GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY is made and executed on this ... day of ... 2022 by Mr. Nagendra Nath Sinha, son of Late ... resident of House No. ... Kavi Ramar Path, Nageshwar Colony, East Boring Canal Road, P.S. – Budh Colony, Patna – 800001 presently residing at ... hereinafter called the Executant/ Principal do hereby nominate, constitute and appoint my Younger sister Dr. (Mrs.) **JYOTSNA SINHA** wife of Sri Devendra Nath Sinha, permanent resident of House No. – 32, Kavi Ramar Path, Nageshwar Colony, East Boring Canal Road, P.S. – Budh Colony, Patna – 800001 presently residing at Delhi, My True and lawful Attorney to represent of the schedulled property to do and execute and perform all acts, deeds to be done and perform all with regard to the said transaction relating to the part of Survey Plot No. – 149 & 148 under Khata No. – 62 & 69, Tauzi No. – 14850 situated in Mauza Village – Dupra, Survey Thana and Pargana – Phulwari, old Police Station – Digha, present Police Station – Fraser Ganj, Thana No. – 4 & 5, Mohalla called Kavi Ramar Path, Nageshwar Colony within the limits of Patna Municipal Corporation and within the jurisdiction of Sub – Registrar and District Registrar of Patna Sadar.

BOUNDARY OF THE PLOT

North – Plot No. – [illegible]
South – Plot No. – 149 & 148
East – Boring Road
West – Plot No. – 150 & 147

NOW THIS INDENTURE WITNESSETH THAT :-

To carry out, comply with and do every act, deed, matter, and thing as may be required to manage my share in the aforesaid property and for the purpose of preservation, protection, maintenance and management of my share in the said property.

1. [illegible]

Signature [illegible]

To correspond with the Municipal Corporation, Revenue Authorities, departments and officers whatsoever concerned with Patna Municipal Corporation and other authority in connection with the sanctioning of the building plan from an empanelled Architect with Patna Municipal Corporation or with regard to the construction of the

empanelled
aforesaid property

To appear and Advocate Appeal or any legal practitioner

To negotiate the
with the Patna

To execute
may be required
have right to
Authority
discharge
document
also right to
to be constructed

To file affidavit, application
and take all
authority on the matter pertaining to the scheduled property on my behalf

To allocate the
parking space
construction of the building to be constructed on the scheduled land

To apply for
Development Authority, Patna in respect with regard to the aforesaid property to
be submitted along with the Building Plan map to an empanelled Architect
with Patna Municipal Corporation

To sign any papers or undertaking with regard to my share of the Scheduled property for submission of the building plan and for sanctioning the same.

Signature

I, SWARNA VARMA [illegible] and agree to ratify and confirm all such and every act [illegible] said Attorney within [illegible] of the authority [illegible] and shall be [illegible] SWARNA VARMA [illegible] and shall be [illegible] dated [illegible] day of [illegible] 2022.

SCHEDULE

All that piece and parcel of land measuring 2 Kattha being part of Survey Plot No. [illegible] under Khata No. – 62 & 66, Tauzi No. – 3485(1) situated at Mauza Village – Dulra, Survey Thana and Pargana – Phulwari, Police Station – Digha, present Police Station – Budha [illegible] No. [illegible] Municipality Ward No. [illegible] Nageshwar [illegible] within the [illegible] Patna Municipal Corporation and within the [illegible] Sub-Registration and District Registration Patna Sadar.

IN WITNESS WHEREOF I, [illegible] have [illegible] 25th day of [illegible] 2022 and I have [illegible] Counterpart thereof as Attorney in the presence of the Witnesses below.

WITNESS :

[illegible]

SIGNATURE OF EXECUTOR
(Swarna Varma)

CERTIFICATE OF ACKNOWLEDGEMENT

State [illegible]

County of [illegible]

On Oct [illegible] before me, [illegible] personally appeared [illegible] who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Pennsylvania that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sharon Iacavola, Notary Public
Mt. Lebanon Borough, Allegheny County
My Commission Expires [illegible]

Signature [illegible] Print Name

Seal Above

492 नया कंडिका

फरद मालगुजारी / फरद रैयती।

नाम रैयत मय वल्दियत जमाबन्दी वो पकुनात। नम्बर। X 805274 87

पटना खुदर — पूजरा श्री अशोक कुमार सिन्हा
श्री विकेश कुमार सिन्हा
श्रीमती स्वेता
श्रीमती ज्योतिस्ना वर्मा
सिन्हा

(1 कट्ठा (पाँच कट्ठा) 2012-2013

हिसाब लगान मालगुजारी।

मालगुजारी					
				2800·00	50·00
				700·00	12·50
				1400·00	25·00
				1400·00	25·00
				560·00	10·00
50·00				6860·00	122·50
12·50					
25·00					
25·00					
10·00					
122·50					

