भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

बिहार BIHAR

Serial No. 27013

Deed No. 22523

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

This document was presented for registration on 06/08/2012 by Naushad Alam (M.Dir.)
A Stamp Duty of Rs. 304340/- and other Fees of Rs. 1279/- 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. 22523 in Book No. 1, Volume No. 424 on pages from 263 to 281 and has been preserved in total 19 pages in C.D. No. 66 / Year 2012

SCANNED

Date: 07/08/2012

Token No: 27766 /2012

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna



Challan No. .....626.....476.....dated 26-07-2012

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Patna on this 26th Day of July 2012.

For NIAGAREE BUILD. & DEVELOP. PVT. LTD.

Managing Director

Zakir Malik

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BETWEEN

Bibi Zakia Malik daughter of Mohammad Abdul Mallick and wife of Dr. Mohammad Muzaffar Hussain resident of C/o Late Taimoor Ali, pleader, Khazanchi Hat, in the town of Purnea, P.S. Kotwali, District Purnea in the State of Bihar, thereafter resident at 148, Patliputra colony, Patna-13 P.S Patliputra, District Patna, Nationality-Indian including her 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.

WHERE AS, the property more fully described in schedule-A of this deed is the Purchased property of the land owner, namely Bibi Zakia Mallick by virtue of six registered absolute sale deed bearing nos. I) 25114, in Book No 1, Volume No. 64, Pages 29. to 36, Serial No. 2946, dated 14-04-1980, registered at Patna Registry office measuring an area of One Katha Three by one by three dhoors in Plot Nos 1005 (P), and 1006(P), Khata Nos. 203, 180 Than No. 2 situated at survey Mauza Mainpura ommonly known as New Patliputra, Patna-13, II) 25115, in ook No 1, Volume No. 64, Pages 37. to 43, Serial No. 947, dated 14-04-1980, registered at Patna Registry office

For NIAGAREE BUILDERS & DEVELOPERS PVT. LTD.
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measuring an area of One Katha Three by one by three Dhoors in Plot Nos 1005 (P), and 1006(P), Khata Nos. 203, &180 Than No. 2 situated at survey Mauza Mainpura commonly known as New Patliputra, Patna-13, III) 25116, in Book No 1, Volume No. 65, Pages 24. to 31, Serial No. 2948, dated 14-04-1980, registered at Patna Registry office measuring. an area of One Katha Three by one by three Dhoors in Plot Nos 1005 (P), and 1006(P), Khata Nos. 203, &180 Than No. 2 situated at survey Mauza Mainpura commonly known as New Patliputra, Patna-13, IV) 2517, in Book No 1, Volume No. 65, Pages 32. to 39, Serial No. 2949, dated 14-04-1980, registered at Patna Registry office measuring an area of One Katha Ten Dhoors in Plot Nos 1005 (P), and 1006(P), Khata Nos. 203, &180 Than No. 2 situated at survey Mauza Mainpura commonly known as New Patliputra, Patna-13, V) 2518, in Book No 1, Volume No. 65, Pages 40. to 46, Serial No. 2950, dated 14-04-1980, registered at Patna Registry office measuring an area of One Katha Ten Dhoors in Plot Nos 1005 (P), and 1006(P), Khata Nos. 203, &180 Than No. 2 situated at survey Mauza Mainpura commonly known as New Patliputra, Patna-13 VI) 2519, in Book No 1, Volume No. 65, Pages 47. to 53, Serial No. 2951, dated 14-04-1980, registered at Patna Registry office measuring an area of One Katha in Plot Nos 1005 (P), and 1006(P), Khata Nos. 203, &180 Than No. 2,situated at survey Mauza Mainpura commonly known as New Patliputra, Patna-13 all purchased from Bibi Awari Begum wife of Mohammad Islam resident of Boring Road Patna-1 and Shamsa Begum wife of Abdul Razzaque resident of Boring Road Patna-1, and form the date of purchase the said land owner came and remained in peaceful physical and exclusive possession over the same as absolute.

