

Serial No. 10403 Circle:-Bhagalpur

Book No. :- 1 Deed No. 10293

Serial No. 10403

Deed No 10293



बिहार सरकार

जिला निबंधन कार्यालय भागलपुर

पृष्ठांकन का सारांश

दिनांक 09/11/2017 को Srinivasan Rajagopal(Director) द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रू0 1643480 मुद्रांक शुल्क एवं रू0 42105 निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य प्राया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं । इसे दस्तावेज सं0 10293 के रूप में पुस्तक सं0 1 की जिल्द सं0 268 के पृष्ठ सं0 250 से 282 तक CD 41 में आज निबंधित एवं कुल 33 पृष्ठों में संधारित किया गया ।

दिनांक- 09/11/2017

टोकन नं. 10743 /2017

गौतम कुमार
निबंधन पदाधिकारी

**(Development
Agreement)**

This development agreement executed and entered into on
this 09th day of November, 2017.

A. P. FASHIONS PVT. LTD.

Director

9-11-17

A. P. FASHIONS PVT. LTD.

Signature
9-11-17

TYRON AGENCY (P) LTD.

Signature
Auth. Signatory
9-11-17

District Registry Office, Bhagalpur

Token Number 10743

Reg. Year 2017

Serial Number 10403

Deed Number 10293

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Nikhil Mody						
Sig.	Nikhil mody 09/11/2017						
Executant	Amit Jhunjhunwala						
Sig.	Amit Jhunjhunwala 9-11-2017						
Presented By	Srinivasan Rajagopal (Director)						
Sig.	Srinivasan Rajagopal 9/11/17						
Executant	Srinivasan Rajagopal (Director)						
Sig.	Srinivasan Rajagopal 9/11/17						
Identified By	Ram Shankar Jausawal						
Sig.	Ram Shankar Jausawal 09-11/17						

आदेशानुसार आगमक जेता एवं विक्रेता द्वारा दिखाये गये
 भूखण्ड, मुकदला/सौदा/बांटा/गो 32/7 घाट नं०/
 धाम नं० 19 नं० 15 ए. 17 (वर्ग मी. 100/रु. 100)
 रोड का बरतन/सं. 100/रु. 100/स्थल जाँच
 किया गया/पॉलीग्राफ/र. वि. ए. /समय 10/11/17
 वर्गीकृत गठान/दीक्षा/अनुमति/र. वि. ए. /समय 10/11/17
 निर्मित है, जो व्यवसायिक/आवासीय/विकासशील प्रथम/
 द्वितीय श्रेणी की है। 6/11/17 निर्माण/र. वि. ए. /समय 10/11/17
 1. 10/11/17 - 529 - 100/रु. 100/स्थल जाँच

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd.

Biometric Captured By 2200sop011

3 गोटे गठान/गो 32/7 घाट नं०/
 धाम नं० 19 नं० 15 ए. 17 (वर्ग मी. 100/रु. 100)

र. वि. ए. /समय 10/11/17

BETWEEN

1) **M/S. A.P. FASHIONS PVT LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 227, A.J.C. Bose Road having Income Tax **PAN: AACCA0846K** duly represented by its Managing Director, Sri Srinivasan Rajagopal, (Age - 61 years) Son of Late Kumar Raghunath Srinivasan residing at 2/1B, Deeshari Comfort, 732 Sreenagar West, Panchyasar SO, Panchasayar Road, P.S. Sonarpur Kolkata-700094, West Bengal, authorised vide board resolution dated 30/10/2017, Mobile No. :- 9831038838 and

A. P. FASHIONS PVT. LTD.

[Signature]
Director
9-11-17

2) **AMIT JHUNJHUNWALA**, (Age - 41 years) son of Sri Ashok Kumar Jhunjhunwala, (**PAN – ACXPJ6623M**), by faith – Hindu, by occupation – Business, residing at 4/1, Alipore Park Road, Kolkata-700021, P.S. Alipore, West Bengal, hereinafter referred to as the **"First Party" / Landlords** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include each of their/his respective successors-in-interest/successor and/or assigns) of the **One Part FIRST PART.**

Mobile No. :- 9831017944

[Signature]
9-11-17

AND

M/S TYRON AGENCY PVT LTD, a private company incorporated under the provisions of Companies Act, 1956 extended by Companies Act, 2013, having its registered office at 16A, Brabourne Road, 9th Floor, P.S. Hare Street, Kolkata 700 001, having Income Tax **PAN: AAAC9696E** duly represented through its Authorised Signatory namely **Mr. Nikhil Mody**, (Age – 37 Years) S/o Sri Pravin Kumar Mody, resident of Middleton street, Middleton row, Kolkata- 700071, W.B. authorized vide board resolution dated 30/10/2017 hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART.** Mobile No. :- 9831067474

TYRON AGENCY (P) LTD.

