

विषय पर एक सर्वज्ञी
बिलाया/पाया।

Serial No : 9642
Token No : 9862

Deed No : 8052
of 2009

Type & Status
of Party

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Vibha Kumari

Bibha Kumari
4-12-09



Signature of Party

Presented by
Self

Ram Babu Singh(Agn)



Signature of Party

Executed by

Ram Babu Singh(Agn)

Signature of Party

Executed by

Surendra Singh(Po)

Signature of Party

Identifier

Hare Ram Singh

Hare Ram Singh
4-12-09



Signature of Party

(2)

पश्चात लेख्यकारी / मोखतार के नाम से सम्बोधित किया जायगा, बहसियत मोखतार मिनजानिब **श्री सुरेन्द्र सिंह** पिता का नाम श्री राम चरित्र सिंह निवास स्थान माधोपुर चौधरी, थाना रूनीसैदपुर, पत्रालय सैदपुर, जिला सीतामढ़ी, हाल निवास पडाव पोखर, खेत नं० 2 थाना काजी महम्मदपुर, जिला मुजफ्फरपुर, जिन्हें इसके पश्चात **मूल लेख्यकारी / बिक्रेता** के नाम से सम्बोधित किया जायगा, बजरिय वशिका मोखतारनामा आम दिनांक 19-04-2006 ई० जिसे जिला अवर निबधन कार्यालय मुजफ्फरपुर के दस्तावेज संख्या 234 के रूपे में पुस्तक संख्या 4 की जिल्द संख्या 5 के पृष्ठ संख्या 23 से 32 तक सीडी 27 में निबधित किया गया है। जिसके आधार पर लेख्यकारी को मूल लेख्यकारी के सम्पति को बिक्री करने एवं बिक्री पत्र के निबधन करने का अधिकार प्राप्त है।

21/09/15
R-92-01

2. नाम लेख्यधारिणी:-

श्रीमती विभा कुमारी धर्मपत्नी श्री गणेश कुमार निवास स्थान 102, जन प्रिया एपार्टमेन्ट, उत्तरी श्रीकृष्णापुरी, थाना श्रीकृष्णापुरी पत्रालय पाटलिपुत्रा, जिला पटना, जिन्हें इसके पश्चात **लेख्यधारिणी / केता / खरीदार** के नाम से सम्बोधित किया जायगा, भारतीय नागरिक।

Witness. Ramesh Kumar
C/o Late Ramesh Singh 4/12/15
102, Janapriya Apt. Noida
S.K. Puri, Patna-13



(3)

3. लेख्य प्रकार:-

निर्विवाद बिक्रय पत्र यानि केवाला वय
लाकलामी (DEED OF ABSOLUTE
SALE)

4. मूल्यांकन:-

मो० 3,00,000/- तीन लाख रुपया मात्र।

5. सम्पत्ति का सम्पूर्ण:-
विवरण

मवाजी (1755 वर्गफीट) एक हजार सात सौ पचपन
वर्गफीट यानि मवाजी 4.028 डि० एराजी परती
आवासीय हकियत रैयती कायमी नगदी वाके
वाके मौजा सगुना, जो रघुनाथ पथ में स्थित है,
परगना फुलवारी, थाना वो सब रजिस्ट्री दानापुर,
सदर रजिस्ट्री वो जिला पटना, जिसकी तौजी
संख्या 5292 (पांच हजार दो सौ बानवे), थाना
संख्या 23 (तेईस), खाता संख्या 61 (एकसठ),
सर्वे खसरा संख्या 518 (पांच सौ अठारह) का अंश
भाग जिसे वाणभट्ट सहकारी गृह निर्माण समिति
लि० पटना द्वारा खण्डित करके समिति भूखण्ड
संख्या 5 ए के रूप में क्रमांकित किया गया है,
जिसकी सालाना लगान मो० 1/- रुपया अलावे
शेष बजमीन्दारी बिहार सरकार द्वारा अंचलाधिकारी
दानापुर, पटना।

21/11/2018
21/11/2018

पिता - श्री राजन सिंह
माता - श्री विजय - लक्ष्मी
पुत्र - श्री विजय - लक्ष्मी



चौ ह द दीमा प

उत्तर :-	समिति भूखण्ड संख्या 6	उत्तर:-	32 फीट 5 ईंच
दक्षिण :-	20 फीट चौड.। समिति रोड.	दक्षिण:-	32 फीट 5 ईंच
पूरब :-	समिति भूखण्ड संख्या 5	पूरब:-	54 फीट
पश्चिम :-	समिति भूखण्ड संख्या 3	पश्चिम:-	54 फीट

यह कि ~~उपरोक्त सम्पति~~ पूर्ण रूप से आवासीय एवं सहायक रोड. पर स्थित है तथा बिहार सरकार के गैर मजरुआ आम एवं खास क्षेत्र से बाहर है।

सं द र्भ

यह कि मूल लेख्यकारी वाणभट्ट सहकारी गृह निर्माण समिति लि० पटना (निबंधन संख्या 155 पैट सन् 1985 ई०) के विधिसंगत सदस्या हैं तथा उक्त समिति ने अपने आवास योजना के अन्तर्गत अपने समिति भूखण्ड संख्या 5 का आबंटन बनाम मूल लेख्यकारी को किया था एवं इसी संदर्भ में समिति के तत्कालीन सचिव श्री उपेन्द्र शर्मा ने एक किता वशिका केवाला वय ला कलामी का निष्पादन दिनांक 10-09-1990 ई० को मूल लेख्यकारी के नाम से किया था। जिसका निबंधन अवर निबंधन कार्यालय दानापुर के पुस्तक संख्या 1, जिल्द संख्या 27 के पृष्ठ संख्या 455 से 460 निबंधन संख्या 5931 सन् 1990 के रूप में किया है। वो तारीख निबंधन के दिन से लेकर आजतक मूल लेख्यकारी उपरोक्त खाने न० 5 में वर्णित सम्पति पर बहैसियत सम्पति के स्वामी वो हकदार वो दखलकार होकर वो रहकर सम्पति को अपने उपयोग वो उपभोग मे लाते रहे है वो है।

मूल लेख्यकारी को अपने चन्द निजी आवश्यकताओं की पूर्ति हेतू रुपयों की अत्यन्त आवश्यकता थी और जब तक खाने न० 5 में वर्णित सम्पति की बिक्री मूल लेख्यकारी नहीं करते, तबतक रुपयो का शीघ्र प्रबंध करना मूल लेख्यकारी के



21/09/2018
8-92-20

वास्ते प्रायः मुश्किल था। इसलिये मूल लेख्यकारी ने अपने उपरोक्त सम्पत्ति के बिक्री की पूरी बातचीत मो० 3,00,000/- तीन लाख रुपया में सन् 1995 ई० में ही लेख्यधारिणी के साथ तय कर दिया था एवं लेख्यधारिणी ने उपरोक्त सम्पत्ति के मूल्य का कुल राशि का भुगतान सन् 1995 ई० से सन् 1996 ई० के बीच लेख्यकारी को विभिन्न किस्तों में कर दिया है तथा मूल लेख्यकारी ने अपने उपरोक्त सम्पत्ति का सम्पूर्ण दखल कब्जा एवं स्वामित्व बीते सन् 1996 में ही लेख्यधारिणी को दे दिया। लेकिन मूल लेख्यकारी के पास समयभाव रहने के कारण मूल वशिका बिक्री पत्र का निबंधन नहीं हो सका। इसलिये मूल लेख्यकारी ने उक्त सम्पत्ति के बिक्री पत्र के निबंधन प्रक्रिया का सफल संचालन हेतु अपने शुभ चिन्तक वर्तमान लेख्यकारी को अपना मोखतार कायम किया एवं उपरोक्त सम्पत्ति के बिक्री पत्र के निबंधन का अधिकार प्रदान किया।

अतएव लेख्यकारी बहैसियत मोखतार मूल लेख्यकारी के अपने तन मन की स्वस्थतावस्था में अपना सम्पूर्ण लाभ हानि को भली भांति समझ बुझकर अपने शुभचिन्तकों एवं कानूनी सलाहकारों से परामर्श इत्यादि लेकर बिना किसी बाहरी दबाव वो डराव वो धमकाव के अपने समस्त ज्ञानेन्द्रियों के साथ खाने नं० 5 में वर्णित सम्पत्ति को समयानुसार उचित मूल्य मो० 3,00,000/- (तीन लाख रुपया) में बदस्त लेख्यधारिणी खाना नं० 2 के बेचा वो बैय ला कलामी किया। वो लेख्य निष्पादन का एकरार सहर्ष स्वीकार किया।

मूल्य के कुल रूपयों को मूल लेख्यकारी ने सन् 1995 से 1996 ई० के बीच में विभिन्न किस्तों में खरीदार पक्ष से भुगतान पा चुके हैं। अब लेख्यकारी या मूल लेख्यकारी का एक नया पैसा भी केता पक्ष के यहां बाकी न रहा वो न कभी होगा।

खाने नं० 5 में वर्णित सम्पत्ति में जितना भी हक वो दखल कब्जा मूल लेख्यकारी या उनके उत्तराधिकारी को प्राप्त था या भविष्य में प्राप्त होता रहता

21/05/81
R-92-05

वह सब कुल हक वो दखल कब्जा आज के दिन से मूल्य के कुल रूपयो के बदले हस्तांतरित होकर खरीदार पक्ष या उनके उत्तराधिकारी को प्राप्त हुआ वो भविष्य में प्राप्त होता रहेगा। खरीदार खाने नं० 5 में वर्णित सम्पति पर वहैसियत सम्पति के मूल सर्वाधिकारी वो हकदार वो दखलकार होकर वो रहकर जायदाद मजकुर को जिस प्रकार से चाहे अपने उपयोग वो उपभोग में लावे वो नाम अपनी वजाय मूल लेख्यकारी के वसिरिस्ता बिहार सरकार के जमीन्दारी विभाग या जहाँ जहाँ जरूरी समझे इस बिकय पत्र के माध्यम से नामांकित करा लेवेंगे। उस वक्त लेख्यकारी या उनके उत्तराधिकारी को किसी प्रकार का कोई उजूर वो एतराज न है वो न कभी होगा वो यदि लेख्यकारी या मूल लेख्यकारी या उनके उत्तराधिकारी किसी गलत बयान से किसी किस्म के दावा या उजूरदारी निस्वत एराजी मजकुर या जरे सम्मन मजकुर के करें तो उनकी उजूरदारी या दावा बमोकावले वशिका बिकय पत्र के रद्द वो गैर कानूनी होगा वो किसी भी अदालत में कानूनी कारवाई करने योग्य नहीं होगा।

21/09/18
R-92-0

लेख्यकारी ने लेख्यधारिणी (केता) के साथ यह भी सत्यता प्रकट किये और विश्वास दिलाये है कि खाने नं० 5 में वर्णित सम्पति हर प्रकार के अधिकार सम्बन्धी इंझट वो ऋण भार सरकारी वो गैर सरकारी से पूर्णतः मुक्त वो पाक साफ हैं। वो आज तक लेख्यकारी या मूल लेख्यकारी उनके उत्तराधिकारी ने खाने नं० 5 में वर्णित सम्पति को किसी अन्य के साथ किसी प्रकार का कोई हस्तांतरण नहीं किये हैं वो नहीं लिखें है। वो अगर खेलाफ किसी प्रकार का अधिकार संबंधी इंझट वो ऋण भार सरकारी वो गैर सरकारी खाने नं० 5 में वर्णित सम्पति में पाया जाये या लेख्यकारी या उनके उत्तराधिकारी के हस्तक्षेप के फलस्वरूप खरीदार पक्ष या उनके उत्तराधिकारी सम्पति के अंश या कुल भूभाग से बेदखल कर दिये जाये जिससे किसी किस्म के कोई क्षति खरीदार पक्ष या उनके उत्तराधिकारी को हो तो वैसी हालत में खरीदार पक्ष या उनके