For NIAGAREE BUILDTECH PVT. LTD.
Managing Director
26/07/12

Zakir Malik
2012

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AND WHEREAS, the owner covenants that the aforesaid property is in her exclusive possession with absolute right , title and interest and the same is free form all encumbrances Debts lien, charges and attachments and in marketable condition and have in herself good right, full power and absolute authority and tile to transfer in the whole or part of the said property and owned and possession the same and she came and remained in peaceful physical and exclusive possession over the same as absolute owner,

And whereas, the said landowner got her name mutated in circle office Sadar Patna and where upon the revenue rent receipt has been issued in her name vide Jamabandi No. 8041/3428, and she has been paying the revenue rent to the government of Bihar regularly and obtaining the rent receipts.

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

(i) That the said property is under her 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 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.

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

That the 1st party is not benamidar or trustee in ct of the said property or any part thereof. And whereas st party is interested in getting residential building/ gs developed and constructed on the said property of ty by amalgamating her said property to adjoining land er landowners subject to P.M.C., Patna or any other tent authority approval.

The aforesaid developer (2nd Party) offered to p and construct at its own cost residential building/ gs consisting of Flats and parking space on the said y of the 1st Party.

As a result of the negotiations between the parties and on the representations and declaration made by downer as here in recorded, an Agreement for ment of the said property by the aforesaid developer n arrived at between the parties hereto on terms and ns hereinafter appearing.

HIS DEED PRESENTS WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES S FOLLOWS:-

1st Party hereby appoints the aforesaid developer veloper of the said property and grants to the who hereby accepts from the 1st Party the right to he said property in the schedule hereunder written nner and on the terms and conditions hereinafter

mediately after the execution of this development t, the developers shall proceed expeditiously with n of the plans, drawings of the said building.

For NIAGAREE BUILD... PVT. LTD.
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3. The developer shall submit the plan of the building for sanction to P.M.C., Patna and or any other competent authorities. The 1st Party shall have no objection if the aforesaid building plans are submitted to local authority (i.e.) in the name of the 1st Party or any other permissions, approvals are obtained in her name and agreed to sign all such papers that may be deemed 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 53% (Fifty three percent) of the total built-up area including parking space in said building complexes/apartments and area to be delivered to the 1st Party hereinafter referred to as the 1st Party's portion shall be constructed in accordance with plan approved by the P.M.C., Patna/ or any other competent authority.

5. That as consideration of the cost of development and construction of the said building, the developer will get 47 %(forty seven Percent) of the total built- up area including car parking space.

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, or any other competent authorities with a grace period of six months. It is further agreed that if the developer fails to fulfill the above stipulations(i.e 2 1/2 years) (Two & Half) years as regards to time of delivery then the Developer shall pay to the 1st Party compensation at the rate of Rs.10,000/-(Rupees Ten Thousand only) per month from the date of expiry of the aforesaid (Two and half) years period

For NIAGAREE BUILD... 26/07/12
Managing Director

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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 builder/ developer

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

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 buildings and further undertake that their (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 53% (Fifty three Percent) allotted to her, including car parking space. The 1st Party shall be fully entitled to enjoy the above super built-up area either herself individually or collectively and shall be fully entitled to transfer, convey, grant otherwise alienate or transfer her 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 47% (Forty SevenPercent) 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

For NIAGAREE ENTERPRISE
Managing Director
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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 landowner (1st Party) that delivery of possession of 1st Party's area 53% (Fifty Three Percent) of the total built-up area, including car parking space of the said 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.

13. The 1st party shall at no time demand sum or premium or any interest in dealing regarding transfer of developer's area 47% (Forty seven Percent) and the landowner (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 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.

16. 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.

For NIAGAREE BUILD. & DEVELOP. PVT. LTD.

Managing Director

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17. 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 buildings at the developer's own cost and expenses, as per sanctioned plan map.

