47 Pages

Book No. 1 Deed No. 795

Deed No. 795

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

This document was presented for registration on 08/01/2014 by Sharda Singh (Agent)
A stamp duty of Rs. 647800/- and other fees of Rs. 20500/- has been paid in it.
The document was found admissible. The names, photographs and 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. 795 in Book No. 1, Volume No. 17 on pages from 42 to 61 and has been preserved in total 20 pages in C.D. No. 3 / Year 2014

Date: 21/01/2014 Token No: 244 /2014

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

SCANNED

THIS DEVELOPMENT AGREEMENT MADE ON THIS THE DAY 08th OF January 2014

BETWEEN

1. Smt Sharda Singh, W/o of Late Shri Harihar Prasad Singh, resident of 1145A, Godargama House, Siyaram Marg, Shivpuri, Patna-800023.
2. Shri Rajiv R Singh, S/o Late Shri Harihar Prasad Singh, resident of 2638 Chateau Lane, Davis, California, CA 95618, USA through power of attorney holder Smt Sharda Singh W/o Late Shri Harihar Prasad Singh vide Deed no. 1189, Book No. Nil, Vol no. Nil, pages 1 to 3, Notarised on dated 18/12/2013 at County of Yolo, State of California.
3. Smt Sushmita Singh, D/o Late Shri Harihar Prasad Singh, resident of 1145A, Godargama House, Siyaram Marg, Shivpuri, Patna-800023.
4. Shri Sanjiv Kumar, S/o Late Shri Harihar Prasad Singh, resident of C3, Block 5, MCHS, HSR Layout, Sector-6, Bangalore- 560102.

Sharda Singh 8.1.14 Self and Attorney holder

Sushmita Singh 8.1.14

Sanjiv Kumar 8.1.14

Sajaji Tirupati Complex (P) Ltd.
Director

District Registry Office,Patna

244 | Reg. Year 2014 | Serial Number 237 | Deed Number

Name	Photo	Thumb	Index	Middle	Ring	Little
[illegible]						
Vandana Singh						
Amit Kishore (M. Dir.)						
Executant Chandralekha Singh (Prin.)	N/A	N/A	N/A	N/A	N/A	N/A
Identified By Sunil Bharti						
Executant Sharda Singh (Agent)	N/A	N/A	N/A	N/A	N/A	N/A
Executant Sanjiv Kumar (Prin.)	N/A	N/A	N/A	N/A	N/A	N/A
Executant Rajiv R Singh (Prin.)	N/A	N/A	N/A	N/A	N/A	N/A

Institutional Indra through power of attorney holder Smt Sharda Singh W/o Late Shri Harihar Prasad Singh vide Deed no.342, Book No. IV Vol no 2013-14, pages 1 to 5, Registered on dated 28/12/2013 at Bangalore.

5. Smt Chandralekha Singh, D/o Late Shri Harihar Prasad Singh, Resident of 4421 Schenley Farms Terrace, Pittsburg, PA-15213,USA through power of attorney holder Smt Sharda Singh W/o Late Shri Harihar Prasad Singh vide Deed no. PAN-1(12/05),Book No. nil Vol no.nil, pages 1 to 3, Notarised dated 18/12/2013. at county of Allegheny, Common Wealth Of Pennsylvania.

All Nos. 1 to 5 hereinafter collectively referred to as "OWNERS" which expression unless repugnant to the context shall mean and include their respective administrators, legal representatives, assign and successors - in- interest. Smt Sharda Singh, Mr. Rajiv Ranjan Singh, Smt Sushmita Singh, Shri Sanjiv Kumar, Smt Chandralekha Singh shall hereinafter be referred to as Owner of the FIRST PART.

AND

M/s Balaji Tirupati Construction Pvt Ltd a company incorporated under the Companies Act, 1956 having its registered office at 1st floor H.No-1145A, Godargama House, Siyaram Marg, P.S- Shastri Nagar, Shivpuri Patna-800023 bearing companies registration No U45203BR2007PTC013056 through it's Managing Director Shri Amit Kishore son of Shri Upendra Kishore Singh residents of Flat No.-1A, Radhika Complex, A.N. Path, Boring Road, Patna-800001 and Director Shri Ajoy Pratap Singh son of Shri Narendra Singh resident of 8, Strand Road, Patna respectively, herein after referred to as "DEVELOPER" which expression unless repugnant to its context shall mean and include its administrators, legal representatives, assign, successors- in- interest etc.

Whereas Owner Late Shri Harihar Prasad Singh had purchased parts of Survey Plot No.- 727, of Khata No. –64, Tauzi no. 5453/18231, Thana No. - 3, Zone – 3,ward no. 8 and part ward-34 as detailed in Schedule I annexed hereto which henceforth together will form a parcel of land having total area of 9kattha (28.125di) situated at Mohalla East Shivpuri, Mauza Rajapur,Survey Thana

Balaji Tirupati Construction Pvt. Ltd.
Director

Phulwari at present P.S. Shastri Nagar, Distt. Patna- 800023, through registered sale deeds detailed as below:-

			Area	Patna registry office Sale Deed no.	Date	Book No.	Volume	Page No.
1.	Owner	Ms. Sharda Singh Mr Rajiv R Singh Ms Sushmita Singh Mr Sanjiv Kumar Ms Chandralekha Singh	9 Katha	3440	12/02/1971	1		

After purchasing their lands names of Owners stood mutated in Tenant's Register – II and they have been paying land rent to State through circle Officer, Sadar, Patna under their jamabandi no. 778. The Owners are in absolute possession of said land. The said land with boundary is fully described in Schedule I hereto.

AND WHEREAS the Developers being interested in developing and constructing a ~~multistoried~~ **residential building complex** required land to build upon and having come to know of land of each of the Owners, ideally situated for their purpose, approached each of the Owners to get residential building built upon their land and acquire built up area in the same in the shape of residential flats, parking spaces etc. as per plans approved by them to suit their requirement as consideration for the proportionate value of their lands to be built upon.

Sharda Singh

Balaji Tirupati Construction Pvt. Ltd.

Director

And whereas the Developer offered to develop and construct at its own cost, a multi-storied residential building on the said land of the Owners (hereinafter referred to as the said building) and the Owners agreed to acquire flats and other built up areas of the said building as consideration for proportionate part of the said land to be conveyed by the Owners to the Developer or it's nominee including Co-operative Housing Society, firm, Association of persons, Body Corporate etc. once the building was complete.

Whereas Owners have made following representation and declaration to Developer:

i. Lands described in this agreement are under their respective exclusive possession with absolute right, title and interest free from all encumbrances.

ii. Owners have not created any encumbrance on their said respective land or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment, gifts, lease & license, permission, rent charges or any other encumbrance whatsoever.

iii. No notice or notification for acquisition/ requisition under any statutes in the past or present have been received made or passed by the Patna Municipal Corporation, Income Tax department or any government authority with respect to said land or any part thereof to the knowledge of the Owners.

iv. There are no attachments, either before or after judgment and there are no claims demands, suits, decrees, injunctions, order, with respect to said land or any part thereof.

v. Apart from the Owners, none else is entitled to or has any share right, title or interest, over and with respect to said lands or any part thereof as a partner in partnership or co-partner in any joint family or in any other manner whatsoever.

vi. The Owners are not Benamidars or trustees for anyone in respect of the said land or any part thereof.

Shanker Sah 8.1.14

8/1/14

Deep Tirupati Construction Pvt. Ltd.

Director

vii. The Owners have not entered in the past in any agreement for sale or development of the said lands or any part thereof nor have any arrangement with anyone whatsoever regarding their respective said property or any parts thereof.

Whereas a result of the negotiations between the parties here to and on the representation and declarations made by the Owners and Developers to each other as herein recorded an Agreement for Development of the said lands by the aforesaid Developer has been arrived at between the parties hereto upon terms and conditions hereinafter stated:-

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

1. The Developer having approached each of the Owners separately and having convinced them to enter into this common agreement for convenience and the term Owners is being collectively used for all the Owners for the sake of convenience but it is clearly understood that the shares and rights of the respective Owners in proportion to the area of their respective lands is acknowledged by all parties to this agreement and is as below:-

Ms. Sharda Singh	20% of total land.
Mr Rajiv R Singh	20% of total land.
Ms. Sushmita Singh	20% of total land;
Mr. Sanjiv Kumar	20% of total land.
Ms. Chandralekha Singh	20% of total Land.

With respect to which they are entering into this agreement and shall separately be entitled to their share of consideration i.e., allocations under this Agreement although collectively referred to as Owner's consideration or Allocation.

2. The aforesaid Owners hereby collectively appoint the aforesaid Developer as the Developer of the said lands and irrevocably grant during the terms of this agreement to the said Developer who hereby accepts from the Owner exclusive right to develop

Balaji Infratech Consultancy Pvt. Ltd.
Director

the said land detailed in the Schedule I hereto in the manner and on the terms, conditions and stipulations hereinafter mentioned during the agreed term i.e. time frame of this Agreement which is of essence to this Agreement.

3. The Developer shall construct the building as per plans got prepared by it at its own cost after being approved by the Owners and sanctioned and approved as per existing law and applicable rules by an Architect licensed by Patna Municipal Corporation on the said land which shall be as per the By Laws of Patna Municipal Corporation and which built up area shall be distributed over several floors of the said Building, and it is on this basis that this agreement is being entered into by and between the Owners and Developer and it is agreed that of the entire actual built up area 65% shall belong to the Owners in proportion to their lands and the other 35% shall ultimate go the Developer as its allocation. If any area more than F.A.R. approved is ultimately constructed if permitted by change of statutory rules and regulation, the same shall be constructed by the Developer at their cost. In case of any deviation within condonable deviation limit fixed by the Patna Municipal Corporation, the condonation fees and all other incidental and consequential expenses shall be paid by the Developer. However out of the excess i.e., area of deviation to be constructed only 65% (Sixty Five Percent) shall be given to the Owners and the rest 35% (Thirty Five percent) shall go to the Developer's allocation. In other words, 65% of all constructed areas, however called, shall belong to owners and 35% shall go to Developers allocation and be divided as stated in paragraph 14 hereafter.

4. That Developer shall construct the building complex called **Harihar Residency** "APARTMENT" as per standard specifications agreed upon and annexed here with as schedule II which forms part of this Development Agreement strictly according to building, plans agreed to and approved by the owners and as sanctioned by the competent authority /Patna Municipal Corporation and adhering to BIS (Bureau of Indian Standards) and NBC (National Building Code).

Babin Tripathi Construction Pvt. Ltd.

Director

5. Immediately after the execution of this Development Agreement, the Developer shall proceed expeditiously with preparation of the plans and drawings for the said building and get the plans approved by the Owners and the Developer shall obtain consent/approval in writing, from the Owners of the plans of the said building, before getting them sanctioned.
6. The Owners shall have no objection if the aforesaid building plans are submitted to the local Authority in the name of the Owners or any other permissions, approvals are obtained in their name, and agree to sign all such papers that may be deemed necessary for the same, however, all fees costs charges and expenses relating to such approvals /sanction shall be borne by the Developer.

7. The Developer, with prior consent and approval of Owners shall be entitled to make all necessary corrections, alterations and revisions in the aforesaid plan which may be required by the Patna Municipal Corporation. It is agreed and made clear that once the basic building plans are sanctioned by the Patna Municipal Corporation /appropriate authority and developer shall furnish a copy of the same with supporting papers in proof thereof to each of the owners and the thereafter get prepared detailed structural drawings by a PMC approved structural engineer keeping in mind that Patna falls under live seismic zone and all other requirements for safety etc. and provide the owners a copy of the same alongwith filing the same with PMC as may be required.

8. The Owners agree to assign to the Developer and/or its nominees (s) including Co-operative Housing Society, Association of persons Firm, Body, Corporate etc. free from attachment, charges and encumbrances 65% (Sixty Five percent) undivided share in the said property i.e., their lands at and for consideration of owners 65% Allocation or share of built-up area on completion of construction at Builders cost and making ready of Owners allocation in fully habitable condition to them and on the terms and conditions mentioned hereinafter.

Bajaj Tirupati Constructions Pvt. Ltd.

Director

9. As consideration for 35% (thirty five percent) of the undivided share in the said property to be conveyed/transferred by the Owners to the Developer or its nominee (s) in terms with clause 8 above the Developer agrees to construct at its cost of and make ready for the Owners 65% (Sixty five percent) of the total built-up area of the said building in fully habitable conditions to be constructed by Developer as Owner's Allocation or Owner's area. The balance 35% (Thirty Five percent) of the total built-up area shall belong to the Developer and shall hereafter be called the Developer Allocation or Developer's areas.

10. In the said building to be constructed the Owners area and Developers area shall be clearly demarcated and agreed upon – before construction/ work at site actually commences.

11. Owners and their nominees shall solely and exclusively be entitled to the Owner's Area and shall have absolute right, title and interest over the Owner's Area and shall be fully entitled to use and enjoy the same either themselves, individually or collectively and shall be fully entitled to transfer, convey, grant and or otherwise alienate their interest in any manner as deemed fit by them to any person, Association of Persons, Firm, Body Corporate, Co-operative societies, Government agencies etc, on such terms and conditions as may be decided by the Owners individually or collectively with respect to their respective allocations.

12. The Developers and/or its nominees shall solely and exclusively be entitled to the Developer's Area and they shall have absolute right, title and interest, over the Developer's Area and they shall be fully entitled to transfer, convey, grant and otherwise alienate their interest, in any manner as deemed fit by them to any person, Association of Persons, Firm, Body Corporate, Co-operative Societies, Government agencies etc. on such terms and conditions as may be decided by the Developer.

Balaji Tirupati Construction Pvt. Ltd.

Director

13.The Developer agrees to construct and make ready in fully habitable conditions in all respects the Owner's area for the Owner's occupation within a periods three (3) years or 36 months from the date of building plan is prepared and approved by the Owners and finally sanctioned by licensed Architect. The Developers assure the owners and undertake that the preparation, approval and sanction of the building shall be done within 30 days from this date. A grace period of six months may be granted by the owners depending upon the ground realities if the owners believe that the delay was due to some natural calamity or reasons beyond the control of the Builder. The Building shall be fully constructed in habitable condition and Completion / Occupancy Certificate obtained from concerned authorities latest by the above mentioned deadline i.e., 3 years from the start of the construction. This aforesaid time frame is to be strictly adhered to by the Developer and it is agreed that this time or time frame is the essence of this Agreement.