[Signature]
Auth. Signatory
9-11-17

WHEREAS by virtue of a deed of conveyance dated 07.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No- 199, Pages from 265 to 293, being deed no 11360 for the year 1992, One M/S Prakash Overseas Company Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of M/S A.P. Fashions Pvt Limited, as

purchaser therein and one of the Landlord herein, **ALL THAT** an area 1628 Sq.ft. more or less, Bearing its Municipal Survey Khata no-32 & 53, Khasra No-84/826, 84/825 and 84/828 (part), lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Original Holding No.12B, present part of Municipal Holding Numbers- 12A/A, 12B/B and 12C/C Mahabir Prasad Devedi Lane, in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

A. P. FASHIONS PVT. LTD.

[Signature]
Director
9-11-17

AND WHEREAS by virtue of a deed of conveyance dated 10.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No. 200 Pages from 219 to 246, being deed no 11408 for the year 1992, One M/S Prakash Overseas Company Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of M/S A.P. Fashions Pvt Limited, as purchaser therein and one of the Landlord herein, **ALL THAT** an area 1628 Sq.ft. more or less, Bearing its Municipal Survey Khata no-32, Khasra No-84/826 (P), lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Original Holding No.12B present part of Municipal Holding Numbers- 12A/A, 12B/B and 12C/C Mahabir Prasad Devedi Lane, in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

[Signature]
9-11-17

AND WHEREAS by virtue of a deed of conveyance dated 11.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No- 201, Pages from 497 to 525, being deed no 11488 for the year 1992, One M/S Prakash Overseas Company Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of M/S A.P. Fashions Pvt Limited, as purchaser therein and one of the Landlord herein, **ALL THAT** an area 1050 Sq.ft. more or less, Bearing its Municipal Survey Khata no-53 & 32, Khasra No-84/825, 84/826 (part), lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Original Holding No.12A present part of Municipal Holding Numbers- 12A/A, 12B/B and 12C/C Mahabir Prasad Devedi Lane, in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

TYRON AGENCY (P) LTD.

[Signature]
Auth. Signatory
9-11-17

AND WHEREAS by virtue of a deed of conveyance dated 12.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No- 202, Pages from 379 to 407, being deed no 11531 for the year 1992, One M/S Prakash Overseas Company Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of M/S A.P. Fashions Pvt Limited, as purchaser therein and one of the Landlord herein, **ALL THAT** an area 1365 Sq.ft. more or less, Bearing its Municipal Survey Khata no- 53, Khasra No- 84/825 (P), lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Original Holding No. 12A present part of Municipal Holding Numbers- 12A/A, 12B/B and 12C/C Mahabir Prasad Devedi Lane, in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

A. P. FASHIONS PVT. LTD.

[Signature]
Director

9-11-17

AND WHEREAS by virtue of a deed of conveyance dated 17.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No- 204, Pages from 485 to 513, being deed no 11650 for the year 1992, One M/S Prakash Overseas Company Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of M/S A.P. Fashions Pvt Limited, as purchaser therein and one of the Landlord herein, **ALL THAT** an area 1360 Sq.ft. more or less, Bearing its Municipal Survey Khata no- 291 and 53, Khasra No-84 & 84/825 (P), lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Original Holding No.12 & 12A present part of Municipal Holding Numbers- 12A/A, 12B/B and 12C/C Mahabir Prasad Devedi Lane, in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

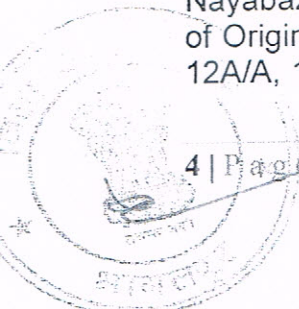
[Signature]
9-11-17

TYRON AGENCY (P) LTD.

[Signature]
Auth. Signatory

9-11-17

AND WHEREAS by virtue of a deed of conveyance dated 18.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No. 205, Pages from 528 to 556, being deed no 11711 for the year 1992, One M/S Prakash Overseas Company Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of M/S A.P. Fashions Pvt Limited, as purchaser therein and one of the Landlord herein, **ALL THAT** an area 1368.5 Sq.ft. more or less, Bearing its Municipal Survey Khata no- 291, Khasra No- 84 & 84Ka (part), lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Original Holding No.12, present part of Municipal Holding Numbers- 12A/A, 12B/B and 12C/C Mahabir Prasad Devedi Lane, in Ward No. 8.



Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

AND WHEREAS by virtue of a deed of conveyance dated 19.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No- 206, Pages from 456 to 484, being deed no 11756 for the year 1992, One M/S Prakash Overseas Company Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of M/S A.P. Fashions Pvt Limited, as purchaser therein and one of the Landlord herein, **ALL THAT** an area 1368.5 Sq.ft. more or less, Bearing its Municipal Survey Khata no-291, Khasra No-84 & 84Ka (part), lying and situate at Mohalla-Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Original Holding No.12 present part of Municipal Holding Numbers- 12A/A, 12B/B and 12C/C Mahabir Prasad Devedi Lane, in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

AND WHEREAS by virtue of the recital recited above the said **M/S. A.P. FASHIONS PVT. LIMITED**, one of the Landlord herein, became the sole and absolute owner in respect of **ALL THAT** an area measuring about 9768 Sq. Ft. more or less, bearing its Municipal Survey Khata no- 291, 53 and 32, Khasra No- 84 & 84Ka, 84/825 (P), 84/826 (P), 84/828 (P) lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Original Holding No.12, 12A, 12B present part of Municipal Holding Numbers- 12A/A, 12B/B and 12C/C Mahabir Prasad Devedi Lane, in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances.