आवेदक 62 64 खेसरा 1149 1146 2012-2013

मोल अदायकारी। 6982·50

बकाया				मोतालबा हाल	फाजिल
तीन वर्ष ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
				2800·00 50·00	
				700·00 12·50	
				1400·00 25·00	
				1400·00 25·00	
				560·00 10·00	
				6860·00 122·50	= 6982·50

(अक्षरों में) — छः हजार सौ बेरासी रूपये पचास पैसा मात्र

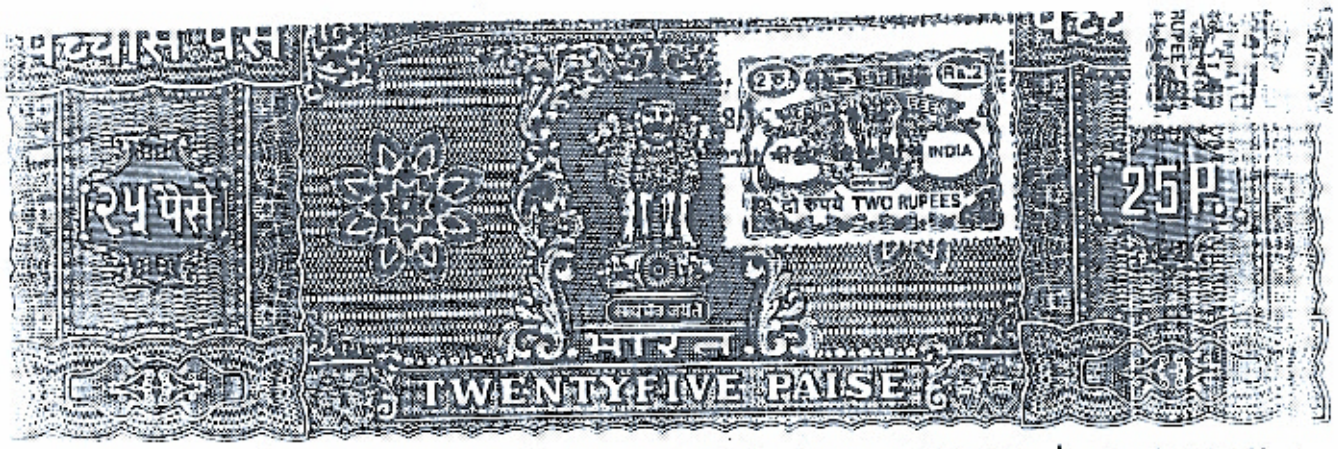
दस्खत व तारीख अमला तहसील कुनिन्दा

जारी घर ... पर लेन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया

बि.स.मु (राजस्व) 1–2011

12/12/12

ला० रजा० वाद सं० 382/2 12-13



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.
6/12/12			13/12/12	14/12/12

न्यायालय अंचल अधिकारी, पटना सदर
दाखिल खारिज केश नं. 382/2 12-13

श्री अशोक कुमार सिन्हा पो विकेश कु॰ सिन्हा आदेश

आवेदक/आवेदिका पो श्रीमती स्वेशा वर्मा पो श्रीमती रोसा वर्मा पिता/पति स्व केदार नाथ सिन्हा ... सा॰ गांधीस्वर कालनी कंकड़बाग थाना पुनाईचक जिला पटना के वाला नं. ... सा॰ पक्ष पूर्वी कोरिया शेड दिनांक 28/5/58 के आधार पर निम्नांकित भूमि का दाखिल करने हेतु आवेदन दिया है।

जमीन का विवरणः-

मौजा	वार्ड नं.	शीट नं.	सर्किल नं.	हो. नं. खेता	म्यू. प्लौट नं. खेसरा	रकबा
कुजरा 04				62,69	1143,1146	5 [illegible]

अभिलेख उपस्थापित हल्का कर्मचारी का जाँच प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है, जो अभिलेख के साथ संलग्न है। पक्ष आग महाल रैयत को सूचना निर्गत करें। अभिलेख दिनांक ..... को सुनवाई हेतु रखें।

ह0 अस्पष्ट
अंचलाधिकारी
पटना सदर

ह0 अस्पष्ट
अंचलाधिकारी
पटना सदर

अभिलेख उपस्थापित, महाल पर नोटिस तामिला प्राप्त है। सुनवाई के समय कोई आपत्ति प्राप्त नहीं है। हल्का कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है। उनलोगों ने प्रतिवेदन किया है कि वे आवेदित भूमि का जमाबन्दी कायम नहीं हैं। दिनांक 01/01/1956 से ₹10/- (दस रुपये) प्रति कट्ठा अलावे शेष की दर से लगान वसूली हेतु अनुशंसा किया है। अतः इनके अनुशंसा के आधार पर उपरोक्त भूमि का लगान दिनांक 01/01/1956 से ₹10/- (दस रुपये) प्रति कट्ठा अलावे शेष दर से राजस्व लगान वसूल करने की स्वीकृति दी जाती है।

