



बिहार BIHAR

BIHAR
 क्रम संख्या 26212 तिथि 14-3-18 मूल्य 5090 सीट संख्या 199492 PALLI (9) 18
 Serial No. 3151 डेटा का नाम एवं बताना देवेन 5128 5116 199492 5116 18
 Deed No. 3481

कामेश्वर प्र० सिंह, मुद्रांक विक्रेता

Govt. of Bihar 79, निर्वाचन कार्यालय, पटना

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 15/03/2019 by Abhanand

A Stamp Duty of Rs. 455960/- and other Fees of Rs. 25540/- has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. 3481 in Book No. 1, Volume No. 80 on pages from 212 to 230 and has been preserved in total 19 pages in C.D. No. 12 / Year 2019

Date: 02/04/2019

Token No: 3191/2019

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

SCANNED BY

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS
MADE ON THIS THE 15th DAY OF March, 2019
AT PATNA.



Havell Home Pvt. Ltd.

with

District Registry Office, Patna

Token Number 3191

Reg. Year 2019

Serial Number 3151

Deed Number

PreType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Praveen Kumar Singh(Dir)						
Sig.	 15.03.2019						
Claimant	Rabindra Prasad(Dir)						
Sig.	 15/03/2019						
Presented By	Abhanand						
Sig.	 15.3.19						
Executant	Abhanand						
Sig.							

Identified Sushil Kumar

By
15/3/19



मोहानपुरा पक्षमें द्वारा दिखायो गयी विवाद एकराजमा का हस्तग्राह्य किमि मीजा धर्मा, 50 महुका नावे पक्का 200/15/2000 क. 102, प्लान नं 3471, इका 12793.4 वर्गमीटर अर्थात निचरपो अंतर्गत के कम्पन पक्का हुयी अलाहि, पक्की एकरा सड़क पर हिम पक्का ।

एकर पर बाउण्ड्री कर्मा हु अर्थात किमि हिम पक्का हु



Abhanand
15.3.19

Powered by IRE Technologies Ltd.

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सुरेन्द्र प्रसाद सिंह,
नियुक्त, निज निवास कार्यालय, पटना
31-3-2019

BETWEEN

Smt. ABHANAND, Wife of Dr. Arun Kumar, Resident of Dadiji Lane, Boring Road, P.S. Srikrishnapuri, District-Patna, by Nationality-Indian, hereinafter referred to "OWNER" (which term unless excluded by or repugnant to the context shall mean and include her heirs, executors, administrators, legal representatives, successors and assigns). of the One Part.

PAN- ABPPA8005M

Mobile No.9792875641

Aadhar No.5188 0124 2336

AND

M/S HAWELI HOMES PVT. LTD. a company Registered under Companies Act, 1956 Reg. 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 (PAN-AFHPP2435G, Aadhar No.2396 5627 3396) 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 (PAN-AQAPS8380H, Aadhar No.3681 9846 2652) 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.

AND WHEREAS, the Land owner Smt. Abhanand had purchased the total land measuring 09 Katha 08 dhurs equivalent to 12793.4 Square feet, more fully described in Schedule below of this deed, through three separate Registered Deed of Absolute sale vide (1) Deed No. 9943, Book No.1, Volume No. 26, Pages No.193 to 198, dated 30.10.1991, measuring 14 dhurs, Registered at Patna from Sri Ram Lagan Pandit Son of Late Bhagwan Pandit, resident of Mauza- Dhanaut, P.S. Danapur, District-Patna, (2) Deed No. 5731, Book No.1, Serial No. 6954, dated 05-07-1988, measuring 4 Kathas, Registered at Patna, from Sri Ram Lagan Pandit Son of Late Bhagwan Pandit, resident of Mauza- Dhanaut, P.S. Danapur,



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District-Patna and (3) Deed No. 7248, Book-No.1, dated 22.04.1991, measuring 4 Katha 14 dhurs, Registered at Sonepur, from Smt. Lalmati Devi Wife of Sri Ram Kripal Rai, resident of Mahuabagh, P.S. Danapur, District- Patna and after purchasing of the said property the Land owner Smt. Abhanand came in exclusive peaceful physical possession of the said property as absolute Owner and the Land owner Smt. Abhanand 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.1490,1925 and 10884.

(A) It is further represented and declared by the Owner :-

- (i) That the said property is under their exclusive possession with absolute right, title and interest, free from all encumbrances to transfer land convey the whole or part of the said property, having a fully marketable title thereby.
- (ii) That the owner have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.
- (iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A.(dissolved)/PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.
- (iv) That there are no attachments, either before or after judgement and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions or adjudication orders affecting the said property or any part thereof.
- (v) That the owner have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

AND WHEREAS, the owner is interested in getting constructed multi-storied residential flats on the said property and acquire super built-up area in the shape of residential flats, parking spaces, etc. as



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(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the owner (hereinafter referred to as the said building) and the owner wanted and agreed to acquire flats, and other super built-up area of the said building as consideration for the part of the said property to be conveyed by the owner to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the owner as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY
 AGREED TO BY AND BETWEEN PARTIES HERETO AS
 FOLLOWS:-

(1) The aforesaid owner do hereby appoint the aforesaid Developer as the Developer of the said property and grant to the Developer, who hereby accepts from the Owner the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The land Owner will not be responsible for the same in any way.

