumar
10/1/2011

Madhuri Prasad Kesari

1. ^{Pd. Kesari} Madhuri ~~Dasi~~ w/o Late Ramchandra Prasad
Aged About 74 years, PAN ALOPK1987B
2. ^{Bishwanath Prasad Keshri} Sri Vishwanath Prasad S/o Late Ayodhya
Prasad
Aged About 81 years, PAN BFEPPK9013H
3. ^{Sudha Keshri} Sudha ~~Rani~~ W/o Late Jagarnath Prasad
Aged About 69 years, PAN ACVPG15739M
4. ^{Narain Prasad Keshri} Sri Narayan Prasad S/o Late Ayodhya
Prasad
Aged About 74 years, PAN AGQPK3690L
5. Sri Kashinath Keshri S/o Late Ayodhya
Prasad
Aged About 63 years, PAN ABMPK2336N
6. Sri Prannath Keshri S/o Late Ayodhya
Prasad Aged About 60 Years PAN BNZPK9836K

All the above are residing at Main Road, Badi Machua Toli (Danapur), P.S. Danapur, District Patna Hereinafter jointly referred to as the "OWNER" of the First Part (The above expression "OWNER", respectively wherever the context permits or requires shall mean and include their individual heirs, successors, assigns, executors, administrators and legal representatives)

AND

M/S DURGA PROJECTS & INFRASTRUTRE
PVT LTD (PAN AACCD5554H), a company
incorporated under the companies act and
having it's Patna office at 102, Abhishek
Plaza, Exhibition Road, Patna 800001



Narain Prasad Keshri
Sudha Keshri

2 Madhuri Prasad Kesari

For Durga Projects & Infrastructure (P) Ltd.

Narain Prasad Keshri
Director

Kashinath Keshri

Bishwanath Prasad Keshri

Hereinafter referred to as the "DEVELOPER" (which expression shall whenever the context so requires or admits mean and include all its directors, legal representatives, administrators, executors and successors in interest) called as the DEVELOPER of the SECOND PART.

Represented by its director Sri Navratan Jhunjhunwala S/o Sri Om Prakash Jhunjhunwala resident of Durga Kunj Doomri Kothi Exhibition Road, P.S. - Gandhi Maidan Patna 800 001

Whereas the first party jointly is owner of $\frac{1}{4}$ th (25%) share of the schedule I property.

Whereas the first party is Karta of their respective family consisting of sons & grandsons and members.

Whereas the schedule property has been acquired by the heirs of late Doma Sah son of Late Rangu Sah in due course of time under different sale deed, the land thus acquired is abutted to each other and forms a composite block of land, based on this the developer has agreed to construct a complex on the schedule property. Whereas the title holders of the remaining $\frac{3}{4}$ th (75%) of the schedule property have also agreed to execute and give development rights to the developers, which the first party acknowledges and agrees that the developers must be able to get the above said $\frac{3}{4}$ th rights from other co owners, to perform the obligations towards the first party under this document. The First Party has also assured that except the First Party, there is no other person in their respective family to claim any share and the developer is entering into this contract on their assurance.

WHEREAS the OWNERS intend to develop Schedule I property, through competent property Developers.

WHEREAS the Developer has formulated a scheme of developing the schedule property, based on the above said, and the OWNER agrees to the scheme



Narain Nath Keshri

3 Narain Prasad Keshri
Sudha Keshri
Madhuri Prasad Keshri

For Durga Projects & Infrastructure (P) Ltd.

9/1/11
Director

Kashy Nath Keshri

Bishwanath Keshri

WHEREAS the Owner has assured the Developer that the Schedule I Property is free from encumbrances of any kind, minor inter-ests, litigations, charges of any kind, lien, requisitions, acquisitions, attachments, charges of maintenances.

WHEREAS the Owner has assured the Developer that the Schedule 'I' Property is agreed to be given for development for meeting family and legal necessity and instead of totally selling the property, Development is entered, so that improvised property would be available and immediate funds to meet family necessity will be available and which safeguards property.

WHEREAS the Owner has assured the Developer that all taxes, rates and any other cess up to date has been paid with respect to the Schedule 'I' Property.

WHEREAS the Owner has assured the Developer that they have marketable title to the Schedule 'I' Property and that the Sched-ule 'I' Property absolutely belongs to them and that they have not done any act which will prohibit them from entering into this Development Agreement.

WHEREAS based on such assurance the Owner has asked the Developer to agree to enter into this Development Agreement.

WHEREAS the Developer requested the Owners to get the signature of the other family members as Consenting Witnesses to confirm that they are aware of this Development Agreement.

WHEREAS the parties have finalised the terms of this Development Agreement and have thought it fit to reduce the terms agreed between them into writing.

NOW THIS DEVELOPMENT AGREEMENT
WITNESSES AS FOLLOWS:



Narain Nath Keshri

4 Narain Prasad Keshri
Sudha Keshri
Madhuri Prasad Keshri

For Pooja Projects & Infrastructure (P) Ltd.

9/1/11
Director

Karhi Nath Keshri

Bishwanath Prasad Keshri

1. **COMPLETION OF PROJECT:** The project shall be completed by the Developer within 24 (Twenty Four) months after getting the vacant possession of the Schedule I Property, demolition of the present dilapidated structure at the front, and plan being sanctioned by the statutory authority / authorized architect and all statutory clearances having been received. Another 6 (six) months grace period is given. However the period of delay caused due to acts of God, other natural event and accidents of fire, cyclone, incessant rains, riots, disturbance of peace and other events of "Force Majeure" etc., arising beyond the control and responsibility of the Developer including any default on the part of the Owners in obtaining and performing their part of the contract herein shall be ignored. If there is any delay in completion of the project within the specified period, Developer has to compensate the OWNER by Rs 30,000/- (Thirty Thousand only) for the first three months of delay , and subsequently by Rs 50,000 /- (Fifty Thousand only) for the 4th to the 12th month and if there is further delay the Owners and Developer will mutually decide the same at that time.

For Durga Projects & Infrastructure (P) Ltd.

Received 9/11/11
Director

2. The developed property and constructions to be put up shall always belong to the Developer . The Developer shall be entitled to engage Architects, Engineers, Contractors and others as they deem fit to execute the developmental works, however, in case of dispute between the Developer and their contractors, architects, engineers and other workmen, suppliers of materials, the same shall be settled by the Developer.

3. The Owner has agreed to indemnify the Developer in the event of any defect in title to the Schedule 'I' property

4. The Owner shall see that no trouble is caused by the neighbouring Owners and occupants.

5. The term "super built-up area"(SBA) mentioned herein shall mean and include the covered area of the apartment verandah and balcony , inclusive of the area under periphery wall , area under the column and walls , area utilized for services , viz area

Keshi Nath Keshri

Bishwanath Prasad Keshri



Bishwanath Keshri

Narain Prasad Keshri

Sudha Keshri

Madhuri Prasad Keshri

under staircase, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge areas etc.

6. **CONSIDERATION:** The Developer has agreed to develop the schedule I property at its cost by constructing Residential and/or Commercial Complex as per terms of the Development Agreement. In consideration of such development the Owner agrees to transfer complete and full rights in Schedule 'I' Property to the Developer and recognise the Developer as the Owner of developed area subject to the Developer's liability to transfer **36% (Thirty Six Percent) of the SBA constructed**. This 36% of SBA as mentioned shall be hereinafter called as the "OWNER's Share". The complete developed property other than the Owner's share will belong to the DEVELOPER with unfettered right to deal with the same. *The OWNER's Share will be exactly determined by a supplementary area sharing agreement after the sanction of the plan.* The Developer has today paid a sum of **Rs 11,000/- (Eleven thousand only)** jointly to the First party as a non refundable advance, the receipt of which the First Party admits and acknowledges.

7. The Owner have this day given a General Power of Attorney authorizing the Developer to get the required working capital sanctions from the financial institutions including mortgaging the Schedule 'I' property, permissions to enter into Agreement of Sale and execute conveyance deed with respect to the complete project/builtup and also to encumber, alienate and mortgage the complete project.

8. **COST AND EXPENSES TO BE INCURRED:** All expenses regarding development shall be incurred by the Developer. The Owner shall have no liability to share any expenses with respect to construction of the building.

9. The Owner has to satisfy the Developer regarding their valid title to the schedule property and furnish up to date encumbrance certificate and other revenue records.



Prasanna Keshri

6 Haradain Prasad Keshri

Sudha Keshri

Madhuri Prasad Keshri

For Ourga Projects & Infrastructure (P) Ltd.

For Ourga Projects & Infrastructure (P) Ltd.
Director

Karhi Nuth Keshri

Bishwanath Prasad Keshri

10 All the statutory dues, and property tax up to the date of development agreement shall be paid by the Owners.

11 The Developer shall appoint others including contractors, architects & other agencies and individuals which are required for completion of the project as per Developer's Choice.

12 The Developer is entitled to develop the Schedule 'I' property by themselves or get the property developed by other Contractors, Agencies or Companies and may enter into agreement(s) for development of the schedule property.

13 **INDEMNITY:** The Owners do hereby agree and indemnify the Developer from any defects in title, litigations, attachments, charges or encumbrances, claims, requisition or demands of any kind whatsoever in respect of the schedule property. The Owners also indemnifies the Developer against undisclosed lis-pendence or court litigation.

14 The Owner hereby agrees that from the date the OWNERS Share is ready and fit for occupation in all respects and a notice / written intimation is sent in this behalf from the DEVELOPER to the OWNER, the OWNER shall bear and pay the proportionate government duties/ deposits/taxes etc., relating to the Owner's share.

15 **PAYMENT OF MAINTENANCE CHARGES:** It is hereby agreed by the OWNER that from the date the 'Owners's Share' is ready for occupation in all respects and on delivery of possession, the OWNER shall bear and pay proportionate monthly maintenance expenses for maintenance of common areas and facilities to the Owners association, which shall be formed by them. If for any reason, the Owners association is not formed by that time, the same shall be paid to the DEVELOPER till the formation of the association.



Ram Nath Keshri

7 Kharin Prasad Keshri

Sudha Keshri

Madhuri Prasad Keshri

For Durga Projects & Infrastructure (P) Ltd.

9/11/11
Director

Kashi Nath Keshri

Bishwanath Prasad Keshri

The Owner covenants as follows:-

- a. That the Schedule 'I' Property is the absolute property of the Owner and absolutely belongs to them and they are entering into this development agreement for meeting legal and family necessities and maintenance of the property.
- b. That the Schedule 'I' Property is free from all encumbrances, from litigations, acquisitions, requisitions, charges, minor interest, maintenance, claim of tenancy.
- c. That Schedule 'I' property is the absolute property of the Owner and he is entitled to deal with the Schedule 'I' property and none other than he has any right, title or interest in the Schedule 'I' property.
- d. That the Owner has marketable title to the Schedule I property.
- e. No part of the schedule I property is subject to any order of acquisition or requisition nor has any notice of acquisition or requisition been served upon the Owner by any Government authorities.
- f. That ~~the schedule I~~ property or any part thereof is not subject to any notice of attachment under the public demand recovery Act or for any statutory dues whatsoever or howsoever.
- g. There is no impediment legal or otherwise in the Owners obtaining or complying with other provisions of law for transfer of the Developed Property in favour of the Developer or its nominee.
- h. That the Owner will indemnify the Developer towards any defect in the title to the Schedule 'I' Property and has agreed to co-operate in future with the Developer and do whatever required reasonable to effectively and more perfectly transferring title, possession in favour of the Developer or its nominees or assigns along with

For Durga Projects & Infrastructure (P) Ltd.
 11/11/11
 Director

Karhi Nath Keshri

Bishwanath Prasad Keshri



Bram Nath Keshri & Narain Prasad Keshri
 Sudha Keshri
 Madhuri Prasad Keshri

proportionate share in Schedule 'I' Property.

i. That the Owner shall have no objection for the Developer to take loan based on security of the developed Schedule 'I' property and such loan can be taken from banks, financial institutions and Owner will execute the required documents, acknowledge receipts / debts from time to time and appear before Sub-Registrar for registration of the documents if needed

j. To recognize the Developer to be the Owner of the complete super built area subject to his liability to transfer Owner's share

k. In case of a third party claim on the title of the owners, the developer reserves the right to settle the third party claim by payment, at the cost of the owners

For Durga Projects & Infrastructure (P) Ltd.