उत्तराधिकारी अपनी क्षतिपूर्ति वकदर बेदखली या जो जो ऋण भार उनको अदाय करना पड़े उसे लेख्यकारी से मूल लेख्यकारी से या उनके उत्तराधिकारी से या उनके अन्यान्य चलाचल सम्पत्ति से कानूनी कारवाई करके वसूल वो बेबाक कर लेवेंगे। उस वक्त लेख्यकारी या उनके किसी भी उत्तराधिकारी को किसी प्रकार का उजूर वो एतराज न है वो न कभी होगा।

इस वास्ते यह वशिका निर्विवाद बिकय पत्र यानि केवाला बैय ला कलामी लिख दिया कि समय पर काम आवें वो प्रमाण रहें । (समाप्त)

लेख्यधारिणी का हस्ताक्षर

Bibha Kumari



21/05/18
Y-92-02

प्राप्तकर्ता

नारकेश्वर प्रसाद

प।नं०१

कानूनी लेख्यकारिता

21/05/18



INDIA

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Rs. 0000005

375304

JUDICIAL

24.4.2012

BIHAR

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आदेश-पत्रक

तुम्ची १४-फारम नं०-५६२/

(देखें अभिलेख १९४१ का नियम १२९)

आदेश पत्रक संख्या ता० हल्का
 अंचल का नाम जिला

आदेश की
क्र. सं. और
ता०

आदेश और पदाधिकारी का हस्ताक्षर

आदेश पर की गई
कार्यवाई के बारे में
टिप्पणी तारीख सहित

6-2-12

श्री मति प्रियंका कुमारी

व० गणेश कुमार

ग्राम 102, जलधामा अपार्टमेंट अरी छप्रा (उत्तर) जिला जे

केवाला नं० ८०४२ दिनांक ११-२-१२ के आधार

पर निष्ठांकित जमीन पर दाखिल खारिज हेतु आवेदन-पत्र दाखिल किया है।

मौजा का नाम तौजी नं० खाता खेसरा एराजी
 सजुना २३ ६९ ४९८ १६४४

२३

cen-559

cen-1103

मूल आवेदन-पत्र हल्का कर्मचारी को अंचल निरीक्षक के माध्यम से प्रतिवेदन हेतु दे दें। महाल पर सूचना जारी कर आपूर्ति की मांग करें। अभिलेख दिनांक 11-2-12 को उपस्थित करें। लिखाया एवं शुद्ध किया।

अंचलाधिकारी

अंचलाधिकारी

11-2-12

महाल पर तामिला नोटिस प्राप्त है। कोई आपत्ति प्राप्त नहीं है। कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है। उन लोगो ने आवेदक के नाम दाखिल खारिज करने की अनुशांसा किए हैं। फलतः उनके अनुशांसा के आधार पर दाखिल खारिज किया जाता है। लिखाया एवं शुद्ध किया।

अंचलाधिकारी

अंचलाधिकारी

CERTIFIED TRUE COPY

पुनरा कर्ता

जमीन रकबा-	केबाल- २०१२	तिथि- ६-१२-०७			
जमाबंदी रैयत का नाम	खाता	प्लॉट	रकबा	लगाव	जमाबंदी मध्यर
सुरेन्द्र सिंह पिता राम चरित सिंह सा माधोपुर रानी देवपुर सीतामती	६९	५९८	१६४४ कीचोर	१. ५	११४० अंभ अंभ महेश्वर विशेषा वे जमागंठा से मोरवाह नामा बहा जमीन प्राप्त का वज्जी वहीरा कोवे/प्रवादेया वेम रिना है/जमीन मुडान से। न - मुछ एवं काम सा निरुप पुत्र हैं। जमीन के मुने हैं तथा आम दिवा सप्तम रक्का में है। कार्य पूरा पोतर भई काफिर व दाले गठार ली सीतिरी जमागंठा
बचा हुआ रकबा					
CEN-557 निमोन CEN-1103 आमिन					
नया जमाबंदी रैयत विभा कुमारी परि जागेडा कुमार सा. 102, जन प्रिया अपार्टमेंट उबरी श्री छण्णा पुरी पारलो फुला, यच्चा	खाता ६९	प्लॉट ५९८	रकबा १६४४ कीचोर	लगाव १. ५	अंभ अंभ आपा। दुखना पात अना परि होने पर शायद मझुली हिल में दामाग मे सीतिरी ही आ सकी है Vijay Kumar ८९ पुनः नया

महाराष्ट्र साहित्य अकादमी
मुंबई (४००००८)

592
 1993 Dated 10/9/93
 13054 Dated 17/9/93
 Vide No. 13054

2 gm m...
 6250
 20112
 135/80

THE
Banbhatta Sahkari Grih Nirman Samity Ltd. Patna

Reg. No. - 155 / Pat / 1985

DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale-deed is executed this 10th day of September 1990 month September year 1990

BETWEEN Banbhatta Sahkari Grih Nirman Samity Ltd. Patna, a society registered under the Bihar and Orissa Co-operative Societies Act. (Act VI of 1935) having its registered office at Patna through its Secretary (herein after referred to as the "SOCIETY" which expression shall unless excluded by or repugnant to the context mean and include its legal representative, nominee and assignee) of the ONE PART and

Shree/Smt. Madhuri Sinha w/o Sri R. B. Sinha Parah
Pohar Bangla P.S. Musabapur Distt Musabapur

a member of the above named Society (herein after called the "VENDEE" which expression shall unless excluded by or repugnant to the context mean and include his heirs, legal representatives, executors nominees and assignee of the OTHERPART-WHEREAS the Vendor is a Society registered under the Indian Co-operative Societies Act being Act I of the 1912 bearing No 155/Pat/185 with the object, inter alia, of "carrying on for the benefits of its members the trade of building and buying selling, hiring, letting and developing land in accordance with the Co-operative Principles to give loans to its members for purchasing and acquiring lands and for construction of houses."

AND WHEREAS the Vendor as per Clause of the Bye-laws of the Society has authorised its Honorary Secretary to sell any property of the Society, AND WHEREAS the purchaser is a member of the Vendor Society with all the rights and liabilities, which a member of the Vendor Society has under the rules and Bye-laws for the time being in force of the Vendor Society.

WHEREAS in the ordinary course of its business and in order to provide land to its members for building their residential houses, the Society acquired by Purchase land situated at Village Saguna Thana Danapur District Patna.

AND WHEREAS the Society got a lay out of the said land made into plots duly approved by a meeting of the Board of Directors of the Society held at Patna on 6/9/90

AND WHEREAS the said plots were allotted to members of the Society at a meeting convened for the purpose on 6/9/90

AND WHEREAS it is necessary that formal registered conveyance through a Sale-deed be made in favour of each member by the Society who has made full payment towards the cost of the plot as per rate decided by the Society.

NOW THIS DEED WITNESSES AS UNDER :-

That in consideration of the sum of Rs. 31590/- (Rupees thirty one

thousand five hundred ninety only only)

already paid by the vendee member to the society the receipt of which the Society hereby acknowledges

the Society TRANSFERS, CONVEYS AND SELLS to the vendee member Shree/Smt. Madhuri Sinha

Wife of Sri R. B. Sinha in full absolutely and free

from encumbrances all that FREE Hold plot No.(s) 5 a part Survey plot

No. (s) 518 as delineated on the plan of Society with all rights, and easement existing now accruing thereafter for the purpose of construction of his residential house subject only to the covenants here in under entered into between the parties.

Original
 10/9/90
 135/80

5/11/21
निवापुर
5-90

THE SOCIETY hereby covenants with the vendee member as Under :—

(I) THAT the Society has delivered possession to the plot of land sold to the Vendee and it will do all that is necessary in law for full and peacefully assuming its Ownership and possession over the land according to true intent and meaning of these presents so that he may hold it and enjoy for ever without any obstruction and interference.

(II) THAT the Society will at the cost of its members (vendees) within the price to be paid hereafter shall assist to construct roads, compound, walls, park, drains pipe lines and sewers etc, and shall also provide or arrange for amenities, the Society from time consider necessary and worth while to its members

THE VENDEE MEMBER Covenants with Society as Under :—

(i) THAT the Vendee shall always keep the Society indemnified against all losses and payments which it may hereto suffer or make up for or on behalf of the Vendee.

(ii) THAT the vendee shall build upon the plot his residential house in accordance with the rules and regulation of the Society framed or issued from time to time and the rules and orders issued from any authority competent to do so.

(iii) THAT the vendee shall pay rent of the land to the Govt.

Rs. 1.5. Rs. 50.00 per khata per annum subject to any revision decided by the Government from time to time.

(iv) THAT the Vendee shall complete the building within the time fixed by the Society according to such plans and specification as may be approved by the Local Authority in accordance with the provisions of such enactments, rules and bye-laws as may be enforced for the time being.

(v) THAT the vendee shall not do any act which causes any hindrance in any development Society.

(vi) THAT the vendee shall pay Municipal and other taxes and rent as may be payable from time to time in respect of building-site allotted to him/her.

(vii) THAT on matters not specifically stipulated in these presents and also in cases of any dispute, or question arising here in after at any time between the vendee and any other members of the Society. Every such case shall be referred to the arbitration of the executive Committee of Board of Directors of the Society acting as such at the time of reference and its decision & direction shall be final, conclusive and binding on both the parties.

(viii) THAT except in the case of housing Building loans taken from any Government recognised agency, body, society or compensation in Housing Scheme sponsored by them or under any other provision provided for the purpose on such terms as may prescribed by them, the vendee shall not sell or otherwise transfer the land building thereon or both or any part thereof to any person except to his heirs of any degree without the previous sanction in writing of the Society and that any transfer contrarily made shall be voidable and null and void and that the Society may take reasonable proceeding or may pay up to the member or his heirs and successors its equitable and reasonable compensation to be decided upon by the Society.

PROVIDED THAT in case of sale of building and the land for non-payment of the House Building Loans the Society shall have the right of pre-emption over the property said.

(ix) THAT the vendee shall construct the house on the plot and shall keep it neat and tidy and properly repaired.

(x) THAT the vendee shall ever remain bound by the terms and conditions as laid down in the byelaws of the Society covenants and agreement entered into this DEED in respect of the land and building even if he withdraws from the membership of the Society or is expelled from it for any reason whatsoever and that in case of breach of any of the conditions herein provided vendee shall be liable to recompense the Society for remedial measures taken with record to it.

(xi) THAT if the compensation payable for the land or development charges are enhanced any the Society has to pay more, the vendee member shall pay to the Society or to whom it directs the amount which may be found by the Society to be due from him in proportion to the area allotted to the member and in case

of failure to pay such dues which shall always be deemed as a debt to the Society and which dues shall be the first charge on the said plot and building constructed thereon. The property has been purchased from

Sri Deo Narayan Singh s/o Late Rai Sivan Singh Village
Saguna P.S. Danapur Distt - Patna

In WITNESS WHERE OF the parties Viz. The Banbhutta Sahkari Grih Nirman Samiti Ltd. Patna

and the vendee member Shri/Smt. Madhuri Sinha

W/o/Son of/Shri R. B. Sinha

have set their hands on this SALE DEED on 10/9 day of Sept
 and year first above written.

SCHEDULE

Full particulars of the plot allotted :—

1. Village— Saguna
2. Police Station— Danapur P.S. no 23
3. District— PATNA
4. No. of plot allotted 5
5. Area of the plot allotted 755 sq ft

Boundary :—
 North 32' 5" Sanity Plot no 6
 South 32' 5" Sanity 20 ft wide Road
 East 54' Sanity 20 ft wide Road
 West 54' Sanity Plot no 5

Tauzi No. 5292
 Survey Plot No./Nos 518
 Khata No. 61

Description :—
 North 32' 5"
 South 32' 5"
 East 54'
 West 54'

*That the property is out of most
 demand recorded to appraised
 value and is in the record of
 Right*

Land Rent—Rs. X Paise 50 only

CERTIFIED that the Original, Duplicate and Triplicate are true and exact copies of the original.