शुद्धि पत्र निर्गत करें।

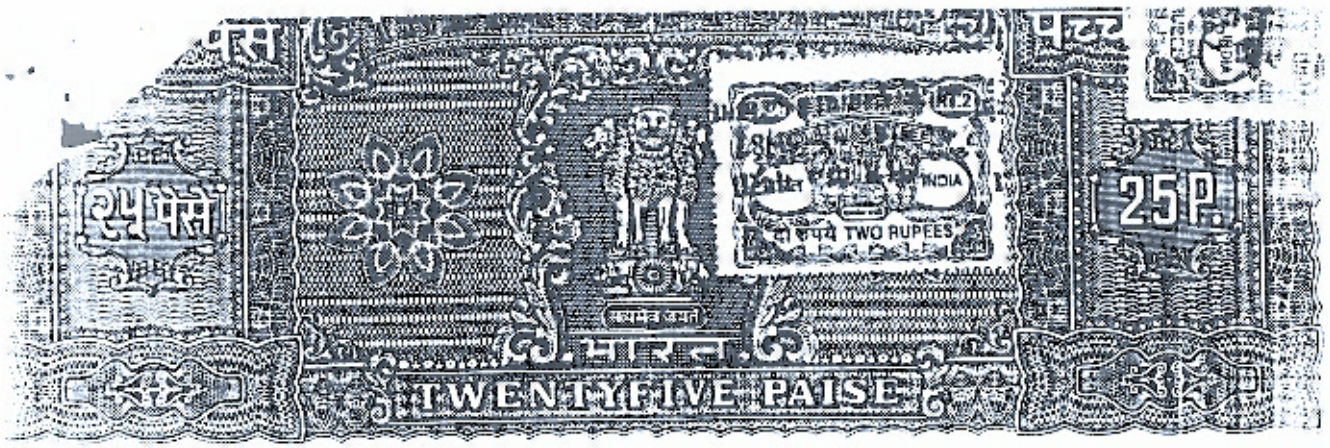
ह0 अस्पष्ट
अंचलाधिकारी
पटना सदर

13/12/12

ह0 अस्पष्ट
अंचलाधिकारी
पटना सदर

13/12/12

[illegible]



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.

सेवा में,
श्रीमान अंचलाधिकारी
पटना सदर।

विषय :- दाखिल खारिज हेतु आवेदन पत्र का जाँच प्रतिवेदन।

महोदय,

प्रवदीय आदेशानुसार आवेदक गणश्री अशोक कुमार सिन्हा पो श्रीमती स्वेशा वर्मा, पो श्रीमती ज्योत्सना वर्मा सभी के पिता - स्वं. के दाह नाथ सिन्हा सा - नागेश्वर कोलनी कचि रमन पथ पूर्वी बोरिंग कैनाल रोड थाना - पुन्हा कोलनी पटना के द्वारा प्राप्त दा) खा. हेतु आवेदन पत्र का जाँच किया। आवेदक गण ने दा. खा. हेतु आवेदन पत्र मे उल्लेख किया है, कि निम्नांकित भूमि वसिका नं - 1192 दि - 22/4/58 के द्वारा खरीद किया गया है। जिसका मौजा - दुजरा थाना नं. - 04 खाता - 62, 69 खेसरा - 1149 एवं 1146 रकवा - 51 कट्ठा (पाँच कट्ठा) है। आवेदित भूमि का जमाबन्दी कायम नहीं है।

मनागत भूमि के डेस्ट्रल सर्वे खतीयान के अनुसार भूमि का विवरण निम्न प्रकार है।

रैयत का नाम	मौजा	थाना नं.	खाता	खेसरा	रकवा	किस्म जमीन
पोखी पाल पो दादू गोप पो शाम पती पेशगुन राम सहाय पो जोगी	दुजरा	04	62	1149	0.40 डी.	भीट
वल्द - खोमारी पो राम केवल वल्द - राम पती बहीस्सा बराबर	"	69	1146	0.18 डी.	भीट

मो - बुधिया मौजे - सोमारू कोम ग्वाला।

आवेदित भूमि को खतीयानी रैयत के वंशज से वसिका नं - 643, वर्ष - 1941 के द्वारा विक्रेता ने खरीद किया था श्रीमती शान्ति सिन्हा पिता - डॉ. के दाह नाथ सिन्हा के साथ लिखी कर दिया। श्रीमती शांति सिन्हा एवं के दाह नाथ सिन्हा का मृत्यु हो चुका है। आवेदक गण पुत्र एवं पुत्री है। भूमि रैयती है, तथा दखल कब्जा में है।

अतः आम महाल पर सूचना कर आपत्ति न हो तो नया जमाबन्दी कायम कर भूमि का लगान ₹ 10/- (दस रुपये) प्रति कट्ठा अलावे शेष दि - 1/1/56 से लगान वसूली हेतु आदेश दिया जा सकता है।