Director

Notwithstanding anything contained hereinabove, the Owner is not entitled to possession of Owner's share until the DEVELOPER and OWNER have completed their obligation as stipulated in this document.

17 **ARBITRATION:** All disputes or differences of opinion whatsoever which will at any time arise between the Parties to this agreement in respect of anything contained in this agreement or as to the rights and liabilities and entitlement of the parties or the property or as to the interpretation of any terms of this agreement shall be re-ferred to the sole arbitrator in accordance with Arbitration and Conciliation Act, 1996 and the amendments there to. The parties agree to abide by the decision of the arbitrator and the same shall be final and binding on all the parties. The parties agree for the proceedings shall be held at Patna and in the English language.

18 **ADVERTISEMENT FOR SALE:** The Developer shall be entitled to erect boards in the Schedule 'I' Property or to advertise in newspapers or any other media for the sale of Apartments/Units and market the same in any manner they may deem it fit.



Ran Nath Keshri

9 Narin Prasad Keshri

Sudha Keshri

Madhuri Prasad Keshri

Karsh Nath Keshri

Bishwanath Prasad Keshri

19 **REGISTRATION EXP** : The expenses of stamp duty and registration shall be borne by the Developer.

20 **CUSTODY OF DOCUMENTS** - The ORIGINAL papers of the property shall be handed over to the developer simultaneously with the registration and execution of this document

21 **Name of the Project/Complex** - The name of the project and /or the complex shall be "DURGA MAPLE", the developer reserves the right to change the name of the project, if need be, to suit its marketing and/or architecture plan

22 **Supersede** - This document supersedes all other documents/ indentures/contracts/ deeds in relation to the schedule property between the parties, either verbal or written.

23 **Address** - The respective addresses mentioned, of the first party will be the address for all communication, mailing address, address to be mentioned in documents, notices regarding the schedule I property.

For Durga Projects & Infrastructure (P) Ltd.

Narain Prasad Keshri
Director

SCHEDULE I PROPERTY

An undivided share of 25% (Twenty five percent) in a residential vacant land measuring 1 acre 22 decimil i.e. 39 kathas 16 dhurkis ,which is inclusive of a dilapidated double storied structure on a land area of 1750 square feet , situated at mauza danapur, bhatthapar, P.S. Danapur, District Patna, sub registry office Danapur and sadar registry office Patna Sadar. Tauzi No. 11/802, Thana No. 21.

The above single block of land consist of following khata and khasra number ,

Sr. No	Khata No.	Khasara No.	Extent(Acre-Decimil)
1	923	69	00-08
2	889	70	00-15
3	915	71	00-17
4	924	72	00-12
5	868	73	00-13
6	891	79	00-19

Kashi Nath Keshri

Bishwanath Prasad Keshri



Kashi Nath Keshri

10 Narain Prasad Keshri
Sudha Keshri
Madhuri Prasad Keshri

7	904	81	00-12
8	920	78	00-08
9	928	77	00-10
10	889	68	00-08
Total			01-22

The above land is bounded as follows:-

North By:- Main Road

South By:- Private Property Sacchida Prasad

East By :- Bhatta Road

West By :- Property of Amar Nath Keshri

Annual rent is Rs. 35.35 payable to Government of Bihar, Through Circle Office, Danapur. The land owner have got mutated their respective name in records of Circle Office, Danapur vide Zamabandi No. 15474, Mutation Case No. 803/7 of 2010-2011.

25% of 1 acre 22 decimil is equal to 30.5 decimil, thus for all valuation purposes the area of 30.5 decimil is being considered

Valuation

Land Value of 30.5 decimil = 64, 05,000/-

Value of dilapidated structure of RBC

Area = $1750 \times 2 = 3500$, and 25% of 3500 = 875 square feet

Thus Value = $875 \times 600 = 5, 25,000/-$

Thus total value of Land + Structure = 69, 30,000/-



Prasad Nath Keshri

11 Narain Prasad Keshri

Sudha Keshri

Madhuri Prasad Kesari

For Durga Projects & Infrastructure (P) Ltd.

Director 9/1/11

Keshri Nath Keshri

Bishwanath Prasad Keshri

We have read and understood the content of this deed which has been explained to us in Hindi, and the content is correct.

IN WITNESS WHEREOF, the Parties have executed this Development Agreement on the day, month and year mentioned above in the presence of the following witnesses.

WITNESSES (With name and address)

We have read the contents of this agreement and in terms of what is contemplated regarding consenting witnesses and confirming the same we are signing.

Madhu Keshri Madhu Keshri
Madhu Keshri 4F. Ananda Apartment
Rajendra Path Patna-1

Manoj Keshri Manoj Kumar Keshri
S/o Late J. N. Keshri
Bani Machhori, Dinapourant. Patna

Naveen Keshri Navin Kumar Keshri
S/o Nariyan Prasad Keshri
DANPUR CANTH PATNA

Vikas Keshri Vikash Kumar Keshri
Vikash Kumar Keshri S/o Kashi Nath Keshri
DANAPUR CANTH PATNA

Pankaj Keshri पंकज केशरी

पिता - श्री प्रसाद नाथ
केशरी
सोनी रोड वार्ड मधुबनी रोड
पटना



Kashi Nath Keshri

12 Nariyan Prasad Keshri
Sudha Keshri
Madhu Prasad Kesari

For Durga Projects & Infrastructure (P) Ltd.
9/1/11
Director

Kashi Nath Keshri

Bishwanath Prasad Keshri

Madhuri Prasad Kozari
9-1-2011

Bishwanath Prasad Keshri
9/1/2011

Kashi Nath Keshri 9-1-2011

Sudha Keshri

9.1.2011

OWNER

Ka Nath Keshri

9/1/2011

Narain Prasad Keshri

9.1.2011

DEVELOPER

For Durga Projects & Infrastructure (P) Ltd.

Narain Prasad Keshri
Director 9/1/11

1) Prasad Keshri.

S/o Sri. Sunil P.D. Keshri.

Bari Machhuloli, Durgam Cantt.

2) Manoj Kumar Keshri

S/o Late J.N. Keshri

Bari Machhuloli, Durgam Cantt.

Drafted by

Kingaroll
9.1.2011

Krishna Mohan Gandhi
Advocate
Collectorate Bar Association
Sadar, Patna
Reg. No.-5826/99



13 Narain Prasad Keshri
9.1.2011

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.	138920	Amt. paid by N.J. Stamp Paper -		Rs. 0
Addl. Stamp duty paid under Municipal Act		Rs.		Amt. paid through Bank Challan -		Rs. 139799
		Registration Fee		LLR + Process Fee		Service Charge
FEE PAID	A1	0 C	0 H1b	0 Ka1	0 Lii	0
	A8	0 D	0 H2	0 K1b	0 Liii	0
	A9	0 DD	0 I	150 K1c	0 Mb	25
	A10	0 E	250 J1	0 K2	0 Na	54
	B	0 H1a	0 J2	0 Li	0	
TOTAL-				479		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -				879		
Date : 10/01/2011						Registering Officer Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 10th January 2011 by Madhuri Pd. Keshri W/O- Ram Ramchandra Prasad by profession House Wife. Status - Executant

Madhuri Prasad Keshri
10-1-2011
Signature / L.T.I. of Presentant Date: 10/01/2011

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Prashant Keshri age Sex M son/daughter of S/O- Sunil Pd. Keshri resident of Bari Machhua Toli, Danapur, Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 10/01/2011

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 9 on page no. 288 - 303 for the year 2011 and stored in CD Volume No.CD-2 year 2011. The document no. is printed on the front Page of the document.

Date : 10/01/2011

Registering Officer
Patna

Token No.680

Year - 2011 Sl.No. 664

SCORE Ver. 2.1

Deed No. 516

NIC-Bihar





आदेश - पत्रक
(देखें अभिलेख हस्तक 1941 का नियम 129)

क्र. ता० तक
सन् 200 - 200
का प्रकार दा० छा० वाद सं० सन् 2010-11

आदेश को कम संख्या और तारीख	आदेश और पराधिकारी का हस्ताक्षर	आदेश पर की गई कारवाई के बारे में टिप्पणी तारीख सहित																								
28/2/11	श्री सुनील कौसरी पिता/पति श्री श्रीमान श्री ग्राम २१/१६३३ (गैम) धाना ५११५१ जिला ५३-१५ ने निम्नलिखित जमीन का नामांकन हेतु आवेदन पत्र दिया है जिसे बसोका सं० दिनांक द्वारा इन्होंने श्री श्री ग्राम .. धाना जिला से क्रय किया है । जमीन का विवरण <table border="1"> <thead> <tr> <th>मौजा</th> <th>धाना सं०</th> <th>चौबी सं०</th> <th>छाता सं०</th> <th>खेसरा सं०</th> <th>रकबा</th> </tr> </thead> <tbody> <tr> <td>५११५१</td> <td>२१</td> <td></td> <td>१५१५०-१२</td> <td>०-०६</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>१५१५०-२३</td> <td>५</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>धाना</td> <td></td> <td></td> </tr> </tbody> </table> हल्का कर्मचारी एवं अंचल निरीक्षक से जाँच प्रतिवेदन कि माँग करें। अभिलेख दिनांक ५/३/११ को उपस्थापित करें । अंचल अधिकारी रा०कर्म० एवं अंचल निरीक्षक से आवेदित जमीन के सम्बंध में स्थानीय तौर पर और राजस्व अभिलेखों से जाँच कराई गई। उन्होंने प्रतिवेदित किया है कि आवेदित जमीन- (१) रैयती है । (२) आवेदक के पूर्ण दखल में है । (३) जमाबन्दी में नाम के कायम है ।	मौजा	धाना सं०	चौबी सं०	छाता सं०	खेसरा सं०	रकबा	५११५१	२१		१५१५०-१२	०-०६					१५१५०-२३	५					धाना			
मौजा	धाना सं०	चौबी सं०	छाता सं०	खेसरा सं०	रकबा																					
५११५१	२१		१५१५०-१२	०-०६																						
			१५१५०-२३	५																						
			धाना																							

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5/3/11

વસ્તુ	5.02	
સામાન	6.00	
સેવિયો	6.00	
કુલ	17.02	કનક (પદ્મ સેવિયો)

ડિરેક્ટર જનરલ
 યુવાન સેવા
 ગાંધી
 1-4-11



F. No. 180V.

बि० ग० प्रेस, गया ।
 करव मालकी/करव रैयती ।
 नाम रैयत मय बन्धित जमाव-दो
 को सकुन्त । नम्बर । १२२५/२

108

455735
 29/3/11

WITHOUT PREJUDICE
 92
 232

अराजी नगरी अराजी भावली पिता
 0.00 0.00 एक मोहन लाल साह
 मोहन साह का सालाना मांग मय तफसील (बकामा वो हाल) मौजूदा साल की ।

सालाना मांग मय तफसील	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	
माल- (नगरी)	2.80	X			22.20	2.80
गुजारी (भावली)	0.60				93.20	0.60
सेव ...	9.20				24.80	9.20
गुज ...	9.20				24.80	9.20
गुजकरकाव ...	0.60				93.20	0.60
बीजान	6.00				932.00	6.00

तफसील अदायकारी ।

अदायकारी मांग मय तफसील	सालाना	बकाया				मोताबक हाल ।	कामिल
		तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।		
माल- (नगरी)	2.80	X			22.20	2.80	X
गुजारी (भावली)	0.60				93.20	0.60	
सेव ...	9.20				24.80	9.20	
गुज ...	9.20				24.80	9.20	
गुजकरकाव ...	0.60				93.20	0.60	
बीजान अदायकारी	6.00				932.10	6.10	

932.00 (१) बीजान कुल (नगरी से) - एक हा में १३२१६ ६५५५
 (२) नाम देहिना
 (३) कुल बकाया

कलकत्ता को तारीख बकाया तहसील दलिया
 कलकत्ता का बकाया मांगगुजारी पर विचार होकर बकायों पर बिन पर कि सविधिक
 जारी हो। दूर नहीं किया जाता है ।