14.It is hereby expressly, irrevocably and irretrievably agreed and declared that completion of construction and making ready for occupation in fully habitable condition in all respect of Owners' Areas of 65% (Sixty Five percent) of the total built up area of the said building to them in the manner provided herein shall form and always be deemed to form fair, reasonable and adequate consideration for 35% (Thirty Five percent) of the undivided share in the aforesaid Owners' land, agreed to be conveyed as hereinabove by the Owner's to the Developer and /or its nominees on completion of construction and the specific share of parties of total built up area is agreed to be as below:

1. Owner Ms. Sharda Singh	13%
2. Owner Mr. Rajiv R Singh	13%
3. Owner Ms. Sushmita Singh	13%
4. Owners Mr. Sanjeev Kumar	13%
5. Owners Ms. Chandralekha Singh	13%
	65%
	35%
Builder	100 %

Sharda Singh 8.11.14

Rajiv R Singh 8.11.14

Sushmita Singh 8.11.14

Balaji Tirupati Construction Pvt. Ltd.

Director

15. The Owners shall at its time demand further sum or premium or any interest within any deal regarding the Developer's Allocation or area by the Developer. Owners shall execute all such deeds and documents as may be required by the Developer in this regard on and after receiving their consideration as per Clause 8, 13 and 14 aforesaid.

16. This Agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto or at any stage a license in terms of S.60 of the Easement Act, 1887.

17. The Owners and their nominees and the Developer and its nominees on completion of construction and occupation of their respective area by the Owners and Developers shall jointly have undivided right, title and interest over the total land in their respective shares of 65% (Sixty five percent) of the Owner and 35% (Thirty five percent) of the Developer, after being conveyed as aforesaid per Clause 15 till the true the constructed building thereon.

18. Any extra work, deviation from standard specification agreed upon herein and or alterations from sanctioned plans, asked for by the Owners in their allocation will have to be paid for by the concerned Owner at Cost/or as may be agreed if done after the construction is made. The Generator connection i.e., Power Backup (Silent), intercom connection etc. shall be provided by the Developer at its cost and only proportionate consumption charges shall be paid by the owners. The initial deposit required for the entire building including owner's area for electricity connection payable to BSEB or other supplier or for water connection payable to PMC or Patna Water Board as may be required under law shall be made/paid by the Developer. On completion of the building, the consumption charges for electricity and water shall be paid proportionately by Owners and Developers or their respective allottees/transferees as per meter reading for actual consumption installed in their respective apartment. However, the Developer shall be at liberty to make and recover all charges from its buyers and allottees with regards to its allocation of build up area.

Balaji Infra Construction Pvt. Ltd.

Director

... date of this agreement undertake to permit ... take up and proceed with the construction of ... Owners land as per plans to be appeared of ... and in terms of this Development Agreement. The ... shall complete the construction of the proposed ... per approved plans and schedule II specification and ... times take care and ensure that all its acts are lawfully ... always keep the owners indemnified and exempt from all ... and liabilities that may be caused by its actions and in ... any claim arises Developer along shall be accountable answerable and liable for the same at its own cost and responsibility. It is reiterated that all cost, expenses and liabilities for the said construction and incidental thereto shall be exclusively borne by the Developer.

20. It is agreed that any Agreement or arrangement made or entered into at any time by the Owners or Developers in breach of or in violation of or in excess of any of the terms and conditions of this Development Agreement during its currency shall be null and void.

21. The Owners hereby undertake not to sell, dispose off, alienate, charge, encumber, lease or otherwise, transfer the said land or any part thereof during the period fixed under the agreement for completion of construction work by Development and further undertake not to do any act deed, matter or things in breach of this Agreement creating any hindrance to Developer and its workmen in construction work at site during the said fixed period of upto 36 months for completion of construction or any extension granted thereof by the owners, prevent the Developer from construction so long as the Developer adheres to the terms and condition of the Agreement.

22. The Developer shall develop the said land and construct the building in its own name and account and at its own cost and expense and shall alone be responsible for the development of the said land and neither the Owners nor any person (s)

Balaji Tirupati Construction Pvt. Ltd.

Director

... right or interest in the ... and the terms of this ... provided the construction and development is done ... agreed plans as approved by Owners and ... or before 31.01.2017

... the date hereof i.e., signing of this Agreement the Developer shall be entitled to be on the said land and shall be free to do all acts, deeds and things required for development and construction of the said building at the Developer's own cost and expenses and shall be responsible for its upkeep, safety and shall alone be responsible for all acts upon it during currency of this Agreement.

24. The Developer shall develop the said property by constructing thereon building(s) as per agreed and sanctioned plans consisting of dwelling unit flats, parking spaces and other areas in accordance with building plan approved by the Owners and Architect licensed by Patna Municipal Corporation subject to stipulations made in clauses 4,8,9, 13 and 14 hereinabove.

25. The Developer shall be entitled to enter into agreements for sale or otherwise allot flats, parking spaces and other tenements comprised in the Developers area in the said Building which is 35% (Thirty five percent) of the total built up area and which does not form part of the Owner's Area as may be required by the Developer and the Owners will at Developers cost subject to receipt of considerations stated in Clause 8 and 9 hereof within the time stipulated in Clause 13 may be join as confirming party in all such agreements, sale deeds, deeds of allotment etc. as may be necessary. The Developer may enter into and shall exclusively be entitled to realize all amounts receivable under such agreements, sale deeds, deeds of allotment etc. as consideration for development and construction of the said building and for its own use.

26. The Owners have simultaneously with the execution of this agreement executed a General Power of Attorney in favour of

Balaji Tirupati Construction Pvt. Ltd.

Director

and /or its nominees, so that no hindrance or ... is caused to the Developer in carrying out and ... its obligations under these presents and thereby ... the Developer right and authority to enter upon and be ... premises and thereby giving the Developer right and ... to enter upon and be on said land and to do all such ... and ... things that may be necessary for the development ... construction of the said Building and sale of the Developer's area subject to passing of consideration to owners ... stated in clause 8 and 9 herein before within the time stipulated in clause 13. It is, however, expressly agreed and understood between the parties that the aforesaid General Power Attorney shall be governed by the provisions of this Development Agreement and in case of any conflict between provisions of the aforesaid General Power Attorney and this Development Agreement the provisions of the latter shall prevail. However, it is made clear that owners shall at all times have right of entry themselves or through their nominees and agents to see and inspect the construction work or get the same done by any other authorities or agent in order to be assured of the quality of construction and the materials being used.

27. The Developer further undertakes :

27.1 That it will not do or allow to be done any act of commission, omission, expressly or impliedly directly or indirectly by which the Owners' right, title, possession and interest over the said property may in any manner be adversely affected during the time of subsistence of the Agreement and till the construction of the Owners allocation complete in all respects is handed over to the Owners in fully habitably condition as agreed.

27.2 That Developer will indemnify the Owners and always keep them indemnified and harmless with respect to all claims, damages, compensation or expenses payable in consequence of any injury or accident sustained by any working artisan, workmen, visitors, invitees, neighbours or passersby either in person personally or any person or body corporate or other

Balaji Tirupati Construction Pvt. Ltd.

Director

persons on the said land whether in the employment of the Developer or not while in or upon the said land during the period of construction of the said building thereon.

27.3 That the Developer shall not create any charge or encumbrance or third party interest in or over the said property without the written consent of the Owners.

27.4 During the construction of the said building the Developer may be required to create equitable or any legal mortgage of the land and the construction thereon of Developers' Area for obtaining loan for expediting the construction or for the individual purchasers of flats. However, the Developer affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the said land/property or creating charges on the said land/property and building under construction shall be exclusively invested for construction and development of the said building only and such moneys shall not be diverted or invested in any other project work or for any other purpose of the Developer and the developer shall do so at its own risk and responsibility and subject to all other terms and conditions of this agreement.

28. The Developer has got examined the title and interest of respective Owners in the said land and is fully satisfied of the same in all respects. In case any part of any liability or any encumbrances come to light in future, then in such event, the Developer shall be entitled to have such defects cured and liability to clear the same shall be of the concerned Owner and be got done by the Developer at the concerned Owner's cost/expenses before actually commencing construction.

29. It is agreed that on and from the date of this Agreement upto the date the construction of the building in question is completed by the Developer and the Owners allocation or Owners Area is completed in all respects and made ready in fully habitable conditions and occupied by the owners the Developer shall be liable to pay all rates, rents, taxes and outgoing and costs of maintenance and upkeep of the Owners' lands and shall pay the same and provide the original receipts to the respective Owners for their records.

Balaji Tirupati Construction Pvt. Ltd.

Director

In any event the Owners without prejudice to the foregoing declarations, agree and undertake to co-operate and to do all within their power to remove all the obstacles and clear all outstandings, doubts, or defects in their right and title to the land save as hereinabove provided at their own respective costs so as to ultimately vest the 35% of said property in the Developers' or its nominees free from all encumbrances and defects on receipt of consideration as per clause 8, 9 &16 above within the time agreed which is essence of this Agreement.

31. After delivery of the fully habitable constructed area of the Owner's area to the Owner's all outgoings to the extent of 65% proportionately to their respective individual built-up areas/shares with respect to the said property and the said building thereon shall be borne and paid by the Owners proportionately and the Developer and their nominees proportionately in the proportion of their respective shares in the total built-up area (the word proportionately with all its cognate variations whenever used in these present shall mean the proportion in which the parties hereto, and ./or their nominees acquiring portions of the building are entitled to in the built up area in the building).

32. In case the developer fails to fulfill its part of the Agreement by completing the construction within the agreed time frame i.e., by 31/01/2017 as stated in clause 13 hereinabove except for reasons beyond human control such as earthquake, act of enemy of state i.e., foreign invasion etc. this agreement shall forthwith terminate on 31/01/2017 to the extent that the Developer shall loose all right to construct or complete the construction under this Agreement and the Owners shall continue in possession of their land free from all encumbrances or claims of Developer; however, if the Developer has completed more than 50% of the total construction work then the Owners may either extend the period on such terms and on such mutual agreement further from Builder as may be agreed or may either themselves get the construction work of entire building completed and the costs so incurred shall be first charge on the Developer's allocations; in case the Owners upto getting the construction completed, on completion of construction, if the Developer pays the costs so incurred by Owners plus 15% thereon as their supervision charge, the Owners will handover the Developer's

Balaji Tirupati Construction Pvt. Ltd.

Director

The nominees, of the [illegible] building comprised in the [illegible] Agreement finalized by the [illegible] mentioned in clause 34 above. The Owners nominees shall be bound to hold and own portions of the Owners area if given, in the said building on the same terms and condition as be contained in the aforesaid standard agreement and to execute similar agreements.

36. The common areas shall jointly be owned by all the owners of all the portions of the said building with equal entitlements to use all common areas and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner of any parts of the said building will have any exclusive rights, title and interest or the common areas and common facilities except the right of common use (or as may be contained in agreement) subject to rules /bye laws framed under clause 34 aforesaid.

37. Both the Owners and the Developer will jointly be entitled to all permissible future vertical and /or horizontal development/ exploitation of the said property and building thereon, and the construction sharing owning and selling of all such additional built up area will be done in the same proportions and on the same terms as contained in this Agreement. Each flat owner shall park its vehicles in his own parking space, if taken, but shall in no case poach on anothers parking space even temporarily. 65% of all available parking space, covered and uncovered shall be earmarked for and shall belong to the Owners exclusively.

38. The Owners agree that if any levy is imposed by the P.M.C. or any other public body or bodies or the Government for the development/betterment of the area in which the said property is located or any other levy becomes applicable on the said property or the Buildings thereon during subsistence of this Agreement, then the same shall be paid by the Developer.

39. The developer shall arrange for accommodations, shifting of goods & articles in safe conditions at a mutually acceptable for the displaced owners with full costs borne by Developer as long as the development is not complete.

Sairaj Kropat Constructions

Director

No

...transportation ... in case of breach of ...
... and conditions of the ... be sorted out amicably

Shantanu Roy
8.1.14.

Balaji Tirupati Construction Pvt. Ltd.
Director
8/1/14

Schedule I

cd No. 7

No.

All that piece and parcel of land meaning 9kattha(28.125dl) bearing Survey Plot No.727 Khata no.64,Tauzi No. 5453/18231, Thana no.3 situated at Mohalla East Shivpuri, Mauza Rajapur Hasan, Survey Thana Phulwari at present P.S Shastri Nagar , District Patna- 800023 which is bounded as follows:

VALUE OF LAND 3,23,44,000·00

8/1/14

Dimension

Bending of Block
North – Ms Kumud Sharma(plot no. 724)
East – Late Shri Jeet Bahadur Singh/ Jeet Enclave
West - Shri Ramchander Singh(plot no.728)
South – Branch Road

8.1.14

Signature of Owners

8/1/14

Witness
1. Sheela Bhojpuri
8.1.2014.
2. MARIPUR, AZAD COLONY, SITAMARHI
Muzaffarpur.
Arif Kumar
Vill- Pandit, PS- Kurtha
Distt. Aurael - 804421
8.1.14

Balaji Group of Construction Pvt. Ltd.

