



8/11/11
 [Signature]
 8/11/11
 [Signature]

- the construction of the building named **URBAN COURT**.
1. We, the Owners of the said land which has also been detailed in the para - 1 (above mentioned) **SMT USHA RANI**, wife of Sri Baldeo Prasad, **SRI AMIT CHANDRA**, son of Sri Baldeo Prasad & both resident of 2-B, Vatikapur, Rukampura, Ambedkar Path, P.S - Rupaspur, Patna - 800014 & **SRI SIDHINATH PRASAD**, son of Late Bramhadeo Prasad, resident of Mahatma Gandhi Marg, Bazar Samiti Road, Buxar - 802103, hereinafter called the Executors/ Principals, do hereby appoint Sri Jitendra Kumar Singh, S/o Sri Rup Narain Singh, Managing Director of APNA AWAS CONSTRUCTION PVT LTD as our Attorney for us and on our behalf to do all or any of the acts, matters or things on all matters related to property fully and particularly mentioned in Schedule - 1.
 2. To carry out, comply with and do every act, deed/s, matter/s, and thing/s as may be required to manage our property and for the purpose of preservation, protection, maintenance and management of the said property fully and particularly mentioned in Schedule - 1.
 3. To corresponds and deal with and make representation to departments and officers/offices whenever required or to any other authority in connection with the construction of the building named **URBAN COURT**.

NOW THIS INDENTURE WITNESSETH THAT :-

2. Whereas one of the Principal reside out of Patna, so we hereby appoint Sri Jitendra Kumar Singh as our true and lawful Attorney to act on our behalf.

WEST - Private Passage.
 EAST - Pannalal/Branch Road.
 SOUTH - Branch Road.
 NORTH - Akhilesh Mishra.

butted as follow :
 of Sub Registry Office, Danapur and Registry Office Patna Sadar, bounded and and Patna Regional Development Authority (now dissolved) and within the limits Survey Plot No (P) - 46, within the jurisdiction of Patna Municipal Corporation Godown, P.S - Rupaspur, Thana No - 19, Taazi No - 5291, Khata No - 58, 8.14 kathas situated at Mauza - Sadikpur, present mohalla - Sadikpur, Near Gas land measuring an area of 11080.092 Sq.ft. (1029.748 Sq.m) equal to more or less 1. Whereas the Principals are seized and possessed of all that piece and parcel of

to be done and perform all
 true and lawful Attorney for us and on our behalf to do and execute and perform or cause
 Patliputra, District - Patna - 800024, hereinafter called the Executive/Attorney as our resident of Road No - 3A, House No - 3A/24, Mahesh Nagar, P.O - Keshri Nagar, P.S - Managing Director of APNA AWAS CONSTRUCTION PVT LTD and at present nominate, constitute and appoint Sri Jitendra Kumar Singh, S/o Sri Rup Narain Singh, Samiti Road, Buxar - 802103, hereinafter called the Executors/Principals do hereby **PRASAD**, son of Late Bramhadeo Prasad, resident of Mahatma Gandhi Marg, Bazar

4. To negotiate on terms for sale and to agree to sale and entered into and conclude any agreement for sale and/or allot any flat or enter into any agreement or receive any advance against the allotment of such flats or receive the full consideration amount against the sold flats or get loan secured for his allottees from any financial institution with regard to Schedule - 1 property.

5. This Special Power of Attorney will be in force till the sell out of the flats and execution of the conveyance deeds of those flats mentioned in Schedule - 1.
6. To execute the sale deed or any other deeds as required with regards to the Schedule - 1 property of this deed and shall have right to present the sale deed or deeds for registration before the Registrar concerned and to admit the same before the Registering Authority for execution and get them duly registered and shall have right to discharge registration receipt (Chirkut) after executing and registering the document to the purchaser on our behalf and shall have also right to cancel or repudiate or rectify the same in respect of such flat in the building constructed on the land fully mentioned in the schedule-1 at the feet of this deed of Special Power of Attorney which fall in the share of the Developer or transferred to the Developer which would be in the form of flats and their respective parking areas along with their proportionate share in hand.
7. To join as a confirming party or creating any charges on the schedule - 1 property for obtaining any loan from any financial institutions or for facilitation, grant and disbursement of loans to the purchasers of the tenements in the proposed building.
8. To apply for the obtain of sanction of building plans, occupancy certificates in respect of the building, obtain electrical connection for the building to be constructed and completed on the aforesaid immovable property.

9. To appear and represent us before any and all concerned authorities and parties as may be necessary, required for or advisable for in connection with the development of the said land and to make such agreement and arrive at such arrangements.
10. To ask, demand, sue for enforce payment of and recover and receive from any persons, rents and compensation and/or profit and/or deposits in respect of the construction.