302900/000 9220 / 10-11

29/3/11



आदेश - पत्रक
(दखें अभिलेख हस्तक 1941 का नियम 129)

पत्रक ता० तक
 जिला सन् 200 - 200
 केस का प्रकार दा० छा० वाद सं० सन् 10-11

आदेश की क्रम संख्या और तारीख	आदेश पर की गई कारवाई के बारे में टिप्पणी तारीख सहित				
1/12/10	माधुरी देवी पति रामचन्द्र प्रसाद निवासी जयपुर जिला पिता रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद माता रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद श्री रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद पिता पति रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद ग्राम रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद मैं निम्नलिखित जमीन का नामांकन हेतु आवेदन पत्र दिया है जिसे यहाँ का सौदागरी, जिला जयपुर, जयपुर जिला, जयपुर जिला श्री रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद पति रामचन्द्र प्रसाद धाना जयपुर जिला से क्रय किया है।				
जमीन का विवरण					
मौजा	धाना सं०	तौजी सं०	खाता सं०	खेसरा सं०	रकबा
9/11/32 29		227	62		0.02
		223	62		0.02
		227	60		0.92
		244	69		0.96
		228	62		0.12
		244	63		0.13
		220	66		0.70
		220	62		0.02
		249	61		0.94
		208	69		0.92
					9.22
हस्ता कर्मचारी एवं अंचल निरीक्षक से जाँच प्रतिवेदन कि माँग करें। अभिलेख दिनांक 14/12/10 को उपस्थापित करें। अंचल अधिकारी रा०कर्म० एवं अंचल निरीक्षक से आवेदित जमीन के सम्बंध में स्थायीय तौर पर और राजस्व अभिलेखों से जाँच कराई गई। उन्होंने प्रतिवेदित किया है कि आवेदित जमीन- (1) रैयती है। (2) आवेदक के पूर्ण दखल में है। (3) जमाबन्दी के नाम के कायम है।					

L110
 3038
 30.12.10

14/12/10



जिला - पटना

बचा हुआ रकबा

उत्तराखण्ड
यदि आपने नहीं
नामाना तो ही ही
ही ही ही है।

पुलकः कसः

पुणे
जिल्हा
अधीक्षक
पत्र

S-02
680
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17-12-2010 लादलेले शिफारस

दिनांक 30-12-10

30-12-10



महाराष्ट्र सरकार
अधीक्षक

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भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

बिहार BIHAR

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17/10/10

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पञ्च प्रमुख निगम - बिहार
मा. नं-2/82 निबन्धन कार्यालय लखनौ

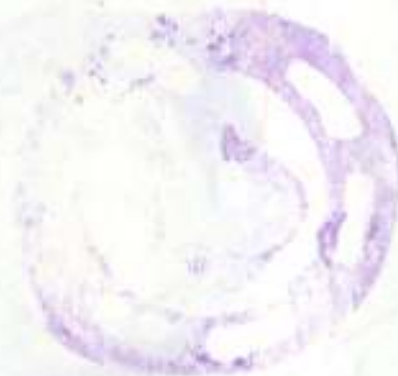
प्रमाणित स्वीकृति

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वास्तविक निगम पञ्चा

27/10/10

(1500) 32618
17/10/10



वसिक्ता नं० १८०

मनमोकिर (विक्रेता)

(१) मावाने के वीपान मह तो (२) हलु महतो सुद वो वली रघुनन्दन महतो पेशर नावालीगान सुद वो वली तीनु महतो (३) ~~बल्लभकामदेव~~ वल्दान ममकोला मह तो स० मकोल महतो मु० अक्वाम कोयरी पेशेदारान कास्तकारी साकिन कमजे दानापुर महाल खजानची गली पुगना पशुवारी धाना वो सवराजस्ट्री दानापुर जिला पटना के है ।

बू मामोकिरान वो नवालीगा मज्जुर वो सीता राम महतो वालीग पेशर मनमोकिर नं० १ वो शिवनन्दन महतो वालीग पेशर मनमोकिर नं० २ जुमले आहालीयान इज्माल खानजान अपने वो हम सीजाम तावे मशारक्त के है जुना न्ने वास्ते करने तीजारत बालू पेआज वनजर ~~ह~~ पणायदा इज्मालखानदान के वज्जरत रूपया की लाहक हाल है वनावीर वगरज रपने हाजत वलुसी वो साहिब सुदहा वहालत सेहत जात वो वदुस्तगी होश वो हवास के ज्वालतन वो वलायतन मवाजी १५ पन्द्रह डोसमील अराजी मज्जुरा हक मोकावजत जुमो कास्त रैयती कायमी नकदी में एक कुआ में कुआ अराजी मज्जुर महदुद वहदुद अरवा ववाकेमौजे मोपसले वो मुतशत है ममलुका मज्जुरा को में जमीउल हदुद व हकूक व मरापगीक वो में पशुल जालुबस्मीदे किस्त को वमाउजा कीमद बदल मो० ६७५) रूपया केआघा मो० ४८७ रूपया ८ बाना होता है वदस्त वावु किशुनलाल वो वावु वीड़ीलाल वल्दान वावु डोमा साह मु० अक्वाम केशरवानी पेशादारान तीजारत साकिन दानापुर महल्ला वीवीगज पुगना पशुवारी धाना दानापुर जिला पटना के वेवा और वैलाकलामी किया वो तरीदार वय लाकलामी किया वो ववसुल दामे दीरमे जरसमन ववक्त वो तहरीर वो तसद्वफ ह दरलाया वो तरीदारान को शम्मोवइया पर आजके रोज से कायम मोकामी वो कावीज दालिल गरवाना वो जोकुह हक वो हस्तहकाक शम्मोवइया मेहासील था वो है वह कुल हकूक तरीदारान को हासील हुआ हाला मनमोकिरान खानदान इज्माल जुमले अहालीयान को वो वारखान वो कायम मोकामीयान मोकिरान को कोई हक वो दावा वो मोतालवा वो मोखासमा बाकी नहीं रहा वो न होगा तरीदारान वसिरिस्ते जमिन्दारी नाम दर्ज कराळेवे शम्मोवइया को हर किसीम के तल्लीसात नुक्त हकीयत वो वारकेमगलत वगैरह से पाक साफ है और ऐसे शकिन दिलाने वो वावर कराने पर मनमोकिरान के तरीदारान

श्यामोवइया को जरसमन मजकुर तरीद किया है वसुरत जहुर तखलुल वो पस्तुहर वो वेदखली जुज व कुल श्यामोवइया तरीदारान वसवील बदालत मुस्तहक स्थान जरसमन कतल में तुद पित्तद मो० २)दो रूपया माहवारी अज तारीख वेदखली तारोज वसुल जायदाद मनकुला वो गरमनकुला वो हर एकशाम के माल वो जात से मनमोकिरान वोवारशान मनमोकिरान खानदान इजमाल के वसुल कर लेवेगे कोई उजुर नहीं है वो न होगा वो वस्वज मजामीन वो वासिका हाजा सीताराम महतो वो शिवनन्दन महतो मजकुर श्यामोवइया पर वासिका हाजा के गवाही वो निशान अंगुठा बनादिया।

इस वास्ते बैवाला बखलाकलामी लिख दिया के वक्त पर काम आवे। पक्कत शराहत श्यामोवइया मवाजी १५ पन्हुह डीसमीलक रास्त रैयती कायमी नन्दी जीजे दानापुर सहवादपुरमहाल वलपुर रेंधरा मौहफा बीबी गंज मटा वजदाय श्यामदु महुदा कुजर वोगैरह तौजी न० ११/८०२ पृगना फुलवारी धाना वो सब रजिस्ट्री दानापुर सदर रजिस्ट्री वो जिला पटना लगान जमिन्दार सालाना मो ६ रूपया६ आना मय शेष धाना न० २९ साता न० ८८६ सरिा न० ७२ किता डीह १५ डा०

उत्तर- सार्विक जगलाल महतो हाल तरीदार

दाखिन:- मोगल मिया

पुरव- मकान फुलकुजर महुआ

पश्चिम- सार्विकत जगरनाथ महताल हाल नोला महतो वो बाबु--

बखलाकलामी जरसमन ६७५) तारीख २९ ननजद नि १६३०

मोताविक ८ आठ माह मासज १३३७ पसली

कातीव वासिका हाजा रघुवर लाल दानापुर मजमुन पढ़कर मोकिरान को सुना वो समझा दिया

सही विपन्न महतो १५ पन्हुह डीसमीलक रैयती को वो कुलहक

६७५अनौ सी पत्तर रूपया में बेचा वो बखलाकलामी लिता सी सही

हस्त है। मजमुनकातीव से पढ़ाकर सुन समझ लिया कुल मननुर है वा० हटु

महतो तारीख २२-१-३० सही हटुमहतो मोकिर कलमकर निशान मेरे

सामने बनाया वा०लास तारीख २२-१-३०

(३)

गवाह- शिवनन्दन महतो पेशर मोकिर न० २ वसिकाहाजा वस्करार
मोकिरान को सुना समझा दिया

गवाही- मधुराप्रसाद रानीजार दानापुर मोहाते मोकिर वा०लास

बुक न० ९

जिल्द न० ५

पेज न० २२३ से २२६

वसिका न० १८०

सन १९३० ई०

इस वसिका को मैं सुद पढ़कर अनुवाद किया
हूँ सो सही है।

टंक:- 

(शिवमूर्ति लाल)

समाहरणालय, पटना

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रु.20



Rs.20

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09/8/20 14/10/20 दाद दस्तावेज
03AA 528959

Handwritten signature and text in Hindi, including 'महाराष्ट्र' (Maharashtra) and 'महाराष्ट्र सरकार' (Maharashtra Government).

बन्धु प्रसाद नि. मुद्रा वि. वि. वि. वि.
का. सं. 2/82 अनंशु कार्यलय प्रकाश

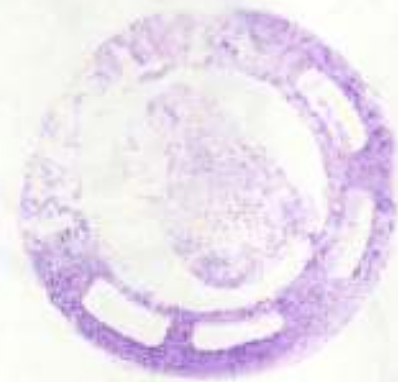
प्रमाणित दस्तावेज प्राप्त

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वाहने नि. 10 पक्ष

13/7/20

71082
13/7/20



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वासिका नं० ४१४

में मोसमातदेखीया बेटी सुमेरा महतो वैकुंठवास वो जोजे जगलाल महतो वैकुंठवास मायर हकीकी वो बली कुदरती वो शास्त्री मोसमा दसई महतो पेशर नावालीग सुद जात कौयरी पेशा-कास्तकारीसाकिन दानापुर महल्ला वीवीगंज प्रगना फुलवारी धाना दानापुर जिला पटना की हूँ।

