



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

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

ऑनलाइन
Running Unique No.: 0716040141
(Receipt No.)

जिला:- Patna	अंचल:- Danapur
हल्का:- पटना एम कारपोरेशन	मौजा :- जलालपुर
जमाबंदी सं०:- 5179	मौजा/थाना सं०:- 22
भाग वर्तमान:- 30	
पृष्ठ संख्या:- 48938	
जमाबंदी रयत का नाम:- BISHWAJEET KUMAR SINHA	पता:- KOTHWA KHAGUAL PATNA ,
अभिभावक का नाम:- SHIVDHARI SINHA	

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
207	231,235,339,238,239,322,324,327,332,342	3 एकड़ 52.5 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	200.00	0.00	200.00	0.00	200.00	2020-2021 से 2020-2021
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	290.00	0.00	290.00	0.00	290.00	2020-2021 से 2020-2021
कुल	490.00	0.00	490.00	0.00	490.00	2020-2021 से 2020-2021

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	0.00	200.00	200.00	2020-2021 से 2020-2021	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	0.00	290.00	290.00	2020-2021 से 2020-2021	
कुल	0.00	490.00	490.00	2020-2021 से 2020-2021	

कुल बकाया-490.00

वसूल की गयी राशि शब्दों में- Four Hundred Ninety Rupees

तिथि- 27-04-2020

210142

प्राप्त

श्रीगणेशाय नमः

विज्ञान आजीविका

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سید محمد علی

பெரிய உயர்வு

22

[illegible]

2.1018

वर्षा

ગાંધી બીર વિભાગ		વસ્તુ	ક્ર.સં.	કિલોગ્રામ	રૂ.કે.	કુલ રૂ.કે.	કુલ કિલોગ્રામ	કુલ રૂ.કે.	કુલ કિલોગ્રામ
કુટાલના બીર	315	કુટાલના બીર	32	કુટાલના					
બીર ૨૬	૩૧૬	કુટાલના બીર	૩૪	કુટાલના					
ગાંધી	૩૧૭	કુટાલના બીર	૩૬	કુટાલના					
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22

संस्कृत

Record of rights for native land on
published under section 63 of
of the Land Act 1911
was amended by the
1911 Act 1911

54/20.10.20

ਅਮਰਿੰਦਰ ਸਿੰਘ
ਭਾਗੀਚੰਦ

[Handwritten signature]



Stamp of Registration,
Sale & Prohibition,
District Court Patna
COURT FEE
REGISTRATION NO. 1019