WITNESS :—

(1) Uday Kumar Singh
 (Signature in full) 10/9/90
Ram Rajpal Nagar
Danapur Patna
 (Address)

Date

(2) Ramendra Kumar
 (Signature in full)
Narail Ghat Danapur
Patna
 (Address)

Date 10/9/90

Signature of the officer and on behalf of the
 The Banbhutta Sahkari Grih Nirman Samiti Ltd. Patna
पञ्चनगर, पटना

(1) Signature _____
 Date & _____ Vendor
 Designation _____

(Signature in full of the vendee)
 Date _____
 Address _____
 Vendee

Banbhatta Sahkari Grih Nirman Samity Ltd. Patna

DEED OF ABSOLUTE SALE

THIS INDENTURE made by way of sale-deed, is executed this 22nd day of April, 1991 month _____ year _____

BETWEEN Benbhatta Sahkari Grih Nirman Samity Ltd. Patna, a society registered under the Bihar and Orissa Co-operative Societies Act. (Act VI of 1935) having its registered office at Patna through its Secretary (herein after referred to as the "SOCIETY" which expression shall unless excluded by or repugnant to the context mean and include its legal representative, nominee and assignee) of the ONE PART and

Shree/Smt. Pibha Kumari W/o Shri Ganesh Kumar
Village - gnar, P.O Danauli Phulwaria P-S
Begusara Distt Begusara

a member of the above named Society (herein after called the "VENDEE" which expression shall unless excluded dy or repugnant to the context mean and include his heirs, legal representatives, executors nominees and assignee of the OTHERPART-WHEREAS the Vendor is a Society registered under the Indian Co-operative Societies Act be,ng Act 1 of the 1912. bearing No 155/Pat./185 with the object, inter alia, of "carrying on for the benefits of its members the trade of bulding and buying, selling, hiring, letting and developing land in accordance with the Co-operative Principles to give Loans to its members for purchasing and aquirng lands and for construction of houses."

AND WHEREAS the Vendor as per Clause of the Bye-laws of the Society has authorised its Honorary Secretary to sell any property of the Society, AND WHEREAS the purchaser is a member of the Vendor society with all the rights and liabilities, which a member of the Vendor Society has under the rules and Bye-laws for the time being in force of the Vendor Society.

WHEREAS in the ordinary course of its business and in order to provide land to its members for building their residential houses thereon, the Society acquired by Purchase land situated at Village Saguna Thana Danapur District Patna.

AND WHEREAS the Society got a lay out of the said land made into plots duly approved by a meeting of the Board of Directors of the Society held at Patna on 6/1/90

AND WHEREAS the said plots were allotted to members of the Society at a meeting convened for the purpose on 6/7/52

AND WHEREAS it is necessary that formal registered covenant through a Sale-deed be made in favour of each member by the Society who has made full payment towards the cost of the plot as per rate decided by the Society.

NOW THIS DEED WITNESSES AS UNDER :—

That in consideration of the sum of Rs. 45000/- (Rupees forty five

_____ only)
already paid by the vendee member to the society the receipt of which the Society herereby acknowledges

the Society TRANSFERS, CONVEYS AND SELLS to the vendee member Shree/Smt. Bibha Kumar

S/o/Wife of Shri Ganesh Kumar in full absolutely and free
from encumbrances all that FREE Hold plot No.(s) 6/518 a part Survey plot
No. (s) 518 as delineated on the plan of Society with all rights, and easement existing now
accruing thereafter for the purpose of construction of his residential house subject only to the covenants
here in under entered into between the parties.

90 -

उपेन्द्र शर्मा (साथी)

देवगन शर्मा

राजेश्वरी

34 ml

2141

491

निर्देशन पर अधिकारी, ~~बन्दी~~ १५५१



~~22/3~~ 22/3

अपराक्त श्री लक्ष्मी

मैं लेख्य का विचार ही विकार किताबों में
है ही वह जो भी
विचारों का जो भी
है ही जो भी तथा देशों में ही है ॥

~~2015~~ 2015

$\frac{1}{11} \frac{2}{3} \frac{1}{2}$

विद्यमान पत्राधिकारी, वृत्त

26-11-1894

B43 and 2/14/11

263 p. 189/

Rashmi

THE SOCIETY hereby convenants with the vendee member as Under :-

(I) THAT the Society has delivered possession to the plot of land sold to the Vendee and it will do all that is necessary in law for full and peacefully assuming its Ownership and possession over the land according to true intent and meaning of these present so that he may hold it and enjoy for ever without any obstruction and interference.

(II) THAT the Society will at the cost of its members (vendees) within the price to be paid hereafter shall assist to construct roads, compound, walls, park, drains pipe lines and sewers etc, and shall also provide or arrange for amenities, the Society from time consider necessary and worth while to its members

THE VENDEE MEMBER Convenants with Society as Under :-

(i) THAT the Vendee shall always keep the Society indemnified against all losses and payments which it may hereto suffer or make up for or on behalf of the Vendee.

(ii) THAT the vendee shall build upon the plot his residential house in accordance with the rules and regulation of the Society framed or issued from time to time and the rules and orders issued from any authority competent to do so.

(iii) THAT the vendee shall pay rent of the land to the Govt.

... 1. ~~one Rupee~~ khata per annum subject to any revision decided by the Government from time to time.

(iv) THAT the Vendee shall complete the building within the time fixed by the Society according to such plans and specification as may be approved by the Local Authority in accordance with the provisions of such enactments, rules and bye-laws as may be enforced for the time being.

(v) THAT the vendee shall not do any act which causes any hindrance in any development Society.

(vi) THAT the vendee shall pay Municipal and other taxes and rent as may be payable from time to time in respect of building-site allotted to him/her.

(vii) THAT on matters not specifically stipulated in these presents and also in cases of any dispute, or question arising here in after at any time between the vendee and any other members of the Society. Every such case shall be referred to the arbitration of the executive Committee of Board of Directors of the Society acting as such at the time of reference and its decision & direction shall be final, conclusive and binding on both the parties.

(viii) THAT except in the case of housing Building loans taken from any Government recognised agency, body, society or compensation in Housing Scheme sponsored by them or under any other provision provided for the purpose on such terms as may prescribed by them, the vendee shall not sell or otherwise transfer the land building thereon or both or any part there to any person except to his heirs of any degree without the previous permission in writing of the Society and that any transfer contrarily made shall be voidable and ineffective and that the Society may take reasonable proceeding or may pay up to the member or his heirs and successors its equitable and reasonable compensation to be decided upon by the Society.

PROVIDED THAT in case of sale of building and the land for non-payment of the House Building Loans the Society shall have the right of pre-emption over the property sold.

(ix) THAT the vendee shall construct the house on the plot and shall keep it neat and tidy and properly repaired.

(x) THAT the vendee shall ever remain bound by the terms and conditions as laid down in the bylaws of the Society convents and agreement entered into this DEED in respect of the land and building even if he withdraws from the membership of the Society or is expelled from it for any reason whatsoever and that in case of breach of any of the conditions herein provided vendee shall be liable to recompense the Society for remedial measures taken with record to it.

(xi) THAT if the compensation payable for the land or development charges are enhanced any the Society has to pay more, the vendee member shall pay to the Society or to whom it directs the amount which may be found by the Society to be due from him in proportion to the area allotted to the member and in case

गणेश चंद्राजी रेडिफिकेशन सोसायटी लि.
राजेश नगर, पुणे-४११००४

Handwritten signature and date 19/11/19

Strid Deo Narain Singh s/o Lata Ram Dhan Singh Village Saguna
P.S. Dampur vide head no 3474, 3475, 3463 Registry at Dampur
8/10/80 3111 P.

In WITNESS WHERE OF the parties Viz. The Banbhhatta Sahkari Grih Nirman Samiti Ltd. Patna
and the vendee member Smt. Bibha Kumar

W/o/Son of Shri. Ganesh Kumar

have set their hands on this SALE DEED on 22 day of April
and year first above written.

SCHEDULE

Full particulars of the plot allotted : —

1. Village— Saguna (Tharua)
2. Police Station— Danapur P.S. 23
3. District— PATNA,
4. No. of plot allotted 6 (Six)
5. Area of the plot allotted 2500 sq ft

Boundary :—

North Sancti Plot no 16
South Sancti Plot no 15
East 20 ft x 20 ft
West Sancti Plot no 4

Tauzi No. 5292
Survey Plot. No./Nos 518
Khata No. 61

Description :—

North
South
East
West

Land Rent—Rs. _____ Paise _____ only

CERTIFIED that the Original, Duplicate and Triplicate are true and exact copies of each other.

WITNESS:

(1) Garth Jones
(Signature in full) Garth Jones

Alfana Maryam
Pattipatla G. P. Babu
(Address)

Date _____

Signature of the officer for and on behalf of the

The Banbhhatta Sahkari Grih Nirman Samiti Ltd. Patna

(1) Signature.

Date &

Designation

Vendor

(2)

(Signature in full)

(Signature in full)

(Address)

Calginites Parker

Date _____

221491

Ch. gadymadany
paties

(Signature in full of the vendee)

Date _____

Address

Vende

Vendes *John*

~~W. L. Smith~~
29/4/81



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

This document was presented for registration on **12/05/2018** by **Madhuri Sinha**

A stamp duty of Rs. **1000/-** and other fees of Rs. **1250/-** 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. **367** in Book No. **4**, Volume No. **9** on pages from **25** to **33** and has been preserved in total **9** pages in C.D. No. **2** / Year **2018**

Date: 12/05/2018

Token No: 5897/2018

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

कच्चावेज की जाँच किया
एवं
कच्चावेज में संबंधित दस्तावेजों के अनुसार जारी किया।
जॉन मिश्र
(प्रवीण कुमार)

SCANNED BY

GENERAL POWER OF ATTORNEY

BLOOD RELATION (MOTHER - DAUGHTER)

This Deed of General Power of Attorney is hereby executed on this 12th Day of May, 2018 executed by Owner / Principal in favour of Attorney / Agent.

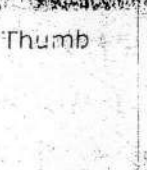
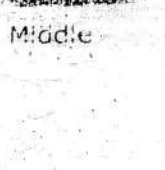
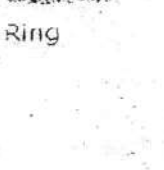
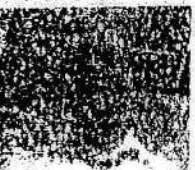
1. NAME AND ADDRESS OF THE OWNER / PRINCIPAL -

MRS. MADHURI SINHA, Wife of **Sri Ram Babu Sinha**, resident of Ward No. 34, Paraw Pokhar Lane No.2, Amgola, Musahri, Ramna, District - Muzaffarpur in the State of Bihar, PIN - 842 002 and Patna correspondence address Flat No. 3004A, Shiv Mitra Apartment, Vivekanand Marg, Boring Road, P.S. - S.K. Puri, P.O. - Patliputra, Town and District - Patna in the State of Bihar, PIN - 800013, Nationality - Indian, hereinafter called the "OWNER / PRINCIPAL".

PAN - FVWPS2955G. Aadhaar - 3609 7940 3126.



12/5/18
12/5/18

Name	Photo	Thumb	Index	Middle	Ring	Little
Agent Bibha Kumari Sig. Bibha Kumari 12-5-2018						
Presented By Madhuri Sinha Sig. माधुरी सिन्हा 12/5/18						
Principal Madhuri Sinha Sig. माधुरी सिन्हा 12/5/18						
Identified By Ganesh Kumar Sig.  12/5/18						



2. NAME AND ADDRESS OF THE ATTORNEY / AGENT -

MRS. BIBHA KUMARI, Daughter of **Sri Ram Babu Sinha** and Wife of **Sri Ganesh Kumar**, resident of Flat No. 3004A, **Shiv Mitra Apartment**, **Vivekanand Marg, Boring Road, P.S. - S.K. Puri, P.O. - Patliputra, Town and District - Patna in the State of Bihar, PIN - 800013, Nationality - Indian**, hereinafter called the "**ATTORNEY / AGENT**". **PAN - AEVPK8341R. Aadhaar - 3112 2711 3680.**

3. NATURE OF THE DOCUMENT -

GENERAL POWER OF ATTORNEY

4. DESCRIPTION OF THE PROPERTY -

All that land measuring 1755 (One Thousand Seven Hundred Fifty Five) Square Feet equivalent to 4.0289 Decimals, Situated at **Rughunath Path, Saguna, P.S. - Danapur at present P.S. - Rupaspur, Town and District - Patna in the State of Bihar**, land bearing Mauza - **Saguna, Thana No. - 23 (Twenty Three), Khata No. 61 (Sixty One)**, Part of Cadastral Survey Plot No. 518 (Five Hundred Eighteen), Samiti Plot No. 5, Tauzi No. - 5292 fixed annual rent Paying in the office of Circle Officer, **Danapur Vide Jamabandi No. 1139** and within the limit of **Patna Regional Development Authority (Now Dissolved) / Nagar Parishad Danapur Nizamat** and within the jurisdiction of **Sub Registry Office - Danapur and District Registry office - Patna in the State of Bihar**, the same is bounded as follows :-

- : BOUNDARY : -

NORTH :- Samiti Plot No. 6.
SOUTH :- Samiti Road.
EAST :- Samiti Road.
WEST :- Samiti Plot No. 5A.