18. The Developer shall be entitled to enter into Agreement for sale or otherwise to allot Flats and parking space and other tenements comprised in the developer's area in the said buildings which does not form part of the 1st Party's area and developer shall, exclusively be entitled to realize all amounts receivable under such agreements, transfer deeds, deeds of allotment etc. in respect of the developer share.

19. 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 owner and the developer and their nominees proportionate to their respective shares in the total built-up area.

20. 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 buildings/apartments in general and grant the following specific power to the builders in particular to develop & construct the aforesaid buildings and to sale, lease out, mortgage or transfer the builder's shares.

(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 buildings.

(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 building/ buildings.

For NIAGAREE BUILD. & DEVELOP. PVT. LTD.

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(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.

(d) To accept any writ or summons or notice on behalf of the 1st Party and to appear/represent, her during the legal process in any court in respect of schedule property.

(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.

(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.

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

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

21. That the possession of Flats and Parking space of the first party share shall be deemed to be taken over by her 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/ complexes.

22. 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.

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

For NIAGAREE BUILD. & DEVELOP. PVT. LTD.
26/07/12
Managing Director

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24. Open terrace will remain open to all the occupants of the building complex jointly.

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

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

27. That after the construction and completion of the project the respective share OWNER is DEVELOPER/promoter and the land OWNER, shall be the absolute OWNER of her share and she will be entitled to sell/Transfer her share and as per the Bihar Apartment Ownership Act, 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared her shares as absolute.

28. That in case of any dispute or difference between the

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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.

Zakia Malik

(Bibi Zakia Malik.) Voter Id Card no. BR/35/206/0108604

SIGNATURE OF THE LAND OWNER

For NIAGAREE BUILD. & DEVELOP. PVT. LTD.

26/07/12

(Mr. Naushad Alam) *Managing Director*
For. M/S NIAGAREE BUILDERS & DEVELOPER PVT. LTD
INCOME TAX PAN: AAACN9905E
SIGNATURE OF THE DEVELOPER

WITNESSES:

Md. Imran Quraishi
S/o Md. Main Quraishi
Moh: Imlital, Zama Masjid
Danapur, Patna

Md. Rahat Jamar Nusrani
S/o
Dr Mohd. Muzaffar Nusrani
172A Patliputra Colony
Patna 800013
Bihar, India

As per statement of the Land OWNERS and the DEVELOPER I have drafted the Deed of Development Agreement documents in 15 pages.

Anwar Alam
Advocate
26/7/12

(Anwar Alam)
Advocate
Patna D,B,A

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SCHEDULE "A"

All that piece and parcel of vacant land measuring an area of 7793 Sq.ft. equivalent to 5 Kathas 14 Dhur 12 Dhuries equivalent to 17.8935 Decimals more or less, as per physical possession of the agreement property with right, Title, Interest and possession thereon and therein situated at Survey Mauza Mainpura Commonly known as New Patliputra P.S. Patliputra District Patna within the jurisdiction of Sub and Sadar Registry office, Patna, under Tauzi No. 5123, Revenue Thana No. 2, Khata Nos 208 &180, Part of Cadestral Survey Plot Nos 1005 & 1006, **Ward No. 14, Zone- 04 Government land valuation List Sorial No. 225** Annual rent 5.50—Paise—only payable to the state Government of Bihar through Circle Officer Sadar Patna. Which is under dissolved Patna Regional Development Authority Patna, and which is bounded as follows:-

BOUNDARY

NORTH :-Patliputra Co-operative
SOUTH :- Qamrun Nisa
EAST :- H.P. Verma
WEST :- Branch Road

FULL DETAILS OF VALUATION

1. Total Area of vacant Five Kathas Fourteen Dhoors Twelve Dhurkies equivalent to 7793 Sq. Ft.= 17.8935 Decimals
2. Total cost of Land value comes to Rs... 1,52,12,000/- Only @ Rs. 8,50,000/- Only per Decimal.
3. Stamp Duty is according paid a sum of Rs. 3,04,240/- only @ 2% of the Total land valuation amount + Rs. 100/- Only.
4. Registration Fee and scanning Fee also paid through Challan No...6264476...dated 26-07.2012 SBI, Main Branch Patna.