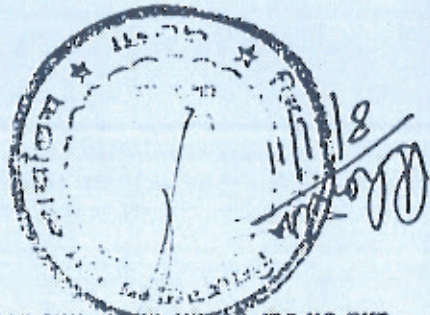
11. To file affidavit, agreement for sale, application, suits, revisions, review and to sign on them and take all miscellaneous concerns proceedings in the court on the matter pertaining to the scheduled property on our behalf.

12. To engage legal professional (Advocate) on the matter in relation to the construction of the multi storied building "URBAN COURT" on our behalf.

13. The Executors/Principals being absolute Owners of the property mentioned in clause no.1 also declares that no other persons including their legal heirs are entitled under the law to go beyond the clauses of this Special Power of Attorney.

14. To abide by and conform to all and each of the terms and conditions specified in the Development Agreement dated 8/11/2011 in connection with development of the proposed building.

15. We, **USHA RANI, AMIT CHANDRA & SRI SIDHNATH PRASAD** do hereby agree and agree to ratify and confirm that each and every act, deed done by our aforesaid Attorney within the scope of the authority concerned in our name and on our behalf under this deed of SPECIAL POWER OF ATTORNEY will be



USHA RANI

8/11/11

16. WHEREAS the Attorney will not use this Special Power of Attorney as a Developer/Builder.
 17. Whereas no consideration money or any amount has been paid against the property.
 18. Whereas there is no ban or restriction over the property by the government or any other authorities.

IN WITNESS WHEREOF, WE HAVE signed this on 8th day of November, 2011 and we have executed this Special Power of Attorney in the presence of the witnesses below.

SCHEDULE - I

URBAN COURT, Vaitikapuri, Sadikpur, Near Gas Godown, Patna

BLOCK - B

Flat No - 101 on 1st floor.
 Flat No - 102 on 1st floor.
 Flat No - 201 on 2nd floor.
 Flat No - 202 on 2nd floor.
 Flat No - 203 on 2nd floor.
 Flat No - 301 on 3rd floor.
 Flat No - 302 on 3rd floor.
 Flat No - 303 on 3rd floor.
 Flat No - 401 on 4th floor.
 Flat No - 402 on 4th floor.
 Flat No - 403 on 4th floor.
 11 (Eleven) No of Parking space.

WITNESSES

(1)

Pratibha Kumari Singh
 S/o Dr. A.K. Singh
 NAK S.K. Patna - 800013

(2)

Pratibha Kumari Singh
 S/o Dr. A.K. Singh
 NAK S.K. Patna - 800013



Pratibha Kumari Singh accept to be Attorney.
 08/11/2011

Pratibha Kumari Singh
 S/o Dr. A.K. Singh
 NAK S.K. Patna - 800013

Pratibha Kumari Singh
 S/o Dr. A.K. Singh
 NAK S.K. Patna - 800013

SIGNATURE OF EXECUTORS

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. 48. Also admissible under section 26(a) of the II. T. Act.

Stamp duty paid under Indian Stamp Act	Rs.	500	Amt. paid by N.J. Stamp Paper -	Rs. 0
Adl. Stamp duty paid under Municipal Act	Rs.		Amt. paid through Bank Challan -	Rs. 1004
Registration Fee			LLR + Process Fee	
A1	0 C	0 H1b	0 LLR	0
A8	0 D	0 H2	0 K1b	0
A9	0 DD	0 I	0 K1c	0
A10	0 E	250 J1	0 K2	0
B	0 H1a	0 J2	0 L1	0
TOTAL-				
			0 Na	54
			0 Mb	0
			0 L1i	0
			0 Proc. Fee	0
			Total	0
			LLR + Process Fee	0
			Service Charge	200
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.				
			304	504

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 08th November 2011 by Usha Rani W/O-Sri Baldeo Prasad by profession House Wife, Status - Principal

Usha Rani
8111111
Signature / L.T.L. of Presentant
Date: 08/11/2011

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Prabhakar Kumar Singh age Sex M son/daughter of S/O-Dr. A. K. Singh resident of North S. K. Puri, Patna-800013.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 08/11/2011

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 4 Volume No. 72 on page no. 163 - 170 for the year 2011 and stored in CD Volume No. CD-12 year 2011. The document no. is printed on the front Page of the document.

