

20942/10

BIHAR

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Summary of Endorsement

This document was presented for registration on this Saturday, the 3rd of July 2010 by Manju Pareek.

Stamp duty of Rs. 56100/- and other fees of Rs. 754/- has been paid in it.

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

The document has been registered as deed no. 17648 in Book No. 1 , Volume No. 287 on pages from 332 to 348 and has been preserved in total 17 pages, in S.D. No. 45 / Year 2010.

SCANNED

Date : 03/07/2010 Token No. : 20942 / 2010

Signature with dat
(Ajay Krishna Mishra
Registering Officer, Pat

Challan No. 58149 9 and 5 ....dated 03-07-2010

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE AND ENTERED INTO AT PATNA ON THIS 3rd DAY OF JULY 2010 AT PATNA

03/07/10

M.D.

Naushad Alam

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BETWEEN

Mrs. **Manju Pareek** W/o Mr. Anoop Pareek Residence of **Malti** Niketan, Road No. 23, S.K. Nagar, P.S.- **Budha Colony**, Distt.-Patna, including his legal heirs, successors, legal representatives and assignees called **Land owner**,. REFERRED TO AS FIRST PARTY

AND

M/s Niagaree Builders & Developers Pvt.Ltd. registered under Company Act 1956 bearing registration no.**8297**, having its registered office at Pathal Kudwa **Chowk**, P.S.- Lower bazar, Ranchi-1,Jharkhand and **office** at #503,Adharshila Complex , South Gandhi **Maidan** Patna, (Bihar) represented, through its **Managing** Director, Mr. Naushad Alam S/o Mr. Adalat **Hussain**, New Azimabad colony(near masjid), Dargah Road, P.O. **Mahendru**, P.S. Bahadurpur, Distt.-Patna, including his office successors, directors. Promotors, partners, legal representatives and assignees called Builders/Developers. REFERRED TO AS SECOND PARTY

WHEREAS, the property more fully described in schedule-A of this deed is the purchased property of the vendor by virtue of Registered sale deed dated 12-12-2005 bearing Deed No. 12102, which was registered at Patna Registry Office purchased from Smt Aruna Singh wife of Bharat Bhushan Kumar, resident of Yadavpur, P.S. Harshidhi, District East Champaran through her attorney.

AND WHEREAS, the said land owner got her name mutated in Circle office Sadar Patna and thereupon the revenue rent receipt has been issued in

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(a) The first party is absolute owner and possession of the land within the limit of P.M.C. Patna, situated and lying at Mauja :- Rajapur, having Khesra No. 468, Khata No. 26, Tauzi No.6483, Survey Thana no.3, Ward No.14, P.S.-Sri Krishnapuri, in the Town & District of Patna measuring 2226 Sq. Ft. out of total Seven Decimals as per document and more particularly described in schedule-A (herein after for brevity sake, referred to as the said property).

(b) It is further represented and declared by the owner (1st Party)

(I) That the said property is under his exclusive possession with absolute right, title and interest free from all encumbrances to transfer and convey the whole or part of the said property having a fully marketable title thereby.

(II) That the 1st Party has not created any encumbrance on the said property or

Any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens leave and license, permissive, possession, charges or any other encumbrance what so ever.

(III) That no notice or notification for acquisition/requisition under any of the status of the past or presently in- force, have been received, served on either by the, the P.M.C., 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 attachment either before or after judgment and there are no claim, demand, suits, desire, injunctions orders, lis-pending, notice, petitions orders

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v) That apart from the 1st Party none else is entitled to or has any share, right, title or interest over and in respect of the said property or any part thereof as partner of partnership or co-sharer in any joint family in any other manner howsoever except the natural legal successors in the event of death or fixed by the 1st Party himself.

vi) And whereas the 2nd Party is constructing a commercial building on the land adjacent to the 1st Party land on the basis of previous Development Agreement.

vi) (a) And whereas the 1st Party is interested in getting his land attached to adjacent land of other landowners to construct the aforesaid commercial complex subject to PMC/other competent authority approval.

(vii) The aforesaid developer(2nd Party) offered to amalgamate his land in adjacent land of other landowners on which construction work is going on for commercial complex, which consists of shops, offices & parking space. Now the revised commercial complex will be build on by amalgamated land of 1st party and adjacent land of other land owners. The revised commercial complex consists of shops, offices space and parking.(hereinafter referred to as the said building).

viii) As a result of the negotiations between the parties here to and on the representations and

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NOW THIS DEED PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

1. The 1st Party hereby appoints the aforesaid developer as the developer of the said property and grants to the developer who hereby accepts from the 1st Party the right to develop the said property in the schedule hereunder written in the manner and on the terms and conditions hereinafter mentioned.

2. Immediately after the execution of this development agreement, the developers shall proceed expeditiously with preparation of the plans, drawings of the said building.

3. The developer shall submit the revised plan of the aforesaid building (by amalgamated 1st party land with adjacent land of other landowner) for sanction to P.M.C., Patna and or any other local authorities. The First Party will provide all necessary documents for such approval or any other purposes related to development and construction of the aforesaid commercial complex.

4. That as consideration for the transfer of the said land the developer shall construct, complete and deliver free from all encumbrance to the 1st Party 36%(Thirty Six Percent) of the total built-up area including parking space proportionate to his land in the aforesaid complex and area to be delivered to the 1st Party hereinafter referred to as the 1st Party portion shall be constructed in accordance with plan approved by the P.M.C., Patna/ or any other competent authority and built-up area of the First Party will be given on each floor of the aforesaid complex.

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5. That as consideration of the cost of development and construction of the said building, the developer will get 64% (Sixty Four Percent) of the total built- up area including car parking space proportionate to 1st party land in the aforesaid commercial complex on each floor of the aforesaid complex.

6. Common space will be used by 1st party and developer (2nd Party) jointly.

7. That the portion of the building which has to be delivered to the 1st Party shall be constructed and delivered complete in every respect with livable condition to the 1st Party within 2½ years(Two & Half Years) from the date of the sanction of Map from PMC, Patna/ or any other authority with a grace period of six month. It is further agreed that if the developer fails to fulfill the above stipulations(i.e 2½ years) as regards to time of delivery then the Developer shall pay to the 1st Party compensation at the rate of Rs.2,000/-(Rupees Two Thousand) per month from the date of expiry of the aforesaid 2½ years period till the date of delivery, except the delays is not caused due to hindrance from the government bodies/ natural calamities, title defect in lands documents etc. which may be beyond the control of the builders,

8. That the entire construction of the proposed building on the aforesaid piece of land and adjacent shall be completed at the cost of finance to be arranged by the builders alone and the 1st Party shall not be financially responsible for any cost.

