

क्रम संख्या... 2713 तिथि... 28/08/19 मूल्य... 1000/-
केता का नाम एवं पता... नि. मासुद करिम एवं डी. मासुद करिम
Govt. of Bihar
District Registry Office, Patna
Summary of Endorsement
Deed No. 9549

This document was presented for registration on 29/08/2019 by Syed Masud Karim
A Stamp Duty of Rs. 380600/- and other Fees of Rs. 27025/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executors
and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. 9549 in Book No. 1, Volume No. 223 on pages from 565 to
585 and has been preserved in total 21 pages in C.D. No. 33 / Year 2019

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

Token No: 10519 /2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE ON
THIS 29TH DAY OF AUGUST 2019, AT PATNA

BETWEEN

- Syed Masud Karim (Aadhar No. 2719 4218 1828,
PAN: AEVPK5707M & Mob. 9430954661) son of Late
Syed Hafiz Karim, resident of Rajendra Nagar, P.S. Kadam
Kuan, District Patna by Nationality-Indian.

NIAGAREE BUILD. & DEVELOP. PVT. LTD.

Managing Director



रस्तावेज की जाँच किया

रस्तावेज में अंकित वर्णन दिवानी के अनुषंग सही पाया।

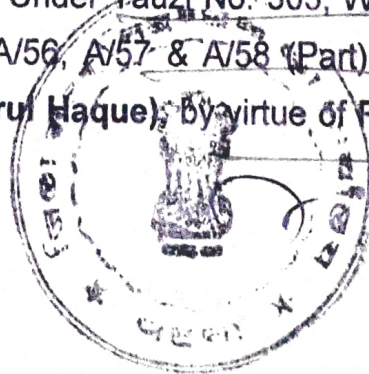
स्वीकृत लिपिक
(अरुण कुमार मल्लिक)

2. Mr. Anwarul Haque (Aadhar No. 7273 0362 3300, PAN: AAZPH4600A & Mob. 6204191816) son of Late Mohammad Hassan., resident of Moh – Bagh KaluKhan, sadargali P.O. Jhauganj, P.S. Khajkalan, District Patna, by Nationality-Indian including their legal heirs, successors, legal representatives and assignees called Land owners., 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 503, Adharshila Complex, South Gandhi Maidan Patna, represented, through its Managing Director, Mr. Naushad Alam son of Mr. Adalat Hussain, resident of New Azimabad Colony, P.S. Sultanganj, Present P.S. Bahadurpur, P.O. Mahendru, District Patna, by Nationality-Indian, including his office successors, directors. Promoters, partners, legal representatives and assignees called Builders/Developers, REFERRED TO AS SECOND PARTY.
PAN: AAACN9905E Mob. 9431025397

WHEREAS, the property more fully described in schedule-A is the Purchase property of the land owners namely i.e. First Land owner (Syed Masud Karim), by virtue of Registered sale deed dated 24.07.1987, bearing Deed No. 6211 in Book No 1, Volume No. 64, Pages 73 to 76 in the Year 1987, which was registered at Sonapur Vaishali Registry office measuring an area of Three Kathas Six Dhurs Eighteen Dhurkies equivalent to 4550 Sq Ft, situated at Survey Mauza Sandalpur, Commonly known as New Azimabad Colony, P.S. Bahadurpur, District Patna, bearing Part of Cadestral Survey Plot No. 730, Khata No. 348, Thana No. 11, Under Tauzi No. 303, Ward No. 15/21 (Old), Sub Plot No. A/56, A/57 & A/58 (Part), and **Second Land Owner (Anwarul Haque),** by virtue of Registered sale deed