अ.अ प्रतिवेदन से सहमत — ह० अस्पष्ट CI

ह० अस्पष्ट K.C

पुलना किया

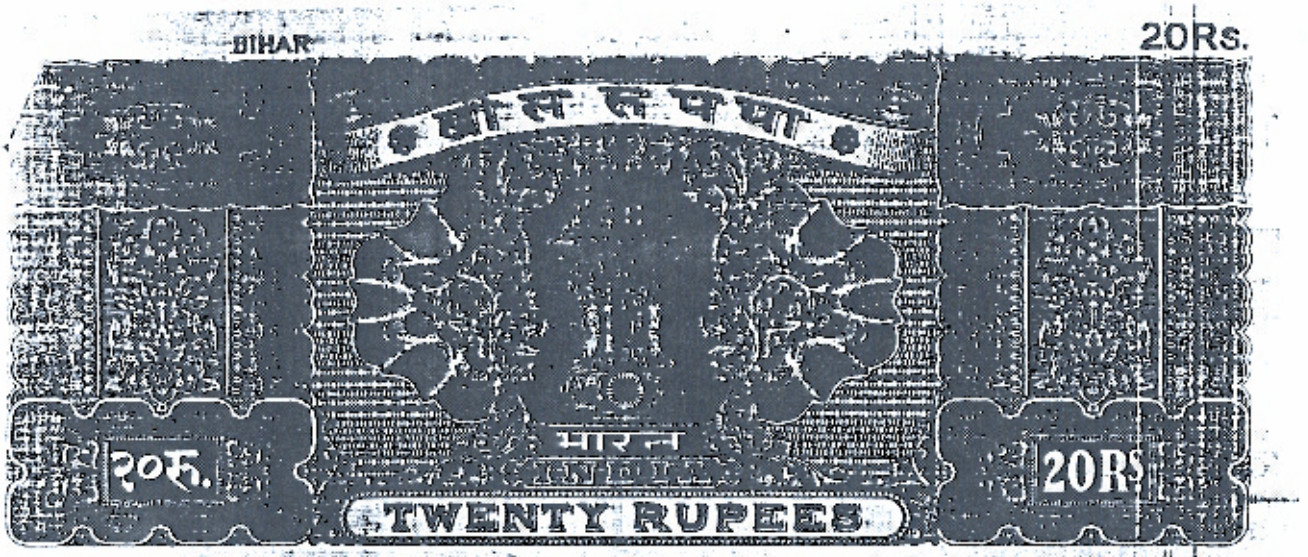
3/12/12

मूल पत्र सच्चा प्रतिलिपि

13/12 हस्ताक्षर

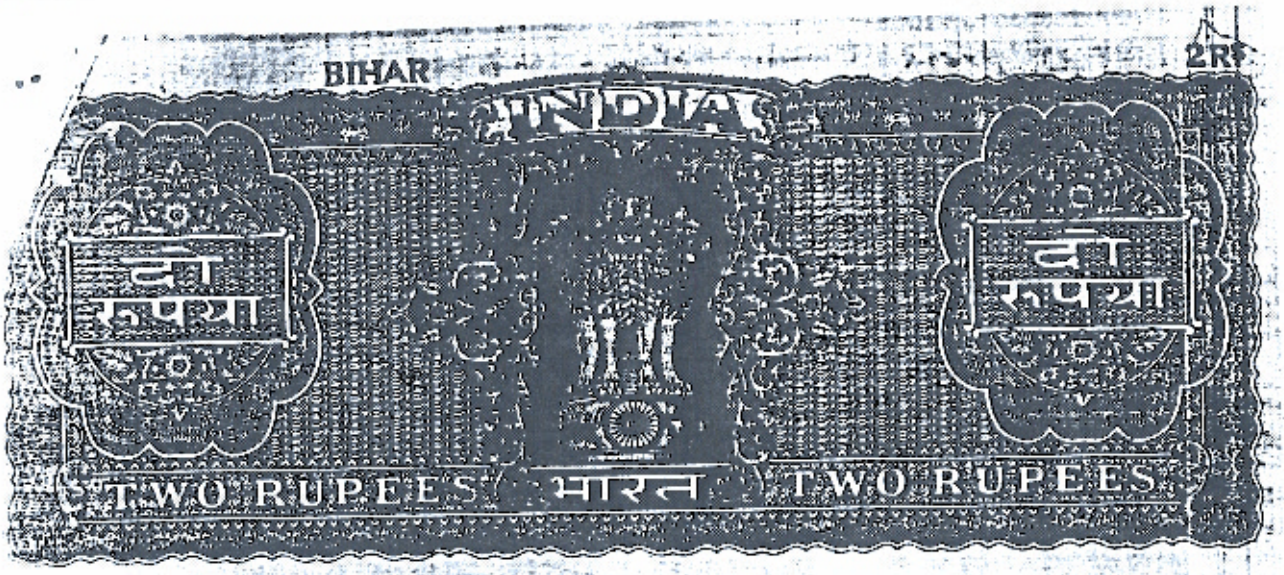


THIS DEED OF SALE made on ths 22nd day of January one thousand and nine hundred and fifty eight by Bibi Kaniz Fatma w/o Mr. S.M.Amir of village Kujhawa,P.S. Raghunathpur,District Saran (SARAN),at present residing at and P.S. Hazaribagh,District Hazari -bagh,by caste Muslim and by profession landlady herein-after called the VENDOR (unless there is anything repugnant to the context shall deem to include her heirs,assignees, executor,administrators and representatives) in favour of Srimati Shanti Sinha w/o Dr.Kedar Nath Sinha,Ph.D. Mining Engineer,at present at and P.O. Dishergarh,District Burdwan, W.Bengal,by caste Kayastha, by profession landlady herein-after called the VENDEE (unless there is anything repugnant to the context shall deem to include hem heirs ,assignees,executors,administrators or representatives). Whereas by a deed of sale no. 6431for 1941,registered in Book I Vol. 52 pages 438 to 443 at Patna Registry Office,the vendor purchased 1.38 acres of raiyati land in village Dujra,pergana Phulwari, P.S. Digha ,District Patna from one Dahu Gope son of Ram Sahai Gope and Ramawatar Gope son of Dahu Gope and Ramsaroop Gope son of Ram Awatar Gope of the said village Dujra and whereas a 16 feet wide approach road has been provided throughout the length of the land



the land to its east and shown in green colour in the map,which forms part of the deed, and the said approach road is connected with the road between the lands of Sri Syed Salimuddin and Syed Wasiuddin of Neora, District Patna to its south by virtue of a registered agreement deed No. 3749 of 1952 registered in Book I, Vol. 57 pages 94 to 102 at Patna Registry Office, which is also shown in the map in green colour, and since that the date the VENDOR is in peaceful possession of the same and whereas the vendor is badly in need of capital for investment in business and also requires some money for pilgrimage she expressed her intention to sell in full or in part the abovesaid raiyati lands in village Dujra, and several offers came and the VENDEE who is in need of some lands in the said village offered to purchase 15 5/8 decimals i.e. 5 kathas (five kathas) of raiyati land in plots no. 1149 and 1146 of village Dujra more fully described in the Schedule below on Rs. 3500/- (Rupees three thousand and five hundred) only and the VENDOR considering the same to be the proper present market value and as the same was the highest offer for the above piece of land, agreed to sell the said five kathas of raiyati land in plots no. 1149 and 1146 of khata no. 62 and 69 of village Dujra fully desnribed in the Schedule below and marked in red colour in the map to the VENDEE (Srimati Shanti Sinha).