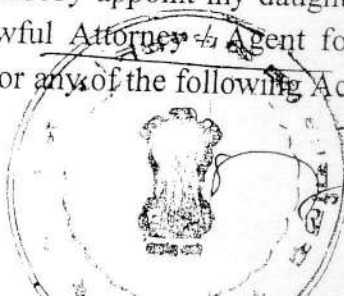
Note - Government Valuation is mentioned at M.V.R. Code - 137.

RECITALS

WHEREAS, the property fully described in column no. 4 of this deed is purchase property of **Owner / Principal Mrs. Madhuri Sinha** and came in exclusive, physical and peaceful possession of the said property as absolute owner.

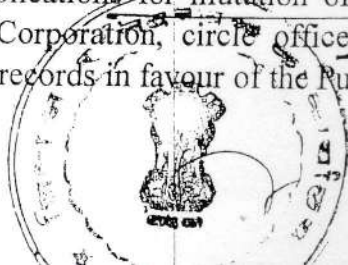
AND WHEREAS, due to personal engagement in other works outside, it is not at all possible for me to look after and manage my property fully described in Column No. 4 of this deed.

So, I do hereby appoint my daughter **MRS. BIBHA KUMARI** as my true and lawful Attorney / Agent for me, in my name and on my behalf, to do all or any of the following Act, deeds and things i.e. to say:-



8/5/21
12/5/18

1. To manage, control, look after and supervise the property fully described in Column no. 4 of this deed in any manner as my said Attorney may deem fit and proper;
2. To negotiate, agree to sell, dispose off or transfer by way of exchange, lease (whether permanent, for long or short period) the entire property or any part thereof, at such terms which my said lawful general Attorney at her sole discretion deems fit and proper, with any person, whatsoever and to enter into any agreement with the purchaser, to receive earnest money in her own name and to issue receipts thereof and deposit in my account;
3. To sign and execute all types of Deed of Agreement for Sale, Deed of Absolute Sale, Mortgage Deed, Rent Deed, Lease Deed, Deed of exchange, Deed of Rectification, Agreement Deed, Development Agreement, Share distribution or any types of Deed on my behalf in respect of property fully described in Column no. 4 of this deed and to present the same on my behalf and sign by my said Attorney in her own signature before competent Registering Authority for registration and to admit the execution of the aforesaid deed by my said Attorney;
4. To perform and comply all formalities if necessary as regards permission for sale, transfer, agreement or any types of deed or deeds from Society / Government or any competent authorities so required under any law and signature of map in respect of my property fully described in Column no. 4 of this deed;
5. To put signatures, L.T.I. and hand Prints etc. where ever needed as Owner / Principal on the Deed of Agreement for Sale, Deed of Absolute Sale, Mortgage Deed, Rent Deed, Lease Deed, Deed of exchange, Deed of Rectification, Agreement Deed, Development Agreement, Share distribution or any types of Deed on my behalf and appear in person before the concerned Registrar / Sub-Registrar on my behalf for needful;
6. To do all the acts necessary for the purposes of works referred to above or for execution and registration of any types of Deed;
7. To do all such other acts, deeds, things and perform all jobs, duties and formalities on my behalf for completion of execution and registration of any deed or deeds on my behalf in respect of my property fully described in Column no. 4 of this deed;
8. To receive compensation for the said land in the event or acquisition in whole or in part by the Government for any purpose/s.
9. To endorse Registration Receipt (Chirkut) to the claimant on my behalf;
10. To sign applications for mutation of name in the revenue, local body, Municipal Corporation, circle office, electricity department and other Government records in favour of the Purchaser/s;



130/24/2631H
8/5/21

11. To sign on behalf of me in any banks, financial institutions or any other institutions to raise loans in the name of the Attorney / any other person and comply all formalities to get loan;
12. To let out the said property in full or in part to any intended tenant(s), to realise / collect rents in her own name, to issue receipts thereof under their own signatures and to deal with the tenants in any lawful manner;
13. To engage any Advocate or Advocates, pleader, vakil, Attorney on the matter relating to the said property on my behalf;
14. To execute, sign and present all kinds of suits, writs, complaints, petitions, revisions, written statement, appeals, etc., in the courts of law, i.e. Civil, Criminal or revenue and/or tribunal and to proceed in all proceedings before Arbitrator or any other authority in my name and on my behalf in any matter concerning property fully described in Column no. 4 of this deed. Attorney / Agent is also authorized to compromise, compound or withdraw money, to deposit or withdraw documents and to issue receipts and to take every step in the above mentioned suits, writs, complaints, petitions, revisions, appeals etc. concerning my said properties, and / or any incidental thereto;
15. To file, defend, compromise, compound and withdraw any suit in any court of law in any matter concerning my said property or any matter incidental thereto and to make any statement, application, affidavit, undertaking etc. on my behalf under my name;
16. To appear for and represent me before collector of any District S.D.M., Magistrate, Judge, Munsif and in all Government and semi Government Office, Registering Authority in all matters and things relating to my property fully described in Column no. 4 of this deed;
17. To deposit and pay the outstanding taxes, charges, levies, dues, electricity bill and demands of the concerned authorities in respect of the said property, and to make applications for withdrawals of such taxes, charges, levies, dues, demands etc. paid in excess or not chargeable and to receive the amounts and sign receipts thereof;
18. In lieu of execution of this General Power of Attorney the Principal has not received any consideration amount and no construction and Development Works will be made on the said property by my Agent / Attorney.
19. Therefore this General Power of Attorney has been written for future reference and proof.
20. That any action done by my above Attorney will be deemed to be done by me.



1304/16214
8/5/18

IN WITNESS WHEREOF, the Owner / Principal has executed this Power of Attorney without any undue influence, pressure or coercion, out of free will after going through the contents of the documents and fully understanding the contents thereof, on this 12th Day of May, 2018 in presence of the below noted attesting witnesses.

WITNESSES :

1.

R. Singh
12/5/2018
(Rajm BABU SINGH)
S/O LATE JAGAR NATH SINGH
PARAW POCHHA LANE-2
AMCOLA, MUZAFFARPUR
PIN - 842002

12/5/18

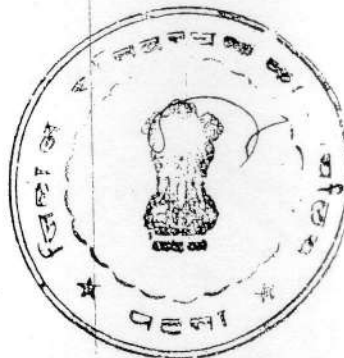
(SIGNATURE OF OWNER / PRINCIPAL)

2.

Ganesh Kumar
12/5/2018
(GANESH KUMAR)
S/O Late R.K.P. SINHA
3004A SAHIVAPTRA APTS
LIVEKANAND MANS
BORING ROAD
NORTH S.K. PURI
PATNA - 800013

Bibha Kumari
12-5-2018

(SIGNATURE OF AGENT / ATTORNEY)



12/5/18
12/5/18

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '48'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 1000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 2250/-
Registration Fee		LLR + Proc Fee	Service Charge
FEES PAID		LLR	0
A1	0 C	Proc.Fee	0
A6	0 D	Total	0
A8	0 DD		
A10	0 E		
0	0 H1a		
	0 H1b		
	0 H2		
	0 I		
	1000 J1		
	0 J2		
	0 K1a		
	0 K1b		
	0 K1c		
	0 K2		
	0 Li		
	0 Lil		
	0 Lili		
	0 Mb		
	0 Na		
	0		
TOTAL-			1000

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1250

Date: 12/05/2018

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 12th May 2018 by Madhuri Sinha Ram Babu Sinha by profession Others. Status - Principal

माधुरी सिन्हा
12/5/18

Signature/L.T.I. of Presentant

Date:12/05/2018

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ganesh Kumar' age '60' Sex 'M', 'R.K.P Sinha', resident of '3004a.Shiv Mitra Apartment,vivekanand Marg,a.N College,boring Road,patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 12/05/2018

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 4 Volume No. 9 on pages on 25 -33, for the year 2018 and stored in CD volume No. CD-2 year 2018 .The document no. is printed on the Front Page of the document.

Date : 12/05/2018

Registering Officer
Patna

Token No. : 5897 Year : 2018 S.No. 5775 SCORE Ver.4.1

Deed No. : d No. : 367





GOVERNMENT OF INDIA

विद्यया ऽमृतमश्नुते
विद्यया ऽमृतमश्नुते

PORTAL FOR E-SERVICES

Help

View GRN Details Live

Download e-Challan

GRN

BHR201805052393E

VIEW

DSRO CODE

2800

Party Name

Madhuri Sinha

Stamp Duty-

(R0030021030001)

1000

Registration & Other

Fees-

(R0030031040001)

1000

LLR & Proc Fee-

(R0029008000006)

0

Challan Total Amount

2000

Status

Success

Payment Date

2018-05-12 08:30:26.0

CIN

00001532018051289148

रसीद मालगुजारी
नाम सर्कल। नाम मौजामय
थाना वो थाना नम्बर।

140 स० न०, पटना।
फरद मालकी/फरद रैयती।
नाम रैयतमय वल्लिदयत जमाबन्दी।
वो सकुनत। नम्बर

Y
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यलगा	सगना	माधुरी सिन्हा
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११३५

अराजी नकदी

अराजी, भावली

तफसील विसाव लगान भावली।

११२२ ११५५		आर० पी० सिन्हा
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जोत का सालाना मांगमय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	
माल- (नकदी)	१०				२५०	१०
गुजारी } (भावली)	१०				२५०	१०
सेस	१०				२५०	१०
*सूद	१०				२५०	१०
मुतफरकात	१०				२५०	१०
मीजान	२०				१२५०	५०

तफसील अदायकारी।

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया				मोतालबा हाल	फाजिल
		३रा वर्ष।	२रा वर्ष।	१ला वर्ष।			
माल- (नकदी)				२५०	१०		
गुजारी } (भावली)				२५०	१०		
सेस				२५०	१०		
*सूद				२५०	१०		
मुतफरकात				२५०	१०		
मीजान अदायकारी				१२५०	५०		

- (१) मीजान कुल (लफजों में) १२५०
(२) नाम देहिन्दा -- २५५
(३) कुल बकाया -- १२५०

दस्तखत वो तारीख अमला तहसील कुनिन्दा

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

पृष्ठ 46-17

Sch. XIV.—1.No. 180v

रसीद मालगुजारी

नाम सर्कल। नाम मौजामय

थाना वो थाना नम्बर।

बि०स०मु०, ५८७।

फरद मालकी/फरद रैयती।

नाम रैयतमय वल्लियत जमाबन्दी।

वो मुकुनत। नम्बर

1/4

0019911

अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली।

जोत का सालाना मांगमय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल } (नकदी)	१००				२०	१०
गुजारी } (भावली)	१००				२०	१०
सेस	१००				२०	१०
*सूद	१००				२०	१०
मुतफरकात	१००				२०	१०
मीजान	१००				२०	१०