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Director 15/03/2019

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(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the land Owner and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be **HAWELI ARUNABH** (हवेली अरुणाभ) as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% (Fifty percent) of the total super-built up area in the shape of flats and car parking spaces to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the land Owner as absolute Owner with the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of persons, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(7) That similarly, the developer will retain 50% of the total super built-up area. In the shape of flats and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owner and the developer will have absolute right, title and interest over their respective shares of super built up area.

(8) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by



15/03/2017
 Director
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 H. K. Kulkarni

the developer with the prior written consent of the land Owner and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owner and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owner, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

(9) That the certificate of the architect regarding measurement of the super built-up area, built-up area and common service area will be final and binding on both the parties.

(10) The Owner shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(11) That the builder will develop and construct the proposed building with all amenities therein on and give peaceful vacant possession of the Owner's area to the Owner within 30 months from the date of sanction of the building plan by PRDA(now dissolved)/ PMC/Nagar Parishad Danapur Nizamat/Authority concerned and as well as permitted by RERA with further grace period of 6 (six) months i.e. total 36 months.

(12) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owner will have the right to inspect the development and quality of construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(13) That the land Owner is entitled to verify and supervise the quality of materials to be used for construction of the building. If the land Owner find that the materials used for construction is not up to the marks and not



Ministry of Urban Development, Govt. of India
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of good quality then he should intimate the same to the developer and suggest to use better quality materials to which developer shall comply.

(14) The Owner shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owner shall, if necessary execute all such deeds and documents as may be required by the developer in this regard, However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the owner.

(15) From the date of delivery of possession of Owner's area to the Owner and or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owner in this regard.

(16) The Owner hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement.

(17) The developer shall be entitled to enter into agreement for sale, or otherwise allot units in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

(18) Similarly the Owner shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area. Whenever required by the Owner.

(19) A separate list of detailed specifications for the said building in schedule II is part of this Development Agreement.



Hawall Homes Pvt. Ltd.
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(20) AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions. After approval by PMC and due compliance of RERA guide lines and Registration with RERA.

(21) That after the completion of the construction of the building project developer/ promoter/land owner shall be the absolute owner of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

(i) That the final /deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the developer/promoter or the land owner, as the case may be, as per sub-section (1) in favour of the prospective apartment purchasers.

(ii) 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. 50,000/- upto Twelve months to the Land owner. Thereafter if the Builder does not complete the said building, the owner shall be entitled to cancel this Agreement and take possession of the properties.

THE DEVELOPER FURTHER UNDERTAKES:-

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

(B) To indemnify the owner and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.



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Bihar Apartment Ownership Act, 2006

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(C) The Owner and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Patna Regional development authority/PMC/Nagar Parishad Danapur Nizamat, shall be distributed between the Owner and developer in the same proportion, as mentioned herein above.

(D) The Owner will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owner agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only photocopies/ Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owner for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owner/ allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owner and the developers will share the additional area in said ratio i.e 50%(Fifty percent) in the residential constructed area to the land owner and 50.% (Fifty percent) in the residential constructed area to the developers.

(G) The developer may form as it deems proper, a Co operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owner and their nominee(s) shall become members of such an organization formed by the developer and the unit Owner, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as to be formed by the developer or the organization from time to time, and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.



Haveli Homes Pvt. Ltd.
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Director

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(H) The nominee/s of the developer shall own and hold possession of the building comprised in the developer's area according to the standard agreement finalized by the developer, the Owner and its nominees(s) shall be bound to hold and own possession of the Owner's area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreement.

(1) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owner of any part of the said building will have any exclusive right title and interest over the common areas and common facilities except the right of common use.

(J) The Owner agree that if any levy is imposed by Patna Regional development authority/PMC/Nagar Parishad Danapur Nizamat or any other public body or bodies or the government for the development/betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owner and the developer (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

(K) The Developer agree that in case any fine or penalty/ fee/fine to be imposed on the said building for any alleged deviation form the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid exclusively by the developers.

(L) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(M) That the Owner agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming ~~his~~ their right title or interest though the Owner(s) relating to the right, title and interest regarding the Schedule-I



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property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owner shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(N) That the entire cost to be incurred for registration of this development agreement shall borne by the developer and the land Owner will have no concern with that.

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

(P) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(Q) That after handing over the possession of the flats of the land owner's share by the developer, the land owner shall be liable for the taxes, rents, cess, duties etc. in respect of their share such as service tax, Municipal Tax, VAT, any other taxes as charged by the Govt. or competent authority.

(R) That the land Owner and Developer also mutually decided to divide their shares which details are hereunder:-

Land Owner's Share (Flat)

Flat No-101,102,103 & 104 on First Floor

Flat No.- 205,206,207 & 208 on Second Floor

Flat No. 401,402,403,404, 405, 406, 407 & 408 on Fourth Floor with parking spaces on ground floor on the Southern side of parking area

Developer's share (Flat)

Flat No-105,106,107 & 108 on First Floor

Flat No.- 201,202, 203 & 204 on Second Floor

Flat No. 301,302,303,304,305,306,307 & 308 on Third Floor with parking spaces on ground floor on the Northern side of parking area

The Division of exact car parking space will be adjusted 50% each parties with mutual consent.



Harvard Housing Pvt. Ltd.,
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That both the parties are mutually agreed that the owner shall have exclusive right to use the terrace floor over the flat no. 401 and 402. The builder will construct the Inter connected stair for this terrace floor.