NOW THIS INDENTURE witnesseth that in consideration of the price of Rs. 3500/-(Rupees thiry five hundred) only the receipt of which is hereby acknowledged the VENDOR doth hereby convey and transfer all her right,title and interest in 15 5/8 decimals i.e. 5 kathas of raiyati land in village Dujra more fully described in the Schedule below to



to the vendee (Srimati Shanti Sinha) who will now quietly and peacefully enter into the possession of all the singular piece or parcel of the land described in the schedule hereunder and to hold the same to the VENDEE subject to payment of rent to the State of Bihar (landlord) in whose record the vendee shall get her name mutated in place of the Vendor. The vendee is further assured that the land hereby being sold is free from any encumbrance. In case any encumbrance is found to subsist on the aforesaid 5 kathas purchased land or any defect of title is found in the vendor, or the vendee aforesaid is dispossessed from any portion or portions of the purchased lands, the latter i.e. the vendee will be entitled to realise the entire consideration of the sale deed along with interest and damage from the person as also the property of the VENDOR and her heirs and representatives. From this date all the right, title and interest in the land vested in the VENDOR is entirely transferred to the VENDEE and the vendor or her heirs, assignees etc. shall have no right, title or interest whatsoever in the same in future and the vendee shall peacefully enjoy the same or can do whatever she likes.

Schedule of property conveyed.

All that piece and parcel of raiyati right in 18 S. decimals situate in village Bujra Kot Digha, District Patna Pargana Phulwari, Tauzi No. 14850 Thana Phulwari No.6 Khata no. 62 and 69, within the registration District of Patna butted and bounded as follows and shown in the map

BIHAR INDIA

एक रुपया ONE RUPEE भारत एक रुपया ONE RUPEE

map attached hereto :- Western Patna Municipal Corporation.

PLOT NO.	NORTH	SOUTH	EAST	WEST.
Northern portion of 1149	Plot no. 1150	Plot No. 1149	Road	Plot no. 1189.
Northern portion of 1146	1150	1146	Road	1148

Total Area 15 5/8 Decimal or 5 kathas raiyati land.

Annual rent - -/15/- (Annas fifteen only) payable to the State of Bihar through Rev. S.D.O.Patna.