Registering Officer
Patna

Date : 08/11/2011

Token No. 32839 Year - 2011 Sl. No. 32289

SCORE Ver. 2.1

Deed No. 5458 NIC-Bihar

SCANNED

॥ ॐ नमो भगवते वासुदेवाय ॥

हरे कि चर्याना समिति पूर्ण रूप से आवासीय एवं शैक्षणिक क्षेत्र, पर विचार

—: 42 67

श्री गुरुभ्यो नमः

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॥ श्रीगणेशाय नमः ॥

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शोध एवं प्रशिक्षण विभाग, दिल्ली

निदेशिका संख्या १४७७/१-२०००

पृष्ठ संख्या 48 (द्वितीय)

69 (அ) (பி), பிப்ரவரி 88 மார்ச் 1988

291. (पाठ हजारे दो ती एकानंद), श्यामा संख्या

विशेषी या विज्ञा पत्रा, विशाखा पोलीस ठाणा

अथ, अविनाश इति वा अविनाश, अविनाश

1. राजपूत. राजपूतों के लिए लिखा है, पृष्ठ 10

॥ श्रीगणेशाय नमः ॥

गुणवत्ता प्रमाणित गुणवत्ता प्रमाणित (प्रमाणित) प्रमाणित

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- 10012512

— 314 —

परिचय (Deed Of Absolute Sale)

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1 Kite 17th St.

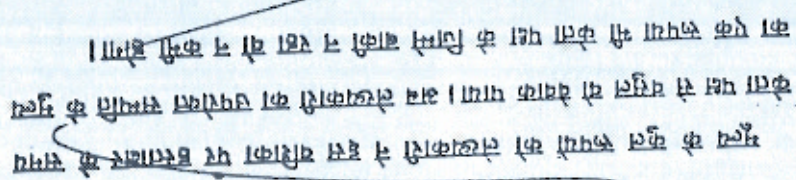
(3)

०।. दशमं प्रमाणं - चौथी प्रमाणं - चौथी प्रमाणं - चौथी प्रमाणं

$$\frac{441-252}{252} = \frac{189}{252} = \frac{3}{4}$$

27105108

27/8/08



लेखका की लेखनी शक्ति को बढ़ाने के लिए लेखक को निम्नलिखित बातें ध्यान में रखनी चाहिए।

छात्रों को स्वतंत्रता देने का प्रयत्न करने के लिए १८८६ में एक अधिनियम पारित किया गया।

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27/5/08

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1. 11.13 2014 2015 2016 2017 2018

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27/5/08

27/5/08

26 MAY 2008

CASH TRANSFER

SERIAL PRAKASH
ID NO: 3781615
MIL 1M
CHECK 9M

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509411

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10-11-2019
 05-11-2019
 04-11-2019

FOR USE OF THE BANK

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1027 and
Encl 6)

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कामधेय के निबंध के लिए जमा किये जाने वाले क्लाम धूलक, निबंध धूलक एवं पुस्तकालय के निबंध धूलक के

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विद्यार्थी विद्या

(ഭാഗ്യവതി)
വൃദ്ധൻ

Kilb (-----02) is [redacted]

Engraving

* वासु भवति वा अकदा मातावासी पर (विषय एते कालां पर जिन पर कि शक्तिपिकर

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1914年 5月 (日)

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1. பித்திரிதல் உழவு

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6.2.10.10 | 05

वर्तमान स्थिति, वर्तमान स्थिति।

1991 1992 1993 1994 1995

<u>Date</u>	<u>File</u>
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12/3/76	12/3/76
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Sch. XIV—H. No. 1804

28/5/2011 11:11



5. संपत्ति का समूह : विवरण

4. मूल्यांकन :

3. एतिहासिक का प्रकार :

2. नाम लेखधारिणी :

-2-

श्रीमती. उषा रानी धर्मपत्नी श्री
 बलदेव प्रसाद, निवास स्थान
 रुकनपुरा, अन्धदकर पहाड़ी रोड,
 शाना दानापुर, पञ्चाल विहार
 गेटनरी कॉलेज, जिला पटना।
 भारतीय नागरिक।
 निर्दिष्ट विषय पर यानि कबाला
 देवता कलामी।
 (DEED OF ABSOLUTE SALE)
 1110 1,32,500/- (एक लाख बत्तीस
 हजार पाँच सौ रुपये) मात्र।
 मवाली 1155 वर्गफीट (एक हजार
 एक सौ पचास वर्गफीट) आवासीय
 परती साकना लायक भूकान पहाड़ी
 कात्त हकिमत देवती कायमी नकदी
 बाक मीला साकपुर परम्परा कुलवासी
 शाना वा सब एतिहासिक दानापुर सदर
 एतिहासिक वा जिला पटना। अन्ध

श्री श्री विनोय सिंह, निवा. श्री सी. सी. एन. सिंह विहार 21 डिप्टी।
 प्राम-बी. डिप्टी, पटना-असिस्टेंट
 जिला-पटना

13/9/06

12/10/06

उपस्थित

बिहार BIHAR



रु. 1000

ONE THOUSAND RUPEES

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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बिहार BIHAR