तफसील अदायकारी।

300

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया				मोतालबा हाल	फाजिल
		3रा वर्ष।	2रा वर्ष।	1ला वर्ष।			
माल } (नकदी)				२०	१०		
गुजारी } (भावली)				२०	१०		
सेस				२०	१०		
*सूद				२०	१०		
मुतफरकात				२०	१०		
मीजान अदायकारी				२०	१०		

(1) मीजान कुल (लफ्जों में)---

(2) नाम देहिन्दा --

(3) कुल बकाया --

दस्तखत वो तारीख अमला तहसील कुनिन्दा

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

६१ २१८

2.6.10.1 PL-16-17

Sch. XIV.—F.No. 180V

रसीद मालगुजारी

नाम सर्कल। नाम मौजामय

थाना के थाना नम्बर।

बि०स०मु०, पटना।

फरद मालकी/फरद रैयती।

नाम रैयतमय वल्लिदयत जमाबन्दी।

वो सकुनत। नम्बर

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११३८

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली।

१२०० रु०

५०० रु०

गणेश कुमार

रु० २००० रु०

जोत का सालाना मांगमय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत २०११-१२	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	
माल- (नकदी)	१००				४०	१००
गुजारी } (भावली)	१००				४०	१००
सेस	१००				४०	१००
*सूद	१००				४०	१००
मुतफरकात	१००				४०	१००
मीजान	१००				४००	२००

तफसील अदायकारी।

अदायकारी बाबत २०११-१२	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल	फाजिल
		३रा वर्ष।	२रा वर्ष।	१ला वर्ष।		
माल- (नकदी)				४०	१००	
गुजारी } (भावली)				४०	१००	
सेस				४०	१००	
*सूद				४०	१००	
मुतफरकात				४०	१००	
मीजान अदायकारी				४००	२००	

(१) मीजान कुल (लफ्जों में)---

(२) नाम देहिन्दा ---

(३) कुल बकाया ---

दस्तखत वो गरीब अमला तहसील कुनि

*खास महल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) चार वर्षों में

२४१ २१८

२४१००

अंचल पदाधिकारी का कार्यालय

(भू-स्वामित्व प्रमाण-पत्र)

गोपनीय प्रतिवेदन

128/11/18

नाम माधुरी सिन्हा पति काशी प्रसाद पराव पौखर, उममगोला

थाना मुजफ्फरपुर जिला मुजफ्फरपुर

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खसरा संख्या	रकबा	
				एकड़	डि०
<u>सगुना, 23</u>	<u>5292</u>	<u>61</u>	<u>518</u>	<u>1755</u>	<u>386</u>
माधुरी सिन्हा के नाम पर खसरा 518 रकबा 1755 एकर 386 डि० का बटुल दे कर उभी करवाये कुल रकबा 1755 एकर 386 डि०					

माधुरी सिन्हा



आवेदक का हस्ताक्षर

कर्मचारी का प्रतिवेदन

कार्यालय का मुहर

अंचल पदाधिकारी का हस्ताक्षर

अंचल पदाधिकारी का कार्यालय

(भू-स्वामित्व प्रमाण-पत्र)

नाम बिभा कुमारी जी राजेश कुमारथाना बेगूसराय जिला बेगूसराय1280
11/11/18

ग्राम का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खसरा संख्या	रकबा	
				एकड़	डि०
सुपुना, 23	5293	61	518	2500	596
राजेश कुमार, प्लॉट नं. 1138 पर बिभा कुमारी नाम से खसरा 61 खसरा-518 रकबा 2500 एकड़ में 2014-18 में कुल 2500 एकड़ रकबा के अन्तर्गत					

MS

Bibha Kumari

आवेदक का हस्ताक्षर

कार्यालय का मुहर



कर्मचारी का प्रतिवेदन

अंचल पदाधिकारी का हस्ताक्षर

Serial No. 8482

Deed No. 8223



Govt. of Bihar
Sub Registry Office ,Danapur

Summary of Endorsement

This document was presented for registration on **22/06/2019** by **Bibha Kumari (Agent)**

A stamp duty of Rs. **264000/-** and other fees of Rs. **20500/-** 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. **8223** in Book No. **1**, Volume No. **167** on pages from **257** to **274** and has been preserved in total **18** pages in C.D. No. **26** / Year **2019**

Signature with Date
(Aparna Shiva)
Registering Officer, Danapur

Token No: 8940 /2019

Scanned by

रोक सूची/ खसरा पंजी/ चेक लिस्ट से मिलान किया

दस्तावेज जांचा

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE
ON THIS THE 22nd DAY OF June, 2019 AT PATNA.

BETWEEN

1. **Smt. BIBHA KUMARI**, Daughter of Sri Ram Babu Sinha and Wife of Sri Ganesh Kumar, Resident of Flat No.3004A, Shiv Mitra Apartment, Vivekanand Marg, Boring Road, P.S. Sri Krishnapuri, P.O.- Patliputra, Town and District- Patna, in the State of Bihar, Pin code-800013, by Nationality- Indian, PAN-AEVPK8341R, Aadhar No. 3112 2711 3680, Self and constituted attorney of **Smt. MADHURI SINHA**, Wife of Sri Ram Babu Sinha, Resident of Ward No.34, Paraw Pokhar, Lane No.2, Amgola, Musahri, Ramna, District- Muzaffarpur, in the State of Bihar, Pin code-842002, At present Flat No. 3004A, Shiv Mitra Apartment, Vivekanand Marg, Boring Road, P.S. Sri Krishnapuri, P.O.- Patliputra, Town and District- Patna, in the State of Bihar, Pin code-800013, by Nationality-Indian, PAN-



6/22/2019

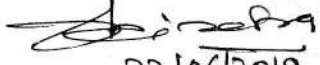
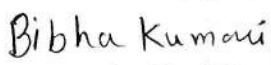
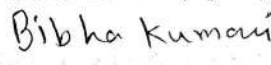
Sub District Registry Office, Danapur

Token Number 8940

Reg. Year 2019

Serial Number 8482

Deed Number 8223

Pres Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Praveen Kumar Singh						
Sig.	 22/06/2019						
Claimant	Rabindra Prasad (Dir.)						
Sig.	 22/06/2019						
Presented By	Bibha Kumari (Agent)						
Sig.	 22-6-2019						
Executant	Bibha Kumari (Agent)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	 22-6-2019						
Executant	Madhuri Sinha (Prin.)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	 22/06/2019						
Identified By	Ganesh Kumar						
Sig.							

कंपाक - 1390. विकास राय दिनांक 22/06/2019
का निषेध किया वजह यह आकाशीय वृक्ष
यहां पर एक बड़ा फल अनामक है
जो कानूनन नहीं है जिसकी जोड़
देखने के मुख्य है जो R.P.S. वरुण
के नाम पर 200 मी. है इस पर है

22/06-19



FVWPS2955G, Aadhar No. 3609 7940 3126, through a Registered General Power of Attorney dated 12.05.2018, vide Deed No. 367, Book No.4, Volume No.9, Pages 25 to 33, CD-2, Token No. 5897, Serial No. 5775, Registered at District Registry office-Patna, hereinafter referred to "OWNERS" (which term unless excluded by or repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives, successors and assigns). of the **One Part.**

Mobile No.9431238931

AND

M/S **HAWELI HOMES PVT. LTD.** a company Registered under Companies Act, 1956 Registration No.-U45200BR2009PTCO14441 having its Registered Office at **HAWELI HERITAGE**, Ground Floor, Urja Gram, NTPC Road, Khajepura, Patna-14, in the Town and District of Patna, represented through its Directors Mr. **Rabindra Prasad** son of Late. J.P.Singh, resident of **HAWELI HERITAGE**, flat No.400, Urja Gram, NTPC Road, Khajepura, Patna-14, in the Town and District of Patna, in the State of Bihar, AND Mr. **Praveen Kumar Singh**, son of Late Priya Brata singh, **HAWELI HERITAGE**, Flat No.300, Urja Gram, NTPC Road, Khajepura, Patna-14, in the Town and District of Patna, by Nationality-Indian, herein after referred to "DEVELOPER" (which term unless excluded by or repugnant to the context shall mean and include its/his heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART.**
PAN-AACCH2042J. Mob. No. 9006625265

Haweli Homes Pvt. Ltd.

Yim
22/06/2019 Director 22/06/2019

AND WHEREAS, the total land measuring 6010 sq. ft. more fully described in Schedule below of this deed in which the Land owner Smt. Bibha Kumari, had purchased the land measuring 4255 Square feet through two separate Registered Deed of Absolute sale vide (1) Deed No. 8052, Book No.1, Volume No. 115, Pages No.479 to 487, CD-18, dated 04.12.2009, measuring 1755 Square feet, Registered at Danapur, from Ram Babu Singh, Son of Late Jagarnath Prasad Singh, Resident of Paraw Pokhar, Lane No.2, P.S. Kaji Mahmadpur, District- Muzaffarpur, and (2) Deed No. 3337, Serial No. 3629, Book No.1, Volume No. 67, Pages No.335 to 340, dated 22.04.1991, measuring 2500 Square feet Registered at Danapur,

Bibha Kumari
22-6-2019



from Banbhatta Sahkari Grih Nirman Samity Ltd. Patna, Regn. No. 155/Pat/1985, through its Secretary Sri Upendra Sharma Son of Late Deo Nandan Sharma, Resident of Flat No.21, Road No.10E, Rajendra Nagar, Patna-16, and after purchasing of the said property the Land owner Smt. Bibha Kumari came in exclusive peaceful physical possession of the said property as absolute owners and the Land owner Smt. Bibha Kumari also mutated her name in the State Sarista (Register-II) and paying the Land Rent to the Govt. of Bihar through the Circle office-Danapur, vide Jamabandi No.2171/1 and Jamaband No. 1138, respectively.

AND WHEREAS, the Land owner Smt. Madhuri Sinha had purchased the total land measuring 1755 sq. ft. more fully described in Schedule below of this deed, through a Registered Deed of Absolute sale vide Deed No. 5932, Serial No. 5986, Book No.1, Volume No. 27, Pages No.461. to 466, dated 10.09.1990, Registered at Danapur, from Banbhatta Sahkari Grih Nirman Samity Ltd. Patna, Regn. No. 155/Pat/1985, through its Secretary Sri Upendra Sharma Son of Late Deo Nandan Sharma, Resident of Flat No.21, Road No.10E, Rajendra Nagar, Patna-16, and after purchasing of the said property the Land owner Smt. Madhuri Sinha came in exclusive peaceful physical possession of the said property as absolute owners and the Land owner Smt. Madhuri Sinha also mutated her name in the State Sarista (Register-II) and paying the Land Rent to the Govt. of Bihar through the Circle office-Danapur, vide Jamabandi No. 1139.

AND WHEREAS the Owners of the first part is thus the absolute Owners of the 6010 Square feet land, referred above and now it has been agreed between the parties that the second party the DEVELOPER undertake to make construction of multi storied building namely **HAWELI MADHURI BIBHA ENCLAVE** over the land fully described in Schedule-1 and II of this deed after approval of the map by the competent authority over the proposed area and the share will be divided between the Owners and the DEVELOPER as 50% and 50% share respectively in the super built-up area and parking space etc. and now land Owners are entitled and competent to execute the present Deed Of Development Agreement.

Haweli Homes Pvt. Ltd.
Y. J. Jaisankar
22/06/2019 Director 22/06/2019

Bibha Kumari
22-6-2019



NOW THESE PRESENCE WITNESSETH AS FOLLOW:-

1. That the DEVELOPER second party has agreed to develop and construct at its own account multistoried residential building on the said property fully described in schedule-1 below at his/her own account and expenses and with his own resources after obtaining all the requisites clearance, permission, sanction and approvals from the Competent Authority.
2. That ~~immediately~~ after the execution of this development agreement, the DEVELOPER shall expeditiously get a plan prepared in order to obtain maximum benefit for both the Owners and the DEVELOPER.
3. That the Owners shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the Owners or any other permissions, approvals are obtained in his name and agreed to sign all such papers that may be deemed necessary by the Owners and DEVELOPER for the same. However all fees, cost, charges and expenses relating to such approvals / sanctions shall be borne by the DEVELOPER of its/his account.
4. That it is further agreed any alteration or revision of the aforesaid plans within the parameters of Patna Municipal Corporation Patna/Nagar Parishad Danapur Nizamat/ Competent Authority and if there is an increase in F.A.R., during the period of the construction or before, share of the constructed area of the Owners shall be proportionately increase.
5. That the Owners within 30 days of the date of execution of this agreement shall put the DEVELOPER in actual peaceful possession of the said property described in Schedule-1 herein to enable the DEVELOPER to take up and proceed with the development, planning, and construction of the said building in terms of this agreement and the sanctioned plan and any other terms agreed upon.
6. That it has been agreed between the parties that the Second Party DEVELOPER shall complete the construction work within a period of **Two year** plus with

Haweli Homes Pvt. Ltd.