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Anwarul Haque

22/8/19

Syed Masud Karim

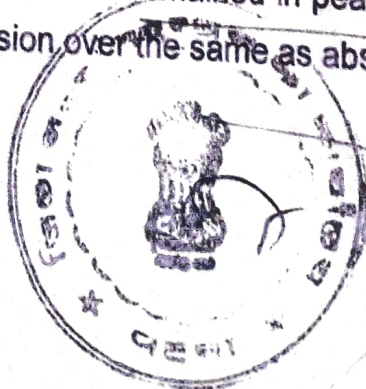
24/8/19

Managing Director 22/8/19

dated 04.07.1991, as Deed No. 3185 in Book No. 01, Pages 213 to 217, in the Year 1991 which was Registered at Patna measuring an area of One Katha Five Dhurs equivalent to 1701 Sq Ft, situated at Survey Mauza Sandalpur, now commonly known as New Azimabad Colony, P.S. Bahadurpur, District Patna, bearing Part of Cadestral Survey Plot No. 730, Khata No. 348, Thana No. 11, Under Tauzi No. 303, Ward No. 15/21 (Old), purchased from Badri Narayan Mahto S/O Late Ram Sharan Mahto resident of Mohalla Mohammadpur, Shahganj (Sandalpur) P.S Sultanganj (at present Bahdurpur), P.O Mahendru District Patna – 800006 Bihar, and from the date of purchased said land owners separately owned and possessed the same as absolute owners and they came and remained in peaceful physical and exclusive possession over the same as absolute owners.

And whereas the first land owner Mr. S.M Karim applied to set his name mutated in circle office of sadar Patna vide application No. 10079 dated 23.7.2019, and the Second land owner got his name mutated in circle office of Sadar Patna, Vide Jamabandi No., and where upon the revenue rent receipt has been issued in his name and his has been paying the revenue rent to the government of Bihar regularly separately.

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 owned and possessed the same and they came and remained in peaceful physical and exclusive possession over the same as absolute owners.



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Approved by
29/8/19

Syed Masud Karim
29/8/19

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

(i) That the said property is under their 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 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 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 benamidar or trustee in respect of the said property or any part thereof. And whereas the 1st party is interested in getting residential building/buildings developed and constructed on the said property of 1st Party by amalgamating their said property to adjoining land of other landowners subject to Dissolved Patna Regional Development Authority/PMC or any other competent authority approval.

(b) The aforesaid developer (2nd Party) offered to develop and construct at its own cost residential building/ buildings consisting of Flats and parking space on the said property of

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28/8/19

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the 1st Party as well as adjoining land of others land owners. The 1st Party/Landowners will have no objection if 2nd Party/Builder will amalgamate the land of other adjoining landowners all though the first party has no objection in amalgamation of adjoining land but construction should be made separately on each Plot.

(c) As a result of the negotiations between the parties here to and on the representations and declaration made by the landowners as here in recorded, an Agreement for development of the said property by the aforesaid developer 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 under the provision of RERA which has been effective from 01.05.2017.
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 their names 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

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all encumbrance to the 1st Party 50% 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 Dissolved Patna Regional Development Authority/PMC or any other competent authority.

5. That as consideration of the cost of development and construction of the said building, the developer will get 50% of the total super 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 Two Years** from the date of the sanction of Map from Dissolved Patna Regional Development Authority/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 ½ Years as regards to time of delivery then the Developer shall pay to the 1st Party compensation at the rate of Rs. 25,000/- (Rupees Twenty Five Thousand only) per month from the date of expiry of the aforesaid (2 ½ 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 builder/ developer.

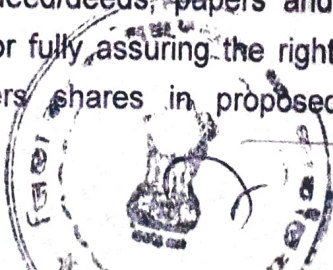
8. That the entire construction of the proposed building on the aforesaid piece of land shall be completed at the cost to be arranged by the builders alone and the 1st Party shall not be financially responsible for any delay.

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

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Received for
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Syed Masud Khan
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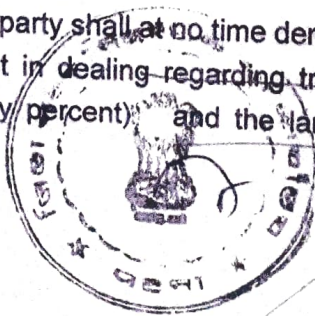
undertake that their (1st Party) share in the proposed building is adequate, reasonable in the lieu of the transfer of aforesaid piece of land.

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 50% allotted to themselves, including car parking space. The 1st Party shall be fully entitled to enjoy the above super built-up area either themselves individually or collectively and shall be fully entitled to transfer, convey, grant otherwise alienate or transfer their interest in any manner as deemed and fit by the 1st party to any person, association, government agencies etc. on such terms and conditions as may be decided by the owners individually or collectively.

11. Similarly, the developer shall exclusively be entitled to the developer's area 50% (fifty 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.

12. It is hereby expressly irrevocably agreed & declared by the landowners (1st Party) that delivery of possession of 1st Party's area 50% (fifty 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 50% (fifty percent) and the landowners (first party)



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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 part 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 owners 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, and the name of the proposed project will be **"AL-KARIM ENCLAVE"**.