AND WHEREAS by virtue of a deed of conveyance dated 07.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No.- I, Volume No- 199, Pages from 294 to 322, being deed no 11361 for the year 1992, One M/S Prakash Trading Corporation Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of Shri Amit Jhunjunwala, Son of Shri Ashok Jhunjunwala, as purchaser therein and one of the landlord herein, **ALL THAT** an area 1548 Sq.ft. more or less, Bearing its Municipal Survey Khata no-53, Khasra No-84/828 and Khata No-32, Khasra No-84/829 (Part) ,lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Municipal

A. P. FASHIONS PVT. LTD.

[Signature]
Director
9-11-17

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9-11-17

TYRON AGENCY (P) LTD.

[Signature]
Auth. Signatory
9-11-17

Holding No. 12, 12A, 12B and 12C Mahabir Prasad Devedi Lane in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office and District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

AND WHEREAS by virtue of a deed of conveyance dated 10.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No- 200, Pages from 191 to 218, being deed no 11407 for the year 1992, One M/S Prakash Trading Corporation Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of Shri Amit Jhunjunwala, Son of Shri Ashok Jhunjunwala, as purchaser therein and one of the landlord herein, **ALL THAT** an area 828 Sq.ft. more or less, Bearing its Municipal Survey Khata no-291, Khasra No-84 & 84Ka and Khata No-53, Khasra No-84/828, lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Municipal Holding No. 12, 12A, 12B and 12C Mahabir Prasad Devedi Lane in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

AND WHEREAS by virtue of a deed of conveyance dated 12.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No- 202, Pages from 408 to 436, being deed no 11532 for the year 1992, One M/S Prakash Trading Corporation Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of Shri Amit Jhunjunwala, Son of Shri Ashok Jhunjunwala, as purchaser therein one of the landlord herein, **ALL THAT** an area 1600 Sq.ft. more or less, Bearing its Municipal Survey Khata no-291, Khasra No-84 & 84Ka, lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Municipal Holding No. 12, 12A, 12B and 12C Mahabir Prasad Devedi Lane in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

AND WHEREAS by virtue of a deed of conveyance dated 13.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No- 203, Pages from 127 to 155, being deed no 11561 for the year 1992, One M/S Prakash Trading Corporation Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of Shri Amit Jhunjunwala, Son of Shri Ashok Jhunjunwala, as purchaser therein and one of the

A. P. FASHIONS PVT. LTD.

[Signature]
Director
9-11-17

[Signature]
9-11-17

TYRON AGENCY (P) LTD.

Akshay Noddy
Auth-Signatory
9-11-17

landlord herein, **ALL THAT** an area 1600 Sq.ft. more or less, Bearing its Municipal Survey Khata no-291, Khasra No- 84 & 84Ka, lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Municipal Holding No. 12, 12A, 12B and 12C Mahabir Prasad Devedi Lane in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

A. P. FASHIONS PVT. LTD.
[Signature]
Director
9-11-17

AND WHEREAS by virtue of a deed of conveyance dated 17.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No- 204, Pages from 457 to 484, being deed no 11649 for the year 1992, One M/S Prakash Trading Corporation Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of Shri Amit Jhunjunwala, Son of Shri Ashok Jhunjunwala, as purchaser therein and one of the landlord herein, **ALL THAT** an area 1599 Sq.ft. more or less, Bearing its Municipal Survey Khata no-291, Khasra No-84 & 84Ka, lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Municipal Holding No. 12, 12A, 12B and 12C Mahabir Prasad Devedi Lane in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

[Signature]
9-11-17

AND WHEREAS by virtue of a deed of conveyance dated 19.08.1992, which was registered in the office of Bhagalpur and the same was recorded in Book No. I, Volume No- 206, Pages from 485 to 512, being deed no 11757 for the year 1992, One M/S Prakash Trading Corporation Private Limited, as vendor therein, sold transferred, conveyed and assigned unto and in favour of Shri Amit Jhunjunwala, Son of Shri Ashok Jhunjunwala, as purchaser therein and one of the landlord herein, **ALL THAT** an area 1174 Sq.ft. more or less, Bearing its Municipal Survey Khata no-291 & 287, Khasra No-84 & 84/827, lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Municipal Holding No. 12, 12A, 12B and 12C Mahabir Prasad Devedi Lane in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances at a valuable consideration mentioned thereat.

TYRON AGENCY (P) LTD.
[Signature]
Auth. Signatory
9-11-17

AND WHEREAS by virtue of the recital recited above the said **AMIT JHUNJHUNWALA**, one of the Landlord herein, became the sole and absolute owners in respect of **ALL THAT** an area, measuring about 8349 Sq.ft. more or less, Bearing its Municipal Survey Khata no-53, 291, 287 & 32, Khasra No-84, 84 Ka, 84/827 and 84/828 (Part), lying

and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Municipal Holding No. 12, 12A, 12B and 12C Mahabir Prasad Devedi Lane in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances.