The Builder/society may use the above terrace for necessary/amenities for the construction/maintenance purpose.

That the Developer has paid a sum of Rs. 5,01,000/- (Rupees Five Lakh one Thousand) only as non-refundable money to the Land Owner through two Cheque vide (1) Cheque No.031566 dated 04.03.2019 for Rs. 1,01,000/- and (2) P.D. Cheque No.031571 dated 10.04.2019 for Rs.4,00,000/- both of Bank of India. AND after execution of this Development Agreement, If the Land Owner will demand any amount from the Developers, the extra amount will be adjusted from the Owner's area at the rate of construction cost.

Howell Homes Pvt. Ltd.
15/03/2019
Director

SCHEDULE-I

ALL THAT, piece and parcel of land measuring an area of 12793.4 Square feet equivalent to 29.375 decimals with boundary of four side, Situated at Mohalla- Mahuabagh, Survey Mauza-Dhanaut, P.S.- Danapur, At present P.S. Rupaspur, Sub Registry office- Danapur, Sadar Registration Office and District-Patna, under Thana No. 20 (Twenty), Tauzi No.5553, Khata No.102 (One hundred Two), Survey Plot No. 2471 (Two Thousand Four hundred Seventy one), within the jurisdiction of PRDA/PMC/Nagar Parishad Danapur Nizamat, and the same is bounded as follows:-

Boundary

North : Survey Plot No. 2472
South : Part Plot No. 2471
East : Branch Road
West : Branch Road

Abhimand
15-3-19

Valuation

Govt. Value as mentioned at Code-077.

Value of Land -	2,12,97,000/-
Value of Boundary Wall	10,00,000/-
Non-adjustable amount-	5,01,000/-
Total Rs.	2,27,98,000/-

(Rupees Two Crore Twenty Seven Lakh Ninety Eight Thousand) only.



SCHEDULE-II**FEATURES AND SPECIFICATION OF FLATS****A) FLOOR & WALL TILING :**

1. The flooring in the living room, bed room, dining area, kitchen and balcony will be 2 feet x 2 feet V.T. Kajaria/Somani/Johnson.
2. The flooring in bath rooms, toilets will be ceramic flooring of the above mentioned brands.
3. Ceramic/glazed tiles will be provided in toilets upto 7' ht. from finished floor level in kitchen in will be upto ht. of 2'-0" from kitchen platform.

B) SANITARY WARE & FITTINGS :

1. All Water closet and wash basins will be in white ceramic, with low level white cisterns made up of PVC depending upon bulk availability, Hindware/ Parryware.
2. All top fittings will be of chromium plated brass of Parryware/Hindware. In case of non-availability in bulk, these will be substituted by some other suitable materials of ISI Mark and same quality.

C) KITCHEN PLATFORM & SINK :

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

D) DOORS & WINDOWS :

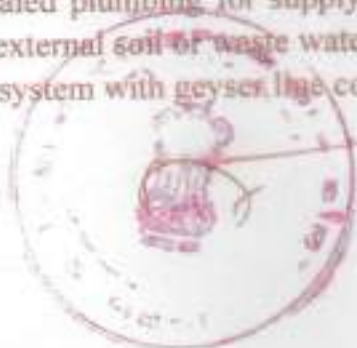
1. Wooden door frame in kitchen and other door frame will be made of locally available hard wood and door shutters will be of factory made 30 mm thick hard core flush shutters painted with two coats of synthetic enamel over a coat of primer. ISI Mark.
2. All aluminium sliding window and MS grill will be finished with enamel paint over primer and toilet Doors are also Aluminium frame & shutter of ACP.
3. All the doors will be provided with a night latch, magic eye and a Ldrop. All other door fittings will be of ionized aluminium.

E) WALLS :

1. Interior walls will be wall putty over Cement plaster.
2. Exterior wall will be finished with weather coat paint over Putty, Primer.

F) PLUMBING AND WASTE WATER LINES :

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



Havell Homes Pvt. Ltd.
 15.03.2019
 Director

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G) ELECTRICITY SUPPLY AND WIRING :

1. Wiring will be concealed and suitable for 1/3 phase supply. The actual supply may be of single or 3-phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energized by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer, the flat-owner shall be deemed to have given permission to M/s HAWELI HOMES PVT. LTD or allotment of such space. Location of transformer and main Board will be decided by the company and Bihar State Electricity Board.
2. Each flat will be provided with a separate meter located on the main electrical panel board. A separate meter(s) for common services will be provided on main electrical board.
3. All bed rooms, living and dining areas shall have 1 plug point, 2 light points, 1 fan point, 1-5A plug point. In addition the master bed room living and dining area shall have a 15A plug point. 15A plug point will also be provided in kitchen and each Bed room.

H) TELEPHONE AND T.V. CABLES :

1. Telephone cable will be provided from each flat upto common junction point (tag-block) at the gate or other suitable location. No wires will be drawn beyond this stretch.
2. Individual Television cables will be provided through concealed conduits for television connection from the terrace to each flat.
3. Intercom facility shall be provided to the flats.

I) EXHAUST FAN OPENING :

If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provided in Toilets & Kitchen.

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

AMENITIES :

WATER :-

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

LIFT : Six Passenger

GENERATOR :- Silent Generator of IS Mark.

CC Tv. Camera with Monitor for security purpose.