IN WITNESS whereof the VENDOR in sound health and mind and without any pressure of any kind from any quarter and fully knowing and realising the nature and consequences of this transaction, has hereunto set her hand this the day, month and year above written. In page one between lines 16 & 17 one line Rao been after beginning with word "now" & ending with "Sahi" duly attested by executant

I have explained the contents of this sale deed to the lady executant in Urdu and she admitted the same to be correct in my presence.

Signature S. M. Munir

Signature of the executant

Witnesses :- (1) S. M. Munir Rly Collector Hazaribagh 22/1/58

(2) S. R. Reddy, Hazaribagh 22/1/58

(3) S. Baqueer Mahdi Hazaribagh 22/1/58

Typed by :-

Lakshmi Narain Typist. Hazaribagh 6.1.1958.

प्रेषक,

Ar Awadhesh Prasad (B.Arch)
Certified architect
Anisabad, PATNA- 800002

सेवा में,

APNA AWAS CONSTN PVT LTD.
801, SUNDRAM ENCLAVE
North S.K. Puri.
Smt. Jyotsana Devi w/o D.N. Sinha पटना, दिनांक- 13-12-12

विषय प्लान के । स PRN(G+4)/291-13.12.12. की स्वीकृति के संबंध में।

महाशय,

आपके द्वारा प्रस्तावित सर्वे/म्युनिसिपल/समिति खुदरुड से 1149/1146(P) मौजा/वार्ड Dujara. थाना/सीट सं 04 के संबंध में दिये गये नक्शा स PRN291/2012 की स्वीकृति बिहार नगरपालिका अधिनियम२००७ की धारा ११४के अंतर्गत निम्नलिखित शर्तों पर दी जाती है-

१. भवन निर्माण के पूर्व बाईलॉज के एपेंडिक्स एफ में वर्णित प्रपत्र में भवन निर्माण करने की सूचना प्राधिकार को दी जायेगी ।

२. नक्शे में वर्णित सड़क चौड़ीकरण की भूपट्टी को छोड़कर ही सामने की चहारदीवारी का निर्माण किया जाएगा।

३. भवन निर्माण के बाद भवन में प्रवेश करने के पूर्व बाईलॉज के एपेंडिक्स (पी) में वर्णित प्रपत्र के साथ कम्पलिसन सर्टीफिकेट अनिवार्य रूप से देना होगा। यदि ऐसा नहीं होता है तो प्राधिकार स्वीकृति नक्शा को रद्द करने की कार्रवाई कर सकता है।

४. प्राधिकार के बाईलॉज के अपेंडिक्स एफ में वर्णित ऑक्युपेन्सी सर्टीफिकेट प्राप्त करने के बाद ही भवन में प्रवेश किया जायेगा।

५. निर्माण के दौरान स्वीकृत नक्शा से किसी प्रकार का विचलन नहीं किया जायेगा। विचलन पाये जाने पर नक्शे की स्वीकृति को रद्द करने की कार्रवाई की जा सकती है।

६. अगर प्रस्तावित स्थल पर पूर्व से निर्मित संरचना है जिसे तोड़ ६ माह के अन्दर हटाने का लेख -पत्र दिया गया है तो उसका सीमाबद्ध में अनुपालन सुदृढ़ता से किया जायेगा।

७. यदि आवश्यक हो तो बहुमंजिला भवन के नक्शे में वर्णित अग्नि तम पार्किंग उपकरण सिस्टम के भी प्रावधानों को पूरा कर तथा प्राधिकार को सूचित कर ही भवन में प्रवेश किया जायेगा।

८. वर्णित नक्शे में दिखलाये गये पार्किंग एरिया में किसी प्रकार का निर्माण कार्य नहीं किया जायेगा।

९. महायोजना में प्रस्तावित भूमि उपयोग के अनुसार ही निर्माण कार्य एवं भवन का उपयोग किया जायेगा।

१०. बाईलॉज में उप विधि २०.०१.०६ के अनुपालन में आपको अपने प्रस्तावित भूखण्ड में ३-३-४ वृक्ष लगाना है।

११. भवन निर्माण के दौरान भूकम्प रोधी तकनीक का प्रावधान करना होगा। बहुमंजिले भवनों के केस में भूकम्प से बचाव हेतु किये जाने वाले उपायों की सूची को निर्माण स्थल पर अनिवार्य रूप से डिसप्ले किया जाय।

१२. परिसर में Rain Water Harvesting System का प्रावधान करना होगा ।

१३. पब्लिक बिल्डींग में अपंग व्यक्तियों (Person's with disabilities) के अवरोध रहित आवागमन का प्रावधान बाईलॉज के एपेन्डिक्स-पी के अनुरूप सुनिश्चित करना होगा।

१४. बहुमंजिले भवनों के स्थल पर लगाये गये साईनबोर्ड पर पारित नक्शे की संख्या तथा पारित नक्शे किसके अधिवास के लिए है, का उल्लेख किया जाय।