17. That the land OWNER and developer will mutually divide their share soon after sanctioned of map from competent authority by executing a M.O.U regarding share division :-

18. That the 50% (Fifty percent) share will be given to the land owners jointly in the Residential building in front/side/Back in each and every floors Including Common Passage under campus of the proposed building, Top Trace etc Similarly 50% (Fifty percent) share goes in the share of Developer in the Residential building in front/ side/ Back in each and every floors Including Common Passage under campus of the proposed building, Top Trace etc.

19. That it has been decided between the parties that the DEVELOPER may acquire some additional land adjacent to the present land under the present land development and can submit the joint land for sanction from the competent



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Howard P. S. S. S.

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authority and may develop the other land with the land in question and the owner shall have no objection to the same That the DEVELOPER further undertakes:-

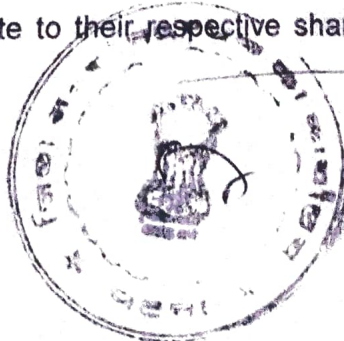
I. That it will not do any act of commission, omission, expressly or impliedly or directly or indirectly by which the owner right, title and interest over the said property may in any manner be adversely affected until the DEVELOPER has given delivery of possession of the owner's area to the OWNER.

II. To indemnify the owner and always keep them indemnified and harmless in respect to all claims, damages, compensations or expenses payable in consequence of any injury or accident sustained by any workmen, artisan or other persons in the property whether in the employment of the DEVELOPER or not while in or upon the said property and during the period of construction of the said building thereon.

20. 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.

21. 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.

22. 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.



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deed from
Allottee fails
the period to
promoter to with
all payment of
by the Allottee

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23. 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.

(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, their 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.

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Amrinder Singh
29/8/19

Syed Masud Karim
29/8/19



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

24. That the possession of Flats and Parking space of the first party share shall be deemed to be taken over by their 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.

25. As far as the total super 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 Dissolved Patna Regional Development Authority/PMC or other competent authority.

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

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

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

29. That all disputes and cases pertaining to this deed and firm shall fall within the jurisdiction of the Court located in Patna only.

30. The land OWNERS ~~agreed 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 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 enjoy peaceful possession of the said property for the

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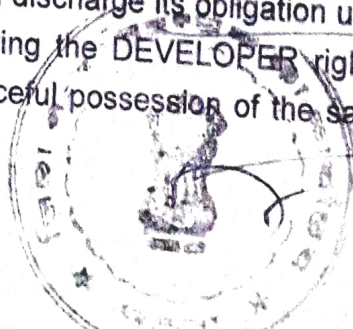
29/08/19
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Shri. M. S. K. K. K.

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Shri. M. S. K. K. K.

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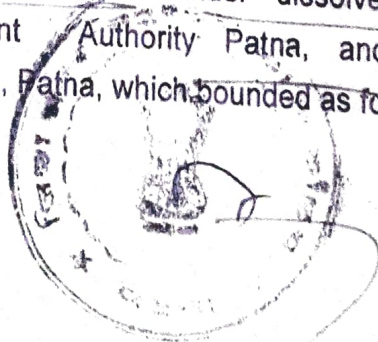
purpose and to do all such acts, and/or things that may be necessary for the Development, planning, constructing of the said building/ buildings and sale of the developer's area.

31. That after the construction and completion of the project the respective share OWNERS i.e. DEVELOPER/ promoter and the land OWNERS, shall be the absolute OWNERS of 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.

32. 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.

SCHEDULE "A"

ALL THAT PIECE AND PARCEL of vacant land measuring an area of Four Kathas Eleven Dhurs and seventeen Dhurki as per registered sale deed but as per possession area comes to **5890.28 Sq Ft equivalent to 13.5253 Decimals** situated at Survey Mauza Sandalpur, now commonly known as New Azimabad Colony, P.S. Bahadurpur, District Patna, within the jurisdiction Sub Registry Office Patna City and Sadar Registry Office Patna, bearing Part of Cadestral Survey Plot No 730, Khata No. 348, Thana No. 11, Under Tauzi No. 303, Ward No. 15/21 (Old), Sub Plot No. A/55, A/56, A/57, A/58, **Ward No. 57, Zone-02, Government valuation List Serial No. 500,** Annual Rent Rs. 5/- Only payable to the State Government of Bihar through Circle Officer Sadar Patna, Vide Jamabandi No. 2713, which is under dissolved Patna Regional Development Authority Patna, and Patna Municipal Corporation, Patna, which bounded as follows:-