AND WHEREAS by virtue of the recital recited above the Landlords herein became the joint owners in respect of **ALL THAT** an area measuring about 18117 Sq. Ft. more or less, bearing its Municipal Survey Khata no-291, 53, 32 & 287, Khasra No- 84, 84 Ka, 84/827, 84/828, 84/826 (Part), 84/825 (P), lying and situate at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, having its part of Original Holding No.12, 12A, 12B present part of Municipal Holding Numbers- 12A/A, 12B/B and 12C/C Mahabir Prasad Devedi Lane, in Ward No. 8. Within Bhagalpur Municipal Corporation, In the Town, Sub-Registration office, District-Bhagalpur, Anchal-Jagdishpur, Bihar, absolutely and forever, free from all encumbrances.hereinafter called and referred to as the said premises, more fully described in the First Schedule (**SCHEDULE – I**) written hereunder.

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied residential/commercial building on Municipal Survey Plot no. 84, 84 Ka, 84/827, 84/828, 84/826 (Part), 84/825 (P), Khata No. 291, 53, 32 & 287, situated at Mohalla- Nayabazar, Mahabir Prasad Devedi Lane, P.S- Kotwali, Distt- Bhagalpur, measuring an area of 18117 Sq. Ft. more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

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

- (i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.
- (ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

A. P. FASHIONS PVT. LTD.

[Signature]
Director
9-11-17

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TYRON AGENCY (P) LTD.

[Signature]
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9-11-17

- (iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the B.R.D.A. (dissolved)/BMC/Competent Authority, the BMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.
- (iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.
- (v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

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

- (1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.
- (2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential/commercial building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the BRDA (dissolved)/BMC/Competent Authority.
- (3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they

A. P. FASHIONS PVT. LTD.

[Signature]
Director
9-11-17

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9-11-17

TYRON AGENCY (P) LTD.

[Signature]
Auth. Signatory

9-11-17

will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

- (4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.
- (5) The name of the proposed multistoried residential building complex shall be "**GAYATRI BRIJDHAM**" or as mutually agreed upon by both the parties.
- (6) That the developer agreed to hand over 47% of the total built-up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.
- (7) In case Land Owner's 47% of the built-up area is not covered in the form of the complete Units taken, the land owner will have to pay the equivalent market price to the Developer for the area.
- (8) That similarly, the developer will retain 53% of the total built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have

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Director

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Auth. Signatory

9-11-17

absolute right, title and interest over their respective shares of super built-up area.

- (9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the BRDA (dissolved)/BMC/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

- (10) That the certificate of the architect regarding measurement of the built-up area, built-up area and common service area will be final and binding on both the parties.

- (11) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

- (12) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within **(3 Years)** from the date of sanction of the building plan, with further grace period of **6 Months**.

- (13) That in case the developer fails to give free and vacant possession of the apartments or units to the intending purchasers, lessees, etc. within the time period as stipulated herein above, it will be entirely incumbent upon the developer to pay any compensation, losses

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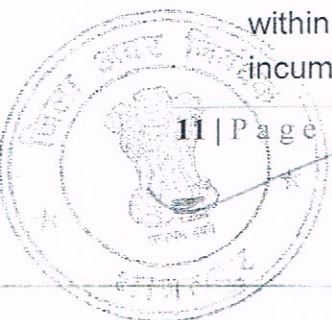
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costs and expenses in contesting any litigation instituted by the intending purchasers against the land owners.

- (14) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.
- (15) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.
- (16) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,
- (17) From the date of delivery of possession of Owner's area to the Owners or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.
- (18) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

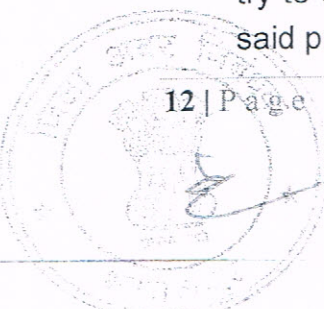
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- (19) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.
- (20) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.
- (21) A separate list of detailed specifications for the said building in schedule- II is part of this Development Agreement.
- (22) After the Registration of this Development Agreement the Owners and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.
- (23) That after the completion of the construction of the building project developer/promoter/landowners shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

THE DEVELOPER FURTHER UNDERTAKES:-

- (A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,
- (B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon

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the said property and during the period of construction of the said building thereon.

- (C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the BRDA (Dissolved)/BMC/Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.
- (D) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.
- (E) The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owners/allottees of UNITS.
- (F) The construction of the said building will be deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 47% (Forty seven percent) in the residential constructed area to the land owner and 53% (Fifty three percent) in the residential constructed area to the developers.
- (G) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for

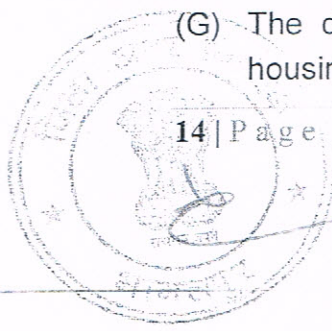
A. P. FASHIONS PVT. LTD.

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Director
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maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

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- (H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.
- (I) The Owners agree that if any levy is imposed by BRDA (Dissolved)/BMC or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.
- (J) The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.
- (K) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of

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stamp duty, registration fee and other registration charges/expenses etc.