9. The first party shall handover the said piece of land absolutely to the builder (2nd Party) soon after the signing of this Development Agreement and also agreed

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to sign, execute, deed/deeds, papers and documents as may be required for fully assuring the right, title of the builder over the builders shares in proposed building and further undertake that his (1st Party) share in the proposed building is adequate, reasonable in the lieu of the aforesaid piece of land.

10. That it is further agreed and undertaken by the developer that 1st Party shall have right, title, ownership interest possession over the super built-up area 36%(Thirty Six Percent) allotted to him, including car parking space. The 1st Party shall be fully entitled to enjoy the above super built-up area either himself individually or collectively or his heirs/successor and shall be fully entitled to transfer, convey , grant otherwise alienate or transfer his interest in any manner as deemed and fit by the1st party to any person, association, government agencies etc. on such terms and conditions as may be decided by the owner individually or collectively.

11. Similarly, the developer shall exclusively be entitled to the developer's area 64%(Sixty Four Percent) including car parking space. And they shall have absolute right, title and interest over the developer's area as per the deed of conveyance executed by the 1st Party to the developer. The developer shall be fully entitled to enjoy the above super built-up area either individually or collectively and shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by developer to any person, association of person, firms body, corporate, co-operative society, government agencies etc. on such terms and conditions as may be decided by developer.

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12. It is hereby expressly irrevocably agreed & declared by the owner (1st Party) that delivery of possession of 1st Party's area 36%(Thirty Six Percent) of the total built-up area, including car parking space of the said building (proportionate to his land area) in the manner provided herein shall be deemed to be fil, reasonable and adequate consideration for aforesaid property agreed to be conveyed as here in above by the 1st Party to the developer and/ or their nominees.

13. The 1st party shall at no time demand sum or premium or any interest in any dealing regarding transfer of developer's area 64%(Sixty Four Percent) and the owner (first party) shall execute all such deeds and documents as may be required by the developer in that regard.

14. This agreement shall not be deemed to constitute a partnership of any part between the parties hereto .

15. The First Party here by from the date of this agreement gives vacant possession of the said property more fully described in schedule-A to the developer for the development, planning and construction of the said building in terms of the agreement.

16. It is agreed that any agreement or arrangement made or entered into at any time by the first Party in breach of or violation of terms and condition of this development agreement shall be null and void.

17. The First Party hereby irrevocably undertakes not to sale, dispose of, alienate, charges, encumbrance, lease or otherwise transfer the said property or any party thereof during the currency period of this agreement and undertakes not to do any act, deed

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matter, or things, as shall be in breach of the terms of this agreement save and except putting the developers in possession thereof for the development. The owner shall at no point of time during the currency period of this agreement try to dispossess the developer from the said property.

18. The developer shall develop property in their own names and account and at their own cost and shall alone be responsible for the development of this said property.

19. As after the date here of , the developer shall be deemed to be in possession of the said property and shall be free to do all acts , deeds and things required for the construction of the said building at the developer's own cost and expenses, as per sanctioned plan map.

20. The Developer shall be entitled to enter into Agreement for sale or otherwise to allot Shops/Offices and parking space and other tenements comprised in the developer's area in the said building which does not form part of the 1st Party's area and where ever required by the all such Agreement, transfer Deeds, Deeds of allotment etc. that the developer may enter into and shall, exclusively be entitled to realize all amounts receivable under such agreements, transfer deeds, deeds of allotment etc. in respect of the developer share.

21. After delivery of the 1st Party area to the 1st Party all out going in respect of the said property and the said building therein all taxes/charge shall be borne and paid by the owners (First Party and adjacent landowners) and the developer and their nominees proportionate to their respective shares in the total built-up area.

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22. That the First Party hereby authorizes the builder the full freedom to do all acts deed and things as necessary connected with the development and construction of the proposed multistoried building/apartment in general and grant the following specific power to the builder in particular to develop & construct the aforesaid building and to sale, lease out, mortgage or transfer the builder's shares.

23(a) To appoint technical persons, architects, engineers, surveyors, contractors and management personnel etc. for the construction, development and all allied jobs and activities of the proposed multistoried building/commercial complex.

23(b) To correspond, apply and deal with and to make representation to central/state government departments/offices/ authorities whatsoever and whenever required in connection with or relating to the development and construction of the proposed multistoried buildings/ commercial complex.

23(c) To put up sign boards depicting name of the scheme, name of the builders, architects etc. on the site of construction of the aforesaid piece of land.

23(d) To accept any writ or summons or notice on behalf of the 1st Party and to appear/represent, them during the legal process in any court in respect of schedule property or his nominee or nominees and the builders have agreed to transfer the same in his favour or in favour of his successor, nominees or assignees as asked by him after the completion of the proposed project building/commercial complex.

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23 (e)That, after the construction and completion of the project the respective share owners i.e. developer/promoter and the land owner, shall be the absolute owner of their respective shares and they will be entitled to sell/Transfer their shares respectively and as per the Bihar Apartment ownership Act 2006, and Bihar Apartment ownership Rules in section 5 (1) clearly declared their shares as absolute owner and in the light of Bihar Apartment ownership Act 2006, and after full filling all the terms and conditions several Flats and Car Parking Space has been allotted in the share of the developer and several Flats and Car Parking Space has been allotted in the share of the land owners named above and the land owners are entitled to sell or Transfer their share to the respective purchasers separately and the developer is also entitled to sell/Transfer its share to the respective purchasers separately.

23(f) To sign, execute, enter into agreement for sale, to execute sale deed, to receive consideration money from prospective purchasers, to modify, cancel, alter, present for registration and admit registration of all papers documents, sale deed or lease deed, contract agreement, insurance applications, declaration and other documents in connection with the builder's shares.

23(g) To sign, enter into, modify, cancel, alter, present for registration and admit registration of all papers, documents, contract agreement, sale deed or lease deed or mortgage deed or deeds, applications, declaration and other documents in connection with Builder's shares.

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23(h) To carry out, comply with, and do every act, deeds, matters, and things as may be required for sale of Builder's shares Shops/ Office, Parking etc.)

23.(I) To take loan in account of builder's shares from any financial institution (private/Government) for construction of the said complex.

24 That the possession of Shops/Offices and Parking of the first party share shall be deemed to be taken over by him after 15 days from the date of receiving intimation relating to it in the forms of notice/letter from the builders after completion of the complex.

25 As far as the total built-up area minor variations therein the proposed complex on the aforesaid piece of land is concerned, the builders undertake that they will construct the same as per the principle and bye laws laid down by P.M.C., Patna.

26 Any addition or subtraction in total built up area shall be shared by the first party and developer proportionally to their share.

27. Open terrace will remain open to the all occupants of the proposed building.

28. That in case of any dispute or difference between the parties arising out relating to this development agreement the same shall be settled by reference of the dispute or difference to the arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration Act, as amended from time to time.