मनमोकिरा को जखल व बलाहत जरत रूपया की वास्ते जादाय देन दस्तगरदा बन्द जादमी जो लेकर नावालीग मजकुर के विमारी में खर्च किया था वो भी जरत रूपया की वास्ते अंजाम शादी नावालीग मजकुर असद जरत वो दरपेल वो लाहक हाल है वो बेगैर फरोस्त करने किसी जायदाद के रूपया मीलना वो उपरोहाजत गैर मोतकील है चुनाने वमीजे बोलीपुर तेघरा बाके दानापुर प्रगना फुलवारी धाना दानापुर जिला पटना तौजी नं० १९/८०२ में मवाजी ८ बाठ हिसमीज जुदोकास्त रैयती मौस्ती कायमी नहदी जायदाद शौहरी साथ एक मोकावजत वो एक यस्तकाक वोगैरह के वकब्ज दखल मनमोकिरान बला जाता है और है जिसकी नौहदी वगैरह जेल में दर्ज है और इस वक्त तक हर किसीम के खलीसात नुक्सतकीयत वो देन वगैरह से पाक वो साफहै पश मनमोकिरा वारिस्ते बलुसी वो साहेब वो बदुस्तगी होश वो हवास अपने बेला जरत वो बेला दाव नाजायज किसी वो किसी तरह के बवदल जखल कीमत मो० ६०० रूपया जरवसाही के बाधा उसका मो० ३०० रूपया होता है बराजी मजकुर को में अभीउलहक बदस्त बाबु किशुन लाल साव वो बाबु बीरी लाल साव बल्दान बाबु डोमा साववैकुंठवास स्काम करोरबानी बेवा पेशेदारन तेजारत साकिन दानापुर महल्ला वीवीगंज प्रगना फुलवारी धाना दानापुर जिला पटना के बेला शर्त फिस्त्व वो बेयार बेवा और बखलाकलामी किया वो जरसमन मजकुर इस तमगखील से बोलुल पाया के मो० २५ मचीस रूपया ववक्त बखलबखल पोसता पज मोजाहदा वय के खरीदारान से बोलुल पा चुके है उसको जरसमन में मोजरा वो बजे करदीयावो मावकिये मो० ५७५ रूपयाववक्त स्करार राजस्ट्री वास्का हाजा बमोकाबले अनाव राजस्ट्रार साहेब दानापुर के खरीदारान से नकद बोलुल पाया वो कब्ज वो तेहत वो तरकपश में अपने दर लाकर जरुरीयात जायज मोतजीकरे सदर में खर्च किया वो खरीदार को उपर बराजी यमोवहया के बजाय जात सुद वो नावालीग मजकुर के काबीज वो दखिल गराना वो मनमोकिरा वो नावालीग मजकुर

(२)

वतालुक वो सरोकार कई वो जो कु एक वो हस्तहकाक शयमोवइया में
 इस वक्त तक मनमोकिरा वो नावालीग मज्जुर को हासील था वो है वह कुल
 हकूक वजीनसहु वो बैला तफरका मनमोकिरा वो नावालीग मज्जुर से
 मुन्तकील होकर बाज के रोज से तरीदारान को हासील हुआ तरीदारान
 वासिरिस्ते जमिन्दारी अपना अपना नाम दर्ज करा लेवे हाला शयमोवइया
 इस वक्त तक हर किसीम के खलीसात नुक्स हकीयत वो वारदेन वो गैरह से
 पाक वो साफ है वो एकिन दिलाने वो वावर कराने मनमोकिरा के
 तरीदारान शयमोवइया को जरसमन मज्जुर तरीदारी पर जामादे हुए
 कास बाद तहरीर वो तामील वासिका हाजा को शयमोवइया के जुजा खाह
 कुल से तरीदारान को वेदल मुत्सवर हो तो उस सुरत में तरीदारा वो
 वारशान कायम मोकामीयान को उनके वहरहाल खलियार हासील होगा
 के वसुरत वेदलली अज तारीख वेदलली तारोज वोसुल कर जरसमन जसल मै
 सुद फिसद मो० २) रूपया माहवारी लगातर वसवील बदालत दीगर जायदाद
 मनकुला वो गैरमनकुला वो हर एकशाम के माल वो मनमोकिरा वो नावालीग
 वो वारशान कायम मोकामीयान मनमोकिरा से खर्चा बदालत वोसुल
 कर लेवेगे उपरु ह नहीं है वो न होगा।

इस वास्ते वासिका वयलाकलामी लिख दिया के वक्त जरूरत
 के तम आवे। पक्कत

चौहद्दी शयमोवइया मवाजी ८ बाठ डीसमील कुजोकास्त रैयती कायमी
 नकदी मौजे ओलीपुर तेघरा बाके दानापुर प्रगना फुलवारी थाना
 दानापुर जिला पटना तीजी न० १९/८०२ ताता न० ६२३ खसरा
 न० ६६

उत्तर - साविक विपन्न महतो हाल बाबु किशुन लाल साव बाबुवीरीलाल सा

मुत्तरीयान

दक्षिन - विपन्न महतो

पुरव - मकान महादेव दुाच

पश्चिम - साविक अगरनाथ मह तो हाल बाबु नौरंगीलाल चौधरी

किसीम वासिका :- वयलाकलामी जरसमन ६००) रूपया रराजी ८ डीसमील

(३)

तारीख १३ तेरह फरवरी सन् १९२८ ई०

सही मो० देवलीया बुद वो मादर हकीकी वो वली दसई महतो नावालीग
वयलाकलामी लिखा सो सही दुस्त है मजमुनकातीव से पढ़ाकर सुन वो समझ
लिया वा० ह्नु महतो तारीख १३-२-२८

सही ह्नु महतो मोकिरा अपने बाया जंगुठा का निशान मेरे सामने
बनाया वा०लास १३-२-२८

गवाह- दसई साव रेवनीआर चाकिन दानापुर बीबीगंज मुलाते मोकिर वा०लास
कातीव वासिका हाजा रघुवर लाल चाकिन दानापुर मोकिरा मजमूर वासिका
हाजा का पढ़ाकर सुना दिया वो समझा दिया। पक्कत

पृष्ठ न० १

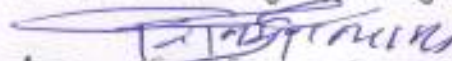
जिल्द - १२

पेज न० ३२ से ३४

वासिका न० ४१४

सन् १९२८

इस वासिका को मैं बुदपढ़ाकर अनुवादन किया हूँ सो सही है


टंकक :- (शिवमूर्ति लाल (समाहरणालय, पटना)

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बिहार BIHAR

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प्रमाणित दस्तावेज़

वास्तविक पत्र
2/11/10



33070
2-11-10

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वासिका न० १४६७

१- नाममोकिरान (विक्रेतागण)

(१) नथुम हतो वल्द मनुमहतो मोतवपरा पेदर व वली मिनजानिव
रामचन्दर महतो व गोपाल महतो पेशरान नावालीगान खुद व
रामजोतार महतो वल्द नथुमहतो मो० १ व मो० मलीजा जीवे तुलसी
महतो मुतवपरा जात कोयरी पेशा सेती साकिन दानापुर महल्ला -
वीवीगंज मठा प्रगना फुलवारी धाना दानापुर जिला पटना

२- नाममोकिर जेह (क्रेता)

बाबु मोहन लाल वल्द बाबु डोमा साह मु० व बाबु अबोध्या प्रसाद
वल्द बाबु किशुन लाल मु० व बाबु लक्ष्मी नारायण वल्द बाबु वृजलाल
म० व रामचन्दर प्रसाद वल्द बाबु कामेश्वर लाल मु० जात कैसरवानी
पेशा तेबारत साकिन दानापुर महल्ला वीवीगंज प्रगना फुलवारी धाना
दानापुर जिला पटना ।

३- किसीम वासिका :- केवाला वयला कलामी

४- ताकदाद अरेसमन :- मो० ३५०)तीन सौ पचास रूपया

५- सम्मतिका विवरण :-

मवाजी ५ कट्ठा २ धुर (पांच कट्ठा दो धुर) जमीन बाबादी
हकीयतजस्त रैयती कायमी नकदी में कुल एक बाके महल्ला वीवीगंज
मठठा मोतलके महाल बंझ वलीपुर रैघरा बाके दानापुर प्रगना फुलवारी
धाना व सब राजस्ट्री दानापुर सदर राजस्ट्री व जिला पटना तीजी
नं० ११/८०३ धाना न० २१ मालिक बाबु साहेब साकिन नासरीगंज डा०
दीधा जिला पटना साता न० ६२८ सरवे न० ७७ (सत तर) मोसलम बांद
जो लरीदारान के फुलवारी में हाता है बन्दर मुन्सिफ सायान १० (दस)
हासमील है सरे जमीन पांच कट्ठा दो धुर होता है जिसकी मालगुजारी
सादाना न० ३ रूपया १२ बाना ।

(२)

चीहदी

उत्तर:- बाबु मोहन लाल

दादाण:- बाबु मोहन लाल

पुरव:- विलास महतो

परिम:- बाबु मोहन लाल

सन्दर्भ

चूं कास्त मुन्दजे वाला ममलुका मक्वुवा तुलसी महतो मुतवपग का था जिसका वारीश व हकदार नाती रामबौतार महतो व रामचन्द्र महतो व गोपाल महतो नावालीगान ~~वसुल~~ वारीश नाती तुलसी महतो के हैं और वहाँसयत मालिक मुलकील के कावीज दलिल बलेवाते हैं व मनमोकिरा मो० मक्षिया जोजे तुलसी मह तो मु० को तुलसी महतो के जायदाद से ताजिन्दगी खोरीस पोसीस का हक हासील है व मनमोकिर न० १ वला कुदरती नावालीग मजकुरान के हैं । हतवास्तेरफे खलीस जाइन्दे मनमोकिरान अपने अपने तुसी व खाहिस से बहालत सेहत जात व वदुस्तगी होश व हवास के बेला ज्वर व दाव नाजायज किसी के कास्त मुन्दजे वाला को कुल हक व जरसमन मो० ३५०) रूपया कास्त मोकिरकेहुम के वेचव और वयलाकलामी किया व कुल जरसमन तकावजुल वदलैन के ववक्त वसुल व देवाक पाया कब्ज व तेहत में अपने तरलाया नावालीगान के मोखल्ल के बनानेमकान के और जरसमनकास्तकारी खर्च जरती किया खरीदारान को शयमोवइया पर जाज के रोज से कब्जा दल्ल दिया व वजाय खुद कावीज दलिल व मालिक बनाया व जो कुछ हक मनमोकिरान का हक व दावा व मोतालवा वाकी नहीं रहा वसुरत नवे खल्ल व फतुर वेदल्ल हुल या जुजो से मोवइया खरीदारान वख्तराबनाम बदालत जरसमन मुन्दजे वाला व उसका सुद पिरसद मो० १) रूपया माहवारी लगाकर जायदाद मनकुला व गरमनकुला वो हर किसीम केमाल व जात से मनमोकिरान व नावालीगान मजकुरान से कुल जरौडगरी बदालत वसुल कर लेवेगे कोई उजूर नहीं है व न होगा।

(३)

इस वास्ते यह केवाला वयलाकलामी लिख दिया कि वृत्त
जहरत के काम आवे। पकत

तारीख २६ अप्रैल सन् १९४३ ई०

सही नथुमहतो सुद व वली रामचन्द्र महतो वो गोपाल महतो
नावालीगान वो मो० मझिया वयलाकलामी लिखा सो सही दुरुस्त मजमुन
कातीब से पढ़ाकर सुन समझ लिया वा०नारायण महतो तारीख २६-४-४३
सही गोपाल महतो पेशरान नावालीलागान सुद रामबोतार महतो वयसका
लिखा सो सही है। तारीख २६-४-४३

गवाह- रामबोतार सिंह वीवीगंज दानापुर वा०लास

रामनारायण महतो नथुमहतो निशान मेरे सामने बनाया वा०लास

सही रामबोतार महतो वयलाकलामी लिखा सो सही है मजमुन पढ़ाकर
सुन समझ लिया वा०लास तारीख २६-४-४३

गवाह-रामनारायण लाल साकिन वीवीगंज मठा दानापुर वा०लास

पुर्क न० १

जिल्द न० १८

पेज न० २४१ से २४६

वासिका न० १४६७

सन् १९४३ ई०

इस वासिका को मैं सुदपढ़कर अनुवादन किया हूँ
सो सही है।

टिप्पणी:- *शिवमूर्ति लाल*

(शिवमूर्ति लाल)

समाहरणालय, पटना

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मनवेदीय

33184
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प्रमाणित धन्य प्राप्त

वाहन निष्पत्त 4271
3/11/10



1200

वसिका न० १७४१

१-नाममोकिरान (विक्रेतागण)