00000

Rs. 0000100

365368

13/8/16
JUDICIAL

-6.8.2016

BIHAR

6568 552639

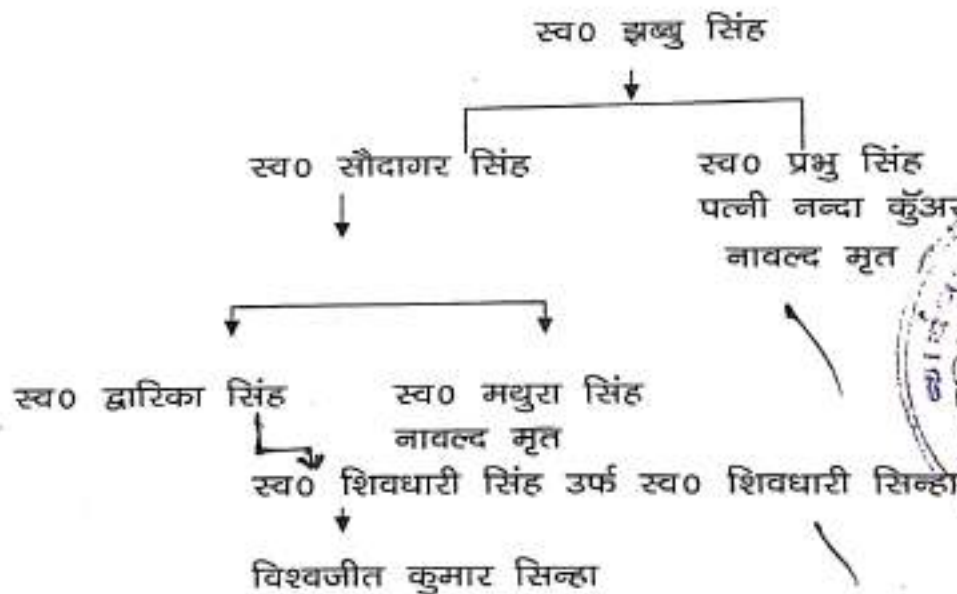
समक्ष,

कार्यपालक दण्डाधिकारी, पटना सदर

शपथ - पत्र

मैं विश्वजीत कुमार सिन्हा पिता- स्व० शिवधारी सिन्हा, साकिन-
कोथया, पो-खगौल, थाना-खगौल, जिला - पटना (बिहार) का रहने
वाला हूँ, शपथ पूर्वक बयान करता हूँ कि:-

1. यह कि मुझे वंशावली प्रमाण-पत्र की आवश्यकता है।
2. यह कि मेरा वंशावली निम्न प्रकार है।



3. यह कि मैं पुनः घोषणा करता हूँ कि उपरोक्त शपथ पत्र में
वर्णित सारी बातें सत्य एवं सही हैं जिसे मैं पढ़ एवं पढ़वाकर
सुन समझ लिया तथा सत्य एवं सही पाकर अपना हस्ताक्षर
बनाया हूँ।

विश्वजीत कुमार सिन्हा
शपथकर्ता का हस्ताक्षर
A Identify the deponent who has
Signed/L.T.I. in my presence.
Satish Kumar
ADVOCATE
6/8/2016
Rn N. 1358/80

विश्वजीत कुमार सिन्हा
शपथकर्ता का हस्ताक्षर
A Identify the deponent who has
Signed/L.T.I. in my presence.
Satish Kumar
ADVOCATE
6/8/2016
Rn N. 1358/80

Serial No. 209 Circle:-Danapur

Book No. 1 Deed No. 201



बिहार BIHAR

Serial No. 209

Deed No. 201

Govt. of Bihar
Sub Registry Office, Danapur
Summary of Endorsement

This document was presented for registration on 14/01/2017 by Bishwajeet Kumar Sinha. A Stamp Duty of Rs. 1135500/- and other Fees of Rs. 40500/- 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. 201 in Book No. 1, Volume No. 4 on pages from 312 to 326 and has been preserved in total 15 pages in C.D. No. 1 / Year 2017.

14/1/2017

Signature with Date
(Dhananjay kumar Rao)
Registering Officer, Danapur

Date: 14/01/2017

Token No: 217/2017

(Development Agreement)

This development agreement executed and entered into this 14th day of January, 2017.

BETWEEN

SRI BISHWAJEET KUMAR SINHA son of Late Shiddhari Sinha, resident of Village- Kothwan, P.O.- Khagaul,

Sign. of Executant

8-14-8thg
14/1/17

14-Jan-17



Palliputra Engineers Pvt. Ltd.

Rajesh Kumar Lakshay
14/01/2017
Director

Sub District Registry Office, Danapur

Token Number 217

Reg. Year 2017

Serial Number 209

Deed Number 201

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajeev Kumar Lakhaiyar(Through The Director Of Patliputra Engineers Pvt Ltd)						
Sig.	<i>Rajeev Kumar Lakhaiyar</i> 14/01/2017						

Executant	Bishwajeet Kumar Sinha	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	<i>B.K. Sinha</i> 14/1/17						

Presented By	Bishwajeet Kumar Sinha						
Sig.	<i>B.K. Sinha</i> 14/1/17						

Identified By	Raj Kumar Lal						
Sig.	<i>राज कुमार लाल</i> 14/1/2017						

SCORE Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 2802sop009



B.K. Sinha
14/1/17

14-Jan-17



Serial No. 209 Circle:-Danapur

Book No. :- 1 Deed No. 201

Serial No. 209

Deed No. 201



Govt. of Bihar
Sub Registry Office, Danapur
Summary of Endorsement

This document was presented for registration on **14/01/2017** by **Bishwajeet Kumar Sinha**
A Stamp Duty of Rs. **1271500/-** and other Fees of Rs. **40500/-** 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. **201** in Book No. **1**, Volume No. **4** on pages from **312** to **326** and has been preserved in total **15** pages in C.D. No. **1** / Year **2017**

14/1/2017

Signature with Date

(Dhananjay kumar Rao)

Registering Officer, Danapur

Date: 14/01/2017

Token No: 217 /2017

(2)

P.S.- Khagaul, District- Patna, by Nationality, Indian, Hereinafter collectively called and/ or referred to as the owner (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

Mob. No. 9471002727.