Director

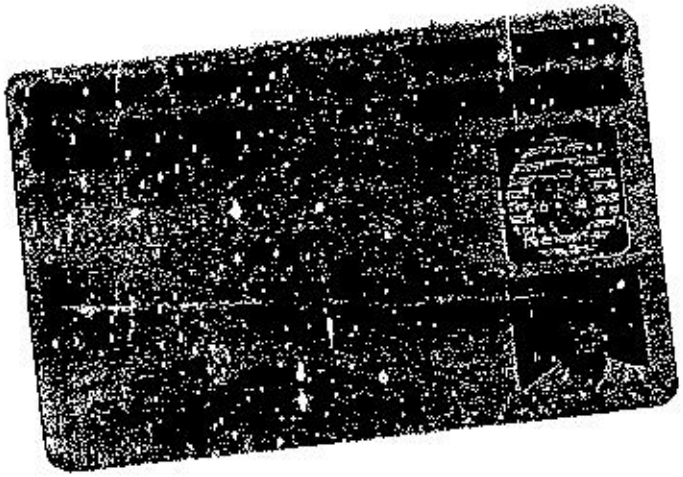
Signature of Developer

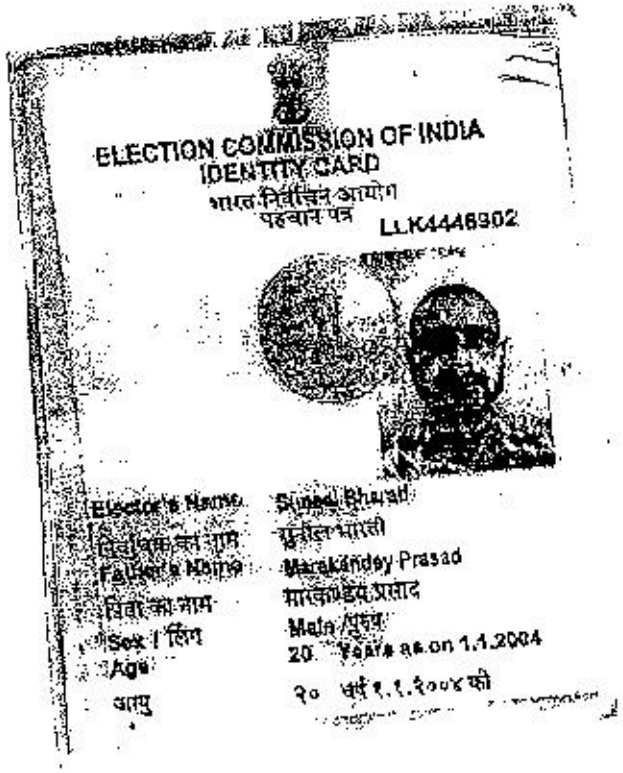
8/1/14

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S-205





Sunil Bharti
08.01.2014

PENSIONER'S PORTION

PAYMENT UNDER
ACT 1865 O.D.

A 404 (1) W. O. 1,000m. 1/15 Wt. 15/1 Sch. 40/1

Final

Head of Account

Major Head

Minor Head

Voted

Charged

266 pension etc.

Name of Pensioner Sri. Harihar Prasad Singh

Name of husband/wife Smt. Sharada Singh

पेंशन का नाम और प्रारंभ होने की तारीख Name of pension and date of commencement	जन्म की तारीख Date of birth	राष्ट्रीयता Nationality	निवास स्थान, जिला और परगना सहित Residence, district and pargana	मासिक पेंशन की राशि Amount of monthly pension
1. Super 1.2.1990	4.1.1932	Hindu	Siya Ram Marg Shiv Puri Patna-23.	Rs. P. Pension@Rs.3890/- p.m.w.e.f 1.2.1990
2. पारिवार पेंशन 2. Family pension		Indian		

Committed Rs. 1296-00

Rs. 2594-00 (Arrear)

पेंशनभोगी की मृत्यु का सही Date of death of the pensioner ... (To be filled in and attested by the Treasury (खजाना अधिकारी द्वारा भरा और सत्यापित किया जाना)

Rs. 7770

D.A. 856-00

3450-00

Office of the Accountant General (A&E), ... 19

Voucher No. 1389/93 तारीख dated the ...

महोदय Sir,

मुझे पेंशन प्राप्त होने वाले और अपने मृत के नामांकित होने पर इसका ... पेंशन के प्रयोजन भरने पर ...

... आपके विश्वासी सेवक ...

... आपका आज्ञाकारी सेवक ...

... के पुत्र/पुत्री ...

के निवासी ... को ...

I HEREBY GIVE NOTICE, and on the expiration of ... UNTIL PRESENTING NOTICE, and on the expiration of ... pleased to pay to Sri Harihar Prasad Singh ... the sum of Rupees Three thousand eight hundred ... (less income-tax) being the amount of Super ... Pay ... Dated 1.2.90 ... Order and in ... to ... from the pension allowable to ... first ... February ... Minute ...

... की मृत्यु हो जाने पर श्रीमान ... को भुगतान किया जाए।

... के पुत्र/पुत्री ...

... को ...

परिवार पेंशन की तारीख ... को भी पहले ही ... जाना भी जारी (चिह्नांकित कर)

मृत कर्मचारी और अंशदायी पेंशन योजना के ... के ... के ...

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUSHMITA SINGH

HARIHAR PRASAD SINGH

06/06/1963
Permanent Account Number

BUKPS9971F

Signature





Card No. 7

1 No.

8/1/14

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I A, No. '05'.Also admissible under section 26(a) of the B. T. Act

Stamp duty paid under Indian Stamp Act	Rs. 647800/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 668300/-

Registration Fee

FEE PAID

A1	0	C	0	H1b	0	K1a	0	Li	0
A8	0	D	0	H2	0	K1b	0	Lii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	20000	Ji	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	20000

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20500

LLR + Proc Fee		Service Charge
LLR	0	500
Proc.Fee	0	
Total	0	

Registering Officer
Patna

Date: 08/01/2014

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 08th January 2014 by Sharda Singh (Agent) W/O Shri Harihar Prasad by profession Others. Status - Executant

Sharda Singh 8/1/14

Signature/L.T.I. of Presentant **Date:08/01/2014**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sunil Bharti' age '29' Sex 'M', 'S/O- Markandey Prasad', resident of 'Dumri, Ibrahimpur, Lakhisaray',), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 08/01/2014

Token No. : 244 **Year : 2014** **S.No. : 237** **SCORE Ver.3.0** **Deed No . : 79**

Serial No. 289 Book No. 1 Deed No. 7

Serial No. 289 Deed No.

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

This document was presented for registration on 09/01/2014 by Kumud Sharma
A stamp duty of Rs. 457500/- and other fees of Rs. 20500/- has been paid in it.
The document was found admissible. The names, photographs and 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. 790 in Book No. 1, Volume No.1 on pages from to and has been preserved in total 20 pages in C.D. No.3/ Year 2014

Date: - 21/01/2014 Token No. 297 /2014

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

SCANNED

THIS DEVELOPMENT AGREEMENT MADE ON THIS THE DAY 09th OF January 2014

BETWEEN

1. Ms Kumud Sharma D/o Deonandan Prasad Singh, W/O Sri Dadan Sharma, resident of vill – Ekbari, Thana – Sahar, Dist- Bhojpur
2. Ms Aruna Singh wife of Kanhaiya Prasad Singh resident of Prataptand, Police Station- Lalganj, Dist- Vaishali.

All Nos.1& 2 hereinafter collectively referred to as "OWNERS" which expression unless repugnant to the context shall mean and include their respective administrators, legal representatives, assign and successors - in- interest.Ms. Aruna Singh, Ms. Kumud Sharma, shall hereinafter be referred to as Owner of the FIRST PART.

AND

M/s Balaji Tirupati Construction Pvt. Ltd. a company incorporated under the Companies Act, 1956 having its registered

Balaji Tirupati Construction Pvt. Ltd.
Director

District Registry Office, Patna

Reg. Year: 2014 Serial Number: 259 Deed Number:

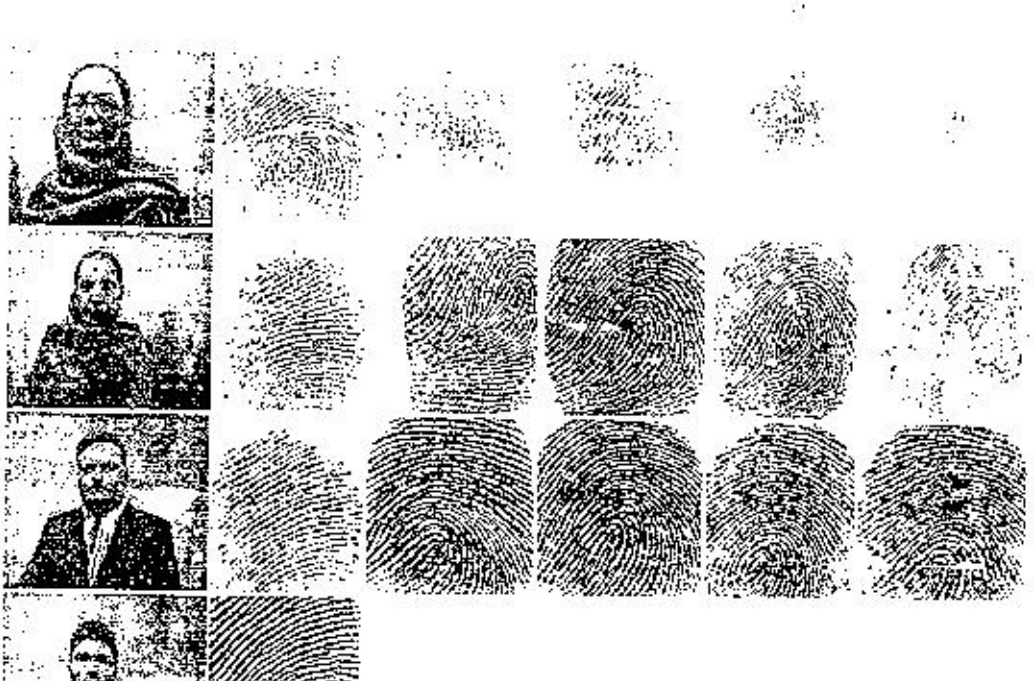
Name	Photo	Thumb	Index	Middle	Ring	Little
Sharma	N/A	N/A	N/A	N/A	N/A	N/A

Sharma

Assistant Arun Singh

Thumbant Amit Kishore

Identified By Anil Kumar



SCORE Ver.3.0 Powered by InfoSystem and Solutions,Patna Biometric Captured By 2803sop004

... 1st floor I.I.No-1145 ... Sharma House, Siyaram Marg, ... Shastri Nagar, Shivpuri Patna-800023 bearing companies registration No U45203BR2007PTC013056 through it's Managing Director Shri Amit Kishore son of Late Upendra Kishore Singh ... Flat no- 1A, Radhika Complex, A.N. Path, Boring Road Patna- 800001 and Director Shri Ajay Pratap Singh son of Shri Narendra Singh, resident of 8,Strand Road, Patna herein after referred to as "DEVELOPER" which expression unless repugnant to the context shall mean and include its administrators, legal representatives, assign, successors- in- interest etc.

Whereas 1st Owner Ms Kumud Sharma had purchased parts of Survey Plot No.- 713, of Khata No. –58, Tauzi no. - Gov of Bihar, Thana No. - 3, Zone – 3,ward no. 8 and part ward-34 as detailed in Schedule I annexed hereto which henceforth together will form a parcel of land having total area of 4kàttha 3 Dhoor 9 Dhoorki (13.0di) situated at Mohalla East Shivpuri, Mauza Rajapur,Survey Thana Phulwari at present P.S – Shastri Nagar, Distt.- Patna- 800023, through registered sale deeds detailed as below:- Whereas

2nd Owner Ms Aruna Singh had purchased parts of Survey Plot No.- 713, of Khata No. –58, Tauzi no. - Gov of Bihar, Thana No. - 3, Zone - 3,ward no. 8 and part ward-34 as detailed in Schedule I annexed hereto which henceforth together will form a parcel of land having total area of 2kattha 3 Dhoor 9 Dhoorki (6.75di) situated at Mohalla East Shivpuri, Mauza Rajapur,Survey Thana Phulwari at present P.S - Shastri Nagar, Distt.- Patna- 800023, through registered sale deeds detailed as below:-

			Area K-d-dh	Patna regisury office Sale Deed no.	Date	Book No.	Volume	Page No.
1.	Owner	Ms Kumud Sharma	4-3-9	3895	25.4.75	1		
2.	Owner	Ms Aruna Singh	2-3-9	3894	25.4.75	1		

Balaji Tirupati Ghatkopar ... Director

Serial No. 289 Deed No. 790

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

This document was presented for registration on 09/01/2014 by Kumud Sharma
A Stamp Duty of Rs. 457500/- and other Fees of Rs. 20500/- 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. 790 in Book No. 1, Volume No. 16 on pages from 568 to 587 and has been preserved in total 20 pages in C.D. No. 3 / Year 2014

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

Date: 21/01/2014 Token No: 297 /2014

After purchasing their lands names of Owners stood mutated in Tenant's Register - II and they have been paying land rent to State through circle Officer, Sadar, Patna under their respective jamabandi no. 3861 & 3940 respectively. The Owners are in absolute possession of said land. The said land with boundary is fully described in Schedule I hereto.

AND WHEREAS the Developers being interested in developing and constructing a multistoried residential building complex required land to build upon and having come to know of land of each of the Owners, ideally situated for their purpose, approached each of the Owners to get residential building built upon their land and acquire built up area in the same in the shape of residential flats, parking spaces etc. as per plans approved by them to suit their requirement as consideration for the proportionate value of their lands to be built upon.

And whereas the Developer offered to develop and construct at its own cost, a multi-storied residential building on the said land of the Owners (hereinafter referred to as the said building) and the Owners agreed to acquire flats and other built up areas of the said building as consideration for proportionate part of the said land to be conveyed by the Owners to the Developer or it's nominee including Co-operative Housing, Society, firm, Association of persons, Body Corporate etc. once the building was complete.

Whereas Owners have made following representation and declaration to Developer:

i. Lands described in this agreement are under their respective exclusive possession with absolute right, title and interest free from all encumbrances.

ii. Owners have not created any encumbrance on their said respective land or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment, gifts, lease & license, permission, rentcharges or any other encumbrance whatsoever.

iii. No notice or notification for acquisition/ requisition under any statutes in the past or present have been received made or passed by the Patna Municipal Corporation, Income Tax department or any government authority with respect to said land or any part thereof to the knowledge of the Owners.

iv. There are no attachments, either before or after judgment and there are no claims demands, suits, decrees, injunctions, order, with respect to said land or any part thereof.

v. Apart from the Owners, none else is entitled to or has any share right, title or interest, over and with respect to said lands or any part thereof as a partner in partnership or co-partner in any joint family or in any other manner whatsoever.

vi. The Owners are not Benamidars or trustees for anyone in respect of the said land or any part thereof.

vii. The Owners have not entered in the past in any agreement for sale or development of the said lands or any part thereof nor have any arrangement with anyone whatsoever regarding their respective said property or any parts thereof.