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SCHEDULE "A"

All that part and parcel of the land measuring about 2228sq.ft. equivalent to 1 Khatta 12 Dhur 15 Dhurki having Khata No.26, Khessra No.468, Tauzi No. 5453, survey thana no. 3, ward no.14, Zone-3, Government land valuation list Serial No. 230 situated and lying at Mauza:- Rajapur, P.S.- S.K.Puri, Town & Distt.- Patna within the limit of PMC and within the jurisdiction of sub-registrar and Distt. Registrar of Patna and the same is bounded as follows:-

BOUNDARY

NORTH:- Sri Dularchand Rai, Plot No.468 (Part)
SOUTH:- Sri Purneshwar Prasad Singh
EAST :- Land of P.H.E.D.
WEST :- Branch Road (20 Ft. Wide)

Schedule-B

General Specification

Foundation : R.C.C. foundation taking into consideration earthquake resistant as per structure/ consultant.

Super Structure :R.C.C. framed structure as per structural consultant

Bricks Work : Class 100 A brick work with 1:4 cement mortor.

Flooring : All floor area shall be provided with Marble / Vitrified tiles including common area and staircase.

Electric wiring : Concealed copper wiring with standard electrical accessories

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Door	: Sallwood door frames and factory made commercial flush door shutter of green ply / century make painted with two coats of synthetic enamel paint over a coat of primer shall be provided.
Window	: Fully glazed aluminum windows shall be provided.
Toilet	: Good quality sanitary ware with standard quality of C.P. fitting & wash basin shall be provided.
Interior Finish	: All walls and ceiling shall be Provided with P.O.P.
Exterior Finish	: A.C.P. & silver tainted glass with aluminium channels shall be Provided.
Shutter	: Steel Shutter shall be provided in Shops
Lift	: Standard lift facility shall be provided.
Power back-up	: 100% power back-up on extra charge.

FULL DETAILS OF VALUATION

1. Total Area of vacant Land as per physical measurement area comes to 2228 Sq. Ft
2. Total cost of Land value comes to Rs. 29,00,000/- Only.
3. Stamp Duty is according paid a sum of Rs. 58,000/- of the Total land valuation amount + Rs. 100/- and scanning Fee also paid through

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IN WITNESS WHEREOF, the parties hereto have set their respective hands to this Indenture on the day month and year as mentioned above.

मन्नु पारीक
2-7-10
1. Signature of Land Owner/1st Party

Niagaree Builders & Developers (P) Ltd.
03/07/10
Managing Director M.D. Naushad Alam
M/S Niagaree Builders & Developers Pvt. Ltd.
2 Signature of the Developer/2nd Party

WITNESSES:

1. Shoaib Ahmad
3/7/10
S/o. Khairuddin Ahmad.
C91, Chattebag
Patna-1

As per the statement of land owner and the Developer I have drafted the Deed of Development Agreement document in 15 pages

Anwar Alam.
(ANWAR ALAM) 3/7/10.
Advocate, Patna

2. Anoop Paleeya
3/7/10
S/o Late S.N. Paleeya
F2, Surya Apl.
Fraser Road, Patna

3/7/10

...ible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp ...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. 58100 Amt. paid by N.J. Stamp Paper - Rs. 500
Addl Stamp duty paid under Municipal Act Rs. Amt. paid through Bank Challan - Rs. 58364
Registration Fee LLR + Process Fee Service Charge

FEE PAID

A1	0	C	0	H1b	0	Kn1	0	LII	0
A8	0	D	0	H2	0	K1b	0	LIII	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	250	J1	0	K2	0	Na	54
B	0	H1a	0	J2	0	L.I	0		

TOTAL- 304

LLR 0
Proc Fee 0
Total- 0

480

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. 784

Date : 03/07/2010

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office Patna on Saturday, 03rd July 2010 by Manju Pareek W/O Mr. Anoop Pareek by profession House Wife, Status Executant

मन्जु पारीक
3-6-2010

Signature / L.T.I. of Presentant Date: 03/07/2010

Registering Offic
Pat

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Shoaib Ahmad age .... M son/daughter of S/O Khairuddin Ahmad resident of C/91,Chhajjubagh,Patna-1.) whose names, photogra fingerprints and signatures are affixed as such on back page / pages of the instrument.

Registering Offi
Pa

Date : 03/07/2010

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 287 on page no. 332 - 348 for the year 201 stored in CD Volume No.CD-45 year 2010. The ...ed No. ... is printed on the front Page of the document.

Registering Of

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A 766301

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Patna on this 10th day of January 2009

BETWEEN

1. Mr. Purneshwar Prasad Singh 2. Mr. Gyaneshwar Prasad Singh 3. Mr. Madheshwar Prasad Singh 4. Mr. Akhileshwar Prasad Singh 5. Mr. Jeevraj Prasad Singh all S/o Late Tarkeshwar Prasad Singh 6. Mrs. Anita Devi W/o Late Dineshwar Prasad Singh, Daughter in Law of Late Tarkeshwar Prasad Singh 7. Mrs. Babita Devi W/o Late Rajeshwar Prasad Singh, Daughter in Law of Late Tarkeshwar Prasad Singh all residence of Rajapur, P.S. Sri Krishnapuri, District Patna, including his legal heirs, successors, legal representatives and assignees called Land owner, REFERRED TO AS FIRST PARTY

Niagaree Builders & Developers Pvt. Ltd.

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AND

M/s Niagaree Builders & Developers Pvt. Ltd. registered under Company Act 1956 bearing registration 82[illegible], having Its registered office at Pathal Kudwa Chowk S.- lower bazar, Ranchi-1,Jharkhand and office at 03,/ harshlla Complex , South Gandhi Maldan Patna, Jhar represented, through its Managing Director, Mr. ust Alam S/o Mr. Adalat Hussain, New Azimabad (n ear masjid), Dargah Road, P.O. Mahendru, P.S. hac rpur, Distt.-Patna, including his office successors, ector Promotors, partners, legal representatives and sign s called Builders/Developers. REFERRED TO AS CO PARTY

N aree Builders & Developers Pvt. Ltd.

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WHERE AS, the property more fully described in schedule-A of this deed originally belongs to Ram Chandra Singh who was the occupier of Plot No. 466, Khata No. 16, Thana No. 03, measuring an area of 4 Decimals more or less who sold away the said property to Deopati Devi on 06-06-1962 and from the date of purchase the said Deopati Devi owned and possessed the same as absolute owner thereof.