(१) विपन्न महतो वल्द मकौल महतो मु०

(२) शिवनन्दन महतो

(३) रघुनन्दन महतो

(४) वीरजनन्दन महतो

पेशरान ह्नु महतो मु० जात कोयरी पेशा- लेती साकिन-दानापुर

कुंज महल्लातजानची गली प्रगना फुलवारी थाना व डाकखाना दानापुर जिला पटना

२-नाममोकिर अलेह (क्रेता)-

बाबु मोहनलाल लाल वल्द बाबु डोमा साव मु० व बाबु अजोय्या प्रसाद वल्द बाबु किशुन लाल मु० व बाबु लक्ष्मी नारायण वल्द बाबु वृषलाल मु० व बाबु जमुना प्रसाद वल्द बाबु रामेश्वर प्रसाद मु० जात केशरवानी पेशा-तिजारत साकिन दानापुर महल्ला वीवीगंज प्रगना फुलवारी जिला पटना

३- किसीम वसिका :-

केवाला वयला कलामी

४- तायदाद जरेसमन :-

मो० ३००)तीन सौ रुपया

५- सराहत शयमोवहया (विक्रय सम्पत्ति का विवरण)

मवाजी ८ डीसमील (आठ डिसमील जमीन जावादील्लीयत कास्त रैयती कायमी नकदी में कुल एक बाके दानापुर म्हाल बलीपुर तेघरा मारूप वीवीगंज मठा प्रगना फुलवारी थाना व सब रजिस्ट्री दानापुर सदर रजिस्ट्री व जिला पटना तौजी न० १९/८०२ थाना न० २१ खाता न० ६२० (नौ सौ बीस) सरवे तेसरा न० ७८ (अठहतर) मोसलम वाद जिसक मालगुजारी सालाना पै शेण मो० ३ रुपया १४ आना मालिक बाबु राम नन्दन प्रसाद साकिन नासरीगंज प्रगना फुलवारी डा० दीघा जिला पटना ।

(२)

चौहद्दी

उत्तर

दक्षिण

पूरव

पश्चिम

बाबु मोहन लाल

नयुम हतो

रामधनी महतो

बाबु मोहन लाल

सन्दर्भ

मनमोकिरान काने काने लुत्ती व साहिब से उपर लिखी हुई कास्त

ममलुका मकबुजा सुदहा को मैं कुल हक मो० ३००)तीन सौ रूपया में मोकिर
अलेहम के हाथ बैचा और बैला कलामी किया और कुल जरेसमन तकावजुल बदलै
के वक्त (सरीदारान एक मुस्त नवाद वसुल व बैवाक पाया व अपने अपने कब्ज
व तेहत व तशरफ में दर लाया शकुनतीम्कान के छावनी करने में व
कास्तकारी में सब रूपया व सरीदारान कोकास्त व मुदे परजाज के रोज
सेकब्जा दस्तल दिया और काना काना कायम मोकायम बनाया व जो
कुल हक हमलोग को हासील है वह कुल हक आज के रोज से सरीदार को
हासील हुआ कास्त व मुदेआज के रोज से सरीदार का कास्त हुआ और करार
पाया बाजे रहे केकास्त व सुदे में किसी दूसरे सख्स का शरीक दाज नहीं है
नुक्स हकीयत व वारदान व बाकी मालगुजारी से पाक व साफ है। अगर
किसी वक्त सरीदारान व वारशान व कायम मोकाभीयान को उनके कुल
या जुजो कास्त व सुदे से वेदलली या किसी किसीम के खल्लव पस्तुर होता
सरीदारान नाहिब अदालत करके कुल जरेसमन हाजा व उसका सद पगी
सेकड़ा १) रूपया माहवारि लगाकर हर किसीम के माल व जात से
मनमोकिरान व वारशान मनमोकिरान से कुल जरेहिंगरी अदालत वसुल कर लेवेगे
वयह माल बाजे रहे के शरवे रेकाड औप राइट्स में बलाता नं० ६२० इतु महतो
व विपन्न महतो व तीलु महतो का नाम दर्ज रजिस्टर है उसमें से तीलु महतो
लाबल्द मरगये उनका जारशान व कायम मोकाभीयान मनमोकिरान है व
कास्त हाजा के मालिक मनमोकिरान है।

इसवास्ते यह केवाला बैलाकलामी लिख दिया कि वक्त पर काम आवे।

(३)

तारीख २०-५- १९४२

सही विपणन महतो वाठ डिस्मील सेत को ३००) तीन सौ रूपया में
वेचा वो वयलाकलामी क्रिया सो सही वो दुस्त है मजमुन कातीव से
पढ़वाकर सुन समझ लिया वा० शिवनन्दन महतो २०-५-४२ सही शिवनन्दन महतो
विपणन महतो कलम छुकर निशान जमना मेरे सामने बनाया वा०लास तारीख-
२०-५-४२

सही शिवनन्दन महतो वैलाकलामी लिखा सो सही है वो दुस्त है मजमुन सुद
पढ़कर समझ लिया वा०लास तारीख २०-५-४२

सही रघुनन्दन मह तो वयलाकलामी लिखा सो सही वो दुस्त है मजमुन
कातीव से पढ़वाकर सुन समझ लिया वा०लास २०-५-४२ सही वृजनन्दन महतो
वैलाकलामी लिखा सो सही दुस्त है मजमुन पढ़ कर सुन समझ लिया वा०लास
तारीख २०-५- ४२

गवाह- दसझाव रौनीआर साकिन दानापुर वीवीगंज वा०लास २०-५-४२

गवाह सुरजु प्रसाद व रौनीयार साकिन दानापुर मठा वा०लास

कातीव रघुवर लाल दानापुरमजमुन पढ़कर मोकिरान को सुना व समझा दिया।

वुक न० १

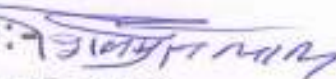
जिल्द न० १७

पेज न० ३८१ से ३८३

वसिका न० १७४१

सन १९४२

इसवसिका को मैं सुद पढ़कर अनुवादन किया हूँ
सो सही है।

टंक: 
(शिवमूर्ति लाल)

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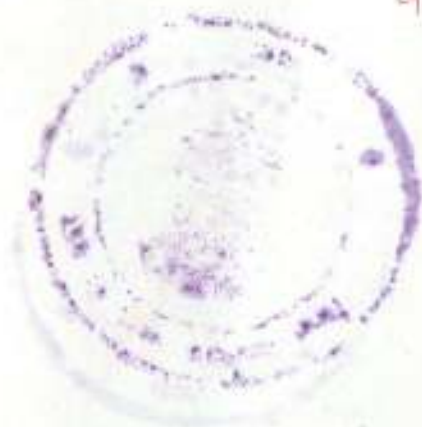
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का. सं. 2/82 निबंधन कार्यालय प्रहरी

प्रमाणित दस्तावेज़ प्रती

वास्तु निगम को पत्रिका

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वासिका नं० २३४२

१-नाममोकिर (विक्रेता)-

(१) रूपनरायण महतो वल्द गौपी महतो मुतवपणा (स्वगवासी) व

(२) वैजनाथ महतो वल्द रूपनरायण महतो मज्जुर जात कोयरी

पेशा कास्तकारी साकिन दानापुर महल्ला वावीगंज मठा परगना फुलवारी
धाना दानापुर जिला पटना

२-नाममोकिर खेह (क्रेता)-

बाबु किशुन लाल व बाबु रामेश्वर प्रसाद वल्दान बाबु डोमा साव मु० व बाबु
लक्ष्मीनरायण वल्द बाबु विष्णु लाल मु० जात केसरवानी पेशा- तीराजत
साकिन दानापुर महल्ला वावीगंज मठा परगना फुलवारी जिला पटना

३- किसीम वासिका:- केवाला बकलाकलामी

४- तायदाद जरेसमन:- मो० २५०) दो सौ पचास रुपया

५- सराहत अराजी वय:- मोसलम होंटिंग मवाजी १२ (बारह) छिसमील

जमीन जावादी हकियतकास्त रैयतीकायमी नकदी मै कुल हक व हकूक व मै
एक कुवा बाके दानापुर महल वलीपुर तैधरा माह्मन वावीगंज मठा परगना
फुलवारी धाना व सब राजस्ट्री दानापुर सदर राजस्ट्री व जिला पटना
तौजी न० ११/८०२ धाना न० २१ खाता न० ६०४ सरवे सेसरा न० ८१ मोसलम
बांद सराजी बारह छिसमील (१२) मालगुजारी ४ रुपया १० आना अलावे शेष
मालिक मो० मगवती कुमर साकिन रास्तीगंज व डा० दीघा जिला पटना मै एक
हुंजाव दरखतान तार व खजुर व जीअल

उत्तर- सेत फउरी महतो हाल विपन्न महतो

दक्कन:- सेत केवल पासी

पुर्व- पश्चिम- सेत मोला महतो को रामपति महतो

चूं वरुये वासिका वयलाकलामी मसदके रजिस्ट्री मरकुमे तारीख २० अगस्त सन् १९१७ ई० को वैनी महतो वल्दमोहन महतो साकिन दानापुर सहवादपुर जो इस कास्त को भी मोकिर न० १ तरीद किया था और अब तारीख तरीदारी व आदाय मालगुजारी जमिन्दारी काबीज दाखिल चलेजाते हैं और है व कास्त हाजा नुक्स हकीयत व वारदान व मजाहमत वगैरह से पाक साफ है व हक मोकावजत व हर किसीम केहक व आस्तगार हासील है सरेदस्त मनमोकिर न० २ के लड़का के सरहसा में खर्च करने के लिये इपया की जरूरत है। इसवास्ते मनमोकिरान अपने अपने खुसी व लाहिस से अपने इस कास्त को में कुल हक व कीमत बाजीव मो० २५०) इपया मोकिर अलेहुम के हा थ वैचा और वेला खर्च पिगस्थ व सहकार पै लाकलामी किया व कुल जरसमन ववक्त तकावजुल व दलैन वासिका तरीदार से वसुल पाया और कब्जा वतेहत व तरहह में दर लाया व तरीदार को कास्त पै हाजा पर कब्जा दलदिया और वजाय सुदहा कायम मोकायम व मालिक मुस्तकील गर्दाना व जो कुछ हक व हक्क कास्त पै हाजा में इस वक्त तक मनमोकिरान को हासील है वह कुल हक व मवालजा जरसमन हाजा तरीदार को हासील हुवा अब अब या बाहन्दे मनमोकिरान व वारशान कायम मोकामीयान मनमोकिरान किसी किसीम का हक व दावा व मोतालवा बाकी नहीं रहा कास वाद तहरीर व तामील वासिका हाजा कुल या जुजा कास्त वय हाजा कब्जा दल में तरीदारान के न जावे या गाहे कब्जा दल से निकल जावे या किसी किसीम के सल्ल वा फतुर हो तो इनसब सुरतों में तरीदारान व वारशान कायम मोकामीयान उनके वहरजाय नालिस अदालत कुल जरसमन अल व उसका सुद १) इपया सैकड़ा महीना लगाकर जायदाद मनकुला व गैरमनकुला व हर किसीम के माल व जात से मनमोकिरान व वारशान कायम मोकामीयान मनमोकिरान के कुल अरडिगरी अदालत वसुल कर लेवेगे कोई उबूर नहीं है व न होगा।

इसवास्ते यह वयलाकलामी लिख दिया के वक्त पर काम जावे।

तारीख ४ बार जुलाई सन् १९३६ ई०

(३)

सही रूपनरायण महतो वयलाकलामी लिता सो सही वो दुस्स्त है कागज
खुद पढ़कर समझ लिया वा०सास तारीख ८-७-३६

सही वैजनाथ महतो वयलाकलामी लिता सो सही वो दुस्स्त है कागज
खुद पढ़कर समझ लिया वा०सास तारीख ८-७-३६

गवाह जीवल महतो साकिन वीवीगन मठा वा०सास ८-७-३६

गवाह- रामदास वीवीगन दानापुर ८-७-३६

गवाह- सुलाल रानीवार साकिन दानापुर वा०सास ८-७-३६

कातीब वासिका हाजा रघुवर लाल साकिन दानापुर मज्जुन पढ़कर
मोकिर को सुना समझा दिया

~~सर्वसमस्त वसुधैकुटुम्बक~~

पृष्ठ न० १

जिल्द न० ३६

पेज न० २५ से २७

वासिका न० २३४२

सन् १६३६

इस वासिका को मैं खुद पढ़कर अनुवादन

किया हूँ सो सही है।

टिप्पणी:- शिवमूर्ति लाल

(शिवमूर्ति लाल)