Whereas a result of the negotiations between the parties here to and on the representation and declarations made by the Owners and Developers to each other as herein recorded an Agreement for Development of the said lands by the aforesaid Developer has been arrived at between the parties hereto upon terms and conditions hereinafter stated:-

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

1. The Developer having approached each of the Owners separately and having convinced them to enter into this common agreement for convenience and the term Owners is being collectively used for all the Owners for the sake of convenience but it is clearly understood that the shares and

Kewal Chand

Director

respective Owners in proportion to the area of their [illegible] lands on their side as acknowledged by all parties to [illegible] agreement and is as below:-

(1) [illegible] Singh	34% of total land.
(2) Kunwal Sharma	66% of total land.

with respect to which they are entering into this agreement and shall separately be entitled to their share of consideration i.e. Allocation under this Agreement although collectively referred to as Owner's consideration or Allocation.

2. The aforesaid Owners hereby collectively appoint the aforesaid Developer as the Developer of the said lands and irrevocably grant during the terms of this agreement to the said Developer who hereby accepts from the Owner exclusive right to develop the said land detailed in the Schedule I hereto in the manner and on the terms, conditions and stipulations hereinafter mentioned during the agreed term i.e. time frame of this Agreement which is of essence to this Agreement.

3. The Developer shall construct the building as per plans got prepared by it at its own cost after being approved by the Owners and sanctioned and approved as per existing law and applicable rules by an Architect licensed by Patna Municipal Corporation on the said land which shall be as per the By Laws of Patna Municipal Corporation and which built up area shall be distributed over several floors of the said Building, and it is on this basis that this agreement is being entered into by and between the Owners and Developer and it is agreed that of the entire actual built up area 45% (forty Five Percent) shall belong to the Owners in proportion to their lands and the other 55%(Fifty Five Percent) shall ultimate go the Developer as its allocation. If any area more than F.A.R. approved is ultimately constructed if permitted by change of statutory rules and regulation, the same shall be constructed by the Developer at their cost. In case of any deviation within condonable deviation limit fixed by the Patna Municipal Corporation, the condonation fees and all other incidental and consequential expenses shall be paid by the Developer. However out of the excess i.e. area of deviation to be constructed only 45% (forty five percent) shall be

Kunwal Sharma 2/12/2011

For M/s Below Tem[illegible] Pvt. Ltd.
Director
9.9.16

given to the Owners and the rest 55% (fifty five percent) shall go to the Developer's allocation in other words 45% of all constructed areas, however called shall belong to owners and 55% shall go to Developers allocation and be divided as stated in paragraph 14 hereafter.

4. That Developer shall construct the building complex called **Harihar Residency** "APARTMENT" as per standard specifications agreed upon and annexed here with as schedule II which forms part of this Development Agreement strictly according to building plans agreed to and approved by the owners and as sanctioned by the competent authority /Patna Municipal Corporation and adhering to BIS (Bureau of Indian Standards) and NBC (National Building Code).

5. Immediately after the execution of this Development Agreement, the Developer shall proceed expeditiously with preparation of the plans and drawings for the said building and get the plans approved by the Owners and the Developer shall obtain consent/approval in writing from the Owners of the plans of the said building before getting them sanctioned.

6. The Owners shall have no objection if the aforesaid building plans are submitted to the local Authority in the name of the Owners or any other permissions, approvals are obtained in their name, and agree to sign all such papers that may be deemed necessary for the same, however, all fees costs charges and expenses relating to such approvals /sanction shall be borne by the Developer.

7. The Developer, with prior consent and approval of Owners shall be entitled to make all necessary corrections, alterations and revisions in the aforesaid plan which may be required by the Patna Municipal Corporation. It is agreed and made clear that once the basic building plans are sanctioned by the Patna Municipal Corporation /appropriate authority and developer shall furnish a copy of the same with supporting papers in proof thereof to each of the owners and the thereafter get prepared detailed structural drawings by a PMC approved structural engineer keeping in mind that Patna falls under live seismic zone and all other requirements for safety etc. and provide the

Kamal Sharma

... papers a copy of the same along with ... alongwith the same with PMC ... may be required.

The Owners agree to assign to the Developer and/or its nominees (s) including Co-operative Housing Society, Association of persons, firms, ... Corporate etc. free from attachment, charges and encumbrances 45% (forty five percent) undivided share in the said property i.e. their lands at and for consideration of owners 45% Allocation or share of built-up area on completion of construction at Builders cost and making ready of Owners allocation in fully habitable condition to them and on the terms and conditions mentioned hereinafter.

9. As consideration for 55% (fifty five percent) of the undivided share in the said property to be conveyed/transferred by the Owners to the Developer or its nominee (s) in terms with clause 8 above the Developer agrees to construct at its cost of and make ready for the Owners 45% (forty five percent) of the total built-up area of the said building, in fully habitable conditions to be constructed by Developer as Owner's Allocation or Owner's area. The balance 55% (fifty five percent) of the total built-up area shall belong to the Developer and shall hereafter be called the Developer Allocation or Developer's areas.

10. In the said building to be constructed the Owners area and Developers area shall be clearly demarcated and agreed upon – before construction/ work at site actually commences.

11. Owners and their nominees shall solely and exclusively be entitled to the Owner's Area and shall have absolute right, title and interest over the Owner's Area and shall be fully entitled to use and enjoy the same either themselves, individually or collectively and shall be fully entitled to transfer, convey, grant and or otherwise alienate their interest in any manner as deemed fit by them to any person, Association of Persons, Firm, Body Corporate, Co-operative societies, Government agencies etc, on such terms and conditions as may be decided by the

owners individually or collectively with respect to their respective allocations.

12. The Developers and/or its nominees shall solely and exclusively be entitled to the Developer's Area and they shall have absolute right, title and interest, over the Developer's Area and they shall be fully entitled to transfer, convey, grant and otherwise alienate their interest, in any manner as deemed fit by them to any person, Association of Persons, Firm, Body Corporate, Co-operative Societies, Government agencies etc. on such terms and conditions as may be decided by the Developer.

13. The Developer agrees to construct and make ready in fully habitable conditions in all respects the Owner's area for the Owner's occupation within a periods three (3) years or 36 months from the date of building plan is prepared and approved by the Owners and finally sanctioned by licensed Architect. The Developers assure the owners and undertake that the preparation, approval and sanction of the building shall be done within 30 days from this date. A grace period of Six months may granted by the owners depending upon the ground realities if the owners believe that the delay was due to some natural calamity or reasons beyond the control of the builder. The Building shall be fully constructed in habitable condition and Completion / Occupancy Certificate obtained from concerned authorities latest by the abovementioned deadline i.e., 3 years from the start of the construction. This aforesaid time frame is to be strictly adhered to by the Developer and it is agreed that this time or time frame is the essence of this Agreement.

14. It is hereby expressly, irrevocably and irretrievably agreed and declared that completion of construction and making ready for occupation in fully habitable condition in all respect of Owners' Areas of 45% (forty five percent) of the total built up area of the said building to them in the manner provided herein shall form and always be deemed to form fair, reasonable and adequate

Director

consideration for 55% (fifty five percent) of the undivided share in the aforesaid Owners' land, agreed to be conveyed as hereinabove by the Owners to the Developer and /or its nominees on completion of construction and the specific share of parties of total built up area is agreed to be as below:

1. Mis Kumud sharma	30%
2. Ms. Aruna singh	15%
	45%
3. Builder	55 %
	100 %

15. The Owners shall at no time demand further sum or premium or any interest within any deal regarding the Developer's Allocation or area by the Developer. Owners shall execute all such deeds and documents as may be required by the Developer in this regard on and after receiving their consideration as per Clause 8, 13 and 14 aforesaid.

16. This Agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto or at any stage a license in terms of S.60 of the Easement Act, 1887.

17. The Owners and their nominees and the Developer and its nominees on completion of construction and occupation of their respective area by the Owners and Developers shall jointly have undivided right title and interest over the total land in their respective shares of 45% (forty five percent) of the Owner and 55% (fifty five percent i.e on the 2nd Floor and remaining part on 3rd Floor after adjusting the share of land owners) of the Developer, after being conveyed as aforesaid per Clause 15 till the true the constructed building thereon.

18. Any Extra work, deviation from standard specification agreed upon herein and or alterations from sanctioned plans, asked for by the Owners in their allocation will have to be paid for by the concerned Owner at Cost/or as may be agreed if done after the construction is made. The Generator connection i.e. Power Backup (Silent), intercom connection etc. shall be provided by the Developer at its cost and only proportionate consumption

Kumud Sharma 9.1.14

Director

...ges shall be paid by the owners. The initial deposit required ... the entire building including owner's area for electricity ...nection payable to BSEB or other supplier or for water ...nection payable to PMC or Patna Water Board as may be ...quired under law shall be made/paid by the Developer. On ...mpletion of the building, the consumption charges for ...ectricity and water shall be paid proportionately by Owners and Developers or their respective allottees/transferees as per meter reading for actual consumption installed in their respective apartment. However, the Developer shall be at liberty ...o make and recover all charges from its buyers and allottees ...s regards to its allocation of build up area.

The Owners from the date of this agreement undertake to permit the Developer to take up and proceed with the construction of ...ilding at site i.e. Owners land as per plans to be appeared of ... Building and in terms of this Development Agreement. The ...eloper shall complete the construction of the proposed ...ilding as per approved plans and schedule II specification and ...all at all times take care and ensure that all its acts are lawfully ...nd always keep the owners indemnified and exempt from all ...ims and liabilities that may be caused by its actions and in ...e any claim arises Developer along shall be accountable ...sponsible and liable for the same at its own cost and ...onsibility. It is reiterated that all cost, expenses and ...bilities for the said construction and incidental thereto shall be ...clusively borne by the Developer.

...agreed that any Agreement or arrangement made or entered ...o at any time by the Owners or Developers in breach of or in ...ation of or in excess of any of the terms and conditions of ... Development Agreement during its currency shall be null ...l void.

... Owners hereby undertake not to sell, dispose off, alienate, ...arge, encumber, lease or otherwise, transfer the said land or ...y part thereof during the period fixed under the agreement for ...pletion of construction work by Development and further

Kaiwand Sharma
Balaji Tirupati Construction Pvt

... not to do any act deed, matter or things in breach of ... agreement creating any hindrance to Developer and its ... in construction work at site during the said fixed ... up to 36 months fixed for completion of construction, ... extension granted thereof by the owners, prevent the ... Developer from construction so long as the Developer adheres ... the terms and condition of the Agreement.

22. The Developer shall develop the said land and construct the building in its own name and account and at its own cost and expense and shall alone be responsible for the development of the said land and neither the Owners nor any person (s) claiming under the Owners shall have any right or interest in the development of the said land beyond the terms of this agreement provided the construction and development is done according to agreed plans as approved by Owners and completed by or before 09.02.2017

23. After the date hereof i.e. signing of this Agreement the Developer shall be entitled to be on the said land and shall be free to do all acts, deeds and things required for development and construction of the said building at the Developer's own cost and expenses and shall be responsible for its upkeep, safety and shall alone be responsible for all acts upon it during currency of this Agreement.

24. The Developer shall develop the said property by constructing thereon building(s) as per agreed and sanctioned plans consisting of dwelling unit flats, parking spaces and other areas in accordance with building plan approved by the Owners and Architect licensed by Patna Municipal Corporation subject to stipulations made in clauses 4,8,9, 13 and 14 hereinabove.

25. The Developer shall be entitled to enter into agreements for sale or otherwise allot flats, parking, spaces and other tenements comprised in the Developers area in the said Building which is 55% (fifty five percent) of the total built up area and which does not form part of the Owner's Area as may be required by the

Balaji Tirupati Construction Pvt. Ltd.
Director

Developer and the Owners will at Developers cost subject to receipt of considerations stated in Clause 8 and 9 hereof within the time stipulated in Clause 13 may be join as confirming party in all such agreements, sale deeds deeds of allotment etc. as may be necessary. The Developer may enter into and shall exclusively be entitled to realize all amounts receivable under such agreements, sale deeds, deeds of allotment etc. as consideration for development and construction of the said building and for its own use.

26. The Owners have simultaneously with the execution of this agreement executed a General Power of Attorney in favour of Developer and /or its nominees, so that no hindrance or obstructions is caused to the Developer in carrying out and discharging its obligations under these presents and thereby giving the Developer right and authority to enter upon and be on the premises and thereby giving the Developer right and authority to enter upon and be on said land and to do all such acts and /or things that may be necessary for the development planning, construction of the said Building and sale of the Developer's area subject to passing of consideration to owners as stated in clause 8 and 9 herein before within the time stipulated in clause 13. It is, however, expressly agreed and understood between the parties that the aforesaid General Power Attorney shall be governed by the provisions of this Development Agreement and in case of any conflict between provisions of the aforesaid General Power Attorney and this Development Agreement the provisions of the latter shall prevail. However, it is made clear that owners shall at all times have right of entry themselves or through their nominees and agents to see and inspect the construction work or get the same done by any other authorities or agent in order to be assured of the quality of construction and the materials being used.

27. The Developer further undertakes :

27.1 That it will not do or allow to be done any act of commission, omission, expressly or impliedly directly or indirectly by which

Balaji Tirupati Construction Pvt. Ltd.

Director

possession and interest over the said property in any manner be adversely affected during the time of subsistence of the Agreement and till the construction of the Owners allocation complete in all respects is handed over to the Owners in fully habitably condition as agreed.

27.2 That Developer will indemnify the Owners and always keep them indemnified and harmless with respect to all claims, damages, compensation or expenses payable in consequence of any injury or accident sustained by any working artisan, workmen, visitors, invitees, neighbors or passersby either in person personally or any person or body corporate or other persons on the said land whether in the employment of the Developer or not while in or upon the said land during the period of construction of the said building thereon.