Director
22/06/2019
Director

Bibha Kumari
22-6-2019



grace period of **6 months** i.e., Two years plus 6 months grace from the date of approval of the Plan by the PMC/Nagar Parishad Danapur Nizamat/Authority concerned as well as permitted by RERA. The work will be start within six months after execution of this Development Agreement. If any natural calamity or any order passed by the Govt. to create the legal problem to sanction the map. If the work is not started within six months of approval of the Plan, than agreement will be null and void.

7. That the proportionate share of the land Owners and DEVELOPER in the super built up area of the Project shall be in the ratio of 50% is to 50%. That is to say the share of the land Owners shall be 50% of the S.built-up area distributed in several floor of multi-storied building and the rest 50% area shall be Developer's share.
8. That as consideration of 50% of the undivided share in the said property to be conveyed/transferred by the Owners to the DEVELOPER or its nominee, in terms of the agreement, the DEVELOPER agrees to deliver and give possession to the Owners 50% of the total S.built-up area of the said building to be constructed by the DEVELOPER at its own account on the said property hereinafter called the Owners Area. The balance of 50% of the total S.built-up area shall belong to the DEVELOPER and shall hereafter be called the Developer's area to which it alone shall be entitled to, for having constructed the entire building at its own cost and expenses. The DEVELOPER shall not be liable to get any amount or expenses incurred by it on any account or in the construction of the aforesaid from the Owners in lieu of the aforesaid Owners' area.
9. That the Owners may at his/her own sweet will agree to sell, convey, transfer and/or assign to the DEVELOPER and/or its nominee(s) including a co-operative Housing Society, Association of persons, Firm, Body corporate etc. free from attachments charges, and encumbrances 50% percent undivided share in (his/her share) the said property.

Haweli Homes Pvt. Ltd.

[Signature]
Director 22/06/2019

Bibha Kumari
22-6-2019



10. That the Owners and his/her nominees shall solely and exclusively be entitled to the Owners's area and he/she shall have absolute right, title and interest over the Owners' area and shall be fully entitled to use and enjoy the same either themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise, alienate its/his interest, in any manner as deemed fit by them to any person. Associations of persons, firms, Body corporate, Co-operative society, Government agencies etc. on such terms and conditions as may be decided by the Owners individually or collectively.
11. That the Owners will always keep the DEVELOPER indemnified against all claims arising out of all its/his actions committed in the past, with regards to the said property over which the said Multistoried building complex proposed thereon.
12. That the DEVELOPER and/or nominee shall solely and exclusively be entitled to the Developer's area, and they shall have absolute right, title and interest over the develop area and they shall be fully entitled to transfer, convey, grant, otherwise alienate there interest, in any manner as deem fit by them to any person, Association of societies, Government Agencies, etc. on such terms and conditions as may be decided by the DEVELOPER or its nominees individually or collectively.
13. That the DEVELOPER agrees to construct, and give possession of the Owners' area to the Owners after completing a period of **Two years** from the date of the approval of the Map by PMC/Authorities concerned as well as RERA with grace period of 6 months i.e., the total period of the construction shall be **Two years Plus six months**. It is reasonably expected that the DEVELOPER will be able to complete the entire construction of the aforesaid building within the stipulated period. If the Developer will fail to construct the multi-storied residential building over the Schedule below property within stipulated period, then the Developer will pay the compensation amount to the Owner as per the RERA.

Haweli Homes Pvt. Ltd.

[Signature]
22/06/2019
Director

Bibha Kumari
22-6-2019



14. That the aforesaid Project schedule is subject to force majeure clause i.e. fire, tempest, floods, inclement or any other acts of God.
15. That it is hereby expressly, irrevocably and irretrievably agreed and declared by the Owners that delivery of possession of 50% of the total S.built-up area of the aforesaid building in manner provided herein shall from and always be deemed to fair, reasonable, and adequate consideration for 50% or the undivided share in the ~~aforesaid property~~ agreed to be conveyed as herein above by the Owners to the DEVELOPER and/or its nominee.
16. That the Owners shall at no time demand any sum or premium or any interest in any dealing regarding sale of Developer's area and the Owners shall execute all such deeds and documents as may be required by the developers in this regard.
17. That the Owners or his/her nominees will not interfere in the execution of the work nor put any hindrance in any of the activities of the DEVELOPER in development, construction and sale of the aforesaid project. Unless until it is found that quality of work done is below the technical specification of construction as listed in Schedule No.II. The Owners and its nominees shall jointly have undivided right, title and interest over the total land of the said property in her respective shares of 50% of the Owners and 50% of the DEVELOPER after being conveyed as aforesaid subject to the provisions of the clause of the agreement.
18. That the Owners hereby ~~irrevocably undertake~~ not to sell, dispose off alienate, encumbrance, lease or otherwise, transfer the said property or any part thereof during the continuation of this agreement and undertake not to do any act, deed matter, or things as shall be in breach of the terms of this agreement. The Owners shall at no point of time during the continuation of this agreement dispossess the DEVELOPER from the said property.

Haweli Homes Pvt. Ltd.

[Signature]
Director
22/06/2019

Bibha Kumari
22-6-2019



19. That the DEVELOPER shall develop the said property at its own account and name and shall alone be responsible for the development of the said property and neither the Owners nor any other persons claiming through the Owners shall have any right or interest in the development of the said property except in relation to the Owners area, as specified above and the DEVELOPER shall not deviate from the approved plan of Patna Municipal Corporation Patna/Competent Authority/ Nagar Parishad Danapur Nizamat and technical specification.
20. That after taking possession of the said property the DEVELOPER shall be free to do all acts, deeds and things required for development and construction of the said building ~~at the Developer's own account and expenses~~, as per sanctioned plan of the Patna Municipal Corporation Patna/Competent Authority and technical specification. Any deviation from the approved plan if made by the DEVELOPER, the DEVELOPER shall be solely responsible for the same.
21. That the DEVELOPER shall be entitled to develop the said property by construction thereon or more building consisting of dwelling units, flats, parking spaces and ~~other structures~~ in accordance with building plans approved by the Owners and sanctioned by the Patna Municipal Corporation Patna/Competent Authority/ Local authorities as stated herein above.
22. That the DEVELOPER shall be entitled to enter into agreements for sale, or otherwise allot flats, parking spaces comprised in the Developer's area in the said building which is 50% of the total super built-up area and which does not form part of the Owners's area. Whenever required by the DEVELOPER the Owners will join as confirming party in all such agreements, sale deeds, deed of allotment etc. ~~The DEVELOPER~~ may enter into and shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for development and construction of the said building and for its all use.

Haweli Homes Pvt. Ltd.
 Director
 22/06/2019

Bibha Kumari
 22-6-2019



23. That similarly the Owners shall be fully entitled to enter into agreement for sale or otherwise allot flats, parking spaces comprised of the Owners' area in the said building during construction and post construction which is 50% of the total S.built-up area and which does not form part of the Developer's area. Whenever required by the Owners' the DEVELOPER will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The Owners may enter, into and the Owners shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for his/her all use.

24. ~~The land Owners agree and undertake that he/she shall execute Registered Development Agreement according to Bihar Ownership Apartment Act 2006, and Bihar Ownership Apartment Rules 2006, and in this Act there is further no need of Power of Attorney in favour of DEVELOPER and/or its nominee or nominees so that no hindrance or obstruction is caused to the DEVELOPER in carrying out and discharge its obligation under these present and thereby giving the DEVELOPERS right and authority to have any enjoy peaceful possession of the said property and to do all such acts, and/or things that may be necessary for the Development, planning, constructing of the said building and sale of the developer's area.~~

25. That the DEVELOPER further undertakes:-

- I. That it will not do any act of commission, omission, expressly or impliedly or directly or indirectly by which the Owners' right, title and interest over the said property may in any manner be adversely affected.
- II. To indemnify the Owners and always keep them indemnified and harmless in respect to all claims, damages, compensations or expenses payable in consequence of any injury or accident sustained by any workmen, artisan or other persons in the property whether in the employment of the DEVELOPER or not while in or upon the said

Haweli Homes Pvt. Ltd.
 22/06/2019
 Director 22/06/2019

Bibha Kumari
 22-6-2019



property and during the period of construction of the said building thereon.

- III. During the construction of the said building the DEVELOPER may be required, to create equitable or any legal mortgage of the construction thereon in part (Developer's Area) for obtaining loan for the individual purchaser of flats. In such an event the Owners if required shall join the DEVELOPER in creation of such mortgage on the terms to be mutually agreed. However, the DEVELOPER affirms and undertakes that all moneys obtained as loan by pledging, hypothecating or mortgaging the said property or creating charge on the said property (building under construction) shall be exclusively invested for construction and development of the said building only and such money shall not be diverted/invested in any other project work or purpose of the DEVELOPER and will fully abide by RERA rules.

26. That in case there be any defect in the title of the Owners or thereby any liability or any encumbrances, then in such event, the DEVELOPER shall be entitled to have such defects cured and/or liability cleared for and on behalf of the OWNERS and at the Owners's cost and expenses, after intimating the OWNERS in writing.
27. ~~That all-out~~ going viz., rates, rents, taxes, duties etc. on respect of said property and any existing buildings thereon, till the date of this agreement shall be borne and paid by the OWNERS and the outgoing after the date of this agreement till the delivery of possession of the Owners's area shall be borne and paid by the DEVELOPER.
28. That in any event the Owners without prejudice to foregoing declarations agree and undertake to remove all the doubts and defects in title if any and clear all outstanding save or otherwise provided above at his/her own cost so that ultimately the said property is delivered to DEVELOPER to his/her nominees free from all encumbrances and defects.

Haweli Homes Pvt. Ltd.
 Director
 22/06/2019

Bibha Kumar
 22-6-2019



29. That after delivery of the Owners' area to the Owners all out goings in respect of said property and the said building thereon shall be borne and paid by the Owners and the DEVELOPER and his/her nominees proportionately in the proportion of his/her respective shares in the total S.built-up area. The word proportionately with all its cognate variation whenever used in the presents shall means the proportion in which the parties hereto or his/her nominees acquiring portions of the building are settled to the covered area in building/buildings. That owner and developer.
30. That when delivery of possession of the Owners' area to the Owners by the DEVELOPER and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon, the Owners shall execute and register conveyance of 50% undivided share in the said property in favour of the DEVELOPER to its nominees/assignees including a co-operative Housing Society or association of person or Body corporate etc. In default of the Owners executing such transfer/ conveyance or such other deeds as may be deemed necessary by the DEVELOPER in spite of writing within a reasonable period, the DEVELOPER shall be entitled to take all steps as may be necessary/ conveyance.
31. That the land Owners and Developer also mutually decided to divide their shares which details are hereunder:-

Land Owners's Share (Flat)

**Flat No.-301,302 and 303 3rd floor,
Flat No.-401, 402 and 403 4th floor
with parking spaces on ground floor**

Developer's share (Flat)

**Flat No-101, 102 and 103 1st floor
Flat No.- 201, 202 and 203 2nd floor
with parking spaces on ground floor**

Including Common Passage under campus of the proposed building, Top Terrace etc

Haweli Homes Pvt. Ltd.