And whereas, the said Deopati Devi died leaving behind her sons namely 1. Purneshwar Prasad Singh, 2. Gyaneshwari Prasad Singh 3. Mr. Madheshwar Prasad Singh 4. Mr. Akhileshwar Prasad Singh 5. Mr. Jeevraj Prasad Singh all S/o Late Tarkeshwar Prasad Singh 6. Mrs. Anita Devi W/o Late Dineshwar Prasad Singh, Daughter in Law of Late Tarkeshwar Prasad Singh 7. Mrs. Babita Devi W/o Late Rajeshwar Prasad Singh, Daughter in Law of Late Tarkeshwar Prasad Singh as her legal heirs and successors according to Hindu Succession Act and after the death of Deopati Devi all share holders jointly owned and possessed the same as absolute owner thereof.

AND WHEREAS, all share holders filed an application before Circle Office Sadar Patna on 05-01-2009 to mutate their names which was recorded as Mutation case No. 791/1/2008-09 and after passing an order in Civil dated 09-01-2009 revenue rent receipt has been issued in the name of Purneshwar Prasad Singh and others vide Jamabandi No. 3651

AND WHEREAS, the owners covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and have in themselves good right, full power and absolute authority and title to transfer in the whole or part of the said property as per schedule and jointly owned and possessed the same and they came and remained in peaceful physical and exclusive possession over the same as absolute owner..

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(a) The first party is absolute owner and possessor of the land within the limit of P.M.C., Patna, situated and lying at Mauja Rajapur, having Khesra No. 404, Khata No. 16, Total Area-4 Kattha, Survey Khata No. 4, P.S. No. Srikrishnapuri, in the form a land of Patna measuring a Decimal equivalent to 1740 sq. ft. and more particularly described in schedule A (herein after the land/ said, referred to as the said property).

(b) It is further represented and declared by the owner (1st Party)

(i) That the said property is under the exclusive possession with absolute right, title and interest free from all encumbrances to transfer and convey the whole or part of the said property having a fully marketable title thereto.

(ii) That the 1st Party has not created any encumbrance on the said property or Any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens leave and license, permissive, possession, charges or any other encumbrance what so ever.

(iii) That no notice or notification for acquisition/requisition under any of the status of the past or presently in force, have been received, served on either by the, the P.M.C., 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 attachment either before or after judgment and there are no claim, demand, suits, desire, injunctions orders, lis-pending, notice, petitions orders notice, or any part thereof.

(v) That apart from the 1st Party none else is entitled to or has any share, right, title or interest over and in respect of the said property or any part thereof as partner of partnership or co-sharer in any joint family in any other manner howsoever.

(vi) That the 1st party is not [illegible] or trustee in the respect of [illegible] And whereas the [illegible] Registered [illegible] plot

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No. 463, 467, 466 & 469 for construction of a commercial complex and now first party wanted to amalgamate this plot (plot No.466) to plot No. 463, 467, 466 & 469 and first party further undertake and declared that they have no objection of any kind if 2nd party amalgamate the adjacent plots of other landowners to plot no. 463, 466, 467, 466 & 469 to construct a commercial complex subject to PMC Patna/any other competent authority approval.

(c) The aforesaid developer(2nd Party) offered to develop and construct at its own cost a commercial building consisting of Shops /Offices by amalgetting this property (plot No. 366) to the adjacent plot No. 363, 367, 368 & 369 (herein after referred to as the said building).

(d) As a result of the negotiations between the parties here to and on the representations and declaration made by the owner as here in recorded, an Agreement for development of the said property by the aforesaid developers has been arrived at between the parties hereto on terms and conditions hereinafter appearing.

NOW THIS DEED PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

1. The 1st Party hereby appoints the aforesaid developer as the developer of the said property and grants to the developer who hereby accepts from the 1st Party the right to develop the said property in the schedule hereunder written in the manner and on the terms and conditions hereinafter mentioned.

2. Immediately after the execution of this development agreement, the developers Shall proceed expeditiously with preparation of the plans, drawings of the said building.

3. The developer shall submit the plan of the building for sanction to P.M.C., Patna and or any other local authorities. The 1st Party shall have no objection if the aforesaid building plans are submitted to local authority(ies) in the name of the 1st Party or any other permissions, approvals are obtained in his name and agreed to sign all such papers that may be deemed

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necessary by the developer for the same. However, all fees, costs, charges and expenses relating to such approval sanctions shall be born by the developer (2nd Party).

4. That as consideration for the transfer of the said land the developer shall construct, complete and deliver free from all encumbrance to the 1st Party 50%(Fifty Percent) of the total built-up area proportionate to the aforesaid land area in said building complex/apartment and area to be delivered to the 1st Party hereinafter referred to as the 1st Party portion shall be constructed in accordance with plan approval by the P.M.C., Patna

5. That as consideration of the cost of development and construction of the said building, the developer will get 50% (Fifty Percent) of the total built- up area proportionate to the aforesaid land in the said complex.

6. Common space will be used by 1st party and developer (2nd Party) Jointly..

7. That the portion of the building which has to be delivered to the 1st Party shall be constructed and delivered complete in every respect with livable condition to the 1st Party within 2 years(Two Years) from the date of the sanction of Map from PMC, Patna with a grace period of six month. It is further agreed that if the developer fails to fulfill the above stipulations(i.e.2 years) as regards to time of delivery then the Developer shall pay to the 1st Party compensation at the rate of Rs.1,000/-(Rupees One Thousand Only) per month from the date of expiry of the aforesaid 2½ years period till the date of delivery, except the delays is not caused due to hindrance from the government bodies/ natural calamities, title defect in land documents etc. which may be beyond the control of the builders,

8. That the entire construction of the proposed building on the aforesaid piece of land shall be completed at the cost of finance to be arranged by the builders alone and the 1st Party shall not be financially responsible for any cost

Niagara Builders & Developers Pvt. Ltd.

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(213)

9. The first party shall handover the said piece of land absolutely to the builder (2nd Party) soon after the signing of this Development Agreement and also agreed to sign, execute deed/deeds, papers and documents as may be required for fully assuring the right, title of the builder over the builders shares in proposed building and further undertake that his (1st Party) share in the proposed building is adequate, reasonable in the lieu of the transfer of aforesaid piece of land.

10. That it is further agreed and undertaken by the developer that 1st Party shall have right, title, ownership interest possession over the super built-up area 50% (Fifty Percent) allotted to him. The 1st Party shall be fully entitled to enjoy the above super built-up area either himself individually or collectively or his heirs/successor and shall be fully entitled to transfer, convey, grant otherwise alienate or transfer his interest in any manner as deemed and fit by the1st party to any person, association, government agencies etc. on such terms and conditions as may be decided by the owner individually or collectively.