AND

M/S PATLIPUTRA ENGINEERS PVT. LTD., a company incorporated under the provision of companies Act., 1956 its Registration No. 03/08616 and having its registered office at Lakhaiyar House, Kadamkuan, Patna-800003, through its Director **Sri Rajeev Kumar Lakhaiyar** son of Late Bijoy Kumar Lakhaiyar, both are resident of Lakhaiyar House, Kadamkuan, Patna-800003, Bihar, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART.**

Mob. No. 9431045811, 9470887157.

WHEREAS, the property more fully described in schedule-I below at the foot of this deed is the ancestral property **Sri Bishwajeet Kumar Sinha** and possessed the same by him as absolute owner, and he is in peaceful physical and exclusive possession over the same.

AND WHEREAS, the property of Schedule No. I fully described at the foot of this deed is the ancestral property of the land owner, which is recorded in the Survey Khatiyon in the name of **Dwarika Singh and Mathura Singh**. Mathura Singh died issueless. Accordingly **Dwarika Singh** came in actual physical possession over the land and he died leaving behind his one son namely **Shiv Dhari Sinha**. After death of his father **Shiv Dhari Sinha** came in actual physical possession over the land and he died leaving behind his one son namely **Bishwajeet Kumar Sinha**. After death of his father **Bishwajeet Kumar Sinha** land owner came in actual physical possession over the land and mutated his name in the state serista and paying rent to the Government of Bihar through Circle Officer Danapur vide Zamabandi No. 5179.

Patliputra Engineers Pvt. Ltd.

Rajeev Kumar Lakhaiyar
Director
14/04/2017

Sign. of Executant

B. K. Sinha
14/11/17



(3)

AND WHEREAS, the said land owner expressed his desire to develop the landed property and to construct multi-storied building on municipal survey plot no. 324, Khata No. 207, Tauzi No. 5292, Thana No. 22, situated at Mauza- Jalalpur, Mohalla- Abhimanyu Nagar, Survey Thana- Danapur, at present P. S.- Khagaul, Distt- Patna, measuring an area of 65 Decimals more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

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

(i) That the said property is under his 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. If any defect in title found in future due to which the developer is dispossessed of, then land owner shall be fully responsible.

(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/NPDN, the 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 judgment 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 owners 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 apartment as per sanctioned map plan on the said property and acquire super built up area in the shape of, residential Units, car parking spaces, etc. as consideration for the value of the lands of the said property when conveyed by the owners to the Developers.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said

Palliputra Engineers Pvt. Ltd.

Rajesh Kumar Lohar
Director
14/01/2017

Sign. of Executant

B. K. Singh
14/1/17



(4)

property of the owner (hereinafter referred to as the said building) and the owner wanted and agreed to acquire flats, and other built-up area of the said building including car parking as consideration for the part of the said property to be conveyed by the owners 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 owners 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 THE PARTIES HERETO AS FOLLOWS:-

(1) The aforesaid owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Owners 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/NPDN.

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

(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 Owners and other inmates of the building.

Pallipura Engineers Pvt. Ltd.

Defu Kumar Dakeharyar
Director
14/01/2017

Sign. of Executant

B. K. D. Dakeharyar
14/1/17



(5) The name of the proposed multistoried residential building complex shall be "Kavita Residency".

Palliputra Engineers Pvt. Ltd.
R. Sankaranarayanan
14/01/2017 Director

(8) That similarly, the developer will retain 50% (Fifty percent) 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.

Sign. of Executant

8. K - 6. 14. 11. 17



(6)

entitled to demolish his flat or building and demand share in the land.

(10) 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.