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अजीत कुमार, मद्रास विभाग
ली० सं०-30/87, मद्रास विभाग

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वार्ड नं० ५०५२१।

4.6.10

वसिका नं०- २६२८

नाममोकिर (विक्रेतागण)-

माझाने के श्रेष्ठ हलाही वस्त्र वल्द श्रेष्ठ नथु मरहुम वो मो० सहदन
उ० शहीदा जोवे श्रेष्ठ नथु मरहुम जात सबजी पारोस पेशा-कास्तकारी
साकिन कमज दानापुर प्रगना फुलवारी थाना दानापुर जिला पटना के हैं।

चूं मवाजी १७ सतरह दिसमौल बराजी मजबूत एक मोकावजत
कास्त रैयती कायमी नकदी में एक कुवा व एक दरहत जुमला महदुद व हदुद
बरवा बाके मौजे मोससले व मुत्सरहे जैल हर किसीम के सलीसात नुक्स
हकीयत व बारदेन वगैरह से पाक व साफ ममलुका मजबूत को अपने
ई कुल एक व हक वसुलजाय व रगवत अपने अपने वहालत सेहत जात
व वदुस्तगी होश व हवास बेला ज्वर व दाव नाजायन किसी के वकीमव
मो० ४००)चार सौ रूपया जिसके बाधा मो० २००)दो सौ रूपया होता है
वदस्त किसुन लाल व बीरजलाल व मोहन लाल व केश्वर प्रसाद वल्दान
डोमा साव वैकुंठास जात केशवानी पेशा-दुकानदारी जेवर साकिन
दानापुर महल्ला बीबीगंज प्रगना फुलवारी थाना दानापुर जिला-
पटना के बेचा व बेलाकलामी किया व कुल जरेसमन व वक्त तकावजुल
वदलैन बीक रसीद रजिस्ट्री जौफिस दानापुर तामीली वसिका हाजा
सरीदारान से वसुल पाकर कब्ज व तेहत व तशरूफ में लोवेगे व सरीदारान
को कास्त मोवइया परबब्बा दस्तल देगी व जो कुछ एक व हक कास्त
शयमोवइया मेंममोकिरान को हासील था और है व बाइन्हे हासील
होता वह कुल एक व हक मनमोकिरान से मुन्तकील होकर वभाउबा जरेसमन
बाज के रोज से सरीदारान को हासील हुआ और हासील होगा हाला
मनमोकिरान वारशान व कायम मोकाभीयान मनमोकिर को किसी किसीम
का एक व दावा बाकी नहीरहा और न होगा कास्त मोवइया हर किसीम
के सलीसात नुक्स हकीयत व बारदेन वगैरह से पाक व साफ है, व विलकुल
पाक व साफ बेचा है वसुरत जहुर तसलुल व फतुर व वेदल कुल या
जुज कास्त मोवइया सरीदारान अपने जरेसमन व उसका सुद २)दो रूपया
सैकड़ा महीना लगाकर जज तारीख वेदल्ली व सलल व फतुर तारोज
वसुल नालिस अलत करके जात व दीगर जायदाद मनकुला व

(२)

गैर मनकुला व हरेक शाम के माल व जात हाथ मनमोकिरान के कुल जरोहिंगरी मशदुरा बदालत वसुल करलेवेगे कोई उजूर नहीं है व न होगा।

इस वास्ते बैला कलामी लिख दिया के वक्त पर काम जावे। चौहदी कास्त शयमोवइया मवाजी १७ सतरह खिसमील जुजो होखी कास्त मोवइया हक मोकावजत कास्त रैयती कायसी नकदी में एक कुवा व एक दरसत जीअल में कुल एक व छूक वाके मौदे दानापुर महाल वलीपुर तेघरा पुगना फुलवारी धाना व सब रजिस्ट्री दानापुर सदर रजिस्ट्री वो जिला पटना तौजी न० १९/८०२ धाना न० २१ खाता न० ६१५ सरवे नम्बर ७१ सराजी १७ सतरह खिसमील जमिन्दारी लगान ५ रुपया १० जाना में शेष ।

उत्तर- साविजन विपजन महतो हाल किशुन लाल वोगैरत तरी दारान मजकुर दाक्षिण-वीरवल महतो

पुरव- जानकी महतो

पश्चिम- जगरनाथ महतो हाल नोखा महतो

तारीख ३ तीन अक्तूबर सन् १९३२ ई०

सही शैख इलाही वक्त बयलाकलामी लिखा सो सही दुखस्त है मजमुन कातीव से पढ़वाकर के सुन समझ लिया वा०खास तारीख ३-१०-३२

सही मो० सईबन उपर सही दी बयलाकलामी लिखा सो सही व दुखस्त है मजमुन कातीव से पढ़वाकर सुन समझ लिया वा० इलाही वक्त पेसर तारीख ३-१०-३२

सही शैख इलाही वक्त मोसमात ने कलछुकरके नीशान हमारे सामने बनाया वा०खास

गवाह- शैख अबदुल अजीज साकिन कमज दानापुर मुताते मोकिरान वा०खास

गवाह- सुलु लालसाकिन बीबीगंज दानापुर मुताते मोकिरान वा०खास

गवाह- रघुनन्दन लाल कायस्त साकिन दानापुर महला दलदलीवाजार

(३)

मुलाते मोकिरान वांसास तारीख ३-१०-३२

गवाह- रामकैलास सिंह साकिन पानापुर मोलाते मोकिरान वांसास
कानीव वासिका हाजा रघुवर लाल साकिन पानापुर मजमुन पढ़कर मोकिरान
को सुना व समझा दिया ।

बुक नं० १

जिल्द नं० ३४

पेज नं० २४१ से २४३

वासिका नं० २६२८

सन १९३२

इसवासिका को मैं सुद पढ़कर अनुवाद
किया हूँ जो सही है।

टिप्पणी:- 

(शिवमूर्ति लाल)

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27/9/10

प्रमाणित दस्ता प्रह

वा.स. नि.फ. 42/9/10
27/9/10



वसिका न० २६६६

१-नाममोकिर (विक्रेता)-

श्रीताराम महतो बुद्ध वी हकीकी माई व वली मिनजानिव पगौदार महतो
व अमीका महतो वल्दान जगमोहन महतो मु० व मो० केवली जोजे जानकी महतो
मु० जात कौयरी पेशा- खेती साकिन दानापुर सहजादपुर महल्ला हमलीतर प्रगना
फुलवारी थाना व डाकखाना व सब रजिस्ट्री दानापुर सदर रजिस्ट्री व
जिला पटना

२-नाममोकिर जलेह (क्रेता)

बाबु किशुन लाल व बाबु मोहन लाल वल्दान बाबु डोमा साव मु०
जात केशरवानी पेशा तिनारत साकिन दानापुर महल्ला वीवीगंज प्रगना
फुलवारी थाना व डाकखाना व सब रजिस्ट्री दानापुर सदर रजिस्ट्री व
जिला पटना

३- किसीम वसिका:- केवाला बयला कलामी

४- तायदाद जरसमन:- मो० ३००)तीन सौ रूपया

५-सराहत शय्मोवहया:-

जुजो होइलिंग मवानी १२ बारह डीसमील बरानी मजह्जा हकीयत
कास्त रैयती कायमी नकदी बाहक मोकावजत मो० ८ जाठ दरखत तार
व एक दरखत वेल व एक दरखत वशर व एक कुआ नाद से बंधा हुआ मै
कुल हक बाके मौजे दानापुर महाल वलीपुर बेधरा प्रगना फुलवारी थाना
दानापुर सब रजिस्ट्री दानापुर सदर रजिस्ट्री व जिला पटना तौजी स०
११/८०२ धाना न० २१ खाता न० ६२४ सरवे खेसरा न० ७२ मोसलम बांद
मालगुजारी सालाना मय शेष २ रूपया साढ़े दस आना

उत्तर- मकान कीठल कुम्हार वगैरह

दखिन- हनु गोप

पूरव- मकान कीठल कुम्हार

पश्चिम- बाबु किशुन लाल

(२)

सन्धि

चू वास्तेसर्वकास्तकारी खरीदने जाल व नीज सब खानेदारी रूपया सरख अहरत है। इस वास्ते मनमोकिरान अतालतन व बलायतन अपने अपने बलुसी व खालिस से कास्त सरायत वाला को मै कुल हक व मै दरखतान व कुजा बकीमत बाजीव मो० ३००)तीन सी रूपया वदस्त वावु किशुन लाल व वावु मोहन लाल मौसुपगीन के बेचा और बैलाकलामी किया व कुल जरेसमन ववक्त तकावजुल बदलैन वासिका हाजा खरीदार से एक मुस्त नकद वसुल पाया और कउन व तेहत व तरफमें अपने अपने व नवालीग के दरलाया व खरीदारान को उपरकास्त वै हाजा के कब्जा दल दिया और बजाय सुदहा कायम मोकायम व मालिक मुस्तकील गरदाना व जो कुछ हक व हक इस वक्त तक मनमोकिरान को हासील है वह कुल हक मनमोकिरान से मुस्तकील होकर वमजादाय जरेसमन हाजा खरीदारान को हासील हुआ अब या जाहन्ने मनमोकिरान व वारशान व कायम मोकामीयान मनमोकिरान को किसी किसीम का हक व दावा बाकी नहीं रहा वगुरत जहुर तसलुव व फतुर व वेदतली कुल या जुजो शयमोवइया खरीदारान बख वहरजाय नाखि अदालत कुल जरेसमन मै सुद फिसब मो० २) दो रूपया माहवारी हर किसीम के माल व जात से मनमोकिरान व वारशान व कायम मोकामीयान जरेडिगरी अदालत वसुल कर वेगे कोई उजुर नहीं है व न होगा।

इस वास्ते यह बैलाकलामी लिख दिया के वक्त अहरत के काम आवे।

तहरीर तारीख २८ अठाइस अबतुवर सन् १६३७ ई०

सही सीताराम महतो सुद वो बली फांदार महतो बैलाकलामी लिखा सो सही वो दुस्त है मजमुनकातीव से पढ़वाकर सुन लिया वो समझ लिया वा०सास तारीख २८-१०-३७ ई०

सही अमीका महतो बैलाकलामी लिखा सो सही वो दुस्त है मजमुन कातीव से पढ़वाकर सुन लिया वो समझ लिया वा०सास तारीख २८-१०-३७

(३)

सही मोसमात कैवली वैलाकलामी लिखा सो सही वो दुस्त है
मज्जुनजातीव से पढ़ाकर सुन वो समझ लिया वा० सीताराम महतो
२८-१०-३७ सही सीताराम महतो मो० कैवली कलम हुके निशान अपना मेरे
सामने बनायावा० सास

गवाह- महावीर सिंह साकिन कृज दानापुर वा० सास

गवाह- विपत महतो साकिन बीबीगंज मठा दानापुर ला० सास

गवाह- सुन्दर सिंह साकिन दानापुर वा० सास

कातिव बसिका हाजा रघुवर लाल साकिन दानापुर

बसिका पढ़कर सुना समझा दिया।

बुक न० १

जिल्द न० ३८

पेज न० २६२ से २६४

बसिका न० २६६६

सन् १९३७

इस बसिका को मैं सुद पढ़कर व नुवादन किया
हूँ सो सही है

टिप्पणी:- *Shivmurti Lal*

(शिवमूर्ति लाल)

समाहरणालय, पटना

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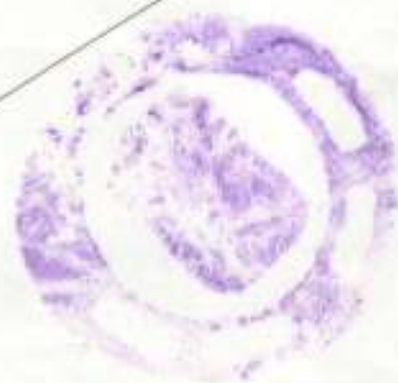
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बिहार न्यायिक, मुद्रा - बिहार
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वासिका नं० ३१८६

१-नाममोकिर (विजेता)