Director

Bibha Kumari
22-6-2019



32. That during construction and after the construction and completion of the project the respective ~~share Owners~~ i.e. DEVELOPER/promoter and the land Owners, shall be the absolute Owners of his/her share and he/she will be entitled to sell/Transfer his/her share and as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared her shares as absolute OWNERS and in the light of Bihar Apartment Ownership Act. 2006.
33. That if the builder will not construct the Multi-storied building within stipulated period and if the builder has stopped the construction work, then the ~~Builder will~~ pay a compensation amount of Rs. 25,000/- per month upto Six months to the Land owner. Thereafter if the Builder does not complete the said building, the Builder will pay a compensation amount of Rs. 60,000/- per month till the completion of the building.
34. It is further agreed that if any extension is being made within the parameter's of PMC Rule, then the land owners will have no objection,. For the said extension further six ~~month's time~~ may be extended. It has also been agreed that in condition of any further extension the share of both the parties will be at par with original share division.
35. That the Land owners and his nominee/allottee has to pay taxes, levy, Service Tax or any other taxes if required by the government in his own share after possession of the flat.
36. That the Land owners and his nominee/allottee has to pay the maintenance charge, Electric connection, Mutation by PMC.
37. That the Developer has paid a sum of Rs. 5,00,000/- (Rupees Five Lakh) only as non-refundable money to the Land owners through ~~two Cheque~~ vide 1. Cheque

Haweli Homes Pvt. Ltd.
 Director
 22/06/2019

Bibha Kumari
 22-6-2019



No.031575 for Rs. 2,50,000/- and 2. Cheque No. 031576 for Rs. 2,50,000/- both of Bank of India. AND after execution of this Development Agreement, If the Land owners will demand any amount from the Developers, the extra amount will be adjusted from the owners' area at the rate of construction cost.

37. The Proposed building Specification in Schedule-IV is attached with this deed.

SCHEDULE-I

ALL THAT, piece and parcel of land measuring an area of 6010 Square feet equivalent to 13.8 decimals, Situated at Mohalla-Raghunath Path, Survey Mauza-Saguna, P.S- Danapur, Sub Registry office- Danapur, Sadar Registration Office and District-Patna, under Thana No. 23 (Twenty Three), Tauzi No.5292, Khata No. 61 (Sixty One), Survey Plot No. 518 (Five hundred Eighteen), within the jurisdiction of PRDA/PMC/Nagar Parishad Danapur Nizamat, and the same is bounded as follows:-

BOUNDARY

North	:	Part Plot No. 518
South	:	Branch Road
East	:	Branch Road
West	:	Part Plot No. 518

Valuation of the property, MVR-137.

Land Value-	1,24,20,000/-
Boundary -	2,80,000/-
Non Adjustable Amount-	5,00,000/-
Total Rs.	1,32,00,000/-

(Rupees One Crore Thirty Two Lakh) only.

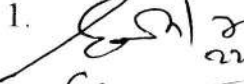
Haweli Homes Pvt. Ltd.
 22/06/2019
 Director

Bibha Kumari
 22-6-2019



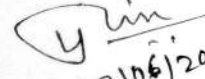
In witnesses whereof the parties, have put their signature in presence of the witnesses on this day month and year mentioned above.

Witnesses

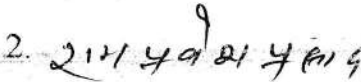
1.  22/6/2019
(GANESH KUMAR)
3004 A, Shivmitra Apts
Vivekanand Marg,
North Sector
P.O. - 800017

Bibha Kumari 22-6-2019
Signature of the Land owners

Haweli Homes Pvt. Ltd.

 22/6/2019
Director 22/6/2019

Signature of the Developer

2. 
प्लॉट - 290 फरीदाबाद
वीवीसीएल डेवलपर्स
आगरा - 610017
दिनांक - 22/6/19



SCHEDULE-II
Specification:

Foundation	:	RCC Group pile foundation.
Super Structure	:	RCC Frame Structure as per Design consultant.
Roof Slab	:	Reinforced cement concrete (RCC)-M 15/M-20
Brick Work	:	Brick work in (1:4) mortar.
Finishing	:	All walls and ceiling are internally cement plastered and Birla Putty, Pre cast fan ring in all fan points..
External Wall	:	<u>Cement plastered will be painted with exterior (weather proof) paint.</u>
Doors	:	Decorative Main Door and remaining flush door with seasoned sal wood, frame with two coats of synthetic enamel paint over a coat of primer(Asian/Nerolac/dulux).
Windows	:	Aluminum sliding window of 1.2 Gauge with reflective glasses and Aluminum grill.
Flooring	:	Drawing, Dining and Bed rooms: Vitrified Tiles, Kitchen & Toilets: 1'x1' ceramic floor tiles (Somani/Kajaria/Johnson..
Glazed tiles	:	6' high colorful Tile in Toilets and 2" high colourful Tiles over kitchen platform. Colour Marble Top in Kitchen (Somani/Kajaria/Johnson.
Toilets	:	Standard make CP fittings, Hindware or Parryware ceramic ware, PVC doors with aluminum frame, Hot and Cold water provision in both Toilets Ess-Ess/Essco/Jaguar.
Kitchen	:	Steel Sink, water filter point and exhaust point.
Dining	:	One Basin with pedestal, Hindware or Parrywalre
Electrical	:	All circuits connected by MCB power points for geyser in toilets, TV and Telephone outlet in Living area and A.C. point in all Bedrooms and urinal area Concealed PVC conduit wiring using copper conductor wire with standard quality (Electrical accessories and fixtures are not included). All items Anchor make.
Hardware	:	Main door with Godrej, Mortise Latch Lock and all other S.S. fittings.
Extra Feature	:	S.S. Railing in Balcony, stair case & common area will be Marble/Kota stone/V.T.
Lift	:	Standard Company with six passenger (E.G. Elevator)
Generator	:	Silent Generator mark of ISI (Escort /Kirloskar/Eicher
Misc.	:	CC TV Camera with Monitor and Intercom for security purpose
Parking space	:	~~Kota Stone/Factory made parking tiles.~~

Note : *Specification are purely conceptual and not a legal offering further the builders, architects, reserved the right to add/delete any details /specifications/ elevation mentioned if so warranted by the circumstances.*

Bibha Kumari
22-6-2019

Hawel Homes Pvt. Ltd.
Director

22/06/2019

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. 264000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 284500/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	20000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	500
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	0	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-									20000			
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										20500		

Date: 22/06/2019

Registering Officer
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Saturday, 22nd June 2019 by Bibha Kumari (Agent) D/O- Ram Babu Sinha by profession Others. Status - Executant

Bibha Kumari

Signature/L.T.I. of Presentant

Date: 22/06/2019

Registering Officer
Danapur

22-6-2019

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ganesh Kumar' age '64' Sex 'M', 'S/O- Ram Khelawan Prasad Sinha', resident of 'Shiv Mitra Apartment, Boring Road, Patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/06/2019

Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 167 on pages on 257 -274, for the year 2019 and stored in CD volume No. CD-26 year 2019 .The document no. is printed on the Front Page of the document.



Date : 22/06/2019

Token No. : 8940

Year : 2019

S.No. :

SCORE Ver.4.1

Registering Officer
Danapur

Deed No. : d No. : 8223



भारतीय विधि पर पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 0000/00241/12274

To

गणेश कुमार

Ganesh Kumar

S/O, R K P Sinha

3004 A, Shiv Mitra Apartment Vivekanand Marg

A N College Boring Road/north S K Puri

Boring Road Patna

Patliputra

Patna

Bihar 800013

9431019847

21/10/2013

340687200



MA406872007FT



आपका आधार क्रमांक / Your Aadhaar No. :

8136 6001 6462

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



गणेश कुमार

Ganesh Kumar

पिता : राम खेलावन प्रसाद सिंहा

Father : Ram Khelawan Prasad Sinha

जन्म तिथि / DOB : 19/01/1954

पुरुष / Male



8136 6001 6462

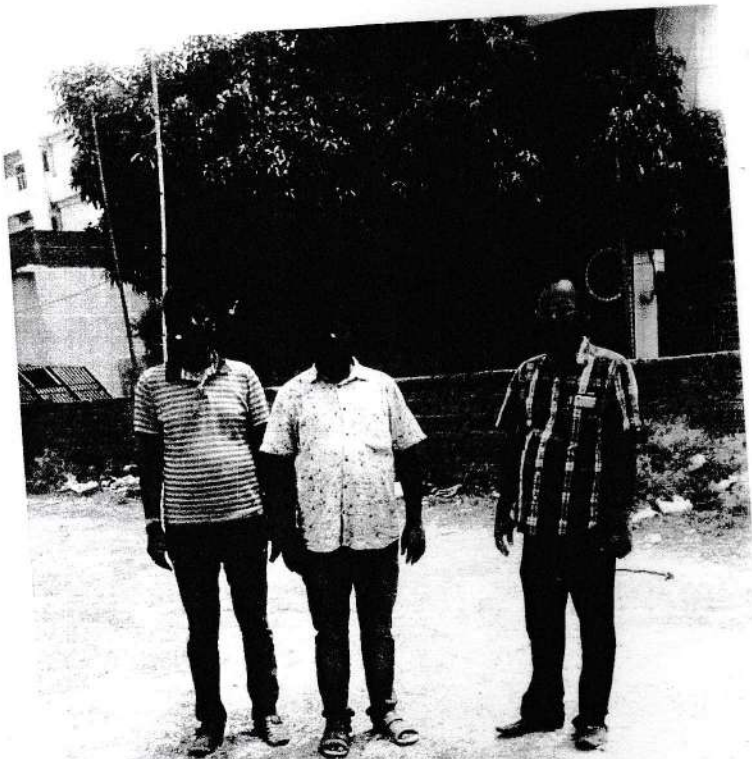
मेरा आधार, मेरी पहचान

Handwritten signature and date: 22/08/2019

Handwritten text: पहचान कार्ड



स्थल-जाँच



✓

गो. म. म.
22-06-19

Ylin

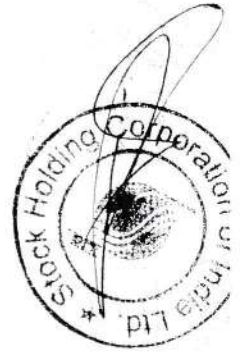
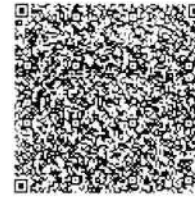
22/06/2019

विकास मंत्रालय काटवाडी





INDIA NON JUDICIAL
Government of Bihar
e-Stamp



Certificate No. : IN-BR03662369446010R
Certificate Issued Date : 21-Jun-2019 11:04 AM
Account Reference : SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
Unique Doc. Reference : SUBIN-BRBRSHCIL0104086581429841R
Purchased by : HAWELI HOMES PVT LTD
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : HAWELI HOMES PVT LTD
Stamp Duty Paid By : HAWELI HOMES PVT LTD
Stamp Duty Paid (Rs.) : 2,64,000(Two Lakh Sixty Four Thousand only)
Reg. fee (Rs.) : 20,000 (Twenty Thousand only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 500 (Five Hundred only)
Total Amount (Rs.) : 2,84,500 (Two Lakh Eighty Four Thousand Five Hundred only)

980220190622028

28940/19

Haweli Homes Pvt. Ltd.
Director
21/06/2019

Do not write or type below this line



0003035284



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

This document was presented for registration on 12/05/2018 by Madhuri Sinha

A stamp duty of Rs. 1000/- and other fees of Rs. 1250/- 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. 367 in Book No. 4, Volume No. 9 on pages from 25 to 33 and has been preserved in total 9 pages in C.D. No. 2 / Year 2018

Date: 12/05/2018

Token No: 5897/2018

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

4

SCANNED BY

वस्त्रावेज की जाँच किया
एवं
सर्वोच्च न्यायालय में अर्जित करीव विक्रमी के अनुसार करीव करवा।
जीवन निधि
(प्रवीण कुमार)

12/5/18

GENERAL POWER OF ATTORNEY

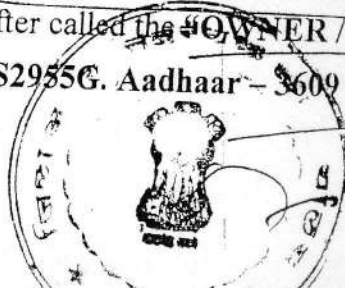
BLOOD RELATION (MOTHER - DAUGHTER)

This Deed of General Power of Attorney is hereby executed on this 12th Day of May, 2018 executed by Owner / Principal in favour of Attorney / Agent.