Haweli Homes Pvt. Ltd.
Director
15.03.2019

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SEWERAGE :

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

SERVANT ROOM/PARKING :

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

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

One Room of appropriate size with bathroom shall be provided to land owner on Ground floor.

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

IN WITNESS WHEREOF, the parties have executed this deed of Development agreement on the date, month and year first mentioned above it.

Witnesses

1. Suzil Kumar
S/o Late Mr. SHARMA
Village - ...
Road - ...
Date. 15/3/2019

↑ Abhimanyu
15-3-19
Signature of the Land Owner

Signature of the Developers

2. Arjun Kumar
S/o Late Bam Bahadur Singh
Dadip Lane
Baking Road -
Patna - 1
15/3/2019

Hawell Homes Pvt. Ltd.

Cylin
15.03.2019

...
15/03/2019



अपने अनामक के निक से बना गया
...
15/3/19

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 G. T. Act.

Registering Officer
Patna

DEED NO: 3481

Deed No. _____ and No. _____
Registering Office _____
Patent No. _____



INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No.	: IN-BR02084826056412R
Certificate Issued Date	: 14-Mar-2019 03:27 PM
Account Reference	: SHCIL (FI)/ brshci01/ PATNA/ BR-PAT
Unique Doc. Reference	: SUBIN-SRBRSHCIL010230001727000001
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.)	: 4,50,000 (Four Lakh Fifty Thousand Nine Hundred And Sixty only)
Reg. fee (Rs.)	: 25,040 (Twenty Five Thousand And Forty only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discre SC (Rs.)	: 500 (Five Hundred only)
Total Amount (Rs.)	: 4,75,500 (Four Lakh Seventy Six Thousand Five Hundred only)



Attested
15-3-19

Haweli Homes Pvt. Ltd.

Director
15/03/2019
Director

Do not write or type below this line

TQ 0011100937

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at www.indianstamp.com. Any discrepancy in the details on this Certificate and its available on the website renders it invalid.
This is an all-India statutory provision to protect the users of the certificate.



Pravin

3/29/2019 at 7:37 PM



29/3/12793-40000
 आवासीय, पानी के
 साखी लकड़ फाट दिया
 गया।



प्रमाणित किया गया
 29/3/12793-40000

सुरेन्द्र प्रसाद सिंह

निर्माण, विद्या निर्माण कार्यालय, गुरुदास

31-3-2019



9



भारतीय विशिष्ट पहचान अधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2017/30198/01299

To
सुशील कुमार
SUSHIL KUMAR
F403 VIJAY SHANTI VIHAR APARTMENT MANAS

MARG-2
SHASTRINAGAR

Phulwari
L.b.s Nagar
Phulwari Patna
Bihar 800023
8334111838

25/10/2013
653/4321

MN653443214FT



आपका आधार क्रमांक / Your Aadhaar No. :

9922 5210 5650

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



सुशील कुमार
SUSHIL KUMAR
पिता : महेश्वर प्रसाद धर्मा
Father : Maheshwar Prasad Sharma
जन्म तिथि / DOB : 15/01/1976
पुरुष / Male



9922 5210 5650

आधार - आम आदमी का अधिकार

Sushil Kumar
15/01/2019



Pvt. Ltd.
Hawell Homes Pvt. Ltd.
(Signature)
Director
Director

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

HAWFI (HOMES FOR ALL) - 1999



24/04/2000

Permanent Account Number

AAU/12042J

Y. Lin
Director



भारतीय विशिष्ट पहचान अधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नमोकरण क्रम / Enrollment No.: 2017/30198/01299

To

सुशील कुमार

SUSHIL KUMAR

F403 VIJAY SHANTI VIHAR APARTMENT MANAS

Ward/Zone

SHASTRINAGAR

Pin/State

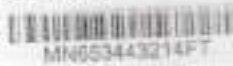
L.b.s Nagar

Pratapnagar Patna

Bihar 800033

9334111636

20/10/2017 3
603-4321



MN653443214FT



आपका आधार क्रमांक / Your Aadhaar No. :

9922 5210 5650

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



सुशील कुमार

SUSHIL KUMAR

पिता : महेश्वर प्रसाद शर्मा

Father : Maheshwar Prasad Sharma

जन्म तिथि / DOB : 15/01/1978

मृत्यु : None



9922 5210 5650

आधार - आम आदमी का अधिकार

Sushil Kumar

15/01/1978

रूप

लगाव

100



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

प्रपत्र-XIV ख
(देखें नियम-10)

ऑनलाइन
Running Unique No.: 0386812860
(Receipt No.)

लगान रसीद

जिला:- Patna	अंचल:- Danapur
हल्का:- पटना एम कारपोरेशन	मौजा:- धनौत
जमाबंदी सं०:- 1925	मौजा/थाना सं०:- 20
भाग वर्तमान:- 14	
पृष्ठ संख्या:- 18531	
जमाबंदी रैयत का नाम:- AABHA NAND	पता:- BOARING PATNA,
अभिभावक का नाम:- ARUN KUMAR	

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
102	2471	0 एकड़ 14.687 डिसमिल 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	10.00	10.00	10.00	0.00	20.00	2018-2019 से 2019-2020
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	14.50	14.50	0.00	30.00	2018-2019 से 2019-2020
कुल	24.50	24.50	24.50	0.00	50.00	2018-2019 से 2019-2020

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	10.00	10.00	20.00	2018-2019 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	14.50	30.00	2018-2019 से 2019-2020	
कुल	24.50	24.50	50.00	2018-2019 से 2019-2020	

कुल बकाया-50.00

वसूल की गयी राशि शब्दों में- Fifty Rupees

तिथि- 03-02-2020



यह एक कंप्यूटर जनित प्रति है।
यह प्रपत्र केवल प्राचीन की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

प्रपत्र-XIV ख
(देखें नियम-10)
लगान रसीद

ऑनलाइन
Running Unique No.: 0992469114
(Receipt No.)