महाराष्ट्र सरकार, न्याय विभाग, न्यायिक प्रशासन, न्यायिक प्रशासन, न्यायिक प्रशासन

12/9/06
12/9/06
12/9/06

पटना क्षेत्रीय विकास प्रशासनिक कार्यालय नं. 5291 (प्राथमिक स्तर पर एकात्मिक), धाना नं. 19 (विशेष), खाली नं. 58 (अन्यथा) एवं खाली नं. 46 (विशेष) का अंश भाग जिसकी खाली नं. 40 वीं अंश भाग एवं खाली नं. 46 (विशेष) का अंश भाग विवरण सरकार द्वारा अधिलेखित-धाना, पटना।

वर्ष : धाना प्रशासन की वार्षिक रिपोर्ट 2005-06
दस्तावेज : निज-प्राप्त नं. 46
पृष्ठ : 15, फोटो खींचा जाता।
परिचय : विवरण प्रसाद एवं महत्त्व विवर।
परीक्षा नं. 21/06

यह कि उपरोक्त संपत्ति की विकाश हेतु सरकार द्वारा
संपत्ति गैर हस्तान्तरण अधिनियम 1976 की धारा 26 (1) के अनुसार
समान प्रशासनिक प्रशासन के समस्त विवरण प्रशासन पर दिनांक 29.08.
2005 ई० को संपत्ति दाखिल किया है। जिसका क्रमांक नं. 46/3193/2005 ई० है। जिसमें सात दिनों से अधिक की अवधि है
युक्ती है और आज तक उपरोक्त संपत्ति के अधिग्रहण या संपत्ति पर
क आर्थिकता को को संपत्ति प्रशासनिक को सरकार द्वारा नही



12/9/06
प्रकाश प्रसाद धाना प्रशासन
न्यायिक प्रशासन
न्यायिक प्रशासन

122

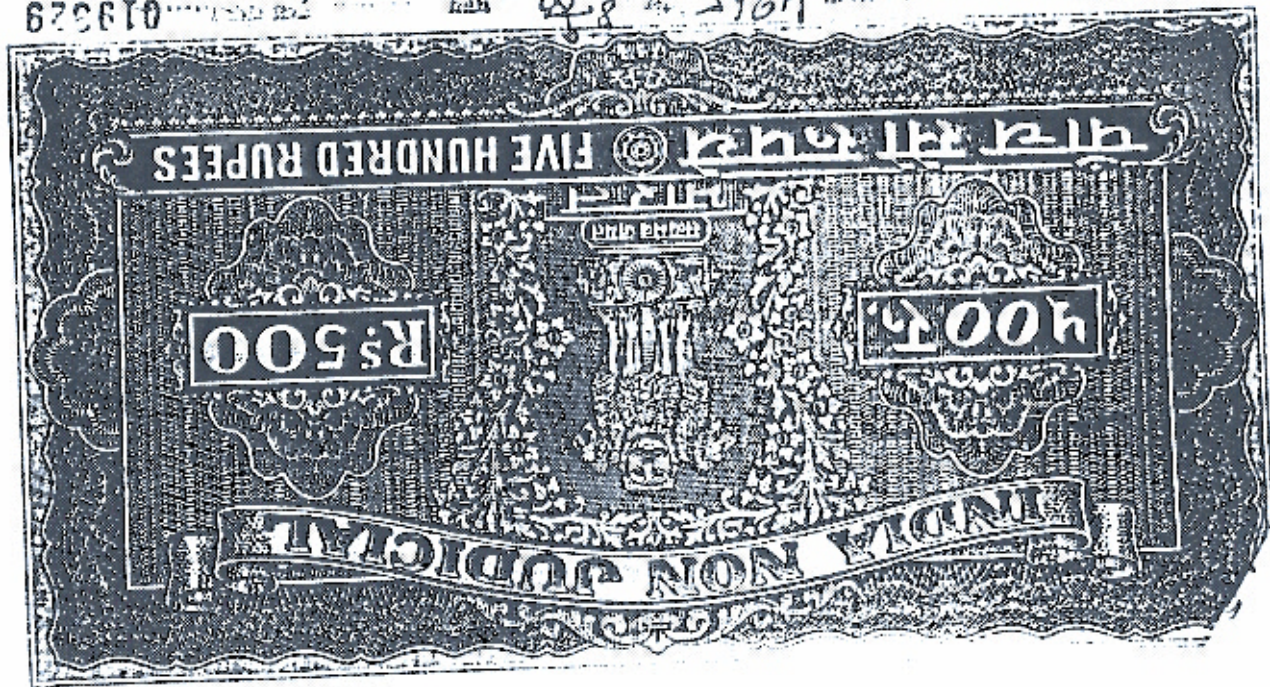
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