27.3 That the Developer shall not create any charge or encumbrance or third party interest in or over the said property without the written consent of the Owners.

27.4 During the construction of the said building the Developer may be required to create equitable or any legal mortgage of the land and the construction thereon of Developers' Area for obtaining loan for expediting the construction or for the individual purchasers of flats. However, the Developer affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the said land/property or creating charges on the said land/property and building under construction shall be exclusively invested for construction and development of the said building only and such moneys shall not be diverted or invested in any other project work or for any other purpose of the Developer and the developer shall do so at its own risk and responsibility and subject to all other terms and conditions of this agreement.

28. The Developer has got examined the title and interest of respective Owners in the said land and is fully satisfied of the same in all respects. In case any part of any liability or any encumbrances come to light in future, then in such event the Developer shall be entitled to have such defects cured and liability to clear the same shall be of the

Balaji Trumpet Constructions Pvt. Ltd.

Director

concerned Owner and be-get done by the Developer at the concerned Owner's cost/expenses before actually commencing construction.

29. It is agreed that on and from the date of this Agreement upto the date the construction of the building in question is completed by the Developer and the Owners allocation or Owners Area is completed in all respects and made ready in fully habitable conditions and occupied by the owners the Developer shall be liable to pay all rates, rents, taxes and outgoing and costs of maintenance and upkeep of the Owners' lands and shall pay the same and provide the original receipts to the respective Owners for their records.

30. In any event the Owners, without prejudice to the foregoing declarations, agree and undertake to co-operate and to do all within their power to remove all the obstacles and clear all outstandings, doubts, or defects in their right and title to the land save as hereinabove provided at their own respective costs so as to ultimately vest the 55% of said property in the Developers' or its nominees free from all encumbrances and defects on receipt of consideration as per clause 8, 9 &16 above within the time agreed which is essence of this Agreement.

31. After delivery of the fully habitable constructed area of the Owner's area to the Owner's all outgoings to the extent of 45% proportionately to their respective individual built up areas/shares with respect to the said property and the said building thereon shall be borne and paid by the Owners proportionately and the Developer and their nominees proportionately in the proportion of their respective shares in the total built-up area (the word proportionately with all its cognate variations whenever used in these present shall mean the proportion in which the parties hereto, and /or their nominees acquiring portions of the building are entitled to in the built up area in the building).

32. In case has developer fails to fulfill its part of the Agreement by completing the construction within the agreed time frame i.e. by 09/02/2017 as stated in clause 13 hereinabove except for reasons beyond human control such as earthquake, act of enemy of state i.e. foreign invasion etc. this agreement shall forthwith terminate on 09/02/2017 to the extent that the Developer shall loose all right to

Kamal Singh
Director

construct or complete the construction under this Agreement and the Owners shall continue in possession of their land free from all encumbrances or claims of Developer; however, if the Developer has completed more than 50% of the total construction work then the Owners may either extend the period on such terms and on such mutual agreement further from Builder as may be agreed or may either themselves get the construction work of entire building completed and the costs so incurred shall be first charge on the Developer's allocations; in case the Owners upto getting the construction completed, on completion of construction, if the Developer pays the costs so incurred by Owners plus 5% thereon as their supervision charge, the Owners will handover the Developer's allocation to it but if the developer fails to pay, the Owners may suitably dispose off the same by sale or mortgage or give out on lease the Developers allocation to recover their costs and charges and thereafter hand over the residue of Developer's Allocation to the Developer.

33. Upon delivery of constructed portion in fully habitable conditions of the Owner's area to the Owner's as per their respective individual allocations by the Developer and subject to the other terms and conditions contained herein before 09/02/2017 or at such earlier time as may be mutually agreed upon, the Owners shall execute and convey 55%(fifty five percent) undivided share in the said property accordance with requirement of law in favour of the Developer or its nominees/assigns including Cooperative Housing society or Association of Persons or Body Corporate etc. In default of the Owner's executing such transfer/conveyance or such other deeds as may be deemed necessary by the Developer, in spite of service of notice in writing of 30 days, the Developer shall be entitled to take all steps as may be necessary for execution and registration of all such documents of transfer/conveyance for this purpose.

34. The Developer, in consultation with the Owners shall form a Co-operative Housing Society/ Association of Persons/Body Corporate, of all the persons owning tenements, in the said building as by law required and in terms of the Bihar Building Apartment Ownership Act. The Owners and their nominees shall become members of such an organization formed by the Developers and the Owners, their nominees, respective agents, servants, assigns, licensees, tenants etc

Balaji Tirupati Construction Pvt. Ltd.
Director

shall be bound to abide by the rules and regulations as may be framed by such organization from to time to time, and they shall be bound to contribute towards the cost of formation of such organization as well regular maintenance charges as may be fixed for the maintenance and management of the entire building complex and common amenities such as lifts, generators for power back up, security guards, cleaning and lighting of common areas, garbage disposal, parking, parking attendants etc. Each apartment unit shall have one vote in the said body to be formed.

35. The nominees of the Developer shall own and hold portions of the building comprised in the Developer's Area according to the standard Agreement finalized by the Developer subject to the bye laws mentioned in clause 34 above. The Owners nominees shall be bound to hold and own portions of the Owner's Area, if given, in the said building on the same terms and condition as be contained in the aforesaid standard agreement and to execute similar agreements.

36. The common areas shall jointly be owned by all the owners of all the portions of the said building with equal entitlements to use all common areas and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner of any parts of the said building will have any exclusive rights, title and interest of the common areas and common facilities except the right of common use (or as may be contained in agreement) subject to rules /bye laws framed under clause 34 aforesaid.

37. Both the Owners and the Developer will jointly be entitled to all permissible future vertical and /or horizontal development/ exploitation of the said property and building thereon, and the construction sharing owning and selling of all such additional built up area will be done in the same proportions and on the same terms as contained in this Agreement. Each flat owner shall park its vehicles in his own parking space, if taken, but shall in no case poach on anothers parking space even temporarily. The Parking space of the land owners will be according to their number of flats or all available parking space, covered and uncovered shall be earmarked for and belong to the Owners exclusively.

Balaji Gujral Construction Pvt. Ltd.

Director

38. The Owners agree that if any levy is imposed by the P.M.C. or any other public body or bodies or the Government for the development/betterment of the area in which the said property is located or any other levy becomes applicable on the said property or the Buildings thereon during subsistence of this Agreement, then the same shall be paid by the Developer.

39. It is agreed that all transfers /conveyances of built-up area will be at the cost transferees, and it is agreed further that in case of breach of terms and conditions of the agreement it will be sorted out amicably.

Balaji Trades Corporation

Schedule I

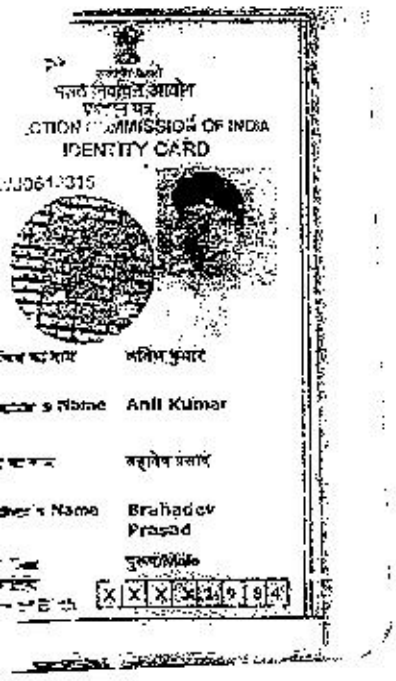
All that piece and parcel of land meaning 6Kattha 6 Dhur 18 Dhurki bearing Survey Plot No.- 713, of Khata No. – 58, Tauzi no. – Gov of Bihar, Thana No. – 3, Zone – 3,ward no. 8 and part ward 34 situated at Mohalla East Shivpuri, Mauza Rajapur Hassan, Survey Thana Phulwari at present P.S – Shastri Nagar, Distt – Patna- 800023.
Which is bounded as follows:

Bending of Block	Dimension
North – Plot no. – 712	
South – Brafich Road & plot no - 727	
East - Ramrajo Devi & Plot No - 714	
West – Shanti Sinha	

Witness
1. Kumar Manish
@ Kankarbagh, PO-N.M.D. Muzaffarpur
Date - 9/11/14
2. Anil Kumar S/o- Brahmadev Ram
Vill+Po- Pandit, P.S- Kurtha
Distt- Aurwal – 804421
9/11/14

Signature of Owners

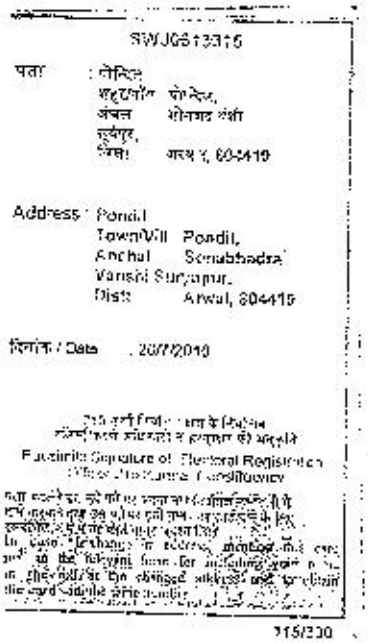
Authorised Signatory
9/11/14 Director
(Signature of Developer



भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SWJ0613315

	अनिल कुमार
Elector's Name	Anil Kumar
	ब्रह्मदेव प्रसाद
Father's Name	Brahadev Prasad
	पुरुष/Male
	X X X X 1 9 9 4



SWJ0613315

पता : पोन्दिल
मोहल्ला/गाँव पोन्दिल,
अंचल सोनभद्र बंशी
सूर्यपुर,
पिन: गया ९, 804419

Address : Pondil
Town/Vill Pondil,
Anchal Sonabhadra
Vansi Suryapur,
Distt Arwal, 804419

दिनांक / Date : 20/7/2019

Facsimile Signature of Electoral Registration Officer/Assistant Registration Officer

In case of change in address, elector has only to fill in the following form for issuing new EPIC on the old/for the changed address and retain the card. Old EPIC no.

315/230



फ.सं. 4
थाना अभियोग सं.
दिनांक 07.12.2021

श्री मती सादिया सिद्दीकी पति श्री विद्याभूषण जी आयु
लगभग 40 वर्ष निवासी मोहल्ला जमादारपुर
अदालत फतेहा थाना मधुबन थाना अहियापुर
दरभंगा जिला दरभंगा हाल पता एन.एच. एक्सटेंशन
रोड पटना 7 थाना दीघा हवालाती पेशकार जी. पी.
ओ पटना कार्यालय पटना थाना दीघा जिला पटना
श्री मती अरुणा सिंह उर्फ श्री मन्नेश्वर प्रसाद सिंह
निवासी ग्राम एवं पोस्ट कुशधार फतेहपुर थाना
औरंगाबाद जिला औरंगाबाद बिहार ...

Shanti Sinha.

Received Rupees Two Thousand only.

Shanti Sinha.

25. 4. '75

Bindabasini Prasad Sinha.

26. 4. 75.



"Form 2

निर्विवाद विक्रय पत्र (किराया वाला लेखपत्र)

(Absolute sale deed)

धारा 3 विक्रय प्रतिफल

मोठ रु 6000.00 (छः हजार रुपये मात्र)

धारा 4 मूल्यांकन

Rs. 6000.00 (Six thousand) only.

इकाई का नाम मकान सं 525314 (दो सौ तीन हजार तीन सौ चौदह) क्षेत्रफल लगभग 11.13 दस वर्ग मीटर छत के ऊपर एकमंजिल इकतीस वर्ग 22 फीट कच्ची दीवारें मकान पक्की आपस सामान चारदीवारी बिजली मीटर सहित मोहल्ला मोजापुर इसन कलां तहसील धारा दीवानी थाना दीवानी उत्तर दो मंजिलों को बनाया गया जिसका मोजा खसरा संख्या 2348 (तीन सौ-चौंतीस अट्ठाईस) 1E239 हजार दो सौ सैंतीस) दो आना संख्या 3 तीन जो खाता संख्या 2 (दो नगरपालिका) दो (दो शहर) तहसील कोट मो. नगर के 93 (तीन सौ बत्तीस) को

धारा 5 तहसील नगरपालिका क्षेत्र कोटद्वार

ਸੇਵਾ ਵਿਖੇ,
ਮੁੱਖ ਮੈਡੀਕਲ ਅਫ਼ਸਰ,
ਸਿਵਲ ਹਸਪਤਾਲ, ਫਿਰੋਜ਼ਪੁਰ।

ਵਿਸ਼ਾ:- ਮੈਡੀਕਲ ਰਿਪੋਰਟ ਸਬੰਧੀ।

ਮਾਣਯੋਗ ਜੀ,

ਬੇਨਤੀ ਹੈ ਕਿ ਮੈਂ ਇਸ ਦਫ਼ਤਰ ਵਿਖੇ ਬਤੌਰ ਸੀਨੀਅਰ ਸਹਾਇਕ ਤਾਇਨਾਤ ਹਾਂ। ਮੇਰੇ ਵੱਲੋਂ ਆਪਣੀ ਤਨਖਾਹ ਵਿੱਚੋਂ ਹਰ ਮਹੀਨੇ ਜੀ.ਪੀ.ਐਫ਼ ਦੀ ਕਟੌਤੀ ਕਰਵਾਈ ਜਾਂਦੀ ਹੈ। ਮੇਰੇ ਜੀ.ਪੀ.ਐਫ਼ ਖਾਤਾ ਨੰਬਰ 1234 ਹੈ। ਮੇਰੇ ਵੱਲੋਂ ਜੀ.ਪੀ.ਐਫ਼ ਵਿੱਚੋਂ ਐਡਵਾਂਸ ਲੈਣ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਗਿਆ ਹੈ। ਮੈਨੂੰ ਐਡਵਾਂਸ ਲੈਣ ਲਈ ਆਪਣੀ ਅਤੇ ਆਪਣੇ ਪਰਿਵਾਰ ਦੀ ਮੈਡੀਕਲ ਰਿਪੋਰਟ ਦੀ ਲੋੜ ਹੈ। ਮੈਂ ਆਪਣੀ ਅਤੇ ਆਪਣੇ ਪਰਿਵਾਰ ਦੀ ਮੈਡੀਕਲ ਰਿਪੋਰਟ ਲਈ ਸਿਵਲ ਹਸਪਤਾਲ ਫਿਰੋਜ਼ਪੁਰ ਵਿਖੇ ਚੈੱਕਅਪ ਕਰਵਾਇਆ ਹੈ। ਮੈਂ ਆਪਣੀ ਅਤੇ ਆਪਣੇ ਪਰਿਵਾਰ ਦੀ ਮੈਡੀਕਲ ਰਿਪੋਰਟ ਲੈਣ ਲਈ ਆਪਣੇ ਪਰਿਵਾਰ ਸਮੇਤ ਹਸਪਤਾਲ ਵਿੱਚ ਹਾਜ਼ਰ ਹੋਇਆ ਸੀ