जिला:- Patna	अंचल:- Danapur
हल्का:- पटना एम कारपोरेशन	मौजा :- धनीत
जमाबंदी सं०:- 10884	मौजा/थाना सं०:- 20
भाग वर्तमान:- 58	
पृष्ठ संख्या:- 10884	
जमाबंदी रैयत का नाम:- ABHANAND	पता:-
अभिभावक का नाम:- ARUN KUMAR	

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
102	2471	0 एकड़ 2.187 डिसमिल 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	10.00	20.00	10.00	0.00	30.00	2017-2018 से 2019-2020
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	29.00	14.50	0.00	50.00	2017-2018 से 2019-2020
कुल	24.50	49.00	24.50	0.00	80.00	2017-2018 से 2019-2020

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	20.00	10.00	30.00	2017-2018 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	29.00	14.50	50.00	2017-2018 से 2019-2020	
कुल	49.00	24.50	80.00	2017-2018 से 2019-2020	

कुल बकाया-80.00

वसूल की गयी राशि शब्दों में- Eighty Rupees

तिथि- 03-02-2020



यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।





राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

प्रपत्र-XIV ख

(देखें नियम-10)

लगान रसीद

ऑनलाइन

Running Unique No.: 021290031
(Receipt No.)

जिला:- Patna	अंचल:- Danapur
हल्का:- पटना एम कारपोरेशन	मौजा:- धनौत
जमाबंदी सं०:- 1490	मौजाथाना सं०:- 20
भाग वर्तमान:- 11	
पृष्ठ संख्या:- 11351	
जमाबंदी रयत का नाम:- अमरानंद	पता:- BORIG ROAD,
अभिभावक का नाम:- अरुण कुमार	

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
102	2471	0 एकड़ 12.5 डिसमिल 0 हेक्टर

सालाना मांग (बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति (बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	5.00	60.00	5.00	0.00	70.00	2007-2008 से 2019-2020
सेस (लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	7.25	87.00	7.25	0.00	100.00	2007-2008 से 2019-2020
कुल	12.25	147.00	12.25	0.00	170.00	2007-2008 से 2019-2020

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि (बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	60.00	5.00	70.00	2007-2008 से 2019-2020	
सेस (लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	87.00	7.25	100.00	2007-2008 से 2019-2020	
कुल	147.00	12.25	170.00	2007-2008 से 2019-2020	

कुल बकाया-170.00

वसूल की गयी राशि शब्दों में- One Hundred Seventy Rupees

तिथि- 11-10-2019



यह एक कम्प्यूटर जनित प्रति है।

19/12/17
11/7/17

מחלקת המס הכנסה

מס' 15/12/17
מס' 15/12/17

15/12/17

מס' 5731 סתם / פ. 7500 + 5000 +
5000 + 5000 + 5000 + 7500 + 7500 + 2000 +
7500 = 28271

החלקה 1
מס' 15/12/17

מס' 15/12/17
מס' 15/12/17

מס' 15/12/17
מס' 15/12/17

2. החלקה 2
מס' 15/12/17
מס' 15/12/17
מס' 15/12/17
מס' 15/12/17

3) *[Signature]*

[illegible]

୧୦୬ ମାମଲା. ଅପ୍ରାପ୍ତ ହେବା ପରେ
 ୧୯୫୫ ଡିସେମ୍ବର ମା. ୨୭/୧୨/୫୫
 ମା. ୧୯୫୫ ଡିସେମ୍ବର ମା. ୨୭/୧୨/୫୫
 ୨୭/୧୨/୫୫ ମା. ୨୭/୧୨/୫୫
 ୨୭/୧୨/୫୫ ମା. ୨୭/୧୨/୫୫
 ୨୭/୧୨/୫୫ ମା. ୨୭/୧୨/୫୫
 ୨୭/୧୨/୫୫ ମା. ୨୭/୧୨/୫୫
 ୨୭/୧୨/୫୫ ମା. ୨୭/୧୨/୫୫

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John

Handwritten notes and signatures on a document, including the name "Rajendra" and the date "25/11/2011".