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Anwarul Haque
29/8/19

29/08/19

BOUNDARY AS PER DEED NO. 6211

NORTH : Sub Plot No. A/55 & Plot of Mr. Anwarul Haque
 SOUTH : 20 Ft wide Road
 EAST : 20 Ft Wide Road
 WEST : Part of Plot No. 730 Badri Narayan
 Mahto

BOUNDARY AS PER DEED NO. 3185

NORTH : Branch Road & Sultanganj Sahkari Grih Nirman Samiti
 SOUTH : Plot No A/ 56 & A/57 (Part) Sultanganj Sahkari Grih Nirman Samiti
 EAST : Plot No A/ 55 (part)
 WEST : Part of Plot No. 730 Badri Narayan
 Mahto

Government valuation cum to Rs.1,49,80,000/-

Appendix-B**General Specification**

FOUNDATION : R.C.C. Raft foundation as per the
 design of Structural consultants.

PLINTH: Car parking over R.C.C. capping beam
 and D.P.C. with water proofing
 compound.

SUPER STRUCTURE: R.C.C. framed structure with partition
 wall of class-A bricks work with
 cement mortar.1:4

ROOF SLAB : R.C.C. Roofing Slab.

FLOORING: Vitrified Tiles flooring will be
 provided.

ELECTRIC WIRING: Concealed P.V.C. conduit wiring using

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 29/8/19

Anwarul Haque
 29/8/19



copper conductor with best quality electrical accessories.

KITCHEN:

Kitchen top slab of granite, 2' height glazed tiles on dado with steel sink and Jaguar make C.P. fittings.

BATHROOM:

Antiskid floor tiles flooring and glazed tiles on all walls up to Ceiling with Jaguar make C.P fittings and good quality sanitary Ware.

INTERIOR FINISH: All Interior surfaces shall be provided with Wall putty.

EXTERIOR FINISH: weather resistance paint shall be provided in exterior portion of the building.

DOOR :

Sal wood door frames, factory made commercial ply wood flush Door shutter (Green/century make) shall be provided.

WINDOW:

Fully glazed wooden windows shall be provided

PAINTING:

Door frame and door shutter shall be painted with enamel paint of approved make and shade.

LIFT:

Lift facility will be provided.

GENERATOR:

Generator facility of adequate capacity will be provided.

INTERCOM:

Intercom facility will be provided.

C.C.T.V:

G.C.T.V. facility will be provided.

NIAGAREE BUILD & DEVELOP PVT. LTD.
24/8/19

Approved by
24/8/19

Yousaf Masood Khan
24/8/19



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

Syed Masud Karim
29/8/19

1. (Syed Masud Karim)



Anwarul Haque
29/8/19

2. (Anwarul Haque)



SIGNATURE OF THE LAND OWNERS

MANAGING DIRECTOR & DEVELOPER PVT. LTD.


29/08/19
Managing Director

(Naushad Alam)

Managing Director: M/S NIAGAREE BUILDERS
& DEVELOPERS PVT. LTD

SIGNATURE OF THE DEVELOPER

WITNESSES:

Chamsher Alam

S/o Shadik Miya

SOS Adharshila complex

SOUTH Grandi Maidan

29/8/19

Patana

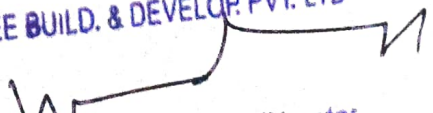
Syed Enayat Karim

S/o. Syed Nawab Karim
Road No. 8, Rajendra Nagar
Patna - 16 29/08/19

Abhishek

29/8/19

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Managing Director



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार
प्रपत्र-XIV ख
(देखें नियम-10)
लगान रसीद

ऑनलाइन
Running Unique No.: 0440353297
(Receipt No.)