ਸ਼ਾਮਲ ਹੋਏ ਸਨ। ਇਸ ਮੌਕੇ ਸਾਰੇ ਸਾਥੀਆਂ ਨੇ ਸਰਬਸੰਮਤੀ ਨਾਲ ਫੈਸਲਾ ਕੀਤਾ ਕਿ ਸਾਰੇ ਸਾਥੀ ਆਪਣੇ ਆਪਣੇ ਇਲਾਕੇ ਵਿੱਚ ਜਾ ਕੇ ਪਾਰਟੀ ਦੇ ਕੰਮ ਨੂੰ ਅੱਗੇ ਵਧਾਉਣ ਲਈ ਕੰਮ ਕਰਨਗੇ। ਇਸ ਮੌਕੇ ਸਾਥੀ ਜਗਤਾਰ ਸਿੰਘ ਨੇ ਕਿਹਾ ਕਿ ਸਾਨੂੰ ਸਾਰਿਆਂ ਨੂੰ ਮਿਲ ਕੇ ਪਾਰਟੀ ਦੇ ਕੰਮ ਨੂੰ ਅੱਗੇ ਵਧਾਉਣਾ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਜੋ ਲੋਕਾਂ ਦੀ ਸੇਵਾ ਕੀਤੀ ਜਾ ਸਕੇ। ਇਸ ਮੌਕੇ ਸਾਥੀ ਹਰਦੀਪ ਸਿੰਘ, ਸਾਥੀ ਮਨਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਰਾਜਵਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਗੁਰਪ੍ਰੀਤ ਸਿੰਘ, ਸਾਥੀ ਅਮਰਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਬਲਵਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਸੁਖਵਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਜਸਵੀਰ ਸਿੰਘ, ਸਾਥੀ ਕੁਲਵੰਤ ਸਿੰਘ, ਸਾਥੀ ਰਣਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਹਰਜਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਗੁਰਮੀਤ ਸਿੰਘ, ਸਾਥੀ ਜਸਪਾਲ ਸਿੰਘ, ਸਾਥੀ ਰਵਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਸੁਰਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਬਲਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਹਰਪ੍ਰੀਤ ਸਿੰਘ, ਸਾਥੀ ਗੁਰਦੀਪ ਸਿੰਘ, ਸਾਥੀ ਜਗਦੀਪ ਸਿੰਘ, ਸਾਥੀ ਰਮਨਦੀਪ ਸਿੰਘ, ਸਾਥੀ ਅਮਨਦੀਪ ਸਿੰਘ, ਸਾਥੀ ਸੁਖਦੀਪ ਸਿੰਘ, ਸਾਥੀ ਗੁਰਵਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਜਸਵਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਰਾਜਵੀਰ ਸਿੰਘ, ਸਾਥੀ ਹਰਵਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਗੁਰਸੇਵਕ ਸਿੰਘ, ਸਾਥੀ ਜਸਕਰਨ ਸਿੰਘ, ਸਾਥੀ ਰਮਨਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਅਮਨਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਸੁਖਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਗੁਰਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਜਸਪ੍ਰੀਤ ਸਿੰਘ, ਸਾਥੀ ਰਵਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਸੁਰਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਬਲਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਹਰਪ੍ਰੀਤ ਸਿੰਘ, ਸਾਥੀ ਗੁਰਦੀਪ ਸਿੰਘ, ਸਾਥੀ ਜਗਦੀਪ ਸਿੰਘ, ਸਾਥੀ ਰਮਨਦੀਪ ਸਿੰਘ, ਸਾਥੀ ਅਮਨਦੀਪ ਸਿੰਘ, ਸਾਥੀ ਸੁਖਦੀਪ ਸਿੰਘ, ਸਾਥੀ ਗੁਰਵਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਜਸਵਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਰਾਜਵੀਰ ਸਿੰਘ, ਸਾਥੀ ਹਰਵਿੰਦਰ ਸਿੰਘ, ਸਾਥੀ ਗੁਰਸੇਵਕ ਸਿੰਘ, ਸਾਥੀ ਜਸਕਰਨ ਸਿੰਘ, ਸਾਥੀ ਰਮਨਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਅਮਨਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਸੁਖਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਗੁਰਜੀਤ ਸਿੰਘ, ਸਾਥੀ ਜਸਪ੍ਰੀਤ ਸਿੰਘ ਆਦਿ ਹਾਜ਼ਰ ਸਨ।

Rs.

Advocate

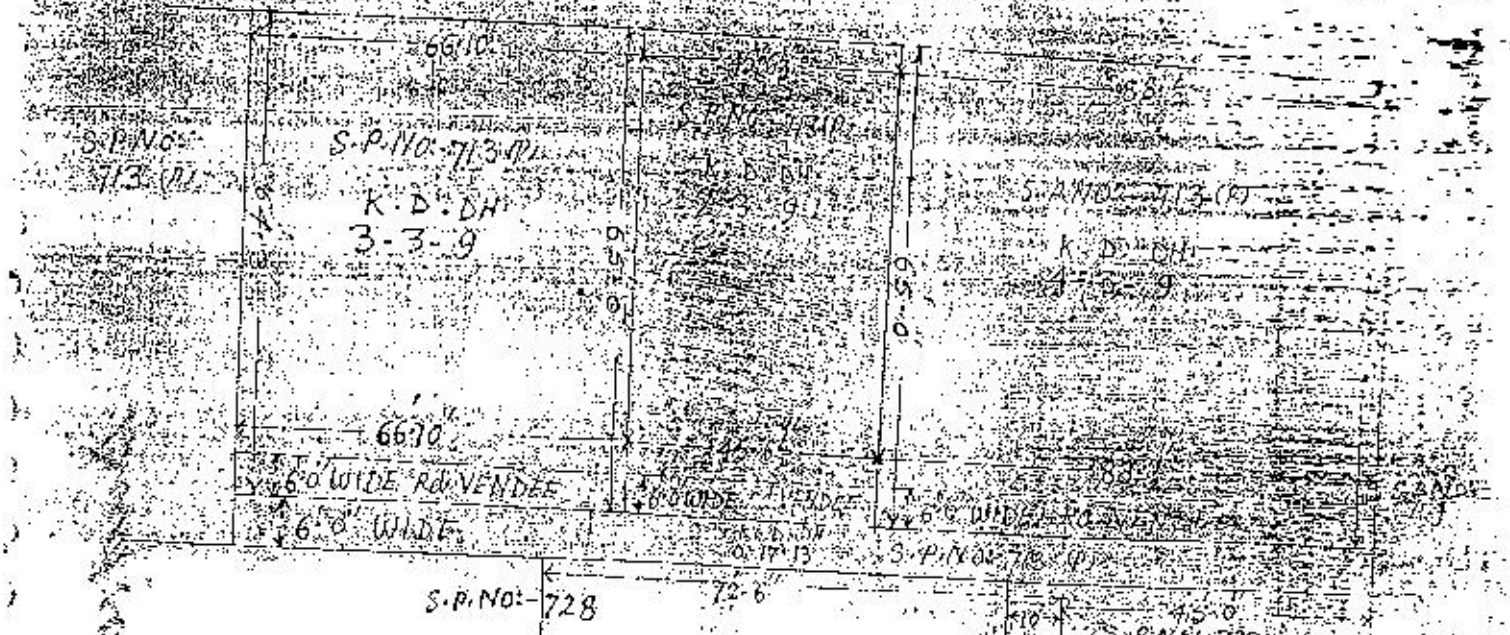
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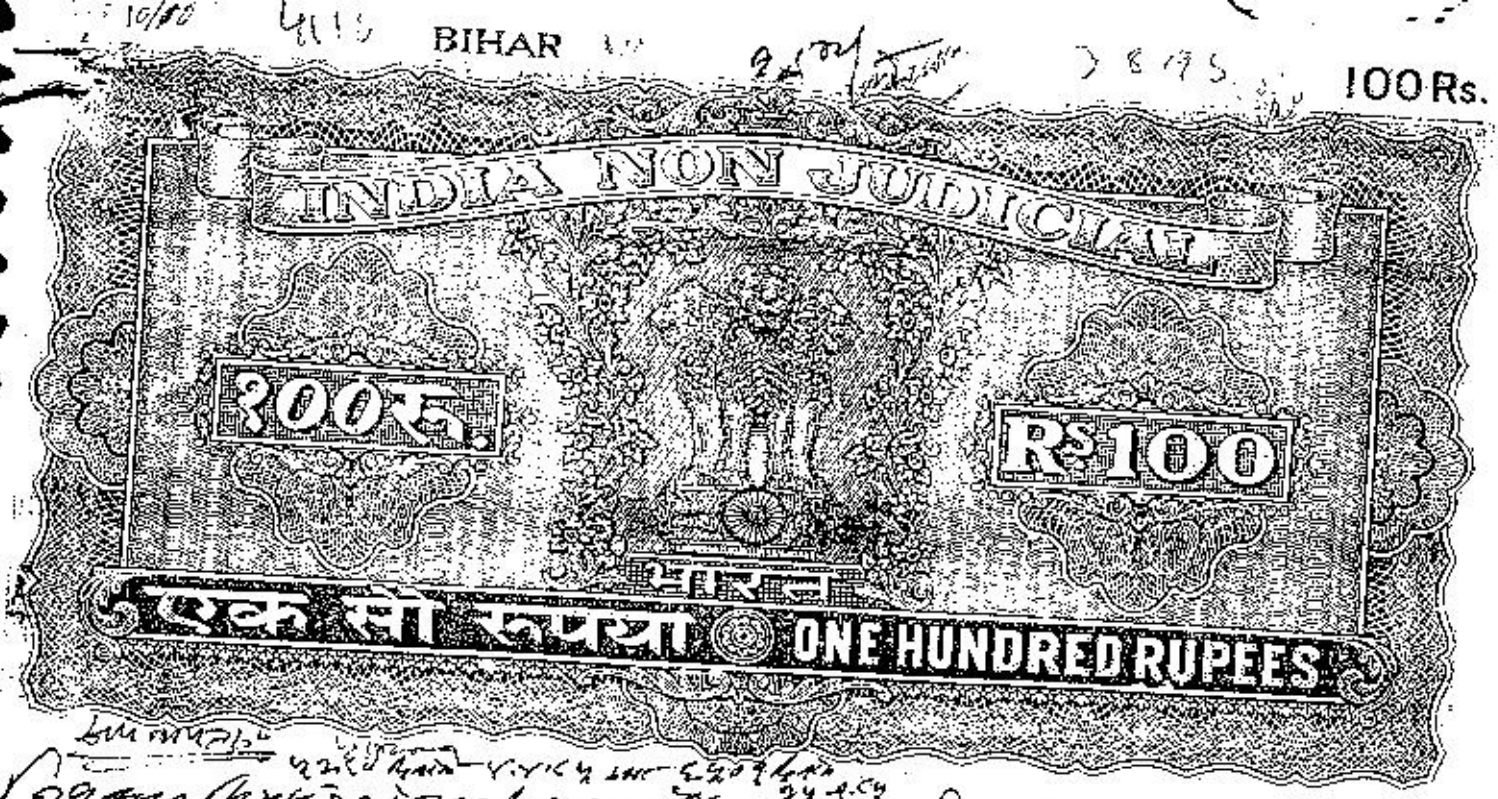
SITE PLAN OF LAND SHOWN IN RED C... W/O SRI BIND-VASAN... PRASAD SINHA ADV... P.S. MAHUA DIST. BAISHALI, PRESENT EXSI... S.P.NO. 713 (P) KHATA NO. 58 TAUZI NO. 53... NO. 3 P.S. PHULWARI PRESENT KOTWALI DIST... PURCHASED By:- Smt. ARUNA SINGH W/O SRI ... PRATAP TANR... P.S. LALGANJ DIST. BAISHALI AREA:- 2 KATHA 3 DHUR 9 DHURKI

SCALE:-



CERTIFIED THAT THE ORIGINAL AND DUPLICATE ARE TRUE COPIES OF EACH OTHER

SIGNATURE



Jet Paid

All 195.00
Rly 10.00
205.00

Paid to Thk

Bill 1.70 Rt 1.00
Bill 1.02
207.12

Ordinary stamp 285.00
Cooperative stamp 190.00
475
Paid to Thk
207.12
277.12

श्री माता शक्ति सिन्हा ओरे श्री सिद्धेश्वरी
प्रसाद सिन्हा एडवोकेट का ओरे पटना जिला
गया हजरत जहांदाद खां का लड़का सैयद मुबारक
हुसैन खां सकिन मोहल्ला दानापुर जिला मुजफ्फर-
पुर हाल मुकाम दानापुर खेड़ खटवारा
मोहल्ला कोतवाली थाना दानापुर जी. पी. मो
पटना हाल मुकाम को रहनी वाली
श्री माता जानकी कुंवर ओरे श्री बैजनाथ
राय [illegible]

Shanti Sinha.
25.4.75

Received Rupees Four Thousand five hundred only.
Shanti Sinha.
25.4.75

Dinabandhu Prasad Sinha
25.4.75

BIHAR

100 Rs.

INDIA NON JUDICIAL

₹ 100 Rs

भारत

एक सौ रुपया ONE HUNDRED RUPEES

Paid Rupees four Hundred & five Hundred only
on Hundi executed on behalf of Smt
Ram Rajo Devi