For NIAGAREE BUILD. & DEVELOP. PVT. LTD.
26/07/12
Managing Director

Zakir Haider

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APPENDIX-B
SPECIFICATION

Foundation	:	Short bored under reamed ground piles or as per the design of structural consultants.
Super Structure	:	R.C.C. Framed structure with partition wall of bricks work in cement mortar.
Roof Slab	:	R.C.C. Roofing Slab .
Flooring	:	Vitrified Tiles/Marble/flooring will be provided.
Electrical Wiring	:	Concealed PVC conduct wiring ~~using copper conductor with~~ standard electrical accessories. The builder will not provide fans. Bulbs, tubes etc.
Kitchen	:	Kitchen top slab of granite 2' height glazed tiles on dado with steel sink.
Interior Finishing	:	Interior shall be provided with wall putty.
Exterior Finishing	:	Depends on latest development in finishing materials and the market at the time of its ~~implementation (weather coat~~ paint).
Door Shutter	:	Sal Wood door frames, factory made plywood flush door shutter with locking arrangements.
Windows	:	Fully glazed Sal wood/gamhar/haulak/ Aluminum windows.
Painting	:	Door and windows painted with ~~approved make and shade paint.~~
Lift	:	Lift facility will be provided.
Generator	:	Generator facility of adequate capacity will be provided.

For NIAGAREE BUILD. & DEVELOP. PVT. LTD.
26/07/12
Managing Director

Zakir Malik

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बिहार सरकार

निबंधन विभाग

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं

1. प्रस्तुतकार का नाम/पता M/S Nagree Builders & Developers Pvt. Ltd. office at 503, Ashirbhad Complex, Saidpur, Patna

2. निबंधन कार्यालय Patna

3. बैंक का नाम एवं शाखा

4. भुगतान की जानेवाली राशि का विवरण

क्रम सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष 03-हस्तांतरण पर स्टाम्प शुल्क लगाना-उप शीर्ष 0001 संकल्प प्राप्तियां प्राथमिक इकाई-7549 संकल्प प्राप्तियां विपत्र कोड-R0030021030001	302340
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क लघु शीर्ष-004-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष 0001 प्राथमिक इकाई-7549 संकल्प प्राप्तियां विपत्र कोड-R0030031010001	250 304
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800 अन्य प्राप्तियां-उप शीर्ष-0006 अन्य संकल्प प्राथमिक इकाई-7549 भूमि निबंधन शुल्क से प्राप्त विपत्र कोड-R0029000800006	1
	भुगतान का माध्यम : नगद/चेक/डाफ्ट कुल राशि शब्दों में Rupees Three Hundred Four Only	कुल राशि 303644

रसीद के का Any एवं हस्ताक्षर only

स्थान Patna

तारीख 26/11/12

चेक/डाफ्ट का विवरण पीठ पर अंकित कर दें।

चेक/डाफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी।

FOR USE OF THE BANK

स्कोल नं०..... उपयुक्त कालम

संख्या 05 में दिए गए विवरण के अनुसार रु०..... भरे किया।

शब्द में.....

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु सर्विस चार्ज जमा करने का विवरण

रसीद सं०..... एसको लेखा सं०

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Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. Stamp Act. Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act. Certificate of Admissibility.

Document is kept pending for Commission

Stamp duty paid under Indian Stamp Act Rs. 304340/-

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

Amt.Paid By N.J Stamp Paper Rs. 1000/-

Amt.paid through Bank Challan Rs. 304619/-

FEE PAID

A1	0	C									
A5	0	D		0	H1b	0	K1a				
A9	0	DD		0	H2	0	K1b	0	Lii	0	
A10	0	E		0	I	0	K1c	0	Liii	0	
B	0	H1a		250	J1	0	K2	500	Mb	0	
				0	J2	0	Li	0	Na	54	
								0			
									TOTAL-	804	