जिला:- Patna	अंचल:- Patna Sadar
हल्का:- Bankipur	मौजा :- सदलपुर
जमाबंदी सं०:-	मौजा/धाना सं०:- 2/11
भाग वर्तमान:- 88	
पृष्ठ संख्या:- 81	
जमाबंदी रेयत का नाम:- ANWARUL HAQUE	पता:- VILL- BAGHKALU KHAN SADAR GALI PO- JHAUGANJ
अभिभावक का नाम:- MD. HASAN MARHUM	PS- KHAJEKALAN

खाता संख्या 348	खेसरा संख्या 730	रकबा/डिसमिल 0 एकड़ 3.90578 डिसमील 0 हेक्टर
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सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

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

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक) अभियुक्ति
लगान	0.00	10.00	10.00	2019-2020 से 2019-2020
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	0.00	14.50	20.00	2019-2020 से 2019-2020
कुल	0.00	24.50	30.00	2019-2020 से 2019-2020

कुल बकाया-30.00

वसूल की गयी राशि शब्दों में- Thirty Rupees

तिथि- 14-03-2020



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

NIAGAREE BUILD. & DEVELOP. PVT. LTD

Managing Director

आदेश

तिथि

Mar 13 2020

आदेश पर की
गई कारवाई

अभिलेख आज प्रस्तुत किया गया। क्षेत्रिय कर्मचारी ने अंचल निरीक्षक के माध्यम से प्रतिवेदन समर्पित किया। प्राप्त प्रतिवेदनानुसार आवेदित ज़मीन मौजा संदलपुर थाना Patna

खाता	प्लॉट	रकबा
348	730	0 एकड़, 3.90578 डिसमील, 0 हेक्टर

का बिक्रेता

विक्रेता का नाम	रिश्ता	अभिभावक का नाम
BADRI NARAYAN MAHTO	पिता/बाप/अबू	LATE RAMSHARAN MAHTO

है जिन्होंने निबंधित बिक्री, बिक्री-केवाला संख्या 3185 दिनांक MMM d yyyy के द्वारा आवेदक को बिक्री किए हैं। उक्त जमीन का खतियानी / जमाबंदी रयत

रयत का नाम	रिश्ता	अभिभावक का नाम
सिद्धनाथ प्रसाद	पिता/बाप/अबू	बद्री नारायण महतो

वर्तमान जमीन पर आवेदक का दखल है। सर्वसाधारण सूचना का तामिला प्रतिवेदन प्राप्त हुआ। किसी ने कोई आपत्ती नहीं की है। क्षेत्रिय कर्मचारी / अं/नि. ने आवेदित भूमि का नामान्तरण आवेदक के नाम से करने हेतु अनुशंसा किया है।

राजस्व कर्मचारी एवं राजस्व अधिकारी द्वारा दाखिल खारिज हेतु अनुशंसा सहित जाँच प्रतिवेदन प्राप्त है। नोटिस उपरान्त किसी व्यक्ति के द्वारा आपत्ति प्राप्त नहीं है। राजस्व संग्रहण विभाग ने खारिज की स्वीकृति दी जाती है। अलावे सेस के साथ नामान्तरण स्वीकृत

शुद्धि पत्र हस्ताक्षरित कर निर्गत किया जाता है। ह0 कर्मचारी पंजी II में आवश्यक संशोधन के पश्चात एक प्रति कार्यालय में वापस करें।

Digitally Signed by : Pravin Kumar Pandey
अंचलाधिकारी Patna Sadar

14-Mar-2020



बिहार भूमि

बिहार सरकार
राजस्व एवं भूमि सुधार
विभाग
अंचल अधिकारी का
कार्यालय
Patna Sadar, Patna
नामांतरण शुद्धि-पत्र

Duplicate Copy: CRSLPPatna Sadar 12604
3/14/2020

न्यायालय अंचल अधिकारी, Pravin Kumar Pandey अंचल Patna Sadar जिला राजस्व ग्राम संदलपुर राजस्व
थाना संख्या 2/11 दाखिल-खारिज वाद संख्या एवं वर्ष 6948/R27 2019 - 2020 नया भाग वर्तमान 88 नया पृष्ठ संख्या 81
जिससे

निम्नलिखित भूमि खारिज कि जानी है...