(11) The Owners 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.

(12) That the builder will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within 4 Years from the date of sanction of the building plan, with further grace period of 1 Year (One Year), if the developer fails to hand over owner's area even in grace period, then developer will pay ₹ 20,000/- (Rupees twenty thousand) only per month to the owner till possession of owner's area.

(13) 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 Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in Schedule- II.

(14) That the land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and accordingly developer must use better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard. In case of Owner's need, developer shall also execute all such deeds and documents, whenever required. 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.

Patliputra Engineers Pvt. Ltd.
Rakesh Kumar Patel
Director
14/01/2017

Sign. of Executant

B.K. Singh
14/1/17



(7)

(16) From the date of delivery of possession of Owner's area to the Owners, the 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 Owners in this regard.

(17) The Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property 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. The Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

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

(19) Similarly the Owners 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, required by the Owner.

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

(21) 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 only after share division of 50% area as per approved building plan directly to its prospective buyers or any financial Institutions.

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

(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,

Palliputra Engineers Pvt. Ltd.

Rajesh Kumar Dakehyar
Director
14/01/2017

Sign. of Executant

S.K. Sinha
14/1/17



(8)

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.

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 Owners,

(B) To indemnify the owners 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.

(C) The Owners 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 Concerned authority, shall be distributed between the Owners and developer in the same proportion, as mentioned herein above.

(D) The Owners 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 Owners 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 Owners for inspection and photocopies will be given whenever required by the developer.

(F) The construction of the said building will be of deluxe quality and the detailed specification is attached as part of

Palliputra Engineers Pvt. Ltd.
Rajesh Kumar Saha
Director
14/01/2017

Sign. of Executant

B.K. Saha
14/1/17



(9)

this agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners 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 Owners including land owner and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as 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.

(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. Similarly, the Owners 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.

(I) 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 Owners/s 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 Owners agree that if any levy is imposed by Nagar Parisad Danapur Nizamat/ PMC 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 Owners and the developer

Palliputra Engineers Pvt. Ltd.

Rajesh Kumar Sahay
Director
14/01/2017

Sign. of Executant

B. K. Singh
14/1/17



(10)

(or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

(K) It is agreed that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the 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 Owners 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 through the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owners' 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 the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and Schedule land altogether and land owner/s will have no objection regarding the same in future.

(R) That after handing over the possession of the flats of the land owners share by the developer, the land owner shall be

Patilputra Engineers Pvt. Ltd.
Director
14/01/2017

Sign. of Executant

8-10-2017
14/11/17



(i) That the developer shall pay Total ₹ 83,20,000/- (Rupees eighty three lakh twenty thousand) only to the land owner as non refundable and non adjustable amount. A sum of Rs. 15,00,000/- (Rupees Fifteen lakh) only is paid before execution of this development agreement, which details as follows :-

<u>Date</u>	<u>Mode</u>	<u>Amount</u>
22.11.2016	RTGS	1,11,000/-
23.11.2016	RTGS	5,00,000/-
24.11.2016	RTGS	3,89,000/-
02.12.2016	RTGS	2,00,000/-
13.12.2016	RTGS	3,00,000/-

And amount of Rs. 10,00,000/- (Rupees Ten Lakh) will be paid by the developer to the land owners within six month from the date of Registered Development Agreement.

DETAILS OF THE PROPERTY:

Land measuring 65 Decimals (Sixty five Decimals) more or less subject to actual measurement bearing survey plot no. 324 (Three hundred twenty four), Khata No. 207, Tauzi No. 5292, Thana No. 22, situated at Māuza- Jalalpur, Mohalla-Abhimanyu Nagar, Survey Thana- Danapur, at present P. S.-Khagaul, in town and district of the Patna within the Limit of Nagar Parisad Danapur Nizamat, Sub Registration Office Danapur and District Registration Office Patna and **Bounded as follows-**

WEST :- Plot No. 3214

Patliputra Engineers Pvt. Ltd.
Prof. Ashwini Kumar
 14/01/2017 Director

Sign. of Executant



(12)

Note :- Govt. value is mentioned at Code No. 126 & Zone - 3 of M.V.R. 2016-17.

which market value of above land is ₹ 5,52,50,000/- (Rupees Five crore fifty two lakh fifty thousand) only.