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718-3

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14) *fort*

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ਉਹਦੀਆਂ ਅੰਗਰਾਜੀ ਪੰਤਰਾਂ ਨੇ ਲੇਖਕਾਂ
ਦਿਲ-ਪਾਸੀ ਹੀਨਾ ਪਾਏ।
ਮੇਰੀ ਪੜ੍ਹਾਈ ਅੱਧੀ ਹੀ ਸੀ
ਘਰੀ ਮਾਂ ਨੇ ਮੇਰੇ ਅੱਗੇ ਲਿਖ
ਕਿ ਤੂੰ ਹੀਨਾ ਪਾਏਂਗੇਂ ਮੇਰੇ

(੪) ੧੫ ਮਾਰਚ ੩੩ | ੪੯

ਨਿ: ਸ਼ਿਵ ਪੰਤਰ
ਮਿ: ੧੨/੧/੮੨

(੫) ੧੬ ਮਾਰਚ ੩੩ | ੪੯

ਨਿ: ਸ਼ਿਵ ਪੰਤਰ
ਮਿ: ੧੨/੧/੮੨

ਮੇਰੇ ਪੰਤਰਾਂ ਵਿਚ
ਮਿ: ੧੨/੧/੮੨
ਮੇਰੇ ਪੰਤਰਾਂ ਵਿਚ
ਮਿ: ੧੨/੧/੮੨

ਕਿਸੇ ਨੇ
ਅੰਗਰੇਜ਼ੀ ਵਿਚ
੧੫/੧੨/੮੨

Read by
Amarendu Nath Sena
15.12.88

ਮੇਰੇ ਪੰਤਰਾਂ ਵਿਚ
ਮਿ: ੧੨/੧/੮੨



12/10/1911

15/6 1/0

26-2-50

→ 6282 राशि $3000 + 9000 + 620 + 900 + 30 = 8220$ ₹

1- नाम लीजमकरीशो: - लीजमकरीशो देवी पति श्री राम कृष्ण राज लीजम
ग्राम मुकुन्दगंगा नाला दानापुर जिला पटना देवा गृहीतरी नाला
गांधी

2- गुरु लीप्यनारिणी श्री गरीजामन्द परिसर अहमदाबाद जिला

३- लीला पकौट - विविक्त किडुप पत्र (कि बाग्या वपाका अनामी)

४- शुलाकेन - गो. ५००००) प. पामट्टा (नमा मातु जिमका जंवा पसी/पट्टा/सिमा दीरा है) (२५०००-००)

५- सम्पत्ति का निर्यात - परिशिष्ट नं १ - हमरी की सम्पत्ति के लकी ४

कथा १६ (नाट कथा चौदह वू) एराजी आन एराजी
कापली नुकी वरुनी ना

काशी नदी के किनारे पराने की आवाजें गूँगी
आवाजों में आना दण्डा निव रक्षिणी

प्राप्त करने आना दण्ड १९ रजिस्ट्री अधिनियम १९०८
(नियम १९०८) के अन्तर्गत प्राप्ति

(नील) मीठी १५५३ (गुण ६०००) राज (१०००)

गणेश (पुत्र) का नाम गणेश (पुत्र) का नाम गणेश (पुत्र) का नाम
गणेश (पुत्र) का नाम गणेश (पुत्र) का नाम गणेश (पुत्र) का नाम

1999 रविवार 26-07-1999
का अंश बाँटिका ग्यात 9-20 रोजा 1999
निर्वाह ग्यात 1999

उपनिषद् विद्यायां सत्यं ज्ञानं ब्रह्म

[illegible][illegible]



उप-पट्टिका 28-89 मालिक स्वरीक्षा नीमरी आभाकर

दस्तावेज: - पार्क ब्लॉक नं-2857

३७ - १३५

पश्चिमकः - सड़क परिशिष्ट नं 2-

हमारी हमारी नवाजी 2 के बुल मीठा चित्रसेन प्रमाण की लक
रजिद्री सीन प्रमाण रजिद्री की जिला - दमरा भाग नं 87 (काग)
नं 209 खेला नं 24 अंश बायिक लगान 2 पैसा दमरा अंशमोदिली
निन प्रमाण दीदी सीनमिलिग है

उपलब्ध — बनवाही गहरी

दक्षिण - शिवगढ़ी

पुनः - पाठिल्लो २५

पत्रिका:- पत्रिका का नाम 24

पश्चिम:- पारिशीत नं० २५
महामुनि श्रीगणेशजी की जी केशवनाथजी सिंह पिता की विष्णु
सिंह जी का निवासस्थान आगा विद्वत् जिला वैशाली के बस्ती नं०
६२५० दिनांक ४-२-५० के द्वारा खरीद किया है जिसका रजिस्ट्री
कार्डादि लगे हुए हैं।

६२५० दिनांक १०/११/१९८०
 कार्यालय लोहावाडी
 सदस्य - दशरथ प्रसाद जी कि खाने नं २ के कारिदाद नं १ के कारिदाद
 सम्पत्ति के सम्पत्ति आमादा मवाजी १२५० (बारा) नं २६०१ पालके
 खरिदात में ककल जे लोहावाडी परादत हुयेन के गज के रोज
 नं ६ में रजि है लोहावाडी परादत हुयेन के लोहावाडी के नं
 उनके मवाजी अनुदानकारी अनुदान सभा अनुदान मवाजी लोहावाडी
 नं परादत हुयेन आ लोहावाडी खाने ३३३ नं परादत हुयेन
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1991-1992

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11-12-13

पहला सूत्र प्रमाणित

पति - मृत्यु - विवाह अशुभ

54-11327-1118

परी माधवजी देवी का सुख प्रसाद परी सुख प्रसाद
निधान को (अर्ध) वंश २३ २ १४ १४ २०

55 ✓ 22/90

सही युक्त प्रमाण 210-23-240. 150 नम
 23-240

५२५

मन्त्रालय, २१/११/२९

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(Received by)
F. M. Smith, Fulcrum Station
27-8-90