- (L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.
- (M) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Bhagalpur.
- (N) That only courts of Kolkata shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement because both land owner and Developer registered office is at Kolkata.
- (O) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.

A. P. FASHIONS PVT. LTD.

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Director

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Ammu Dey

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Auth. Signatory

9-11-17

A. P. FASHION CO.
✓ Direct
of 11-2-13

Amara Dwyer
09/11/2017

at

TYRON AGENCY (P) LTD.
Akeel Nady
Auth. Signatory
09.11.2011.

— Grünwald

SCHEDULE- II
FEATURES AND SPECIFICATION OF UNITS

Particulars	Details	Description
Structure		Reputed branded steel/cement
Lift		Johnson/Kone or equivalent make
Flooring	Living/dining	Vitrified Tiles/Marble
	Bedrooms	Vitrified Tiles/Marble
	Master bedroom	Vitrified Tiles/Marble
	Balconies	Anti-skid ceramic tiles
	Utility areas	Anti-skid ceramic tiles
	Toilet	Marble/Anti-skid ceramic tiles
	Kitchen	Marble/Vitrified Tiles
	Staircase	Natural Stones
Kitchen		Designer Modular kitchen with granite top
		Stainless steel sink with drainboard
		Provision for chimney
		Branded ceramic tiles upto 2' above kitchen counter
Toilets		Branded ceramic tiles up to door height
		Granite/Marble basin counter
		Concealed plumbing and pipe work
		Superior quality sanitaryware and branded CP fittings
Windows		Fully glazed Aluminium/UPVC
Doors	Inside doors	Flush doors with laminate finish on both sides

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	Main door	Panel door with teak veneer on both sides and high quality polish
	Hardware	Stainless steel locks and hinges
Wall finish	Interior	Two coat of Wall Putty/Plaster of paris
	Exterior	Textures/Cement based paints
Air-conditioning		Individual VRF outdoor unit of adequate capacity
Electricals		Concealed copper wiring for electricity, telephone and television.
		Provision of intercom, Wifi, DTH etc
		Modular switches of reputed brand
General		100% power back up for common area
		24 hour CCTV Surveillance
		Intruder alarm system
		Intercom facility
		Wi-fi
		Video door phone

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9-11-17



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

WITNESSES :-

1. Ramesh Chandra Jaiswal
At. Kishori, P.O. Jaiswal
P.N. Singh, Chof Road
Deepnagar, Bhagalpur 9-11-17

2. Sanjay Salampuri
P.O. K. M. Park, K. Salampuri
Sahay, C. H. W. U.
Bhagalpur-2 9-11-17

Signature of the Land Owners

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Director 9-11-17

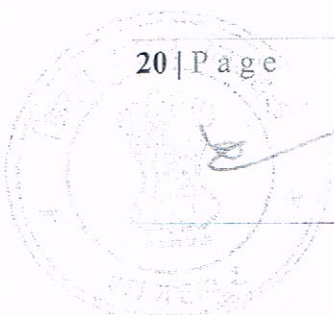
[Signature] 9-11-17

Signature of the Developers

TYRON AGENCY (P) LTD.

Akshay Noddy 9-11-17
Auth. Signatory

[Signature]
LIN- 72103
m2w79C m10179C



निबंधन कार्यालय, भागलपुर ।

नजरी नक्शा

टोकन नं० :-

दस्तावेज नं० :-

दिनांक:-

बिक्रेता का नाम एवं पता:-

(1) M/S A.P. Fashions Pvt. Ltd., 227 A.J.C. Bose Road, through
Srinivasan, R/o. 2/13 Deekshani Comfort, 732 Sreenagar West Kanchayasa
SO, Panchyasar Road, P.S. - Sonarpur Kolkata

अमीन मालिक

(2) Sri Anant Jhunjhunwala s/o Sri Ashok Kumar Shunghunwa
Ho-4/1 Alipore Park Road, Kolkata, P.S. - Alipore W.B

क्रेता का नाम एवं पता:-

डेवलपर

M/S - TYRON Agency Pvt. Ltd. 16/A, Barbourne Road,
9th floor, P.S. - Hare Street Kolkata through Nikhil
Modi s/o - Sri Pravin Kumar Modi Ho Middleton street
Middleton Row Kolkata

मौजा / महल्ला:- Naya Bazar

वार्ड नं० - 19

अंचल- Jagdishpur

खाता नं०

291, 32

53, 287

खेसरा नं०

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sq. ft.