पुराने रैयत का नाम - सिद्धनाथ प्रसाद अभिभावक का नाम - बट्टी नारायण महतो

खाता न.	प्लॉट न.	भूमि का रकबा.	पिछला भाग वर्तमान	पिछला पृष्ठ संख्या
348	730	3.9058 डिसमील	25	4224

जमाबंदी रैयत का नाम	सिद्धनाथ प्रसाद-पिता/बाप/अबू - बट्टी नारायण महतो
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उपर्युक्त जमाबंदी से घटायी जानेवाली भूमि के ब्यौरे					भू-राजस्व
राजस्व ग्राम/राजस्व थाना संख्या	खाता संख्या	खेसरा संख्या	भूमि का रकबा	चौहद्दी	
संदलपुर/2/11	348	730	3.9058 डिसमील		

दाखिल-खारिज के उपरान्त नए जमाबंदी रैयत का नाम एवं भूमि के ब्यौरे

नए जमाबंदी रैयत का नाम एवं पूर्ण पता	नई जमाबंदी में प्रविष्ट किये जानेवाले भूमि के ब्यौरे					भू-राजस्व
	राजस्व ग्राम/राजस्व थाना संख्या	खाता संख्या	खेसरा संख्या	भूमि का रकबा	चौहद्दी	
(ANWARUL HAQUE पिता/बाप/अबू - MD. HASAN MARHUM, जाति-N/A, पता-VILL-BAGHKALU KHAN SADAR GALI PO- JHAUGANJ PS-KHAJEKALAN)	संदलपुर/2/11	348	730	3.9058 डिसमील	पूरब SULTANGANJ SAHKARI GIRH NIRMAN SAMITI LTD. पश्चिम NIJ LEKHAKARI उत्तर SARKARI NALA दक्षिण SULTANGANJ SAHKARI GIRH NIRMAN SAMITI LTD.	10

Approved By : Pravin Kumar Pandey

अंचल अधिकारी

Patna Sadar

NIAGAREE BUILD. & DEVELOP. PVT. LTD

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Managing Director



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

प्रपत्र-XIV ख

(देखें नियम-10)

ऑनलाइन

Running Unique No.: 0131718520
(Receipt No.)

जिला:- Patna	अंचल:- Patna Sadar
हल्का:- Bankipur	गौजा :- सदलपुर
जमाबंदी सं०:-	मौजा/थाना सं०:- 2/11
भाग वर्तमान:- 88	
पृष्ठ संख्या:- 91	
जमाबंदी रयत का नाम:- SYED MASUD KARIM	पता:- RAJENDRA NAGAR KADAMKUAN
अभिभावक का नाम:- SYED HAFIZ KARIM	

लगान रसीद

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
348	730	0 एकड़ 10.4532 डिसमिल 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) घालू वित्तीय वर्ष का

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

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	0.00	10.00	10.00	2019-2020 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	0.00	14.50	20.00	2019-2020 से 2019-2020	
कुल	0.00	24.50	30.00	2019-2020 से 2019-2020	

कुल बकाया-30.00

वसूल की गयी राशि शब्दों में- Thirty Rupees

तिथि- 19-03-2020



यह एक कंप्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
सका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

NIAGAREE BUILD. & DEVELOP. PVT. LTD

Print

Managing Director

आदेश

तिथि

Mar 19 2020

आदेश पर की

गई कारवाई

अभिलेख आज प्रस्तुत किया गया। क्षेत्रिय कर्मचारी ने अंचल निरीक्षक के माध्यम से प्रतिवेदन समर्पित किया। प्राप्त प्रतिवेदनानुसार आवेदित जमीन मौजा संदलपुर थाना Patna

खाता	प्लॉट	रकबा
348	730	0 एकड़, 10.4532 डिसमील, 0 हेक्टर

का बिक्रेता

विक्रेता का नाम	रिश्ता	अभिभावक का नाम
THE SULTANGANJ SAHKARI GRIH NIRMAN SAMITI LTD	पिता/ बाप/अबू	ATHER SHER S/O ASGHER SHER

है जिन्होंने निबंधित बिक्री, बिक्री-केवाला संख्या 6211 दिनांक MMM d yyyy के द्वारा आवेदक को बिक्री किए हैं। उक्त जमीन का खतियानी / जमाबंदी रैयत

रैयत का नाम	रिश्ता	अभिभावक का नाम
सिद्धनाथ प्रसाद	पिता/बाप/अबू	बद्री नारायण महतो

वर्तमान जमीन पर आवेदक का दखल है। सर्वसाधारण सूचना का तामिला प्रतिवेदन प्राप्त हुआ। किसी ने कोई आपत्ती नहीं की है। क्षेत्रिय कर्मचारी / अं/नि. ने आवेदित भूमि का नामान्तरण आवेदक के नाम से करने हेतु अनुशंसा किया है।