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 ५५/१०२

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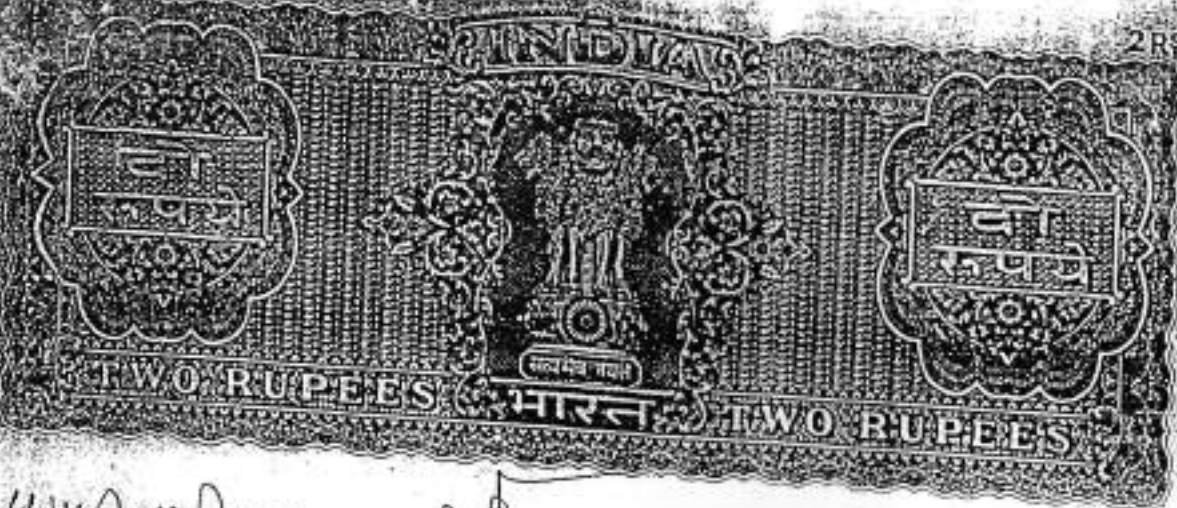
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१. महोदय महोदय - श्री राम लाल महोदय, दिल्ली २५. ११. १९०२
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सम्पत्ति का निवरण :- पट्टे 1142 - 1

दमोरी गो तमासी मवासी 14 बूर (चौद बूर) एसी
 दमिमत काहन ऐसी कामसी मवासी चौके मवासी धनोत
 परगना फुलवारी सर्वे बागा तमासी मवासी आगा-
 दानापुर सर्वे बागा नं० 20, मीसी नं० 5553, बागा
 नं० 102 लिखा नं० 2471 का अंश, सब रजिस्ट्री
 दानापुर 1142 रजिस्ट्री को मिला परगना बागिच
 लोका 25 मीसी द्वारा अन्तर्माधिकारी दानापुर
 अन्तर्माधिकारी ग्रामि कृषि मोग है। ग्रामि सरकारी
 अन्तर्माधिकारी कृषि ग्रामि दत्त है तमासी मवासी
 विकास प्राधिकार क्षेत्र के अन्तर्गत है तमासी मवासी
 शहरी ग्रामि दमोरी कार्यालय परगना से अनुमति प्राप्त
 है। इसका चौदही निम्नलिखित है :-

उत्तर :- सर्वे प्लान नं० 2472

दक्षिण :- पट्टे प्लान नं० 2471 मालिक रजिस्ट्री सीमली
 आगा नं० 1

पूरुब :- पट्टे प्लान नं० 2471 मालिक रजिस्ट्री सीमली
 आगा नं० 1

पश्चिम :- कच्चा रजिस्ट्री 1

[illegible]

ली 1. जमीन्दार से जमीन्दारी रसीद कापने-आपने
 नाम से जमीन्दारी उन्मूलन 1956 तक कराते चले आये।
 उसके पश्चात् न्यायालय उपसमाहर्ता प्रभारी ग्रामि
 सुधार दामपुर से दायित्व लाहिरा केश नं० 467 सन
 83-84 द्वारा आदेश कराकर अंचलाधिकारी से रसीद
 कराते चले आते हैं। उसके बाद उपरोक्त सभी व्यः
 लोग जिसका उपर में वर्णन किया जा चुका है आपसी
 बंटवारा के द्वारा दिनांक 29.12.1985 ई. को बंटवारे
 जिसके द्वारा उपरोक्त आने नं. 5 में वर्णित सम्पत्ति
 लेहमकारी को मिला तथा शान्ति पूर्वक दखल कब्जा
 में चला आ रहा है। आपसी बंटवारा के उपरान्त
 अलग-अलग नाम से दायित्व लाहिरा हेतु आने दन
 पक्ष उपसमाहर्ता ग्रामि सुधार दामपुर के पक्ष दिया जा
 जिसकी दिनांक 1985 सन 87-88 है। जिसके द्वारा पूर्ण
 जॉन पड़ताल के उपरान्त उपरोक्त आपसी बंटवारा के
 आलोक में अलग-अलग रसीद कराते का आदेश
 अंचलाधिकारी दामपुर के आदेश से दिनांक 29.7.87
 को निगल हुआ। तब से लेहमकारी धरमारी लगान रसीद
 जमावन्दी नं० 999 पर करा रहा है। उपरोक्त सम्पत्ति 12
 प्रकार से खेती गार से मुक्त है।
 यह कि लेहमकारी को चरद पोरलु हार्मी हेतु रूपमे
 की सहज आवश्‍यकता हुई। उपरोक्त सम्पत्ति को विक्री
 किए बिना रूपमा का प्रबन्ध होना मुश्किल आशान्वित
 लेहमकारी ने आपने आर्थिक स्थिति के धारत में