SCHEDULE- II

FEATURES AND SPECIFICATION OF FLATS

- 1. Foundation:** As per the design of the structural Engineers.
- 2. Structure:** RCC Framed structure.
- 3. Super Structure:** 5" thick 1st Class Burnt Brick/Fly Ash brick/ Masonry in frames or as per the design of the Architect.
- 4. Flooring:** 1'6" X 2'0" Marbles / ISO Certified 2'0" X 2'0" Vitrified Tiles in all rooms and hall. 1'0" X 1'3" Marbles or 12" X 12" Ceramic Tiles in Bathrooms & Kitchens.
- 5. Doors:** Sal wood frames and water proof flush doors panel, painted with two coats of synthetic enamel paints over a coat of primer.
- 6. Windows:** Fully Glazed aluminium windows having mosquito net arrangement. Grills shall be charged extra.
- 7. Toilets:** 7'0" high Glazed tiles dado, with glazed branded vitreous sanitary wares, good quality chromium plated fittings of Jaquar/ ARK or equivalent brand, one hot and cold point in each bathroom.
- 8. Kitchen:** Granite platform, 2ft. high glazed tiles dado over it, steel kitchen sink.
- 9. Electricals:** Concealed Copper wiring of Havells/ Anchor or equivalent brand, modular switches and accessories of ISI mark, one telephone & T.V. points in Hall & Master Bed Room, sufficient Lighting / Fan points in each rooms and Drawing / Dining Hall.
- 10. Internal Finishes:** Sand cement plaster on walls covered with plain POP. Paints will be charged extra.
- 11. External Finishes:** Sand cement plaster covered with 2 coats of weather coat / exterior emulsion paint over a coat of wall putty loft.
- 12. Loft:** in Kitchen & Rooms shall be charged extra.

Paliputra Engineers Pvt. Ltd.
Rajesh Kumar Singh
Director
14/11/2017

Sign. of Executant

B.K. Singh
14/11/17



(13)

13. **Generator Connections:** Kirloskar or equivalent brand silent DG set for supply of 300 VA is each flat.
14. **Intercom Connection:** shall be charged extra.
15. **Lift:** Kelwyn/Kone/Otis or equivalent brand shall be provided with V3F drive arrangement.
16. **Fire safety:** shall be provided as per the sanctioned plan.
17. **Water supply:** through deep tube well submersible pump of Crompton or equivalent brand of sufficient capacity.

IN WITNESS WHEREOF the Land Owner and Developer set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :-

1. राज कुमार लाल

पिता:- स्व. लाल दास

ग्राम मुखिया राधाना-नेडर

जिला पटना-800020

B.K. Sinha

दिनांक-14/11/2017 Signature of the Land Owner

2. Kavita Sinha

W/o- B.K. Sinha

Vill.-Kothwan, PO-

Khagaul, Dist.-Patna

14/11/2017

Palliputra Engineers Pvt. Ltd.

Rajesh Kumar Lalehyar

Director

Signature of the Developer

Drafted as per instructions of the parties.

Printed By:-

name

(Manoj Kumar)

UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

14/11/2017

(Dr. ANIL KUMAR SINHA, "UDDYOGI")

Advocate,

'Chamber', Collectorate Bar Association
Patna

Office Seal of UDDYOGIJI'S CHAMBER



14/11/17

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. 1271500/-	Amt. Paid By N.J Stamp Paper	Rs. 1500/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 174500/-
			1310500/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	40000	C	0	H1b	0	K1a	0	Lil	0	LLR	0	500
	A8	0	D	0	H2	0	K1b	0	LII	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-										40000		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										40500			

Date: 14/01/2017


Registering Officer
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Saturday, 14th January 2017 by Bishwajeet Kumar Sinha Late Shrivdhari Sinha by profession Others. Status - Executant

B.K - dwg
14/1/17

Signature/L.T.I. of Presentant

Date: 14/01/2017


Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Raj Kumar Lal' age '58' Sex 'M', 'Lal Das', resident of 'House No 72, sipara, patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 14/01/2017


Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 4 on pages on 312 -326, for the year 2017 and stored in CD volume No. CD-1 year 2017 .The document no. is printed on the Front Page of the document.