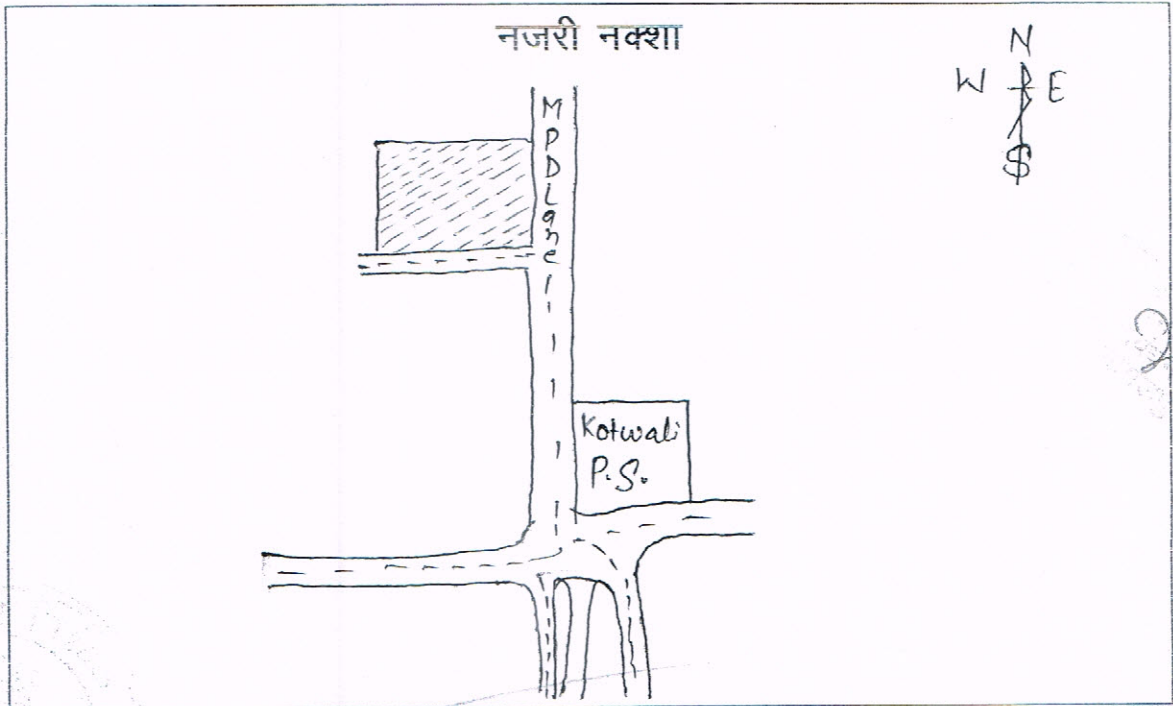
चौहद्दी :-

उत्तर:- Mahabir Prasad Jain

दक्षिण:- 5'-0" wide Gali

पूरब:- Mahabir Prasad Dewedilane

पश्चिम:- Vivek Srivastava.



नक्शा निर्माता का नाम एवं हस्ताक्षर

अमीन मालिक
बिक्रेता का हस्ताक्षर

A. P. FASHIONS PVT. LTD.

Director

09-11-2017

Dr. Anant Jhunjhunwala

9/11/2017

डेवलपर
क्रेता का हस्ताक्षर

TYRON AGENCY (P) LTD.

Nikhil P. Modi

Auth. Signatory

09-11-2017



**राजस्व एवं भूमि सुधार
विभाग
बिहार सरकार
अधिकार अभिलेख**

जिला : (22) अंचल : (31)
भागलपुर जगदीशपुर (भागलपुर)
मौजा : (541) वार्ड
न.8

रैयत का नाम: विजय कु. मित्रा
पिता/पति का नाम: प्रभाष कु. मित्रा
निवास स्थान: एम.पी.द्विवेदी रोड,,,
जाति : राड़ी राजस्व थाना
कायस्थ नंबर: 8

** स्तंभ 11: लगान/बेला नकदी खेतों के निरवत शतें, कब्जा लिखो (१) ठहराया हुआ
मुनासिब लगान अगर कोई हो
लगान अलावे शेष (२) तरीका ठहराने लगान वो शरायत अगर होले होले बढ़ता हो (३) खास
शतें शेष अगर कोई हो

खाताधारी सं.: 2201310541000291

शेत शेष जंगल काई हो													
खाता नंबर	रैयत का नाम*	खेसरा नंबर	खेत चौहदी	किसम जमीन	रकबा			दखल, दखल का स्वरूप	हाकिम के तहकीकात मुताबिक लगान एवम रोस	**	नवैयत गैर दखलदार रैयत के कब्जे की महदत	परिवर्तनो को दर्ज करने का आदेश का सारांश, ज्ञापन और तिथि आदेश देने वाले पदाधिकारी का पदनाम	नवैयत जमाबंदी नं.
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अभ्युक्ति: काबिल लगान

जिला : (22) भागलपुर, अंचल : (31) जगदीशपुर (भागलपुर), मौजा : (541) वार्ड न.8, खाता नंबर : 291, खाताधारी सं.: 2201310541000291

चालू खतियान को प्रारूप के तौर पर प्रकाशित किया गया है। इस प्रारूप में टंकण या अन्य अशुद्धियाँ हो सकती है, इसलिए वर्तमान में इसकी कानूनी मान्यता नहीं होगी और इसके आधार पर भूमि स्वामित्व संबंधी दावा स्वीकार्य नहीं होगा। इस प्रारूप के आधार पर रैयत अपनी आपत्ति (यदि हो तो) संबंधित अंचल कार्यालयों में प्रकाशन की तिथि से 30 दिनों के अंदर दायर करेंगे, जिस पर अंचलाधिकारी द्वारा नियमानुसार यथोचित कार्रवाई करते हुए अंतिम प्रकाशन किया जाएगा।