Jitendra Pal Singh
25/4/75-



क्रमांक 4345 (लीज़धन को पौंचान जब तोमर कुंवर दे तो एक-
९६२३९
लीज़) तथा धारा दारबंधा डेवलपर्स (लीज़) दोनों धारबंधा दुर-
(लीज़धारक) को देवेशार लाईन्स मौट मी. धारबंधा ७१३(लाख
छो तेरह) की मासिक लाभांशराशि के ५० (धारबंधे
पचास प्रतिशत) सम्बंधे अंतरिमशीर्षकजमीनधारी डेवलपर्स धारबंधा
तथा दुर लाजरीजे कार्यालयाधिकारी आदेश लोगोंदिनांक
दारबंधा के अंतर्गत्वी स्थान हेतु ! आवेदि लोहाय
दो फाईलें तथा जिलका ग्रेड लाभांश विषय लाभांश
है स्वामित्व दावि के दावा के हैं।

दस्तावेज

मौट धारबंधा ७१२

६ ७७" (फ्लैट) मौट धारबंधा के मौट धारबंधा ७१४ लोगोंने कारणवासि
ओनर एक्सीयर आवनी लेखोंदी कुडेवाली
कहते वह ६७" (फ्लैट) मौट धारबंधा
के ओनर डमरेजार एक्सीयर लेखि
७१३ सुमन राठौड़े तथा लोगोंदिनांक
लीज़ रहे हैं को जो दोनों ५ दिनांक ७१४" मौट धारबंधा

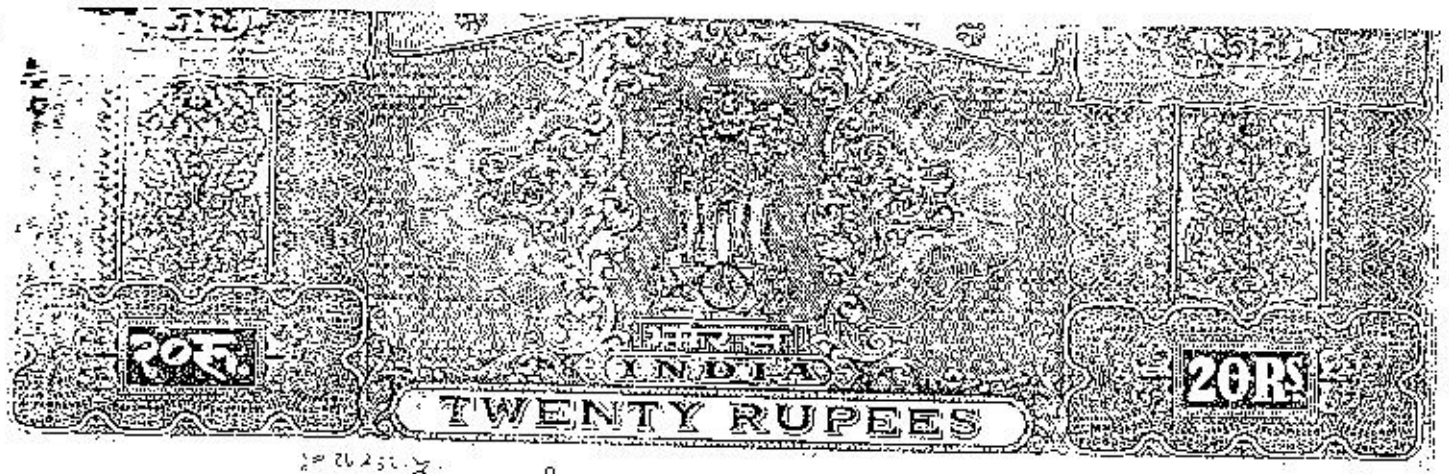


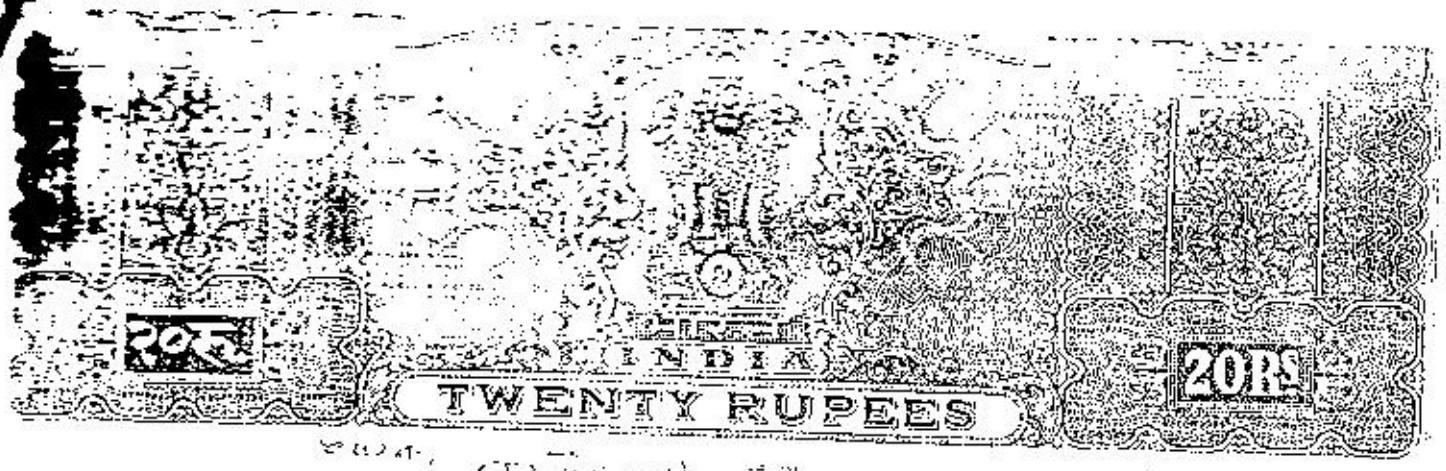
सादर

चूँकि प्रार्थी अर्जीदार उपरोक्त का वादिनी श्रीमती सरोज पारिवार पति आदमी जोकि हाल पता सादर सादी साकिन रामपुर में दर्ज पाया है तथा बाद मरना प्रार्थी अर्जीदार उपरोक्त वादिनी का पता को जिस एतराफ छ अर्जदार जोकि सिवाही रखा साकिन मौजा रामपुर हाल पता पारना दीवा जिला पटना से मार्फतेश रामदेव/मा ६ अंगूठा दाम १५/20 की को आदेशदे रामजीवन मल्लाह पुत्र रामकुमार मल्लाह बिहर को वली रामधनु मल्लाह निवासी ग्राम दवासुखाना एकसारी थाना पटना ई.S.C.मि. से बखाने वादिनी प्रार्थना पत्र दाखिल की दो वादिनी सिवरे अंगूठा नाo १८/आह पत्रपत्रो रामदेव/डी को कहेवर सहलेवन्द रूबरू सक्षे साकिन मौजा उपरोक्त मजमा वादिनी जिला पटना से पत्रपत्र वादिनी अर्जदार वकालती के जोह एतराफ छपर मजूर वे ही दाखिल की जिलापर दाखिल हस्ताक्षर हो सिरा

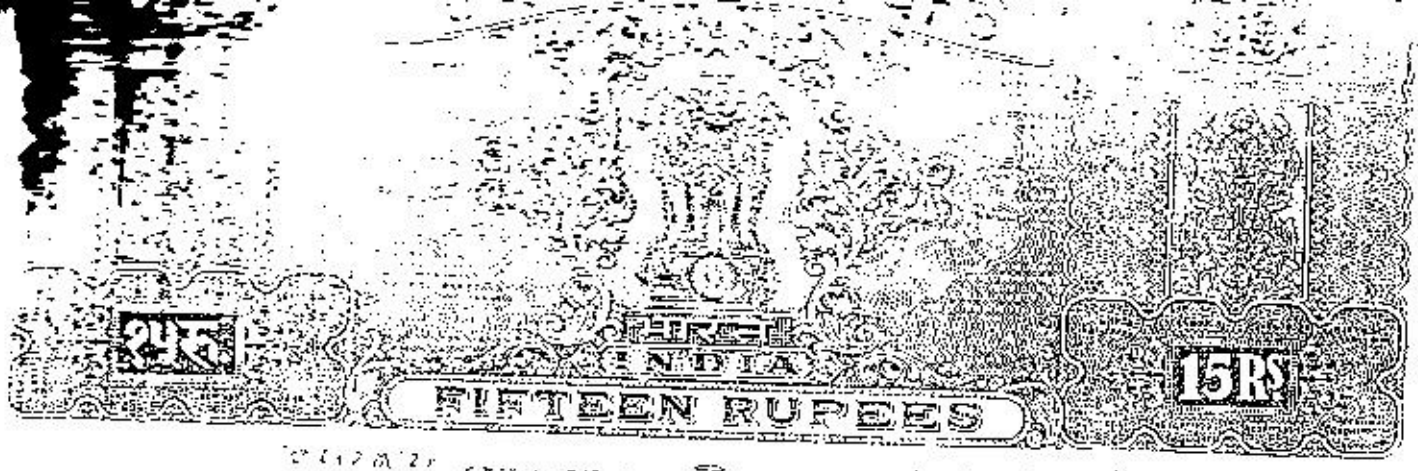
Advocate
Supreme Court of India
Delhi




RBI
INDIA
TWENTY RUPEES
20Rs


INDIA
TWENTY RUPEES
20

INDIA
TWENTY RUPEES
20Rs


INDIA
FIFTEEN RUPEES
15RS

ಸಂಖ್ಯೆ: ಕೆಆರ್‌ಡಿಸಿಎಲ್/ಎಸ್‌ಇ/ಟಿಎಸ್‌ಪಿ/ಎಕ್ಸ್‌ಇಎನ್/ಎಸಿಎಂ/ಟೆಂಡರ್-ಕಾಮಗಾರಿ/2021-22/

ದಿನಾಂಕ: 17.09.2021

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ಕೆಆರ್‌ಡಿಸಿಎಲ್
ತುಮಕೂರು ವಿಭಾಗ

ಮಾನ್ಯರೇ,

ಕೆಆರ್‌ಡಿಸಿಎಲ್ ಕಾಮಗಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಕಾಮಗಾರಿಗಳ ಟೆಂಡರ್ ಪ್ರಕ್ರಿಯೆಯಲ್ಲಿ ಭಾಗವಹಿಸಲು ಆಸಕ್ತಿಯುಳ್ಳ ಗುತ್ತಿಗೆದಾರರಿಂದ ಮೊಹರು ಮಾಡಿದ ಲಕೋಟೆಯಲ್ಲಿ ಕೆಳಕಂಡ ಕಾಮಗಾರಿಗಳಿಗೆ ಮೊತ್ತದ ಟೆಂಡರ್‌ಗಳನ್ನು ಆಹ್ವಾನಿಸಲಾಗಿದೆ. ಟೆಂಡರ್ ಸಲ್ಲಿಸಲು ಕೊನೆಯ ದಿನಾಂಕ ಮತ್ತು ಸಮಯ ಹಾಗೂ ಟೆಂಡರ್ ತೆರೆಯುವ ದಿನಾಂಕ ಮತ್ತು ಸಮಯ ಕೆಳಕಂಡಂತಿದೆ.

ಕ್ರ.ಸಂ.	ಕಾಮಗಾರಿಯ ಹೆಸರು	ಅಂದಾಜು ಮೊತ್ತ	ಟೆಂಡರ್ ಸಲ್ಲಿಸಲು ಕೊನೆಯ ದಿನಾಂಕ ಮತ್ತು ಸಮಯ	ಟೆಂಡರ್ ತೆರೆಯುವ ದಿನಾಂಕ ಮತ್ತು ಸಮಯ
1	ಕೆಆರ್‌ಡಿಸಿಎಲ್ ಕಾಮಗಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಕಾಮಗಾರಿಗಳ ಟೆಂಡರ್ ಪ್ರಕ್ರಿಯೆಯಲ್ಲಿ ಭಾಗವಹಿಸಲು ಆಸಕ್ತಿಯುಳ್ಳ ಗುತ್ತಿಗೆದಾರರಿಂದ ಮೊಹರು ಮಾಡಿದ ಲಕೋಟೆಯಲ್ಲಿ ಕೆಳಕಂಡ ಕಾಮಗಾರಿಗಳಿಗೆ ಮೊತ್ತದ ಟೆಂಡರ್‌ಗಳನ್ನು ಆಹ್ವಾನಿಸಲಾಗಿದೆ. ಟೆಂಡರ್ ಸಲ್ಲಿಸಲು ಕೊನೆಯ ದಿನಾಂಕ ಮತ್ತು ಸಮಯ ಹಾಗೂ ಟೆಂಡರ್ ತೆರೆಯುವ ದಿನಾಂಕ ಮತ್ತು ಸಮಯ ಕೆಳಕಂಡಂತಿದೆ.			

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ಕೆಆರ್‌ಡಿಸಿಎಲ್
ತುಮಕೂರು ವಿಭಾಗ

ਮਿਤੀ ਦਸਤਖਤ ਕਰਨ ਵਾਲੇ ਦਾ ਨਾਮ ਤੇ ਪਦਨਾਮ

ਦਸਤਖਤ ਕਰਨ ਵਾਲੇ ਦੀ ਸਮਰੱਥਾ ਅਤੇ ਅਧਿਕਾਰਤ ਸੀਲ ਦੀ ਮੋਹਰ

ਦਸਤਖਤ ਕਰਨ ਵਾਲੇ ਦੀ ਸਮਰੱਥਾ ਅਤੇ ਅਧਿਕਾਰਤ ਸੀਲ ਦੀ ਮੋਹਰ

ਮਿਤੀ ਦਸਤਖਤ ਕਰਨ ਵਾਲੇ ਦਾ ਨਾਮ ਤੇ ਪਦਨਾਮ


INDIA NON JUDICIAL
RS100
2005
ONE HUNDRED RUPEES

Paid Rupees two thousand & five hundred
& Lit. received on behalf of Smt
Ram Rajo Devi

Jitendra Pd Singh
25/4/75-

BIHAR

INDIA NON JUDICIAL

200रु.