(१) कंधाई महतो । वल्दान गोविन्द महतो मुतवफा (स्वर्गवासी) व

(२) जुंजी महतो ।

मोसमात सुडीया जीजे खुवलाल महतो मु० जात कोयरी पेशा सेती
साकिन - दानापुर महल्ला वीवीगंज मठा पुगना फुलवारी धाना व
डाकखाना व सब रजिस्ट्री दानापुर सदर रजिस्ट्री व जिला पटना

२- नाममोकिर जेह (जेता) -

बाबु किशुन लाल व बाबु मोहन लाल व बाबु रामेश्वर प्रसाद वल्दान बाबु ठोमा
साव मुतवफा जात केशरवानी पेशा तीजारत साकिन दानापुर महल्ला वीवीगंज
व फुलवारी जिला पटना

३- किसीम वासिका :- केवाला बकला कलामी

४- तायदाद अरेसमन :- मो० ५००) पांच छत्ता सो रूपया

५- सराहत शयमोवह्या :- जुजो हॉर्लिंग मवाजी १६ (उनीस) डिसमोल अराजी

मजह्जबा हकीयतकास्त रैयती कायमी कदी वाहक मोकावजत मै कुल एक वाके
दानापुर महल वलीपुर तेधरा पुगना फुलवारी धाना व सब रजिस्ट्री दानापुर सदर
रजिस्ट्री व जिला पटना तौजी नं० १९/८०२ धाना नं० २१ सताता नं० ८६१ सरवे सेत
सेसरा नं० ७६ छत्ता मोसलम वांद शयमोवह्या जमीन मजकुर व मय कुंजा व
दरखतान व फसल कसपीदे सेत वजामन्दारी मो० मगवाति कुअर साकिन नाशरीगंज
मालगुजारी सालाना मै शेष ८) धाना करार हुआ या दरमेयान मनमोकिरान व
खरीदार ।

उत्तर :- साविक लोदावजत हाल खरीदार बाबु किशुन लाल

दादाणा :- साविक मोह्ता महतो हाल रूपलाल महतो वनम्बर ८६१

पुरव - विपन्न महतो

पश्चिम जगरनाथ महतो हाल शैला महतो

चूं मुन्धजे सतीयान सरवे वताता नम्बर ८६१ बख्त व भी मुन्धजे
 दीगर दीगर सता न सरवेकी अराजीयात हकीयतकास्त रैयती कायमी
 नकदी विपन्न महतो व राम धनी महतो व सुवलाल महतो व कंधाई महतो
 व जंगी महतो का था के कुलकास्त को वापस में तकलीम करके हलहदे कर लिया
 था और जुदागाने कावीज दाखिल चले जाते हैं। चुनान्हे वीरवल महतो वल्द
 धुती महतो तेहाई हिस्सा के हिस्सेदार थे के अपने हिस्सा रसदी दीगर
 कास्त लिया था के जिस पर ताजिन्दगी कावीज सक्षिप्त रहे व बाद
 इन्तकाल उनके उसका लड़का जैराम महतो उपर जायदाद पेदरी के कावीज
 दाखिल है व राम धनी महतो तेहाई हिस्सा के हिस्सेदार है के जो अपने
 हिस्सा के मोताबिक कास्त तकलीम करके हलहदे कर लिया है और कावीज
 दाखिल है व मनमोकिरान न० १ व २ व सुवलाल महतो मु० हकीकी माई
 है के मनमोकिर न० १ व २ व सुवलाल महतो भी अपने अपने हिस्सा के
 मोताबिक कुलकास्त को वापस में तकलीम कर लिया था और जुदागाने
 कावीज व दाखिल चले जाते हैं और और मनमोकिर न० २ भी अपने हिस्सा
 बटा हुआ कास्त पर जुदागाने कावीज व दाखिल चले जाते हैं और मुन्धजे
 साता न० ८६१ सरवे सेसरा न० ५१ का अराजी ८ बाठ डिस्मील को
 मनमोकिरान न० १ व २ व सुवलाल महतो तीनों भाई मिलकर वदस्त दूसरे
 हू सत्स के पारोख कर चुके हैं व सरवे साता न० ८६१ सरवे सेसरा न० ४६
 की अराजी १६ उनीस डिस्मील व सरवे सेसरा न० ७६ की अराजी १६ डी०
 जुमला ३८ डीसमील व दीगर सतीयान के अराजी अजकूये बटवारा बाबुदहा
 के सात कंधाई महतो मोकिर न० १ का है और कब्जा दखल में तास
 मोकिर न० १ कंधाई महतो के चला जाता है और है व (३८) अतीस डिस्मील
 का रसीद हलहदे जमिन्दारी सिरिस्ता में कटती है। चुनान्हे वनजर दीलज्मई
 तरीदार व वनजररफे सलीस बाइन्हे मनमोकिर न० १ व २ भी स्फरार
 राजस्ट्री के मोकिर है वनावीर कसुरजाय व रगवत अपने अपने मवाजी १६
 उनीस डिस्मील अराजी मुन्धजे खाना न० ५ वासिका हाजा को में कुल हक
 व हक वकीमत बाजीव मो० ५००) पांच सौ रुपया वदस्त बाबु किशुन लाल

(३)

वगैरह मोकिरज्जेहूम के बेचा और बेला शर्त पिगस्त व तैयार बयलाकलामी किया व कुल जरेसमन ववक्त तकावजुल वदलैन वासिका हाजा वसुल पाया और कब्ज व तेहत व तश्कूप में दर लाया व तरीदारको उपर जायदाद वैहाजा केक च्वा दलल दियाऔर कायम मोकायम गरदानाव जोकु हक व हुकू कास्त वै हाजा में हस्त वक्त तक मनमोकिरान न० १ को हासील है या मनमोकिरान न० २ व ३ को हासील हो गई कुल हक वहकू तरीदार को हासील हुजा अब या बाइन्दे किसी उनवान व बैयान से मनमोकिरान का व वारशान कायम मोकामीयान मनमोकिरान का किसी किसीम का हक व दावा वाकी नहीं रहा कास वाद तहरीर व तामील वासिका हाजा वफोलमनमोकिरान व भी वफोल रामधनी महतो व जैराम महतो व वारशान कायम मोकामीयान कुल या जुजो शे मांवइया से वेदलल हो या किसी किसीम के खलल व पगुर हो तो तरीदार व वारशान कायम मोकामीयान को उनके वहकहाल हक व अस्तियार हासील होगा के जरेसमन व उसका सुद १) रूपया सैकड़ा महीना लगाकर नाअल्ल अदालत करके जायदाद मनकुला वगैर मनकुला वहर किसीम के माल व जात से मनमोकिरान व वारशानकायम मोकामीयान मनमोकिरान के कुल जरेडिगरी अदालत वसुल कर लेवेगे कोई उजूर नहीं है व न होगा।

इस वास्ते यह बैनामा लिख दिया के वक्त जरूरत के काम आवे।

तारीख ५ पांच दिसम्बर सन् १९३८ ई०

सही कंधाई महतो वै लिखा सो सही दुस्त है मजमुन कातीव से पढ़ाकर सुन समझ लिया वा०लास तारीख ५-१२-३८

सही जुगी महतो वै लिखा सो सही दुस्त है मजमुन कातीव से पढ़ाकर सुन समझ लिया वा०लास तारीख ५-१२-३८

सही मो० सुबीया साव वै लिखा सो सही दुस्त है मजमुन कातीव से पढ़ाकर सुन समझ लिया वा० जुगी ~~सुबीया साव~~ महतो ५-१२-३८

गवाह-रामबाद प्रसाद रौनीजार साकिन दानापुर बीबीगंज मोलाते मोकिरान वा०लास ५-१२-३८

गवाह- गोपी चन्द रौनीजार मोलाते मोकिर साकिन बीबीगंज दानापुर मुलाते मोकिरान वा०लास

(४)

काशीव वसिका हाजा रघुवर लाल साकिन दानापुर मजमुन पढ़कर
मौकिरान को सुना व समझा दिया।

पुक न० १

जिल्द न० ४२

पेज न० १४५ से १४८

वसिका न० ३१८६

सन् १९३८

इसवसिका को मैं खुद पढ़कर
अनुवादन किया हूँ सो सही है।

टिप्पणी: न० २१११११११११

(शिवमूर्ति लाल)

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28/10/10



वसिका न० ३३४६

१-नाममोकिर (विक्तेता)

छठु गोप बल्द सोहराई गोप मोतवपना सुद व पेदर व वली मीनबागिब
राम प्रसाद गोप व दशरज गोप उ० लंगड़ा पेशरान नावालीगान सुद
जात गोबाला पेशा कास्तकारी साकिन दानापुर महल्ला वीवीगंज मठठा
प्रगना फुलवारी धाना व डाकखाना व सब राजिस्ट्री दानापुर सदर राजिस्ट्री
व जिला पटना

२-नाममोकिर क्लेह (क्तेता)

बाबु किशुन लाल व बाबु मोहन लाल व बाबु रामेश्वर प्रसाद बल्दान
बाबु डोमा साव वैकुंठवास व लक्ष्मीनारायण बल्द बाबु वीरी लाल वैकुंठवास
जात केशरवानी पेशा तीजारत साकिन दानापुर महल्ला वीवीगंज प्रगना
फुलवारी धाना व डाकखाना व सब राजिस्ट्री दानापुर सदर राजिस्ट्री व जिला
पटना

३- क्तिम वसिका:- केवाला वकला कलामी

४- तायदाद जरेसमन:-

मो० ५००) पांच सौ रुपया

५- सराहत बायदाद वय

जुओ होल्डिंग मवाजी ५ (पांच) कट्ठा बराजी मजहबा हकीयतकास्त
रैयती कायमी नुददी वालक मोकावजत मै कुल हक व मै पक्षील वाके मौजे
वलीपुर तेघरा मौसुमे मठा वाके दानापुर प्रगना फुलवारी धाना व सब राजिस्ट्री
दानापुर सदर राजिस्ट्री व जिला पटना तौजी सी० ११/८०२ धाना न० २१
मै ह एक कुआ नाद से बंधा हुआ मालगुजारी सालाना मय शेण मो० ५ रुपया
३ बाना

सरवे बाराजी उत्तर

दक्षिण

पुरव

पश्चिम

७३- ५ कट्ठा बाबु किशुनलाल वीरवल महतो - रास्ता बाबु किशुन लाल
डीह हाल वीलट मास्थर रामधन महतो

(२)

सन्दर्भ

चूं सरवे लेसरा न० ६१ के जराजी ३ तीत कट्ठा व सरवे ५६ के जराजी ४ चार कट्ठा व सरवे ७३ के जराजी ५ पांच कट्ठा व सरवे लेसरा न० १६२ के जराजी ८ कट्ठा जुमला मवाजी १ एक विगहा कास्त रैयती कायमी नकदी को बख्खे वासिका बेवाला बला कलामी मोसदके राजिस्ट्री मरकुमे तारीख- १५-१-१६१५ ई० को बेबा बेबागर लाल बल्द बेवारी लाल साकिन मौजे उसर से सोहराई गोप पेदर मनमोकिर खरीद किया था व बादहस्तकाल पेदर मज्जुर मनमोकिर व मुनी गोप हकीकी भाई मनमोकिर जायदाद पेदरी को आपस में तक्सीम करके खानगी तौर पर जुदा जुदा कर दिया के अज्जये बटवारा खानगी बालुदहा के सरवे ५६ व सरवे ६१ की जराजी मुनी गोप के हिस्सा में पड़ा व सरवे ७३ व सरवे लेसरा १६२ की जराजी अज्जये बटवारा खानगी बालुदहा मनमोकिर के पड़ा के अज्जये बटवारा खानगी मज्जुर के सरवे लेसरा न० ७३ व सरवे लेसरा न० १६२ की जराजी बेला सिरकत किसी दूसरों के कब्जा व दल में रखा जाता है और है व नुब्त हकीयत से पाक व साफ है चुनाई मरकुमे तारीख १६-४-१६३४ ई० को बख्ख राजिस्ट्री से किता तमसुकममगुली तहरीर व तामील करके व सरवे १६२ के जराजी को मज्जुर करके सुघर लाल व फारोली लाल बल्दान लालजी साव साकिन कमर दानापुर से मो० १००) एक सौ रूपया कर्ज सुदी लिया था वह जरेसमन तमसुकी असल में सुदजादाय करनके के लिए व लखनेदारी व परवारिश प्रदास्त नावालीगान मज्जुरीन व आदाय मागुजारी जमिन्दारी के लिये रूपया के सक्त जरूरत है। इस वास्ते अगर रफे जरूरीयात अखालतन व बलायतन अपने सुसी व खारिस्त से बहालत सेहत जात व बख्खुस्ती होश व हवास के बेला जवर व दाव नाजायज किसी के बकास्त सरायत वाला को मैं कुल हक व हकूक व मैं पक्षील क्षपीदे लेत को बकीमत बदल मो० ५००) पांच सौ रूपया बदस्त बाबु किशुन लाल व बाबु मोहन लाल व बाबु रामेश्वर प्रबु प्रसाद व बाबु लक्ष्मीनारायण मौसुपगिन के बेबा और बेला कलामी किया व कुल जरेसमन बबक्त तकावजुल बदलैन वासिकाहाजा खरीदारान से वसुल पाया और सुघर लाल व फारोली लाल बल्दान को जरेतमसुकी आदाय करके वासिका तमसुक वापस लेकर