एन.आई.सी., बिहार के तकनीकी सहयोग द्वारा विकसित

Rite Patoz
Registry Office Compound
Bhagalpur

A. P. FASHIONS PVT. LTD.

Director

9-11-17



**राजस्व एवं भूमि सुधार
विभाग
बिहार सरकार
अधिकार अभिलेख**

जिला : (22) अंचल : (31)
भागलपुर जगदीशपुर (भागलपुर)
मौजा : (541) वार्ड न.8

खाताधारी सं.: 2201310541000287

रैयत का नाम: विजय कु. मित्रा
पिता/पति का नाम: प्रभाव कु. मित्रा
निवास स्थान: नयाबाजार, भागलपुर,,
जाति : राड़ी राजस्व थाना
कायस्थ नंबर: 8

** स्तंभ 11: लगान/बेला नकदी खेतों के निस्वत शतें, कब्जा लिखो (१) ठहराया हुआ मुनासिब लगान अगर कोई हो
लगान अलावे शेष (२) तरीका ठहराने लगान वो शरायत अगर होले होले बढ़ता हो (३) खास शतें शेष अगर कोई हो

खाता नंबर	रैयत का नाम*	खेसरा नंबर	खेत चौहदी	किस्म जमीन	रकबा			दखल, दखल का स्वरूप	हाकिम के तहकीकात मुताबिक लगान एवम सेस	**	नवैयत गैर दखलदार रैयत के कब्जे की मुद्दत	परिवर्तनो को दर्ज करने का आदेश का सारांश, ज्ञापन और तिथि आदेश देने वाले पदाधिकारी का पदनाम	नवैयत जमाबंदी नं.
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1	2	3	4	5	6	7	8	9	10(रै)	11(रै)	12	13	14
287	2: वो आलोक कु. मित्रा अंश-1	84/827 पू. प-		गली	0	0	0.0065		0	0			कायमी

जिला : (22) भागलपुर, अंचल : (31) जगदीशपुर (भागलपुर), मौजा : (541) वार्ड न.8, खाता नंबर : 287, खाताधारी सं.: 2201310541000287

चालू खतियान को प्रारूप के तौर पर प्रकाशित किया गया है। इस प्रारूप में टंकण या अन्य अशुद्धियाँ हो सकती है, इसलिए वर्तमान में इसकी कानूनी मान्यता नहीं होगी और इसके आधार पर भूमि स्वामित्व संबंधी दावा स्वीकार्य नहीं होगा। इस प्रारूप के आधार पर रैयत अपनी आपत्ति (यदि हो तो) संबंधित अंचल कार्यालयों में प्रकाशन की तिथि से 30 दिनों के अंदर दायर करेंगे, जिस पर अंचलाधिकारी द्वारा नियमानुसार यथोचित कार्रवाई करते हुए अंतिम प्रकाशन किया जाएगा।

एन.आई.सी., बिहार के तकनीकी सहयोग द्वारा विकसित

Rife Foto 2
Registry Office Compound
Bhagalpur

A. P. FASHIONS PVT. LTD.

Director

9-11-17



रैयत का नाम: आलोक कुमार मिश्रा
पिता/पति का नाम: विजय कुमार मिश्रा
निवास स्थान: महावीर प्र. द्वेदी
रोड, भागलपुर,,
जाति : कायस्थ राजस्व थाना
नंबर: 8

**राजस्व एवं भूमि सुधार
विभाग
बिहार सरकार
अधिकार अभिलेख**

जिला : (22) अंचल : (31)
भागलपुर जगदीशपुर (भागलपुर)
मौजा : (541) वार्ड
नं.8

** स्तंभ 11: लगान/बेला नकदी खेतों के निस्वत शतें, कब्जा लिखी (8) ठहराया हुआ
मुनासिब लगान अगर कोई हो
लगान अलावे शेष (2) तरीका ठहराने लगान वो शरायत अगर होले होले बढ़ता हो (3) खास
शतें शेष अगर कोई हो

खाताधारी सं.: 2201310541000032

खाता नंबर	रैयत का नाम*	खेसरा नंबर	खेत चौहदी	किस्म जमीन	रकबा			दखल, दखल का स्वरूप	हाकिम के तहकीकात मुताबिक लगान एवम सेस	**	नवैयत गैर दखलदार रैयत के कब्जे की मुद्दत	परिवर्तन को दर्ज करने का आदेश का सारांश, ज्ञापन और तिथि आदेश देने वाले पदाधिकारी का पदनाम	नवैयत जमाबंदी नं.
1	2	3	4	5	6	7	8	9	10(रु)	11(रु)	12	13	14
32		84/826 पू. प.- उ.- द.-		????	0	0	0.023	अभ्युक्ति: काविल लगान	0	0			कायमी
		84/829 पू. प.- उ.- द.-		????	0	0	0.008		0	0			कायमी

जिला : (22) भागलपुर, अंचल : (31) जगदीशपुर (भागलपुर), मौजा : (541) वार्ड नं.8, खाता नंबर : 32, खाताधारी सं.: 2201310541000032