१५. निर्माण स्थल पर प्राधिकार द्वारा स्वीकृत नक्शे कि एक प्रति अनिवार्य रूप से रखा जाय ताकि प्राधिकार के पदाधिकारी द्वारा स्थल निरीक्षण के समय उन्हें स्वीकृत नक्शा उपलब्ध हो सके ।

वि वासभाजन

13-12-12

Ar. AWADHESH PRASAD
CA-77/3570
CERTIFIED ARCHITECT
P.M.C. No.-14/09

Provisional Fire Clearance **(Under 15Mtr. Height)**

Letter No. 3864 /
OFFICE OF THE STATE FIRE OFFICER , BIHAR , PATNA.

From.

Ramesh Chandra,
State Fire Officer,
Bihar, Patna.

To,

Sri R.R. Raje,
Certified Architect,
Patna Municipal Corporation.

Patna Dt. 29 / 12 / 12

Sub :- The views regarding proposed fully residential building of below 15 mtr. in height to be constructed at Mauza- Dujra, Dist- Patna.

Sir,

Please refer to your letter no.- RAJE/FIRE/23/2012 dt. – 29/11/2012 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a G+4 (Total B/U area-1507.64 Sqmtr.), fully residential building, shall be constructed on 20 feet wide road belongs to Smt. Dr. Jyotsna Sinha, W/O- Sri Devendra Nath Sinha & others, on having Plot no.- 1149 & 1146 (P), Khata no.-62 & 69, Tauzi no.- 14850, Thana no.- 04 at Mauza – Dujra, Dist- Patna.

We clear the plan after giving following advice/suggestions/ recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect / Developer/ Land owner as the case may be.

i) **Construction :**
   a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation.
   b) The floor area exceeds 750 m ^{2} shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
   c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
   d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
   e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**
   a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
   b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
   c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**
   a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
   b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
   c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
   d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
   e) In case of two staircase, one must be on outer wall.

iv) **LIFT :-**
   a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m ^{2}.

पंजाब नेशनल बैंक punjab national bank

Name & Address :

Cust ID : 200140108
APANA AWAS CONSTRUCTIONS PVT LTD
001,SUNDRAM ENCLAVE,KITAB BHAWAN LANE
NORTH S.K.PURI,P.O-PATLIPUTRA,PATNA
PATNA-800013
BH
Mobile No. : 9835030164
Aadhar Register :N

Branch :

Branch ID :296800
Name :PATNA,RT BHAWAN,PUNAICHAK
Address :RT BAWAN,PUNAICHAK
PATNA
City :PATNA
State :BIHAR
Pincode :800023

Your Statement :

Statement Period : 01-May-2018 to 31-May-2018

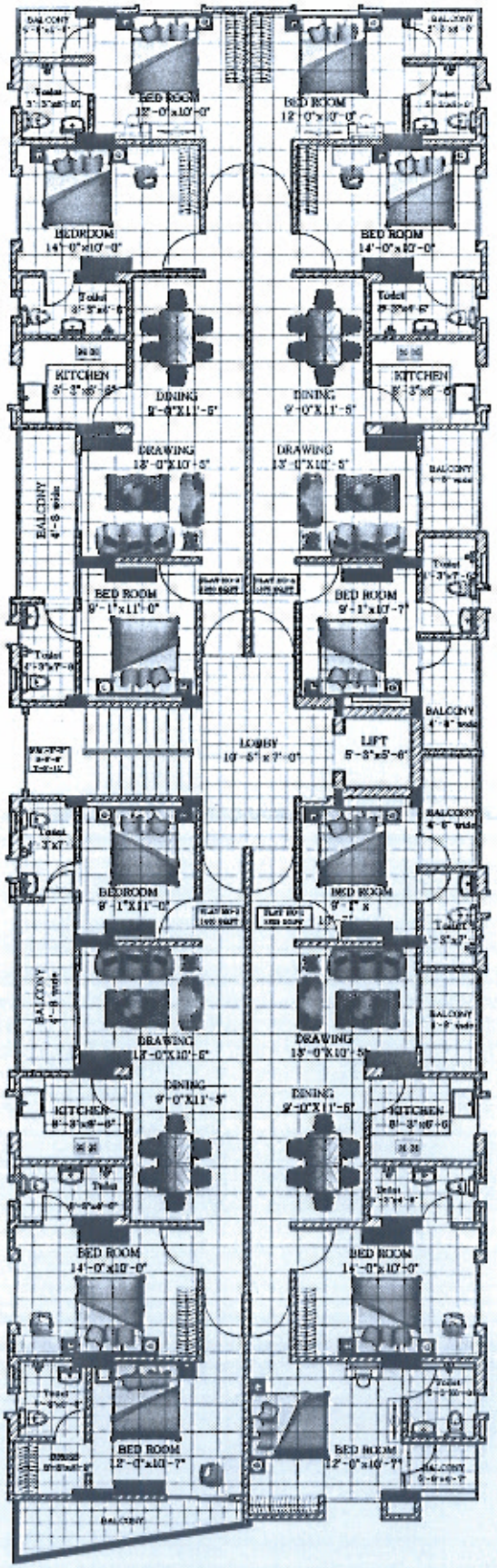
FD/RD SUMMARY

Account No	TYPE of Facility availed	Deposit Amt/Instalment	Period/No of Instalments	Date of Maturity	Balance	Interest Rate	Nomination Availalble
2968002100005074	Current				21476.38	.00	Y
0404002100064845	Current				59659.94	.00	N