11. Similarly, the developer shall exclusively be entitled to the developer's area 50% (Fifty Percent) allotted to them. And they shall have absolute right, title and interest over the developer's area as per the deed of conveyance executed by the 1st Party to the developer. The developer shall be fully entitled to enjoy the above super built-up area either individually or collectively and shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by developer to any person, association of person, firms body corporate, co-operative society, government agencies etc. on such terms and conditions as may be decided by developer.

12. It is hereby expressly irrevocably agreed & declared by the owner (1st Party) that delivery of possession of 1st Party's area 50%(Fifty Percent) of the total built-up area proportionate to the aforesaid land area in the said

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building in the manner provided herein shall be deemed to be fit, reasonable and adequate consideration for aforesaid property agreed to be conveyed as here in above by the 1st Party to the developer and/ or their nominees.

13. The 1st party shall at no time demand sum or premium or any interest in any dealing regarding transfer of developer's area 50%(Fifty Percent) and the owner (first party) shall execute all such deeds and documents as may be legally required by the developer in that regard after handing over 1st Party's portion.

14. This agreement shall not be deemed to constitute a partnership of any part between the parties hereto ,

15. The First Party here by from the date of this agreement gives vacant possession of the said property more fully described in schedule-A to the developer for the development, planning and construction of the said building in terms of the agreement.

16. It is agreed that any agreement or arrangement made or entered into at any time by the first Party in breach of or violation of terms and condition of this development agreement shall be null and void.

17. The First Party hereby irrevocably undertakes not to sale, dispose of, alienate, charges, encumbrance, lease or otherwise transfer the said property or any party thereof during the currency period of this agreement and undertakes not to do any act, deed matter, or things, as shall be in breach of the terms of this agreement save and except putting the developers in possession thereof for the development. The owner shall at no point of time during the currency period of this agreement try to dispossess the developer from the said property.

18. The developer shall develop property in their own names and account and at their own cost and shall

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alone be responsible for the development of this said property.

19. As after the date here of , the developer shall be deemed to be in possession of the said property and shall be free to do all acts , deeds and things required for the construction of the said building at the developer's own cost and expenses, as per sanctioned plan map.

20. The Developer shall be entitled to enter into Agreement for sale or otherwise to allot Shops/Offices and other tenements comprised in the developer's area in the said building which does not form part of the 1st Party's area and where ever required by the all such Agreement, transfer Deeds, Deeds of allotment etc. that the developer may enter into and shall, exclusively be entitled to realize all amounts receivable under such agreements, transfer deeds, deeds of allotment etc. in respect of the developer share.

21. After delivery of the 1st Party area to the 1st Party all out going in respect of the said property and the said building therein all taxes/charge shall be borne and paid by the owners and the developer and their nominees proportionate to their respective shares in the total built-up area.

22. That after the construction and completion of the project the respective share Owner i.e. DEVELOPER/promoter and the landowner, shall be the absolute owners of their share and they will be entitled to sell/Transfer their share and as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared their shares as absolute OWNER and in the light of Bihar Apartment Ownership Act. 2006.

23. That The landowners agree and undertake that they 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

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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 DEVELOPER 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. It is however expressly agreed that under stood between the parties that the aforesaid general power of attorney shall be governed by the provisions of this Development Agreement and in case of any conflict between provisions of the aforesaid power of attorney and this development agreement, the provisions of the letter shall prevail.

24. That the First Party hereby authorizes the builders the full freedom to do all acts deed and things as necessary connected with the development and construction of the proposed multistoried building/apartment in general and grant the following specific power to the builders in particular to develop & construct the aforesaid building and to sale, lease out, mortgage or transfer the builder's shares.

24(a) To appoint technical persons, architects, engineers, surveyors, contractors and management personnel etc. for the construction, development and all allied jobs and activities of the proposed multistoried building/commercial complex.

24(b) To correspond, apply and deal with and to make representation to central/state government departments/offices/ authorities whatsoever and whenever required in connection with or relating to the development and construction of the proposed multistoried buildings/ commercial complex.

24(c) To put up sign boards depicting name of the scheme, name of the builders, architects etc. on the site of construction of the aforesaid piece of land.

24(d) To accept any writ or summons or notice on behalf of the 1st Party and to appear/represent, them during the

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legal process in any court in respect of schedule property or his nominee or nominees and the builders have agreed to transfer the same in his favour or in favour of his successor, nominees or assignees as asked by him after the completion of the proposed project building/commercial complex.

24(e) To sign, execute, enter into agreement for sale, to execute sale deed, to receive consideration money from prospective purchasers, to modify, cancel, alter, present for registration and admit registration of all papers documents, sale deed or lease deed, contract agreement, insurance applications, declaration and other documents in connection with the builder's shares.

24(f) To sign, enter into, modify, cancel, alter, present for registration and admit registration of all papers, documents, contract agreement, sale deed or lease deed or mortgage deed or deeds, applications, declaration and other documents in connection with Builder's shares.

24(g) To carry out, comply with, and do every act, deeds, matters, and things as may be required for sale of Builder's shares Shops/ Office, Parking etc.)

24 (h) To take loan in account of builder's shares from any financial institution (private/Government) for construction of the said complex.

25. That the possession of Shops/Offices of the first party share shall be deemed to be taken over by him after 15 days from the date of receiving intimation relating to it in the forms of notice/letter from the builders after completion of the complex.

26. As far as the total built-up area minor variations therein the proposed complex on the aforesaid piece of land is concerned, the builders undertake that they will construct the same as per the principle and bye laws laid down by P.M.C., Patna.

Niranjan Builders & Developers Pvt Ltd.

10/01/09

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26 Any addition or subtraction in total built up area shall be shared by the first party and developer proportionally to their shares

27 Open terrace will remain open to the all occupants according to their shares of the complex

28. That 2nd Party shall construct the aforesaid building by using good quality building materials as per rectification which is enclosed here as schedule-B and 2nd Party shall also construct the aforesaid building according to map approved by P.M.C. or any other competent authority.

29. That in case of any dispute or difference between the parties arising out relating to this development agreement the same shall be settled by reference of the dispute or difference to the arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration Act, as amended from time to time.

IN WITNESS WHEREOF, the parties hereto have set their respective hands to this indenture on the day month and year as mentioned above.

1-

2- 10/1/2009

3-

4- 10/1/09

5- जीतराज प्रसाद सिंह
10.1.2009

6- 10/1/09

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7-

SIGNATURE OF LAND OWNER/1ST PARTY

Niagaree Builders & Developers Pvt. Ltd.