राजस्व कर्मचारी एवं राजस्व अधिकारी द्वारा दाखिल खारिज हेतु अनुशंसा सहित जाँच प्रतिवेदन प्राप्त है। नोटिस उपरान्त किसी व्यक्ति के द्वारा आपत्ति प्राप्त नहीं है। राजस्व संग्रहण अंतः वार्षिक लगान 10 रुपये के हित में दाखिल खारिज की स्वीकृति दी जाती है। अलाय सैस के साथ नामान्तरण स्वीकृत

शुद्धि पत्र हस्ताक्षरित कर निर्गत किया जाता है। ह0 कर्मचारी पंजी II में आवश्यक संशोधन के पश्चात एक प्रति कार्यालय में वापस करें।

Digitally Signed by : Pravin Kumar Pandey
अंचलाधिकारी Patna Sadar



बिहार भूमि

बिहार सरकार

राजस्व एवं भूमि सुधार विभाग

अंचल अधिकारी का कार्यालय

Patna Sadar, Patna

नामांतरण शुद्धि-पत्र

Duplicate Copy: CRSLPPatna Sadar10079 2/25/2021



न्यायालय अंचल अधिकारी, Pravin Kumar Pandey अंचल Patna Sadar जिला राजस्व ग्राम सदनपुर राजस्व थाना संख्या 2/11
दाखिल-खारिज वाद संख्या एवं वर्ष 4423/R27 2019 - 2020 नया भाग वर्तमान 88 नया पृष्ठ संख्या 91 जिससे
निम्नलिखित भूमि खारिज कि जानी है...

पुराने रैयत का नाम - सिद्धनाथ प्रसादअभिभावक का नाम -बद्री नारायण महतो

खाता न.	प्लॉट न.	भूमि का रकबा.	पिछला भाग वर्तमान	पिछला पृष्ठ संख्या
348	730	10.4532 डिसमील	25	4224

जमाबंदी रैयत का नाम	सिद्धनाथ प्रसाद-पिता/बाप/अबू -बद्री नारायण महतो
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उपर्युक्त जमाबंदी से घटायी जानेवाली भूमि के ब्यौरे					भू-राजस्व
राजस्व ग्राम/राजस्व थाना संख्या	खाता संख्या	खेसरा संख्या	भूमि का रकबा	चौहद्दी	
संदलपुर/2/11	348	730	10.4532 डिसमील		

दाखिल-खारिज के उपरान्त नए जमाबंदी रैयत का नाम एवं भूमि के ब्यौरे

नए जमाबंदी रैयत का नाम एवं पूर्ण पता	नई जमाबंदी में प्रविष्ट किये जानेवाले भूमि के ब्यौरे					भू-राजस्व
(SYED MASUD KARIMपिता/बाप/अबू -SYED HAFIZ KARIM, जाति- अन्य, पता- RAJENDRA NAGAR KADAMKUAN)	राजस्व ग्राम/राजस्व थाना संख्या	खाता संख्या	खेसरा संख्या	भूमि का रकबा	चौहद्दी	10
	संदलपुर/2/11	348	730	10.4532 डिसमील	पूरब20 FEET ROAD पश्चिमPLOT 730 उत्तरSUB PLOT A/55 दक्षिण20 FEET ROAD	

Approved By : Pravin Kumar Pandey

अंचल अधिकारी

Patna Sadar

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार
प्रपत्र-XIV ख

(देखें नियम-10)

लगान रसीद

ऑनलाइन

Running Unique No.: 0319759473
(Receipt No.)

जिला:- Patna	अंचल:- Patna Sadar
मन्सिर:- Bankipur	मौजा :- सदलपुर
जमाबंदी सं०:-	मौजा/थाना सं०:- 2/11
भाग वर्तमान:- 88	
पृष्ठ संख्या:- 59	
जमावदी रयत का नाम:- ANIS FATMA	
अभिभावक का नाम:- SYED ALI KAZIM	पता:- RAJENDRA NAGAR KADAMKUAN

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
348	730	0 एकड़ 5.94 डिसमिल 0 हेक्टर

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

वसूली					
वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	0.00	10.00	10.00	2019-2020 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	0.00	14.50	20.00	2019-2020 से 2019-2020	
कुल	0.00	24.50	30.00	2019-2020 से 2019-2020	

कुल बकाया-30.00

वसूल की गयी राशि शब्दों में- Thirty Rupees

तिथि- 27-02-2020



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

NIAGAREE BUILD. & DEVELOP. PVT. LTD

Managing Director

बिहार सरकार
राजस्व एवं भूमि सुधार विभाग
अंचल अधिकारी का कार्यालय
Patna Sadar, Patna
नामांतरण शुद्धि-पत्र