Account Number	2968002100005074				
Date	Particulars	Cheque No.	Withdrawal	Deposit	Balance
	Opening Balance				47946.78CR.
10-May-2018	NEFT APNA AWAS CONSTRUCTION PVT			250000.00	297946.78CR.
11-May-2018	Y/S	906049	264567.00		33379.78CR.
11-May-2018	WRT CHQ NO 906049 DT 10.05.2018			264567.00	297946.78CR.
11-May-2018	WRT CHQ NO 906049 DT 10.05.2018		143616.00		154330.78CR.
11-May-2018	Charges for NEFT Customer Payment :000014408850		5.90		154324.88CR.
11-May-2018	NEFT:PUNBH18131710042/AJAY PD		16165.00		138159.88CR.
11-May-2018	NEFT:PUNBH18131710486/VIJAY KUMAR SINGH		7821.00		130338.88CR.
11-May-2018	Charges for NEFT Customer Payment :000014409667		2.96		130335.92CR.
11-May-2018	Charges for NEFT Customer Payment :000014410113		2.96		130332.96CR.
11-May-2018	NEFT:PUNBH18131711076/UDAY SINGH		9206.00		121126.96CR.
11-May-2018	Charges for NEFT Customer Payment :000014410742		2.96		121124.00CR.
11-May-2018	NEFT:PUNBH18131711424/ANJAN KUMAR		7111.00		114013.00CR.
11-May-2018	NEFT:PUNBH18131711903/AMIT KUMAR		26580.00		87433.00CR.
11-May-2018	Charges for NEFT Customer Payment :000014411394		5.90		87427.10CR.
11-May-2018	Charges for NEFT Customer Payment :000014412248		2.96		87424.14CR.
11-May-2018	NEFT:PUNBH18131712413/SURENDRA THAKUR		6781.00		80643.14CR.
11-May-2018	NEFT:PUNBH18131713357/MANOJ KUMAR SINGH		8706.00		71937.14CR.

SPECIFICATION OF SHANTI KUNJ AT NAGESHWAR COLONY, PATNA

STRUCTURE :	R.C.C frame structure with brick work in cement mortar as per design and specification of the structural consultants. All external wall shall be of 10" & 5" thick.
CHOWKHATS :	Door frames of Sal wood.
MAIN DOOR :	32 MM flush door with both side polish over Veneer.
OTHER DOOR :	30 MM thick ISI mark flush door.
WINDOW :	Two track aluminium sliding window with mosquito net & M.S. Grill.
FLOORING :	Vitrified flooring in all area of the flat.
KITCHEN :	(a) Flooring – Vitrified Tiles. (b) Working Platform – Granite slab. (c) Dado – 24" high tiles. (d) Sink – Steel sink. (e) Aqua guard point provision.
DINING SPACE :	Provision of one wash basin in related space, i.e., Dining/Balcony.
BATHROOM :	(a) Flooring – Floor Tiles. (b) Walls – Glazed tiles up to 7' height. (c) Sanitary – White glazed vitreous sanitary ware of ISI mark HINDWARE / PARRYWARE or equivalent. (d) Fittings – Chromium plated fitting of ESSCO/ MARC/JAQUAR. (e) Cistern – Acrylic / Fibreglass cistern in white colour. (f) Washing machine point with inlet & outlet provision.
ELECTRICAL :	(a) All internal wiring in concealed conduits with copper wires of ISI mark. (b) All electrical switches and accessories of L&T/Philips/ Crabratree/Havels make or equivalent.
T.V/TELEPHONE :	Two T.V. point and two telephone plug point provided in the Drawing room and master bed room.
CABLE :	Two cable point provided in the Drawing room and master bed room.



Project :- RESIDENTIAL APARTMENT "SHANTI KUNJ"	SR. NO.	SUPER BUILT UP AREA	north :-	Architect :- Smriti architects pvt. ltd. g-2, aranya vihar apartment. Boring road, patna. – 800013.
	1.	1395 sq.ft		
	2.	1440 sq.ft		
	3.	1350 sq.ft	sheet title:- TYPICAL FLOOR PLAN	
	4.	1375 sq.ft		
Client :- Apna awas const. pvt. ltd. north s.k puri patna – 800013				