आपका नया नुस्खाना जो न समझा सिना जो (दवाव के अपने परिभा एवं सजाद करों से यम मजबूत लेका उपरोक्त सम्पत्ति को विक्री करने हेतु प्रयास किया। कई आदम आरंभ में लेखप्यारिणी से लेखकारी ने की अपनी कुल सम्पत्ति का कड़ा चौदह पूर कोषेयन तम पाया एवं (संमान तम का के दिनोंक। (एक) फरवरी 1987 ई. को (फाजीम) बमाला लेखप्यारिणी के साथ उक्त सम्पत्ति विक्री हेतु एकागामा (एडीमेंट फार सेल) लिखा एवं उसी तारीख से एकागामा लिखने एवं बमाला पाते के बाद लेखप्यारिणी को कुल रुकवा (का कड़ा चौदह पूर) पर दखल कक्षा दे दिया। जिस पर तब से आज तक लेखप्यारिणी शांति पूर्ण दखल कक्षा में चली आ रही है। इसके उपरान्त दिनांक 12-7-88 को लेखकारी के उपरोक्त का कड़ा चौदह पूर रुकवा में से का कड़ा जमीन उपहासती शरी गूँदबन्दी पटना से अनुमति प्राप्त कर एवं कुल कीमत प्राप्त कर बगैर रजिस्ट्री केवाला नं० 5731 पटना रजिस्ट्री कार्यालय में लेखप्यारिणी के नाम विक्री का दिया। उस वक्त पर कारण से चौदह पूर जमीन का रजिस्ट्री केवाला नहीं हो पाया मगर लेखप्यारिणी का दखल सम्पूर्ण जमीन पर रहा एवं लेखकारी की बाकी चौदह पूर जमीन की लेखप्यारिणी को विक्री करने के अपने फेसले पर आज तक कामगार रहे।

अब काज उस भा करवा-चौद पूर रकवा में से
 धाकी धने चौद पूर जमीन को उसका कुल कीमत
 गो 6,000/- (छा. दशा रुपया) नगद इस बिक्री-पत्र
 पर दस्ताख्त करते के पूर्व ही मुकदा पाकर लेखकारी
 ने अपने पूर्ण होशो ध्यान में बिना जोर दबाव के
 एवं सभी सुशी से लेखकारिणी के नाम बिक्री किया
 बिक्री के लिए उपसमाप्तों गद्दी गद्दी पत्नी
 से अनुमति प्राप्त है। दखल इस जमीन पर लेख-
 कारिणी का पूर्व से ही है। लेखकारिणी ने यह
 कि इसी समय से उपरोक्त सम्पत्ति पर कबिज दीपल
 मालिक मुहम्मद किल होकर अपना नाम लेखकारी
 के नाम पर बिना मुकदा के रजिस्टर ॥ पर दर्ज
 करवाये। आज तक जो मुकदा से जो मुकदा लेखकारी
 या वास्तव लेखकारी का हासिल या मा गविष्ठ में
 हासिल होता या सब दखल जो मुकदा काज तारीख
 से लेखकारिणी या उसके वास्तव को हासिल हुआ
 तथा गविष्ठ में होता रहेगा। आज से लेखकारी
 या उनके वास्तव को उपरोक्त सम्पत्ति पर किसी
 प्रकार का दावा नहीं रहा। उपरोक्त सम्पत्ति हर प्रकार
 के मुकदा से पाक साफ है इसके पूर्व लेखकारी ने
 उपरोक्त सम्पत्ति को न किसी दूसरे के दावा में बंधावा
 किया है न बिक्री किया तथा किसी प्रकार का कर्ज
 सरकार से लिया है।

मह कि उपरोक्त सम्पत्ति पर आकाश पालेखकारी
 या वास्तु लेखकारी किसी प्रकार बंद हो जाये
 तथा किसी प्रकार का क्रम यदि लेखकारी या
 उत्तराधिकारी लेखकारी को नष्ट करना चाहे तब उसे
 दालत में खरीदार या वास्तु खरीदार को दफ्तारिल
 है जो होगा कि कुल कीमत खर्च के साथ लेख-
 कारी के चाल वी सम्पत्ति से बचल मिलेगी
 उक्त सम्पत्ति लेखकारी या उनके उत्तराधिकारी को कोई
 उजुर एतया नहीं है न रहेगा।

इस वास्ते मह विक्रम पत्र लेखकारी ने लेखकारी
 के साथ कर दिया कि सम्पत्ति पर काम आवे को पुण
 रहे।

देकर-देव कुमार केशरी, साँगाह-वाल्मा, ५२७१
 ता. ३०-१०-१९

म. राम कान मेरीन वेष बसोका का भावुन पदक
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 ता. ३०-१०-१९ जो मही धन जो वातावागपु जिमा
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 जो मही पेडीन ता. ३०-१०-१९ जो मही धन जो
 वातावागपु जिमा पला म. राम लगन पेडीन वा-
 वा १२-३०-१०-१९ जो मही मुसमली पेडीन
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