Registration Fee

LLR + Proc Fee

LLR	0
Proc.Fee	0
Total	0

Service Charge: 425

Amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1279

Date: 06/08/2012

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 06th August 2012 by Naushad Alam (M.Dir.) S/O Mr. Adalat Hussain by profession Others. Status - Claimant

06/08/12

Signature/L.T.I. of Presentant Date:06/08/2012

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Imran Quraishi' age '24' Sex 'M', 'S/O-Md. Moin Quraishi', resident of 'Imlital, Zama Masjid, Danapur, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

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1. Name of the Vendor. Shamim Begum wife of Abdul Razaque, resident of Boring Road, in the town of Patna, Police Station Kotwali, District Patna, by profession Housewife.

2. Name of the Vendee. Bibi Zahida Mali daughter of Md. Abdul Kadir and wife of Dr. Md. Muzaffar Hussain, residing at C/o Late Nasiruddin Ali, Pleader, Khazanchi Hat, in the town of Purnea, P. S. Kotwali, District Purnea at present residing at 143, Pataliputra Colony, in the town of Patna, P. S. Pataliputra, District Patna, by occupation Housewife.

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1. Name of the Vendor. Bibi Nurun Nisa wife of Md. Shafique, resident of Digha, P.S. Digha, in town of Patna, District Patna at present residing at Nasurhi, P.S. Kasapur, the District Patna by profession House-keeping.

2. Name of the Vendee. Bibi Zakia Malik daughter of Md. Abdul Malik and wife of Dr. Md. Muzaffar Hussain, residing at c/o Late Taimoor Ali, Pleader, Kazanchi Hat, in the town of Purnea, P.S. Kotwali, District Purnea, at present residing at Patliputra Colony in the town of Patna, P.S. Patliputra, District Patna.

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Sch. XIV.—F.No. 180 V

रसीद मालगुजारी
नाम सर्कल। नाम मौजा मय
थाना वो थाना नम्बर

V

बि0स0भु0. पटना। X
फरद मालकी / फरद रैयती। 89
नाम रैयत मय वल्दियत जमाबन्दी।
वो सकुनत। नम्बर। 00868531 671/8041

पटना सदर	मैगुप	सिंगली जकिया मालिक

आराजी नगदी 2 आराजी भावली 4 तफसील हिसाब लगान भावली।

0.21 3/4 (डि०)	मोजफरहुसैन पुत्र मदद मालिक सा०

जोत का सालाना मांग मय तफसील (बकाया वो हाल) सन्1जदा साल की 2013-14

2013-14 मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल– (नकदी)	3.00					3.00
गुजारी (भावली)	0.75					0.75
सेस ...	1.50					1.50
*सुद ...	1.50					1.50
मुतफरकात ...	0.60					0.60
मीजान	7.35					7.35

2वानी 208 180 खेसरा 1005 1006

तफसील अदायकारी।

2013-14 अदायकारी बाबत	बकाया				मोतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल– (नकदी)					3.00	
गुजारी (भावली)					0.75	
सेस ...					1.50	
*सुद ...					1.50	
मुतफरकात ...					0.60	
मीजान अदायकारी					7.35	

7.35 (1) मीजान कुल (लफ्जों में) —सात रु० पैसा पचहत्तर मात्र

(2) नाम देहिन्दा —खुद

(3) कुल बकाया —0

दस्खत वो तारीख अमला तहसील कुनिन्दा

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

बि.स.मु.(राजस्व) 1–2011

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Sch. XIV.—F.No. 180 V

एसीद मालगुजारी
नाम सर्कल। नाम मौजा मय
थाना वो थाना नम्बर

बि0स0मु0, पटना। X
परच मालगुजारी / फारद रैयती। 89
नाम रैयत मय वल्दियत जमाबन्दी।
वो सकुनी। नम्बर। 00868531 671/8041

पटना सदर	बाँकुपुर	[illegible]

अराजी नगदी 2 अराजी भावली [illegible] तफसील हिसाब लगान भावली।

0.21.4 (ई०)	[illegible]