Managing Director 10/01/10

Managing Director

M/s Niagaree Builders & Developers Pvt. Ltd

SIGNATURE OF THE DEVELOPER/2ND PARTY

SCHEDULE "A"

All that part and parcel of the land measuring about 4 Decimal equivalent to 1740 sq.ft. having Khata No.16, Khesra No.466, Tauzi No. 4553/ 18225, survey thana no.3, situated and lying at Mauza- Rajapur, P.S. Sri Krishnapuri, Town & Distt.- Patna within the limit of PMC and within the jurisdiction of sub-registrar and Distt. Registrar of Patna and the same is bounded as follows:-

NORTH :- Plot No.-463

SOUTH :- Bhagwan Singh

EAST :- Nala & Road

WEST :- Niz (Own Plot)

Niagaree Builders & Developers Pvt. Ltd. 10/01/09

Managing Director

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Schedule-B
General Specification

Foundation	:- R.C.C. foundation taking into consideration earthquake resistant as per structure / consultant
Super structure	:- RCC framed structure as per structure Consultant.
Brick Work	:- Class 100 A Brick with 1:4 cement motor.
Flooring	:- All floor area shall be provided with Mrable/ Vitrified title including common area and staircase
Electrical Wiring	:- Concealed copper wiring with standard electrical accessories
Door	:- Sall wood door frames and factory made commercial flush Door shutter of green ply/ century make painted with two coats of synthetics enamel paint over a coat of primer shall be provided.
Steel Shutter	:- All shops to be provided steel shutter painted with two coats of enamel paint over a coat of primer.
Window	:- Fully glazed Allminimum windows shall be provided
Toilet	:- Good quality sanitary ware with standard quality of C.P. fitting & wash basin shall be provided.

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भारतीय गैर-न्यायिक

सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

D 3888

बिहार सरकार

जिला निबंधन कार्यालय, पटना

दिनांक 02/06/2008 को Purneshwar Prasad Singh

निबंधन हेतु उपस्थापित किया गया । इसमें रु० 469160/- मुद्रांक शुल्क एवं रु० 1754/- निबंधन अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित है । इसे दस्तावेज संo 9819 के रूप में पुस्तक संo 1 की जिल्द संo 16 के 215 से 242 तक Cd 26 में आज निबंधित एवं कुल 28 पृष्ठों में संधारित किया ।

ह०

(Om Prakash Gupta)

निबंधन पदाधिकारी

Date : 02/06/2008

SCANNED

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed on this 28 day of May in the Christian Era Of Two Thousand Eight at Patna.

BETWEEN

1. Mr. Purneshwar Prasad Singh son of Late Tarkeshwar Prasad Singh

Build & Develop. Pvt. Ltd.

28/05/08

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Bah. XIV—F. No. 180V.

रसीद मालगुजारी । बाबू सर्वेक्षण । नाम मौजा नम्बर । जिला वो ताना नम्बर ।

V

जिला गया मेहद, गया ।
फरद मालगुजारी/फरद रैयती ।
नाम रैयत मय वल्दियत जमाबन्दी वो सकुनतगत नम्बर ।

3343
204223

परगना	राजगीर	मौजा	मजरा	पाली
जरीबी नगदी	अराजी मावली	पति	तफसील हिसाब लगान भाड़ली ।	
[illegible]	(खाता विभाग)	[illegible]		

जोत का सालाना मांग मय तफसील (बकाया भी हाल) मिल्कियत [illegible]

१३०५ १३०६ मांग बाबत	सालाना	तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	हाल
मालगुजारी (नगदी)	५.७०					५.७०
मालगुजारी (मावली)	०.२५					०.२५
सेस ...	०.४०					०.४०
*सूद ...	०.४०					१.४०
मुतफरकात ...	०.२०					०.२०
मीजान	२.४५					२.४५

तफसील अदायकारी ।

१३०५ १३०६ अदायकारी बाबत ।	बकाया तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	मोतावला हाल ।	फाजिल
मालगुजारी (नगदी)					५.७०	
मालगुजारी (मावली)					०.२५	
सेस ...					०.४०	
*सूद ...					१.४०	
मुतफरकात ...					०.२०	
मीजान अदायकारी					२.४५	

(१) मीजान कुल (लफ्जों में) [illegible]
(२) नाम देहिन्दा [illegible]
(३) कुल बकाया [illegible]

दस्तखत वो तारीख अमला तहसील [illegible] 01/06

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

WITHOUT PREJUDICE

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Sch. XIV—F. No. 180V-W-P छिउ गए प्रेस, गया।

रसीद मालगुजारी। फरद मालगुजारी/फरद रेगती: 3383

साल सकील। नाम मौजा मय नाम देवत मय मलिकाना जगावली 699458

थाना वो थाना नम्बर। यो मुकलात। नम्बर।

पटना राजापुर श्रीमती मंजु पारीक

खत्तर अमाजी नाम ३ वल्दीयत भावली पति तफसील हिसाब लगान जावली ६

०.०६।= श्री अनुप पारीक खाव मालती निम्नलिखित

खाता २६ खेसरा ४६२ | मय तफसील (बकाया वो हाल) मौजूदा साल रबी। भाली बकाया उर्फा मालीमी। पटना

साल वगैरह	लगान	तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	हाल
माल। (नगदी)	०.००				२.००	०.००
गुजारी। (भावली)	०.२५				०.५०	०.२५
सेस ...	०.५०				०.००	०.५०
*सूद	०.५०				०.००	०.५०
मुनफ़ ...	०.२५				०.५०	०.२५
मीजान	२.५०				५.००	२.५०

तफसील अदायकारी।

अदायकारी वगैरह	बकाया तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	मोतावला हाल।	फाजिल
माल। (नगदी)				२.००	०.००	
गुजारी। (भावली)				०.५०	०.२५	
सेस ...				०.००	०.५०	
*सूद ...				०.००	०.५०	
मुनफ़ ...				०.५०	०.२५	
मीजान अदायकारी।				५.००	२.५०	

सात सपये चन्दात देसे कान = ०-५०

(१) मीजान कल (रुपजों में)

(२) नाम देनिन्दा

(३) कल बकाया

दस्तखत तो नाराज अमला तहसील कुनिन्दा।

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

२.०६।

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(140)

तारीख जिस को प्रतिलिपि के लिए आवेदन की गई Date of application for the copy.	तारीख जिस को अपेक्षित स्टाम्प और फीलियो दिये जाने के लिए सूचित की गई Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फीलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख जिस को प्रतिलिपि तैयार की गई Date on which the copy was ready for delivery.	तारीख जिस को प्रतिलिपि डाक में दी गई Date of posting the copy.
2 | 1 | 06				

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प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की नियत तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

दाखिल खारीज का जाँच प्रतिवेदन

हलका 9 अंचल - पटना सदर अनुमंडल पटना सदर जिला - पटना

दाखिल खारीज नं० 5054/05-6 मौजा रानीपुर थाना फुलवारी थाना नं० 5

किस प्रकार हस्तान्तरण - केवाला दस्ता/ केवाला नं 42102 दिनांक 12-12-04 रकबा 00.95 डी०