Date : 14/01/2017

Token No. : 217 Year : 2017 S.No. : 209 SCORE Ver.4.1

Deed No. : d No. : 201


Registering Officer
Danapur

ELECTION COMMISSION OF INDIA
IDENTITY CARD

भारत निर्वाचन आयोग
पहचान पत्र

BR/35/206/986095



Elector's Name : RAJKUMAR LAL
निर्वाचक का नाम : राजकुमार लाल
Father/Mother/Husband's Name : LAL DAS
पिता/माता/पति का नाम : लाल दास
Sex/लिंग : Male/पुरुष
Age as on 1.1.1995 : 40 Years
1.1.1995 को आयु : 40 वर्ष

Address : H.NO. 72,
SIPARA,
PATNA, DISTT. PATNA

पता : म.सं. 72,
सिपारा,
पटना, जिला पटना

Facsimile Signature of
Electoral Registration Officer
for 206-PATNA WEST Constituency

206-पटना पश्चिम निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रार अधिकारी
के हस्ताक्षर की अनुकृति

Place : PATNA SADAR Date : 21.03.95
स्थान : पटना सदर दिनांक : 21.03.95

(This card may be used as an Identity Card
under different Government Schemes.)

इस पत्र का विभिन्न सरकारी योजनाओं के अन्तर्गत
पहचान पत्र के रूप में प्रयोग किया जा सकता है।

राज कुमार लाल
14/11/2017



11,74,001/-

Eleven lac seventy four
thousand one only

(1)

मूल प्रति
(गणतंत्राकार कार्यालय हेतु)बिहार सरकार
निबंधन विभाग

गैर मानक

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क / निबंधन शुल्क
एवं भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान1. पक्षकार का नाम पितृ/पति का
नाम/पता
(जिसकी ओर से जमा किया जा रहा
है)M/S Patliputra Engineers Pvt. Ltd. R/o- Office at Lakshmiyar House, Kadamkuan,
Patna- 800003.

2. दस्तावेज का प्रकार

Development Agreement

3. निबंधन कार्यालय

अवर निबंधन कार्यालय, दानापुर

4. बैंक का नाम एवं शाखा

भारतीय स्टेट बैंक, दानापुर

5. भुगतान की जानेवाली राशि का विवरण:

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
स्टाम्प शुल्क-मुख्य शीर्ष-0030- स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष-02 - स्टाम्प गैर न्यायिक तपु शीर्ष-103- दस्तावेजों पर स्टाम्प शुल्क लगाना - उप शीर्ष 0001 सकल प्राप्ति प्राथमिक इकाई 75 49 सकल प्राप्ति विपत्र कोड - R0030021030001, A/c NO. 10963226587	1134000	1134000
निबंधन शुल्क-मुख्य शीर्ष- 0030- स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष- 03 पंजीकरण शुल्क, तपु शीर्ष-104- दस्तावेजों पर पंजीकरण शुल्क- उपशीर्ष- 0001, प्राथमिक इकाई 75 49 सकल प्राप्ति विपत्र कोड - R0030031040001, A/c NO. 10963226576	40000	40000
भूस्वामी शुल्क-मुख्य शीर्ष-0029- भू राजस्व तपु शीर्ष-800 अन्य प्राप्ति- उपशीर्ष-0006-अन्य मद-प्राथमिक इकाई 75 49 भूमि निबंधन शुल्क से आय विपत्र कोड - R0029008000006, A/c NO. 10963226598		0

भुगतान का माध्यम: नगद/ चेक/ ड्राफ्ट *

कुल योग

कुल राशि शब्दों में Eleven Lac Seventy four thousand only

संकेत दानापुर

तारीख 16.01.17

*बैंक/ ड्राफ्ट का विवरण पीठ पर अंकित पर कर दें।

*बैंक/ ड्राफ्ट की राशि अन्तरित होने के पश्चात् ही मान्य होगी

Patliputra Engineers Pvt. Ltd.