चालू खतियान को प्रारूप के तौर पर प्रकाशित किया गया है। इस प्रारूप में टंकण या अन्य अशुद्धियाँ हो सकती हैं, इसलिए वर्तमान में इसकी कानूनी मान्यता नहीं होगी और इसके आधार पर भूमि स्वामित्व संबंधी दावा स्वीकार्य नहीं होगा। इस प्रारूप के आधार पर रैयत अपनी आपत्ति (यदि हो तो) संबंधित अंचल कार्यालयों में प्रकाशन की तिथि से 30 दिनों के अंदर दायर करेंगे, जिस पर अंचलाधिकारी द्वारा नियमानुसार यथोचित कार्यवाई करते हुए अंतिम प्रकाशन किया जाएगा।

एन.आई.सी., बिहार के तकनीकी सहयोग द्वारा विकसित

A. P. FASHIONS PVT. LTD.

Rife Photo 2
Registry Office Compound
Bhagalpur

Director

9-11-17



रैयत का नाम: कनक लता मिश्रा
 पिता/पति का नाम: /xVQ! xflJa
 निवास स्थान: xDnZkb xZlgwbk
 जाति : महावीर प्र.द्वेदी
 राडी, भागलपुर,,
 कायस्त राजस्व थाना
 नंबर: 8

**राजस्व एवं भूमि सुधार
 विभाग
 बिहार सरकार
 अधिकार अभिलेख**

जिला : (22) अंचल : (31)
 भागलपुर जगदीशपुर (भागलपुर)
 मौजा : (541) वार्ड
 न.8

** स्तंभ 11: लगान/बेला नकदी खेतों के निस्वत शतें, कब्जा लिखो (१) ठहराया हुआ
 मुनासिब लगान अगर कोई हो
 लगान अलावे शेष (२) तरीका ठहराने लगान वो शरायत अगर होले होले बढ़ता हो (३) खास
 शतें शेष अगर कोई हो

खाताधारी सं.: 2201310541000053

शत शेष अगर कोई हो													
खाता नंबर	रैयत का नाम*	खेसरा नंबर	खेत चौहदी	किस्म जमीन	रकबा			दखल, दखल का स्वरूप	हाकिम के तहकीकात मुताबिक लगान एवम सेस	**	नवैयत गैर दखलदार रैयत के कब्जे की मुद्दत	परिवर्तनो को दर्ज करने का आदेश का सारांश, ज्ञापन और तिथि आदेश देने वाले पदाधिकारी का पदनाम	नवैयत जमाबंदी नं.
					ऐ°	डे°	हे°						
1	2	3	4	5	6	7	8	9	10(₹)	11(₹)	12	13	14
53		84/825 पू- प- उ- द-		????	0	0	0.023	अभ्युक्ति: काविल लगान	0	0			कायमी
		84/828 पू- प- उ- द-		????	0	0	0.008		0	0			कायमी

अभ्युक्ति: काविल लगान

जिला : (22) भागलपुर, अंचल : (31) जगदीशपुर (भागलपुर), मौजा : (541) वार्ड न.8, खाता नंबर : 53, खाताधारी सं.: 2201310541000053

चालू खतियान को प्रारूप के तौर पर प्रकाशित किया गया है। इस प्रारूप में टंकण या अन्य अशुद्धियाँ हो सकती हैं, इसलिए वर्तमान में इसकी कानूनी मान्यता नहीं होगी और इसके आधार पर भूमि स्वामित्व संबंधी दावा स्वीकार्य नहीं होगा। इस प्रारूप के आधार पर रैयत अपनी आपत्ति (यदि हो तो) संबंधित अंचल कार्यालयों में प्रकाशन की तिथि से 30 दिनों के अंदर दायर करेंगे, जिस पर अंचलाधिकारी द्वारा नियमानुसार यथोचित कार्रवाई करते हुए अंतिम प्रकाशन किया जाएगा।

एन.आई.सी., बिहार के तकनीकी सहयोग द्वारा विकसित

A. P. FASHIONS PVT. LTD.

21
 Refe Photo
 Registry Office Compound
 Bhagalpur

Director

9-11-17

Endorsement of Certificate of Admissibility

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

Stamp duty paid under Indian Stamp Act Rs. 1643480/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs.	0/-
Amt. paid through Bank Challan	Rs.	1685585/-

Registration Fee

FEE PAID

A1	41045	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
TOTAL-									41045

LLR + Proc Fee Service Charge

LLR	0	1060
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 42105

Date: 09/11/2017

Registering Officer
Bhagalpur

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Thursday, 09th November 2017 by Srinivasan Rajagopal(Director) Raghunath Srinivasan by profession Others. Status - Executant

Signature/L.T.F. of Presentant 2017

Date: 09/11/2017

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ram Shankar Jausawal' age '50' Sex 'M', 'Kishori Jayaswal', resident of 'D N Singh Ghat Road,deepnagar,bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 09/11/2017

Registering Officer
Bhagalpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 268 on pages on 250 -282, for the year 2017 and stored in CD volume No. CD-41 year 2017 .The document no. is printed on the Front Page of the document.

Date : 09/11/2017

Registering Officer
Bhagalpur

Token No. : 10743 Year : 2017 S.No. : 10403 SCORE Ver.4.1 Deed No. : d No. : 10293