पेशगी - [illegible] 5053 [illegible] रु० 2,04000/- [illegible]

पहले का होल्डिंग — [illegible]

पुराना रैयत का नाम पता	खाता	खेसरा	रकबा	लगान रु० पैसे	अभियुक्ति
श्री किशोरी [illegible] पति श्री [illegible] ग्रा० [illegible] थाना - फुलवारी [illegible]	26	462	009		आवेदक ने आवेदन [illegible] [illegible] दाखिल खारीज [illegible] 20.1.04 [illegible] जमीन रैयती है [illegible] पूर्व के [illegible] दाखिल खारीज स्वीकृति की जा सकती है।

बाद की होल्डिंग

NIL

[illegible]

नया रैयत का नाम पता		रकबा	लगान
श्रीमती मंजू पारीख पति श्री अनूप पारीख [illegible] रोड नं० 23 श्री कृष्णा नगर थाना [illegible] पटना	26	462	0095 डी	1.00 3.2

श्रीमान [illegible] स्वीकृत की जा सकती है।

[illegible] 07/01/06

प्रमाणित सत्य प्रतिलिपि
[illegible]

II—C. No. 1801

[illegible] ब्लॉक/प्रवर्ग डिवीजन १२५८ 667087 ३W-P

खसरा खतौनी [illegible]

11/3 111711

2006-2008

					120.00	12.00
					30.00	3.00
					60.00	6.00
					60.00	6.00
					30.00	3.00
300.00					300.00	30.00

तहसील भारतपत्री ।

2006-2008

बकाया				मोलायका हाल ।	फाजिल
पीछे वर्ष से बकाया ।	१ला वर्ष ।	२रा वर्ष ।	३रा वर्ष ।		
			120.00	12.00	
			30.00	3.00	
			60.00	6.00	
			60.00	6.00	
			30.00	3.00	
			300.00	30.00	330.00

दस्तखत की तारीख मय तहसील कानिंदा ।

[illegible] (सिवाय ऐसे मुकदमों के जिन पर कि सर्टिफिकेट [illegible] जाता है ।

(467) 4

11K-OD

[illegible] 6-08

4.11.08

प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की नियत तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
2137 7/11/07				

न्यायालय [illegible] सदर

[illegible] 739/07-08

आदेश

आज दिनांक 31-10-07 को ग्राम [illegible] कैम्प में [illegible] ग्राम रूपापुर [illegible] के द्वारा [illegible] दाखिल [illegible] किया गया है।

मौजा	खाता	खसरा	रकबा	लगान
रूपापुर	3	35	.107	12-00
		11	.164	
		35	.4621	

[illegible] अभिलेख में [illegible] उपयोगों में [illegible] कैम्प में उपस्थित [illegible] पक्ष में कोई आपत्ति नहीं है।

अतः [illegible] दाखिल खारिज स्वीकृत किया जाता है। शुद्धिपत्र [illegible] करें।

ह० [illegible]
अंचल अधिकारी
[illegible]

7/11/07

12/11/07

12/11/07

वि० गो० प्रस, गया ।

फरद मालकी/फरद रैयती ।

नाम रैयत मय वल्दियत जगा-बन्दी वो सकूनत । गावर ।

बकाया	तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	मौजूदा ।	फाजिल

तहसील अदायकारी ।

बकाया	तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	मौजूदा ।	फाजिल

दस्तखत वो तारीख अगला तहसील कुनिन्दा ।

मालगुजारी पर (सिवाय ऐसे बकाए पर जिस पर कि सर्टिफिकेट

409642

४८८
४D

खाता
१८
खेवट
४३८

	बकाया				
	बकाया	तीन वर्ष से ज्यादा।	२रा वर्ष।	२रा वर्ष।	१ला वर्ष।
	९-००				९३-००
	०-२५				५-०५
	०-५०				११-५०
	०-५०				११-५०
	०-२५				५-०५
	२-५०				१८-५०:२-५०

तफसील अदायकारी।

	बकाया				
	तीन वर्ष से ज्यादा।	२रा वर्ष।	२रा वर्ष।	१ला वर्ष	मौजूदा हाल।
				९३-००	९-००
				५-०५	०-२५
				११-५०	०-५०
				११-५०	०-५०
				५-०५	०-२५
				४०-५०	२-५०

बकाया वसूल (सवा म) २॥ रुपये कोड़ि

(१) बाद वसूली ८-२:

(२) कुल बकाया — ८

अनुक्रम की तारीख तामील तहसील कुलिस्तर

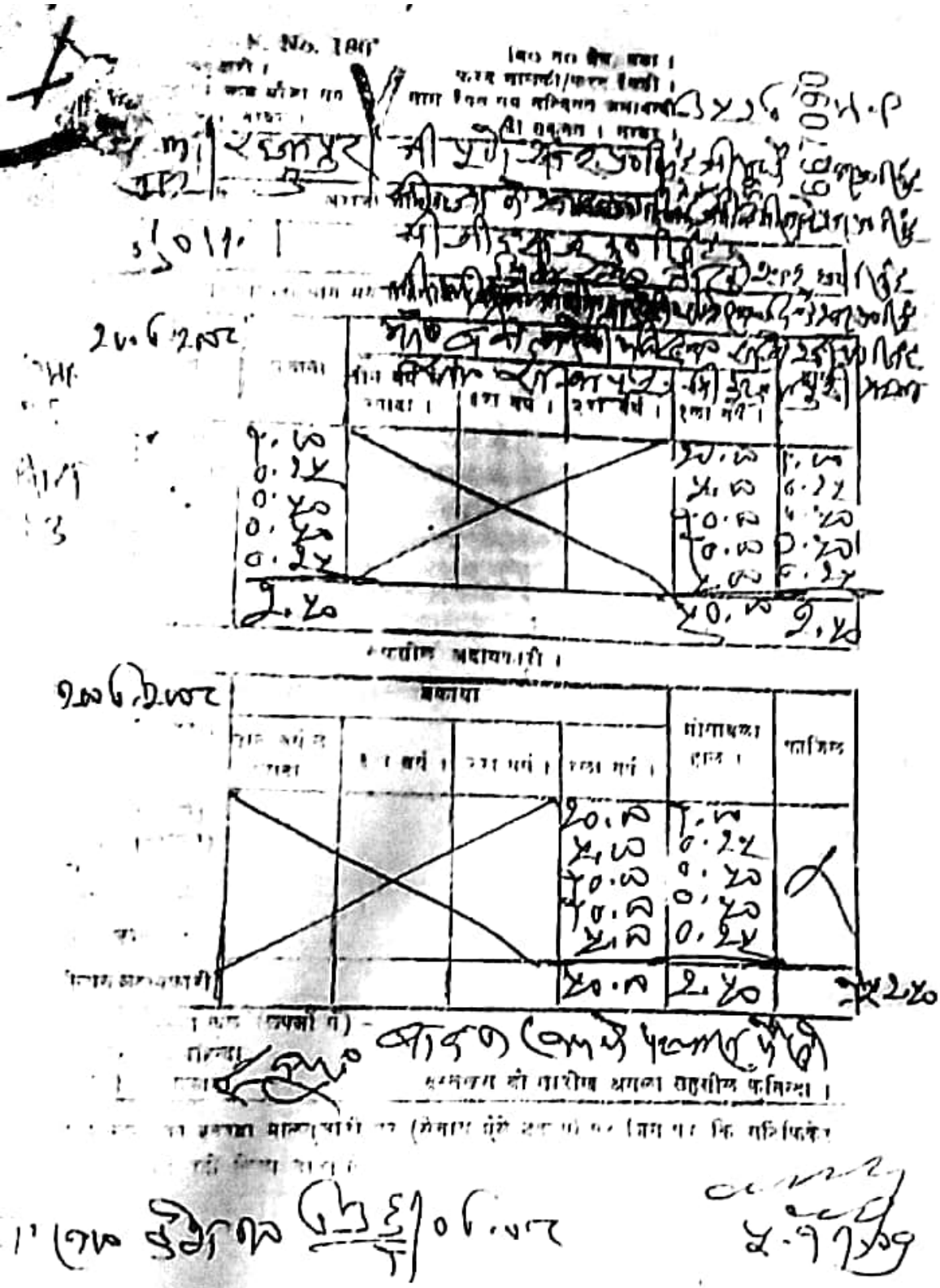
बाद वसूली का बकाया मालगुजारी पर किसान के जमीनों पर बिल पर है अविच्छेद्य नहीं हो) दूर नहीं किया जाता है।