(३)

वनजर सवुत तरीदार का हवाले किया व मांवाकिये रूपया रुपये जरूरीयातख्त खानेदारी व परवरीस परदाखत में नावालीगान मजकुरीन के दरलाया व तरीदार को उपर कास्त वै हाजा के आज के रोज सेकब्जा दलल दिया और कायम मौकामीया व मालिक मुस्तकील गरदाना व जो कुछ एक व हकूक इस वक्त तक मनमोकिर को ह हासील है वह कुल एक व हकूक मनमोकिर व नावालीगान से मुस्तकील होकर व मभावजा जरेसमन हाजा आज के रोज से तरीदारान को ह हासील हुआ अब या बाहन्देमनमोकिर व नावालीगान व वारशान व कायम मौकामीयान मनमोकिर को किसी किसीम का एक व दावा वो मोतालवा वाकी नहीं रहा कास वाद तशीर व तामील वसिका हाजा कुल या जुगोनास्त वै हाजा कब्जा दलल में न आवे या गाहे कब्जा दलल से नौकल जाय या किसी किसीम का सलल व पगुर वाके हो तो ऐसे पुरत में तरीदारान व वारशान व कायम मौकामीयान को उनके वहरहाल एक व अस्तियार हासील होगा के जरेसमन असल व उसका तुद पगीसैकड़ा २) दो रूपया माहवारी लगाकर नाखिस जदालत करके मनकुला व गैरमनकुला व हर किसीम के माल व जात सेमनमोकिर व वारशान कायम मौकामीयान मनमोकिर व नावालीगान मजकुरीन के कुल जरेडिगरीवपुल कर लेवेगे कोई उजूर नहीं है व न होगा।

इस वास्ते यह केवाला वयलाकलामी लिख दिया के वक्त पर काम आवे।

तारीख १७ सतरह दिशम्बरसन् १६३७ ई०

सही हनु गोप तुद व वली राम प्रसाद गोप व दशरथ गोप उ० लंगरा नावालीगान ५ पांच कटठा खेत को में पगसील ५००) रूपया में बेचा व वयलाकलामी किया सो सही दुखस्त है मज्मूनकातीव से पढ़ाकरसुन समझ लिया वा०खास

तारीख १७-१२-३७

गवाह- रामदास रौनीबार कीकीगंज दानापुर वा०खास

गवाह अमबीका प्रसाद रउनीबार साकिन दानापुर वा०खास

सही हनु गोप तुद व वली राम प्रसाद गोप व दशरथ गोप उ० लंगरा नावालीगान वा०खास

गवाह- दशई साह रौनीबार साकिन दानापुर कीकीगंज वा०खास

(४)

गवाह- देवकी महतो साकिन दानापुर वीवीगंज मठा वा०सास १८-१२-३७
कातीव वसिका हाजा रघुवर लाल साकिन दानापुर मजमुन पढ़कर मोकिर को
सुना समझा दिया ।

बुक न० १

जिल्द न० ४

पेज न० ६ से १२

वसिका न० ३३४६

सन् १९३७

इस वसिका को मैं सुद पढ़कर
अनुवादन किया हूँ सो सही है

टिप्पणी:- 

(शिवमुनि लाल)

समाहरणालय, पटना

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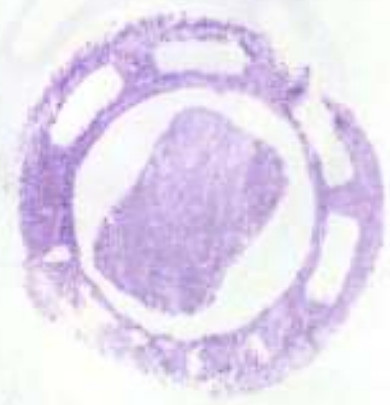
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मार्त निष्पत्ति परी
3/11/10

वसिका न० ३५६२

१-नाममोकिरान (विजेतागण)

- (१) कुलदीपनरायण | वत्सवान पनगीलाल मु० जात रौनीवार पेशा-
(२) सरमन नरायण | जमिन्दारी व महाजनी साकिन बाकीपुर गोलघर
इलाके थाना कोतवाली प्रगना जमीमावाद मीनमहलात शहर पटना

२-नाममोकिरजलेह (केता)

बाबु मोहन लाल वत्स बाबु डोमा साव मु० व बाबु बगोछ्या प्रसाद वत्स
बाबु किशुन लाल मु० व बाबु लक्ष्मीनारायण वत्स बाबु वीरीलाल मु०
व बाबु जमुना प्रसाद वत्स बाबु रमेश्वर लाल मु० जात कहार पाली पेशा-
तिजारत साकिन दानापुर महल्ला वीवीगंज प्रगना प्रगना फुलवारी जिला पटना

३- किसीम वसिका:- केवाला वयला कलामी

४- तायदाद जरसमन:- मो० ७५०) सात सौ पचास रुपया

५- सराहत रयमोवइया :-दरोवस्त १६) सोलह जाना एक कीता मकान पोखता

वधाम सपड़ापोख दो माजिला एक मोकावजत व एक शकुनत में कुल एक
बाके मौजा दानापुर महल्ला इतरटोली प्रगना फुलवारी थाना व सब
राजिस्ट्री दानापुर स्थित उपनीष्ट व पनदा वहा वन्दर क टुमेन्ट दानापुर
वार्ड न० २ महाल ५ मकान न० १४

उत्तर- खदेरन तेली वादहु गजाधर साव व मो० सीताबो

दाक्षिण:- सड़क

पूरव- साविक मकान मिश्री हलवाई हाल इजारेदार बाबु मोहन लाल सिंह

पश्चिम:- मकान मरुद साव हलवाई

सन्दर्भ

नू इस सोलहजाना मकान को वरुये वसिका रेहननामा मसदके राजिस्ट्री
मरकुमे तारीख १०-१२१६२० ई० को रूपलाल साव वत्स शामलाल साव
सोनार साकिन मौजे राजापुर हसन से बाबु मरुी साव मु० हकीकी दादा
मनमोकिरान ने खरीद किया था और ताजिन्दगी काबीज दखिल रहे अरसा व

(२)

चन्द्र साल के हुआ के बाबु मारी साव दादा मज्जुर अपना जायदाद व मनमोकिरान वारसान पोता को छोड़कर इन्तकाल किया व कुल जायदाद पेदर काबीज व दलल में मनमोकिरान के है व मकान मज्जुर पर कब्जा व दलल में मनमोकिरान है है व हक मोकावजत व हर किसीम के हक वा अस्तियार हासील है लेकिन मकान मज्जुर शकुनती मकान से दुर पर है इसवजह कर उसको बेचकर शकुनती जगह पर कोई जायदाद हासील कर लेने का खर्च है पश मकान मज्जुर को बेचन के लिये काम तीर पर खान किया के बाबु मोहन लाल तरीद करनेपर अमादे हुए वो जरसमन चन्द्र महीना के लिये मकान मज्जुर का कीमत मो० ७५०) रूपया बदरमेय न मनमोकिरान व बाबु मोहन लाल के ने व करार पायाथा और वार्ताक्ति पोखता पज हो गया था लेकिन जायस बदम पगुरसत नहीं बसिका वय तहरीर व तामील नहीं पाया था लेहाजा मनमोकिरान अपने अपने तुसी व खर्च से वदस्त सेहत जात व सवात वदुस्तगी होश व हवास के वेला जवर व दाव नाजायज किसी के सोलहबाना मकान मुन्धजे वाला खाना न० ५ को मैं कुल हक मो० ७५०) रूपया में बाबु मोहन लाल वगैरह मोकिरजलेहम के हाथ बेचा और बैयलाजलामी किया व कुल जरसमन स्करार राजिस्ट्री के वक्त तरीदार मौसुफ से वसुलव बेवाक पाया वकब्ज व तेहत व तशरूफ में अपने अपने दर लाया व तरीदार को मकान में सुदे जरकब्जा दलद दिया और आज के रोज से वजाय सुदहा कायम मोकामीयान व मालिक मुस्तकील बनाया व जो कुछ हक मनमोकिरान को हासील है वह कुल हक मनमोकिरान से मुन्तकील होकर वजरसमन हाजा आज के रोजसे तरीदार को हासील हुआ व मकान वे सुदे आज के रोज से तरीदार के मकान हुआ व कब्जा दलल में दर आया व आज के रोज से मनमोकिर का किसी किसीम के हक व दावा व मोतालवा बाकी नहीं रहा मकान वेसुदी नुक्स हकीयत व वारदेन वगैरह मतदुसात से पाक साफ है कास मनमोकिरान के फेले से या जायस नुक्स हकीयत के तलल व पगुर हो तो तरीदारान को वहर हाल हक व अस्तियार

(३)

हातील होगा के नाखिल ज्वालत करके कुल जरेसमन ज्वाल व उसका सुद
पगौसैकड़ा १) रूपया माहवारी लगाकर जायदाद मनकुला व गैरमनकुला व
हर किसीम के माल व जात से मनमोकिरान व वारधान मनमोकिरान से कुल
जरेसमन ज्वालत वसुल करलेवेगे कोई उजूर नहीं होगा व वासिका व तारीख
२-५-१६०५ ई० खरीदार रूपलाल साव व वासिका वय नविस्ता रूपलाल साव
वनाम करी साव तारीख १०-१२-१६२९ ई० खरीदार के हवाले कर दिया

इस वास्ते यह वासिका केवाला वयलाकलामी लिख दिया कि
वक्त पर काम आवे।

तारीख २६ जुन सन् १६४२ ई०

सही कुलदीप नरायण वासिका केवाला वयलाकलामी मकान का लिखा
मज्जुन वय गोविन्द साह से पाछाकर सुन समझ लिया सही दुरूस्त है वा०लास
तारीख २६-६-४२

सही सीरमननरायण वासिका केवाला वयलाकलामी मकान का लिखा सो सही
वो मज्जुन वय गोविन्द वमा से पढ़वाकर सुन समझ लिया सही वो दुरूस्त है
वा०लास तारीख २६-६-४२

गवाह- सुखु लाल रौनीवार साकिन दानापुर बीबीगंज वा०लास २६-६-४२

गवाह- धनुलाल कहार रवाना साकिन दानापुर बीबीगंज २६-६-४२

गवाह- फरोखन लाल सुरी साकिन दानापुर वा०लास

गवाह- नन्दु लाल साकिन केशरवानी साकिन दानापुर कमरवा०लास

कातीब रघुवर लाल दानापुर मज्जुन पढ़कर मोकिरान को सुना समझा दिया।

पुक न० ९

जिल्द न० २३

पेज न० ५२२ से ५२५

वासिका न० ३५६२

सन् १६४२

इस वासिका को मैं लुद पढ़कर अनुवाद
किया हूँ सो सही है।

टंकक: न० २२५११२५२
(शिवमणि लाल) समाहरणालय, पटना