Rs 200

TWO HUNDRED RUPEES

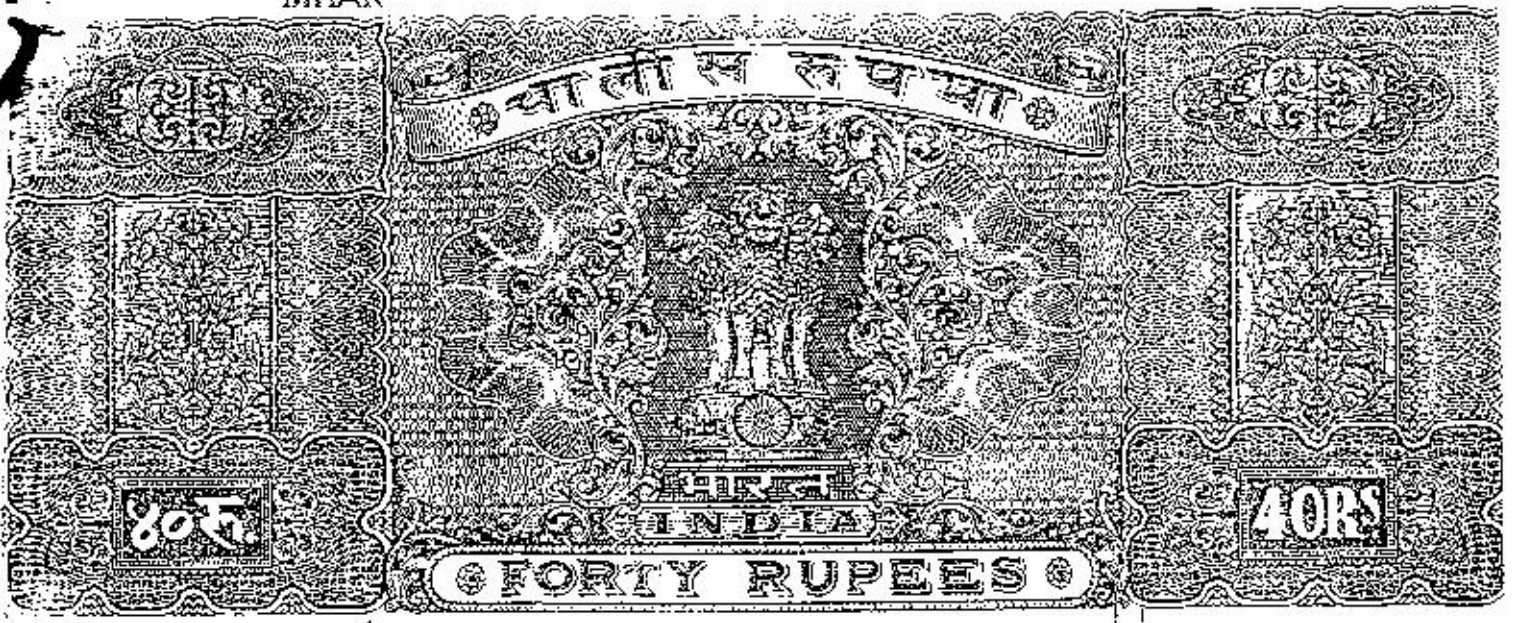
दो सौ रुपये

1	नाम लेखिका (लिखवाने वाली)	श्रीमती गायत्री सिन्हा Shrimati Gayatri Sinha धर्मपत्नी स्वर्गीय श्री विश्वेश्वर दयाल सिन्हा उम्र लगभग साकिन मोहल्ला सलेमपुर छपरा थाना छपरा जिला छपरा (सारन) धन्धा गृहस्थी
2	नाम लेखिका (लिखवाने वाली)	श्री हरिहर प्रसाद सिंह कमान्डिंग ए- ए पी II डेढ़ और तीन पिता श्री स्व. श्री शिवजन प्रसाद सिंह साकिन सिंघौल


INDIA NON JUDICIAL
200 रु.
RS 200
भारत
दो सौ रुपया TWO HUNDRED RUPEES

BIHAR

40RS



उत्तर	दक्षिण	पूर्व	पश्चिम
फुटपाथ नं० 21	3'-00" नाली फिर सरकारी श्री कुंजबिहारी सिंह इत्यादि का चहारदीवारी अतः जमीन फुटपाथ नं० 22 जिसकी इत्तिलाअली जाने (प्रत्यर्थी) में जाने की की साधिका मौजूदा अपीलेंट को भी होगा।	फुटपाथ नं० 22 का अंश श्री नीलमणि महतो सिंह की अजिनें क्रमशः	फुटपाथ नं० 22 श्री [illegible] सिंह

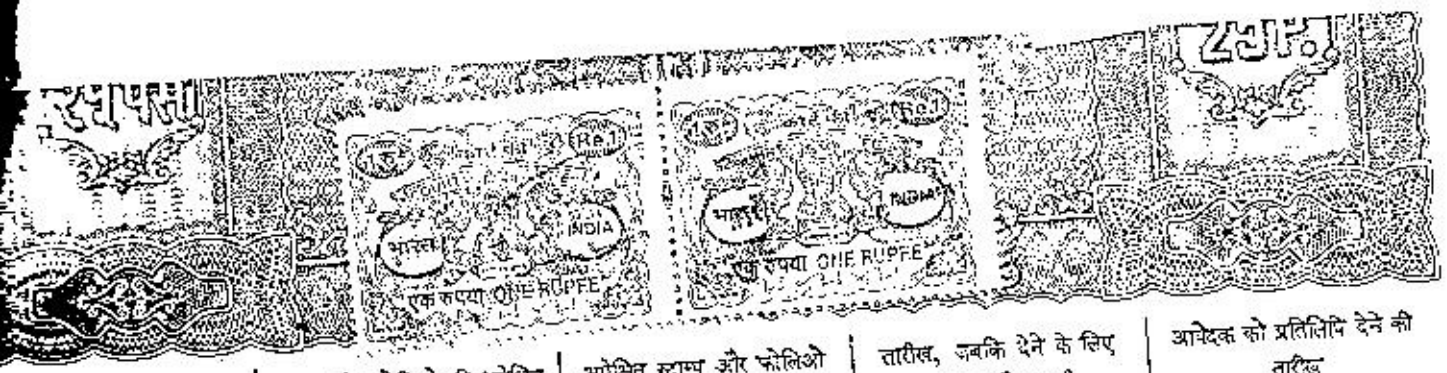
संक्षिप्त तौर

विपक्षी उपरोक्त प्रत्यर्थीगण ने अपने दावी अन्तर्गत वाद नं० 2 में वर्णित भूभाग को भवन निर्माण हेतु बजरिए लिखित प्रतिज्ञा पत्र दिनांक 22-10-1[illegible] देकर कि निम्नलिखित शर्तों पर [illegible] हुए [illegible] [illegible] श्री कुंजबिहारी सिंह को [illegible] [illegible] [illegible]

योग-2 अनुच्छेद 300 के अनुसार केन्द्र सरकार एवं राज्य सरकार को भूमि विवाद के निपटारे के लिए न्यायालय में वाद दायर करने का अधिकार है। इस संबंध में कई निर्णय दिए गए हैं। अनुच्छेद 300 के अनुसार केन्द्र सरकार एवं राज्य सरकार को भूमि विवाद के निपटारे के लिए न्यायालय में वाद दायर करने का अधिकार है। इसके अतिरिक्त भूमि विवाद निपटारे के लिए न्यायालय में वाद दायर करने का अधिकार है। इसके अतिरिक्त भूमि विवाद निपटारे के लिए न्यायालय में वाद दायर करने का अधिकार है।

अनुच्छेद 300 के अनुसार केन्द्र सरकार एवं राज्य सरकार को भूमि विवाद के निपटारे के लिए न्यायालय में वाद दायर करने का अधिकार है। इसके अतिरिक्त भूमि विवाद निपटारे के लिए न्यायालय में वाद दायर करने का अधिकार है।

अनुच्छेद 300 के अनुसार केन्द्र सरकार एवं राज्य सरकार को भूमि विवाद के निपटारे के लिए न्यायालय में वाद दायर करने का अधिकार है। इसके अतिरिक्त भूमि विवाद निपटारे के लिए न्यायालय में वाद दायर करने का अधिकार है।



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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.
6/1/14				

न्यायालय अंचल अधिकारी, पटना सदर
दाखिल खारिज केश नं. 204/13-14.....
आदेश

श्रीमती अरुणा सिंह ..... पति श्री कन्हैया प्रसाद सिंह .... ग्राम पताना टाड़.....
थाना ....लालगंज..... जिला .....वैशाली..... के वाला नं. ..... दिनांक 25.04.45
के आधार पर निम्नांकित जमीन पर दाखिल खारिज हेतु आवेदन पत्र दाखिल किया है।

मौजा का नाम	हालानं०	तौजी नं.	खाता नं.	खसरा	एरजी	लगान
राजापुर	03		58	413	0.52.33.18.	3.00

दोकड़ा तीन धुर
नौ चुरकी

आवेदन पत्र हल्का कर्मचारी को अंचल निरीक्षक के माध्यम से प्रतिवेदन हेतु दे दें। अहाल पर सूचना जारी कर आपत्ति की माँग कर। अभिलेख दिनांक .....04/01/2014..... को उपस्थित हो।

हo अस्पष्ट
अंचल अधिकारी

नक्शा एवं शुद्ध किया।

हo अस्पष्ट
अंचल अधिकारी

अहाल पर तामिला नोटिस प्राप्त है। कोई आपत्ति प्राप्त नहीं है। कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है। उन लोगों ने आवेदक के नाम दाखिल खारिज करने की अनुशंसा की है। फलतः उनके अनुशंसा के आधार पर दाखिल खारिज स्वीकृत किया जाता है शुद्धि पत्र निर्गत हो।

नक्शा एवं शुद्ध किया।

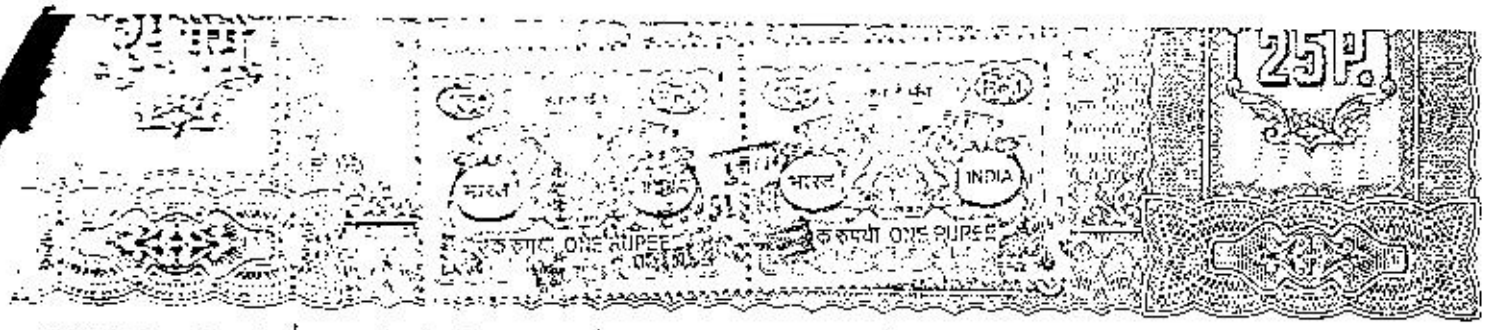
हo अस्पष्ट
अंचल अधिकारी
पटना सदर

हo अस्पष्ट
अंचल अधिकारी
पटना सदर

प्रमाणित सच्ची प्रतिलिपि
प्रधान लिपिक
सरकार के पत्र सं०-७८६ रा० विभाग
१-६-६० के अनुसार

13/01/14
सूचना किया

13/01/14
लिखा



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की तिथित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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 खारिज का जाँच प्रतिवेदन

दाखिल खारिज नं. 903/13-14 साल 2013-2014 हल्का नं. 01 अंचल पटना सदर मौजा राजापुर राजस्व थाना ..... थाना नं. 03 जिला पटना दा. खा. में जमीन का रकबा 0.25.35 डि. प्राप्ति का जरीया क्रय। पूरा या टुकड़ा होल्डिंग ..... बसिका नं. ..... तिथि 25.04.15 जरसम्मन .....

(दाखिल खारिज के पूर्व लगीत) जमाबन्दी नं. .....

रैयत का नाम एवं पूर्ण पता	खाता नं.	खेसरा नं.	एराजी ए. डी	लगान	अभ्युक्तियाँ
श्रीमती शान्ति सिन्हा पति-श्री विन्ध्यवासनी प्रसाद सिन्हा एड भोकट हाईकोर्ट पटना सा०-हजरत जन्दाहा थाना-सहुसा जिला-मुजफ्फरपुर	58	413	0.11.13 दस कट्ठा आठ धुर	6=00	अं०अ० आवेदित जमीन का जाँच किया। जमी रैयती है। पंजी II पर विक्रेता का नाम दर्ज तथा लगो से पूर्व ताल से पता चला की ज न पर क्रेता का कब्जा है। अतः सूचनोपरान्त यदि किसी को आ पत्ति न हो तो लगान तसुली के हित में दा० की स्वीकृति दी जा सकती है।
	"	"	0.12.11.19.	6=00	ह० अस्पष्ट 1 प्रतिवेदन से सहमत ह० अस्पष्ट C I
श्रीमती अरुणा सिंह पति-श्री कन्हैया प्रसाद सिंह सा०-प्रनाम ताड़ थाना-लालगंज जिला-वैशाली	58	413	0.25.35 दो कट्ठा तीन धुर नौ धुरकी	6=00	

प्रमाणित सच्ची प्रतिलिपि
हस्ताक्षर लिपिक
सरकार के पत्र सं०-3/2-3/13 दिनांक 3-9-13 के अनुसार

लिखा 13/01/14

तुलना किया 13/01/14