८-१०-०८

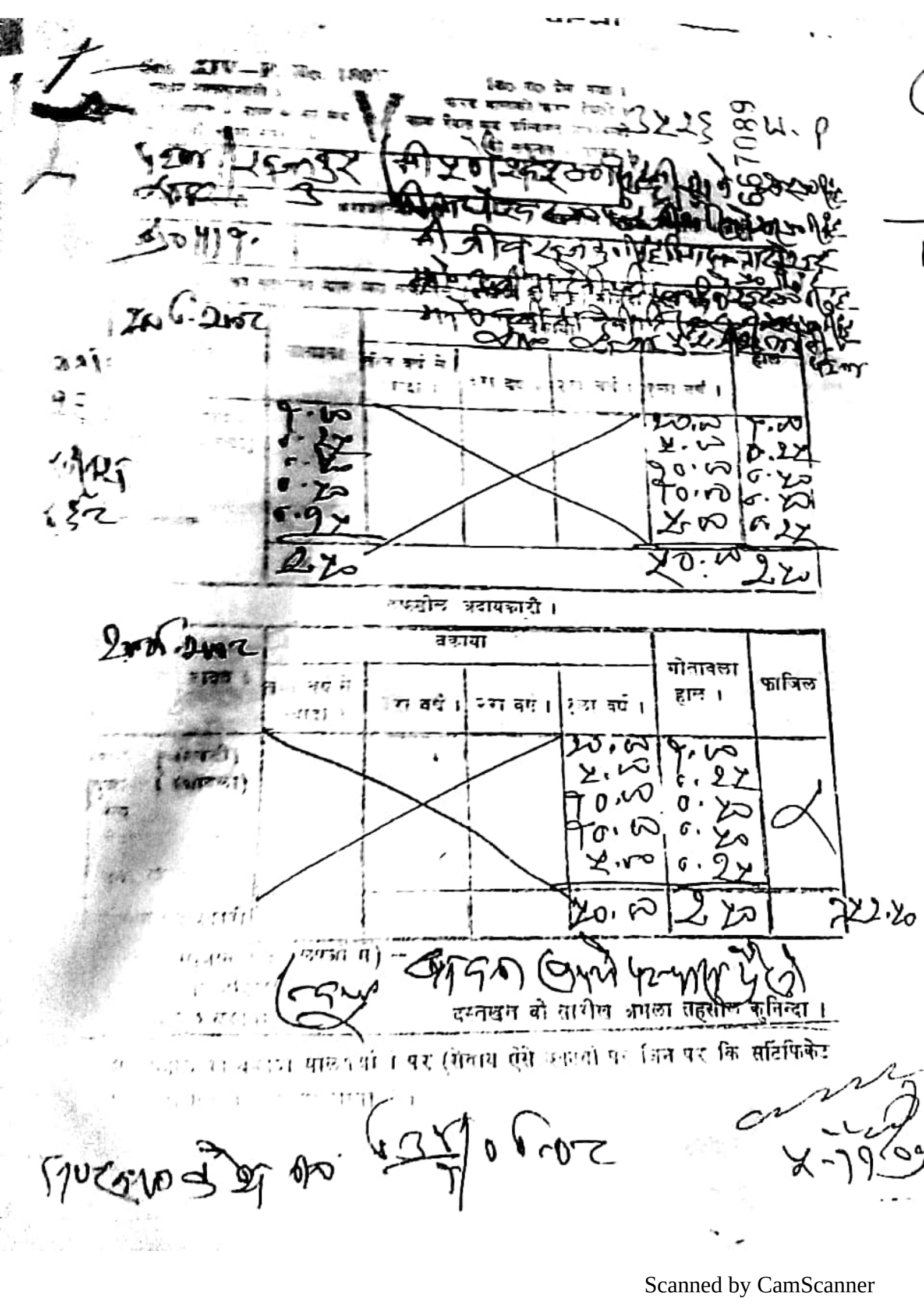
६-१-०८

463

OK – 10 DHW



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वसीकानं0-5765

स्टाम्प- 35 रूपया 25 पैसे

1•नाम मौकिरान :-

1• सेवा लाल राय
2•श्री भूषण राय
3•श्री नसीब लाल राय

पेसरान स्व•श्री जुगेश्वर राय

4•मोसमात महजरी कुँवर पत्नी स्व•श्री जुगेश्वर राय जात यादव साकिन मौजा राजापुर थाना-दीघा, जिला-पटना पेशादारान कास्तकारी ।

2•नाम मौकिर अलेहा :-

श्रीमती देवपती देवी पत्नी श्री तारकेश्वर प्रसाद सिंह जीवित जात अयोध्या कुर्मी साकिन मौजा राजापुर थाना पुलवारी हाल थाना दीघा, जिला-पटना पेशा खेती ।

3•किसीम बसीका :-

केवाला बयलाकलामी

4•तायदाद जरसमन :-

मो0 800/-रूपया

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