1174000

[Signature]
Director
जमाकर्ता का नाम
एवं हस्ताक्षर

1174000

1174000

FOR USE OF THE BANK

मार्ग नं. तारीख उपर्युक्त कालन संख्या - 05 में दि. 17 जे. विवरण के अनुसार

र० / राशियों में रुपये प्राप्त किया

10 JAN 2017

प्राधिकृत पदाधिकारी का
हस्ताक्षर एवं मुहर

निबंधन वि. सर्विस चार्ज * जमा करने का विवरण

एस्को लेखा सं० : A/c No. - 30978446198

जमा करने की तिथि:

बैंक खाता नं.

(दस्तावेज के पृष्ठ की संख्या +2) x ₹ 25/-

बैंक की प्राप्ति एवं मुहर



कोड नं./Code No. 109193012 ORIENTAL

Payable to
भारतीय स्टेट बैंक
 State Bank of India
 Branch Name
 Date 10.01.17
 Type of Account SBICAD/TON/STDR/CC/TL A/c No.
 आका नं. 30978446198--
 A/c No.
 क-बैंक खाते में जमा किया गया है
 Account of **पुष्पकान्त झा**
 क-बैंक खाते में जमा किया गया है
 Only
 एच.एच.ए.ओ. - SWD
 Cash Office/Post Office

जोषी

मार्ग

 हार सरकार
 खान विभाग

मेर मानक

 1 के लिए जमा किए जाने वाले स्टाम्प शुल्क / निबंधन शुल्क
 2 के निबंधन शुल्क के भुगतान के लिए बैंक खातान

 3 Engineers Pvt. Ltd., R/o- Office at Lakhaiyar House, Kadamkuan,
 03

 1 Agreement
 गार्तप, दानापुर
 2, दानापुर

A/c NO. 10963226587

 निबंधन शुल्क-मुख्य शीर्ष - 0030- स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष - 03 पंजीकरण शुल्क, लघु शीर्ष-104- दस्तावेजों पर
 पंजीकरण शुल्क- उपशीर्ष- 0001, प्राथमिक इकाई 75 49 सकल प्राप्ति विपत्र कोड - R0030031040001, A/c NO.
 10963226576

 भुक्तानी शुल्क-मुख्य शीर्ष-0029- भू राजस्व लघु शीर्ष-800 अन्य प्राप्ति- उपशीर्ष-0006-अन्य मद-प्राथमिक इकाई -75 49 भूमि
 निबंधन शुल्क से आय विपत्र
 कोड - R0029008000006, A/c NO. 10963226598

 भुगतान का माध्यम: नगद/ बैंक/ ड्राफ्ट* कुल योग
 कुल राशि शब्दों में One lakh thirty six thousand only

 स्थान दानापुर
 तारीख 13/01/17

 *बैंक/ ड्राफ्ट का विवरण पीठ पर अंकित पर कर दें।
 *बैंक/ ड्राफ्ट की राशि अन्तरित होने के पश्चात् ही मान्य होगी

Pattiputra Engineers Pvt. Ltd.

 Rajakumar Sekhri
 Director

 जमाकर्ता का नाम
 एवं हस्ताक्षर

136000

136000

136000

FOR USE OF THE BANK

 स्कॉल नं. _____ तारीख _____ उपर्युक्त कालम संख्या - 05 में दिए गये विवरण के अनुसार
 रु0 _____ शब्दों में _____ रुपये प्राप्त किया।

एस्को लेखा सं0 : A/c No. - 30978446198

जमा करने की तिथि:

बैंक स्कॉल नं. _____

(दस्तावेज के पृष्ठ की संख्या +2) x रु0 25/-

निबंधन हेतु सर्विस चार्ज * जमा करने का विवरण

बैंक की प्राप्ति एवं मुहर

प्राधिकृत पदाधिकारी का
हस्ताक्षर एवं मुहर
 JAN
 13 NOV 2017


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

नमः

जिला - पटना . सन

आदेश का प्रकार दा० खा० वाद सं० **1102** सन **2015-16**

आदेश और पदाधिकारी का हस्ताक्षर

आदेश की
अवधि एवं
प्रतिष्ठ

आदेश पर की गई
कॉपीवाट्ट ४ ६९ में
लिखनी प्रतीक
सहित।

29/1/15

श्री **विश्वजीत कुमार सिन्हा**

वत् **२५ शिवधारी सिन्हा** ग्राम **कौमवा** पो०

धाना **खगौल** जिला **पटना** केवाला नं० **—** दिनांक **—**

के आधार पर निम्नांकित जमीन का दाखिल-खारिज हेतु आवेदन पत्र दाखिल किया है।

नं०	धाना नं०	खाता नं०	खेत्तबंदी	एराजी	लगान
पहालपुर	22	207	231-38	3-52½	20.00
			235-32		
			339-3E		
			238—		
			239—05		
			322—57		
			324—65		
			327—44		
			332—82		

मूल आवेदन पत्र हत्ता कर्मचारी को अंचल निरीक्षक के माध्यम से जींच प्रतिवेदन हेतु वें आम महसूल पर सूचना जारी कर आपत्ति की मांग करें। अभिलेख दिनांक **16/6/15** को स्वी।
लेखापित एवं संशोधित।

अंचल अधिकारी
दानापुर

अंचल अधिकारी
दानापुर

16/6/15

नोटिस का तामिला प्राप्त है। कोई आपत्ति प्राप्त नहीं है। राजस्व कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है। उनलोगों ने आवेदक के नाम दाखिल-खारिज करने की अनुशंसा किये हैं। फलतः उनके अनुशंसा के आधार पर दाखिल-खारिज की जा रही है। शुद्धि-पत्र निर्गत करें।
लेखापित एवं संशोधित।

अंचल अधिकारी
दानापुर

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दानापुर

Certified to be true Copy

उमेश कुमार सिन्हा
22/4/15

Authorised under sec. 76 Act of 1872

तुलना कर्ता

GOVT. OF BIHAR
Revenue & P.W. Deptt.
Patna, Bihar
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INDIA
4690 5321097



दाखिल खारिज-प्रतिवेदन

गु0 कोश नम्बर - 1102 सात - 2015-16 हल्का नम्बर - 8 अंचल - दानापुर
 ग्राम - जलापुर राजस्व धाना नम्बर - 22 जिला - पटना
 गु0 में जमीन रकबा - प्राप्त का खरिया - उत्तराधिकारी
 जरागन - केवाला - तिथि -

जमाबंदी रयत का नाम	खाता	प्लॉट	रकबा	लगान	जमाबंदी नम्बर 276
शिपधारी सिंह पिंग - लालीका सिंह आ - चौधका	207	231 235 339 238 239 322 324 327 332 342	3.52 1/2 81	20.00	आर आर दानापुर आवेदक के आवेदन पर का आवेदन विरुद्ध कागजान ए पंजी ए ले कालान दिना पंजी म में आवेदक के दिना का कागजान है आर पिंग के मृत्यु के उपरान्त पंजी म में आपना नाम दर्ज करने हेतु आवेदन देना है आवेदन देना के भी मृत्यु है पुकी है मिरा पिंग की मृत्यु के उपरान्त आवे एक मर चुक उत्तराधिकारी है आमेन है पंजी है गांव इतम मालिक एव साम मही है पुन पुनर्पंजी एव अ कार्ज है पुन है आर आम सुहास्य सुपने उपाराम कटे कटे आपने म है जो राजम वसुली के इले जोप ले नामान्ताप की स्वीकृ (या लकरी है आर म पिंग
रकबा हुआ रकबा		105			
मया जमाबंदी रयत	खाता	प्लॉट	रकबा	लगान	
विश्वजीत कुमार सिंह पिंग (क) शिपधारी सिंह आ - चौधका आर - चौधका पका	207	231 235 339 238 239 322 324 327 332 342	3.52 1/2 81	20.00	

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 22/4/17
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तुलना कता

पिनकोड ५२१०२
संज्ञापना ५२१०२
फोननं ५२१०
पुनः १५०२ (पुनः १५०२ का संज्ञापना)

उमेशचन्द्र
०२/५/१७
संज्ञापन सहायक
हस्ताक्षर