Duplicate Copy: CRSLPPatna Sadar10085 2/27/2020



न्यायालय अंचल अधिकारी, Pravin Kumar Pandey अंचल Patna Sadar जिला राजस्व ग्राम सदनपुर राजस्व थाना संख्या 2/11 दाखिल
-खारिज बाद संख्या एवं वर्ष 4429/R27 2019 - 2020 तथा भाग वर्तमान 88 तथा पृष्ठ संख्या 59 जिससे
निम्नलिखित भूमि खारिज कि जानी है...

पुराने रैयत का नाम - सिद्धनाथ प्रसादअभिभावक का नाम -बदी नारायण महतो

खाता न.	प्लॉट न.	भूमि का रकबा.	पिछला भाग वर्तमान	पिछला पृष्ठ संख्या
348	730	5.94 डिसमील	25	4224

जमाबंदी रैयत का नाम	सिद्धनाथ प्रसाद-पिता/बाप/अबू -बदी नारायण महतो
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उपर्युक्त जमाबंदी से घटायी जानेवाली भूमि के ब्यौरे					भू-राजस्व
राजस्व ग्राम राजस्व थाना संख्या	खाता संख्या	खेसरा संख्या	भूमि का रकबा	चौहद्दी	
सदनपुर/2/11	348	730	5.94 डिसमील		

दाखिल-खारिज के उपरान्त नए जमाबंदी रैयत का नाम एवं भूमि के ब्यौरे

नए जमाबंदी रैयत का नाम एवं पूर्ण पता	नई जमाबंदी में प्रविष्ट किये जानेवाले भूमि के ब्यौरे					भू-राजस्व
ANIS FATMAसौहर / पति-SYED ALI SAZIM, जाति- अन्य, पता-RAJENDRA NAGAR KADAMKUAN)	राजस्व ग्राम/ राजस्व थाना संख्या	खाता संख्या	खेसरा संख्या	भूमि का रकबा	चौहद्दी	
	सदनपुर/2/11	348	730	5.94 डिसमील	पूरव20 FEET ROAD पश्चिमPLOT 730 उत्तर20 FEET ROAD दक्षिणSUB PLOT A/56	10

Approved By : Pravin Kumar Pandey

अंचल अधिकारी
Patna Sadar

यह एक कंप्यूटर जनित प्रति है

यह पत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Sultanganj Sahkari Grih Nirman Samiti Ltd.

Patna – 800006

(Regd. No. 78 Pat of 1980)

Date: 30-4-18

NO OBJECTION CERTIFICATE

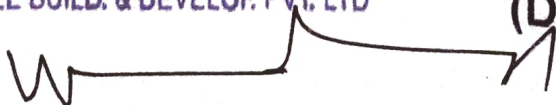
This is to certify that Mrs. Syed Masud Karim, S/o Syed Hafiz Karim is resident of Road No. 8, Rajendra Nagar, P.S. Kadam Kuan, Patna – 800016 is owner of the society sub plots no. A/56, A/57 and A/58 measuring area of 3 (Three) Katha 6 (six) Dhur 18 (Eighteen) Dhurki in Mauza Sandalpur, Tauzi No.303, Khesra No. 730 (Part), Khata No. 348, Thana No. 11 at present P.S. Bahadurpur.

The society has no objection to sell or transfer or the above mentioned plot to any person or any body and also has no objection to develop and construct a multistored building by self or by any builder / developer on the aforesaid plot.


Hony, Secretary,
Sultanganj Sahkari Grih
Nirman Samiti Ltd., Patna

NIAGAREE BUILD. & DEVELOP. PVT. LTD

(Dr. E. Masood)



Managing Director

Sultanganj Sahkari Grih Nirman Samiti Ltd.

Patna – 800006

(Regd. No. 78 Pat of 1980)

Date: 30-4-18

NO OBJECTION CERTIFICATE

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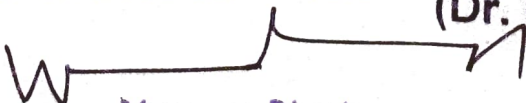
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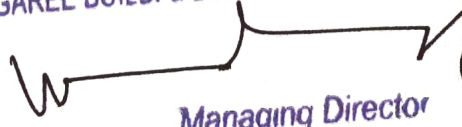
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