जोत का सालाना मांग गय तफसील (बकाया वो हाल) मौजुदा साल की।

2013-14 मांग बाबत	सालाना	बकाया				हाल	
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल– गुजारी (नकदी)	3.00					3.00	खाता 209
माल– गुजारी (भावली)	0.75					0.75	180
सेस ...	1.50					1.50	खसरा 1005
*सुद ...	1.50					1.50	1006
मुतफरकात ...	0.60					0.60	
मीजान	7.35					7.35	

तफसील अदायकारी।

2013-14 अदायकारी बाबत	बकाया				मोतालवा हाल	फाजिल
	तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल– गुजारी (नकदी)					3.00	
माल– गुजारी (भावली)					0.75	
सेस ...					1.50	
*सुद ...					1.50	
मुतफरकात ...					0.60	
मीजान अदायकारी					7.35	

7.35 (1) मीजान कुल (लफ्जों में) --सात रु० पैसे पचहत्तर मात्र

(2) नाम देहिन्दा --रैयत

(3) कुल बकाया --०

दस्खत वो तारीख अमला तहसील कुनिन्दा

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

बि.स.मु.(राजस्व) 1–2011

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रसीद मालगुजारी। फरद मालकी/फरद रैयती।
नाम सर्कल। नाम मौजा मय नाम रैयत मय वल्दियत जमाबन्दी 561
थाना वो थाना नम्बर। वो सकुनत। नम्बर। 2.081

[illegible]	मेनुका	श्रीमती लालिमा	[illegible]

अराजी नगदी अराजी भावली तफसील हिसाब लगान भावली।

0.29.3	0	मालवार इन्ट	इनी ओलाद मालिक

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल तक।

मांग बाबत 2012-13	सालाना	बकाया: तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	हाल
माल-गुजारी (नगदी)	3.00				21.00	3.00
माल-गुजारी (भावली)	0.62				20.62	0.62
सेस ...	9.50				50.50	9.50
*सूद ...	9.50				50.50	9.50
मुतफरकात ...	0.50				95.50	0.50
मीजान	6.3X				1V2.3X	6.3X

तफसील अदायकारी।

अदायकारी बाबत 2012-13	बकाया: तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।	मोतावला हाल।	फाजिल
माल-गुजारी (नकदी)				21.00	3.00	
माल-गुजारी (भावली)				20.62	0.62	
सेस ...				50.50	9.50	
*सूद ...				50.50	9.50	
मुतफरकात ...				95.50	0.50	
मीजान अदायकारी				1V2.3X	6.3X	

(१) मीजान कुल (लफ्जों में) — दो सौ पांच रुपये अन्नत पैसा [illegible]
(२) नाम देहिन्दा —
(३) कुल बकाया —

दस्तखत वो तारीख अमला तहसील कुनिन्दा।

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

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अंचल पदाधिकारी का कार्यालय

(भू-स्वामित्व प्रमाण-पत्र)

1205
3/8/1

1. प्रतिवादी याचिका/वादी/मालिक/पक्षकार/कुली राजस्व/सर्किल नं. 148 पटना

पता पटनासिटी जिला पटना

क्षेत्र का नाम एवं थाना संख्या	तौजी संख्या	खाता संख्या	खसरा संख्या	रकबा एकड़	रकबा डि०	
मौजा पटना		208	1005	0	21 3/4	सी०
		180	1006			

Copy Draw

कोर्ट/याचिका/याचिका संख्या/मालिक के नाम की मौजा मैगरा थाना नं० 6 जमाबंदी सं० 671 पर दर्ज है। खेसरा खाता सं० 208, 180 खेसरा सं० 1005, 1006 रकबा 0.41 3/4 डि० है। जमीन बंजर है। नक्शा कब्जा तौजी है। नक्शा कब्जा 0.41-13 तक

8 14

आवेदक का हस्ताक्षर

कर्मचारी का प्रतिवेदन

कार्यालय का मुहर

अंचल पदाधिकारी का हस्ताक्षर

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