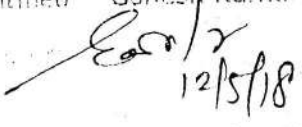
1. NAME AND ADDRESS OF THE OWNER / PRINCIPAL -

MRS. MADHURI SINHA, Wife of Sri Ram Babu Sinha, resident of Ward No. 34, Paraw Pokhar Lane No.2, Amgola, Musahri, Ramna, District - Muzaffarpur in the State of Bihar, PIN - 842 002 and Patna correspondence address Flat No. 3004A, Shiv Mitra Apartment, Vivekanand Marg, Boring Road, P.S. - S.K. Puri, P.O. - Patliputra, Town and District - Patna in the State of Bihar, PIN - 800013, Nationality - Indian, hereinafter called the OWNER / PRINCIPAL.

PAN - FVWPS2955G. Aadhaar - 3609 7940 3126.



12/5/18

Deed Number 5897		Reg. Year 2018		Serial Number 5775		Deed Number	
Agent	Name Bibha Kumari	Photo	Thumb	Index	Middle	Ring	
Sig.	Bibha Kumari 12-5-2018						
Presented By	Madhuri Sinha						
Sig.	माधुरी सिन्हा 12/5/18						
Principal	Madhuri Sinha	Photo	Thumb	Index	Middle	Ring	Little
Sig.	माधुरी सिन्हा 12/5/18						
Identified By	Ganesh Kumar						
Sig.	 12/5/18						



2. NAME AND ADDRESS OF THE ATTORNEY / AGENT -

MRS. BIBHA KUMARI, Daughter of **Sri Ram Babu Sinha** and Wife of **Sri Ganesh Kumar**, resident of Flat No. 3004A, **Shiv Mitra Apartment**, **Vivekanand Marg**, **Boring Road**, P.S. - **S.K. Puri**, P.O. - **Patliputra**, Town and District - **Patna** in the State of Bihar, PIN - 800013, Nationality - Indian, hereinafter called the "**ATTORNEY / AGENT**". PAN - **AEVVK8341R**. Aadhaar - **3112 2711 3680**.

3. NATURE OF THE DOCUMENT -

GENERAL POWER OF ATTORNEY

4. DESCRIPTION OF THE PROPERTY -

All that land measuring 1755 (One Thousand Seven Hundred Fifty Five) Square Feet equivalent to 4.0289 Decimals, Situated at **Rughunath Path**, **Saguna**, P.S. - **Danapur** at present P.S. - **Rupaspur**, Town and District - **Patna** in the State of Bihar, land bearing Mauza - **Saguna**, Thana No. - 23 (Twenty Three), Khata No. 61 (Sixty One), Part of Cadastral Survey Plot No. 518 (Five Hundred Eighteen), Samiti Plot No. 5, Tauzi No. - 5292 fixed annual rent Paying in the office of Circle Officer, **Danapur** Vide **Jamabandi** No. 1139 and within the limit of **Patna Regional Development Authority** (Now Dissolved) / **Nagar Parishad Danapur** **Nizamat** and within the jurisdiction of **Sub Registry Office - Danapur** and **District Registry office - Patna** in the State of Bihar, the same is bounded as follows :-

- : BOUNDARY : -

NORTH :- **Samiti Plot No. 6.**
SOUTH :- **Samiti Road.**
EAST :- **Samiti Road.**
WEST :- **Samiti Plot No. 5A.**

Note - Government Valuation is mentioned at M.V.R. Code - 137.

RECITALS

WHEREAS, the property fully described in column no. 4 of this deed is purchase property of Owner / Principal **Mrs. Madhuri Sinha** and came in exclusive, physical and peaceful possession of the said property as absolute owner.

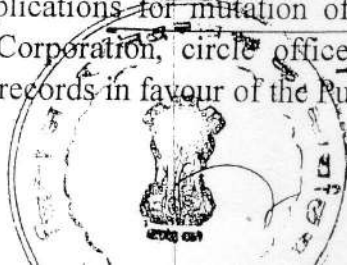
AND WHEREAS, due to personal engagement in other works outside, it is not at all possible for me to look after and manage my property fully described in Column No. 4 of this deed.

So, I do hereby appoint my daughter **MRS. BIBHA KUMARI** as my true and lawful Attorney / Agent for me, in my name and on my behalf, to do all or any of the following Act, deeds and things i.e. to say:-



12/5/21
[Signature]

1. To manage, control, look after and supervise the property fully described in Column no. 4 of this deed in any manner as my said Attorney may deem fit and proper;
2. To negotiate, agree to sell, dispose off or transfer by way of exchange, lease (whether permanent, for long or short period) the entire property or any part thereof, at such terms which my said lawful general Attorney at her sole discretion deems fit and proper, with any person, whatsoever and to enter into any agreement with the purchaser, to receive earnest money in her own name and to issue receipts thereof and deposit in my account;
3. To sign and execute all types of Deed of Agreement for Sale, Deed of Absolute Sale, Mortgage Deed, Rent Deed, Lease Deed, Deed of exchange, Deed of Rectification, Agreement Deed, Development Agreement, Share distribution or any types of Deed on my behalf in respect of property fully described in Column no. 4 of this deed and to present the same on my behalf and sign by my said Attorney in her own signature before competent Registering Authority for registration and to admit the execution of the aforesaid deed by my said Attorney;
4. To perform and comply all formalities if necessary as regards permission for sale, transfer, agreement or any types of deed or deeds from Society / Government or any competent authorities so required under any law and signature of map in respect of my property fully described in Column no. 4 of this deed;
5. To put signatures, L.T.I. and hand Prints etc. where ever needed as Owner / Principal on the Deed of Agreement for Sale, Deed of Absolute Sale, Mortgage Deed, Rent Deed, Lease Deed, Deed of exchange, Deed of Rectification, Agreement Deed, Development Agreement, Share distribution or any types of Deed on my behalf and appear in person before the concerned Registrar / Sub-Registrar on my behalf for needful;
6. To do all the acts necessary for the purposes of works referred to above or for execution and registration of any types of Deed;
7. To do all such other acts, deeds, things and perform all jobs, duties and formalities on my behalf for completion of execution and registration of any deed or deeds on my behalf in respect of my property fully described in Column no. 4 of this deed;
8. To receive compensation for the said land in the event or acquisition in whole or in part by the Government for any purpose/s.
9. To endorse Registration Receipt (Chirkut) to the claimant on my behalf;
10. To sign applications for mutation of name in the revenue, local body, Municipal Corporation, circle office, electricity department and other Government records in favour of the Purchaser/s;



8/5/21
130/2/292/H

11. To sign on behalf of me in any banks, financial institutions or any other institutions to raise loans in the name of the Attorney / any other person and comply all formalities to get loan;
12. To let out the said property in full or in part to any intended tenant(s), to realise / collect rents in her own name, to issue receipts thereof under their own signatures and to deal with the tenants in any lawful manner;
13. To engage any Advocate or Advocates, pleader, vakil, Attorney on the matter relating to the said property on my behalf;
14. To execute, sign and present all kinds of suits, writs, complaints, petitions, revisions, written statement, appeals, etc., in the courts of law, i.e. Civil, Criminal or revenue and/or tribunal and to proceed in all proceedings before Arbitrator or any other authority in my name and on my behalf in any matter concerning property fully described in Column no. 4 of this deed. Attorney / Agent is also authorized to compromise, compound or withdraw money, to deposit or withdraw documents and to issue receipts and to take every step in the above mentioned suits, writs, complaints, petitions, revisions, appeals etc. concerning my said properties, and / or any incidental thereto;
15. To file, defend, compromise, compound and withdraw any suit in any court of law in any matter concerning my said property or any matter incidental thereto and to make any statement, application, affidavit, undertaking etc. on my behalf under my name;
16. To appear for and represent me before collector of any District S.D.M., Magistrate, Judge, Munsif and in all Government and semi Government Office, Registering Authority in all matters and things relating to my property fully described in Column no. 4 of this deed;
17. To deposit and pay the outstanding taxes, charges, levies, dues, electricity bill and demands of the concerned authorities in respect of the said property, and to make applications for withdrawals of such taxes, charges, levies, dues, demands etc. paid in excess or not chargeable and to receive the amounts and sign receipts thereof;
18. In lieu of execution of this General Power of Attorney the Principal has not received any consideration amount and no construction and Development Works will be made on the said property by my Agent / Attorney.
19. Therefore this General Power of Attorney has been written for future reference and proof.
20. That any action done by my above Attorney will be deemed to be done by me.



1706/18-15-18
8/5/21

IN WITNESS WHEREOF, the Owner / Principal has executed this Power of Attorney without any undue influence, pressure or coercion, out of free will after going through the contents of the documents and fully understanding the contents thereof, on this 12th Day of May, 2018 in presence of the below noted attesting witnesses.

WITNESSES:

1.

12/5/2018
(Rohini BABU SINGH)
S/O LATE JAGAR NATH SINGH
PARAW POCHIA LANE-2
AMCOLA, MUZAFFARPUR
PIN - 842002

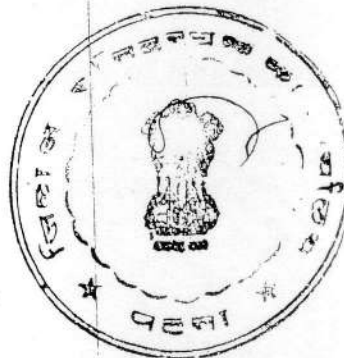
12/5/18

(SIGNATURE OF OWNER / PRINCIPAL)

2.

12/5/2018
(GANESH KUMAR)
S/O Late R.K.P. SINHA
3004A, SAIVMPTRA APTS
LIVEKANAND MANS
BORING ROAD
NORTH S.K. PURI
PATNA - 800013

12-5-2018
Bibha Kumari
(SIGNATURE OF AGENT / ATTORNEY)



12/5/18

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '48'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 1000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 2250/-

Registration Fee

FEE PAID	A1	0	C	0	H1b	0	K1a	0	Lii	0
	A6	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	1000	J1	0	K2	0	Na	0
	5	0	H1a	0	J2	0	Li	0		
TOTAL-										1000

LLR + Proc Fee

LLR	0
Proc.Fee	0
Total	0

Service Charge

250

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1250

Date: 12/05/2018

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 12th May 2018 by Madhuri Sinha Ram Babu Sinha by profession Others. Status - Principal

मा. दुरी सिन्हा
12/5/18

Signature/L.T.I. of Presentant

Date: 12/05/2018

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ganesh Kumar' age '60' Sex 'M', 'R.K.P Sinha', resident of '3004a.Shiv Mitra Apartment,vivekanand Marg,a.N College,boring Road,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 12/05/2018

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 4 Volume No. 9 on pages on 25 -33, for the year 2018 and stored in CD volume No. CD-2 year 2018 .The document no. is printed on the Front Page of the document.

Date : 12/05/2018

Registering Officer
Patna

Token No. : 5897 Year : 2018 S.No. : 5775 SCORE Ver.4.1

Deed No. : d No. : 367





GOVERNMENT OF BIHAR

बिहार विधान सभा के निर्वाचन क्षेत्र निर्धारण
Registration, Excise & Prohibition Dept. Govt. of Bihar

PORTAL FOR SERVICES

Help

View GRN Details Live

Download e-Challan

GRN

BHR201805052393E

VIEW

DSRO CODE

2800

Party Name

Madhuri Sinha

Stamp Duty-

1000

(R0030021030001)

Registration & Other

Fees-

1000

(R0030031040001)

LLR & Proc Fee-

0

(R0029008000006)

Challan Total Amount

2000

Status

Success

Payment Date

2018-05-12 08:30:26.0

CIN

00001532018051289148