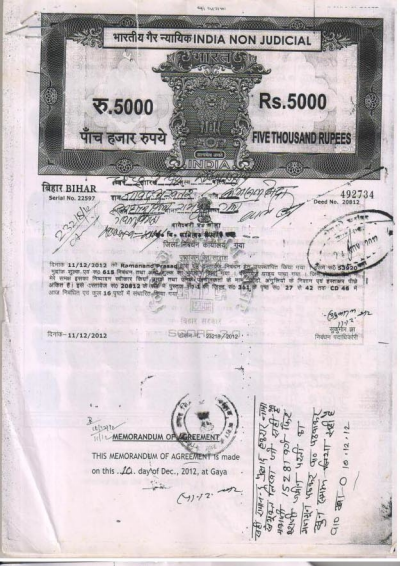


भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

बिहार BIHAR

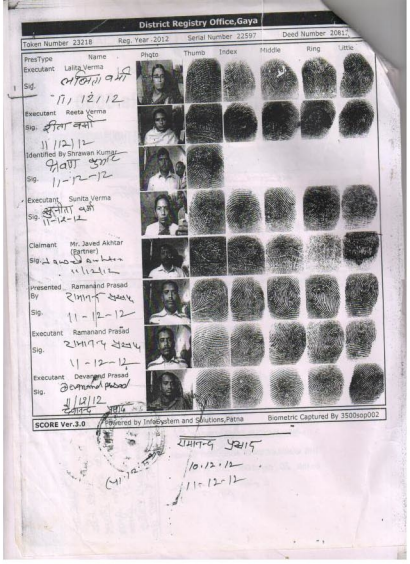
Serial No. 22597

Deed No. 20812

492734

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made on this 10. day of Dec., 2012, at Gaya



District Registry Office,Gaya

Token Number 23218 Reg. Year 2012 Serial Number 22597 Deed Number 20812

PresType Name Photo Thumb Index Middle Ring Little

Executant Lalita Verma

Executant Reeta Verma

Identified By Shrawan Kumar

Executant Sunita Verma

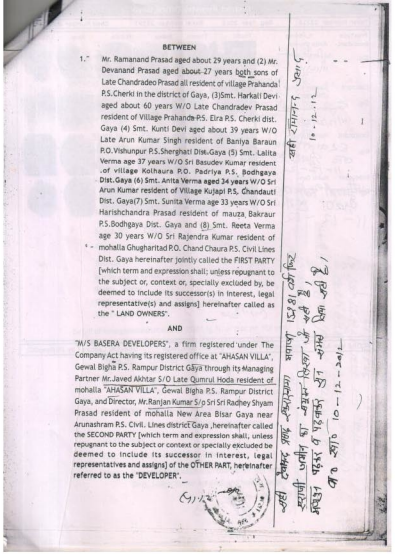
Claimant Mr. Javed Akhtar (Partner)

Presented By Ramanand Prasad

Executant Ramanand Prasad

Executant Devanand Prasad

SCORE Ver.3.0 Powered by InfoSystem and Solutions,Patna Biometric Captured By 3500sop002

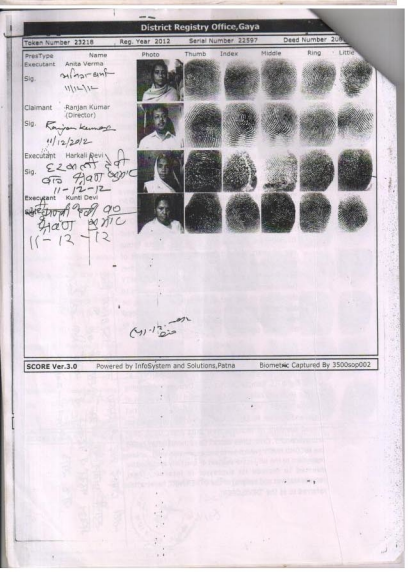


BETWEEN

1. Mr. Ramanand Prasad aged about 29 years and (2) Mr. Devanand Prasad aged about 27 years both sons of Late Chandradeo Prasad all resident of village Prahandi P.S.Cherki in the district of Gaya, (3)Smt. Harkali Devi aged about 60 years W/O Late Chandradev Prasad resident of Village Prahandi P.S. Elra P.S. Cherki dist. Gaya (4) Smt. Kunti Devi aged about 39 years W/O Late Arun Kumar Singh resident of Baniya Baraun P.O. Vishunpur P.S.Sherghati Dist.Gaya (5) Smt. Lalita Verma age 37 years W/O Sri Basudev Kumar resident of village Kolhaura P.O. Padriya P.S. Bodhgaya Dist. Gaya (6) Smt. Anita Verma aged 34 years W/O Sri Arun Kumar resident of Village Kujapi P.S. Chandauti Dist. Gaya(7) Smt. Sunita Verma age 33 years W/O Sri Harishchandra Prasad resident of mauza, Bakraur P.S.Bodhgaya Dist. Gaya and (8) Smt. Reeta Verma age 30 years W/O Sri Rajendra Kumar resident of mohalla Ghugharitad P.O. Chand Chaura P.S. Civil Lines Dist. Gaya hereinafter jointly called the FIRST PARTY [which term and expression shall; unless repugnant to the subject or, context or, specially excluded by, be deemed to include its successor(s) in interest, legal representative(s) and assigns] hereinafter called as the " LAND OWNERS".

AND

"M/S BASERA DEVELOPERS", a firm registered 'under The Company Act having its registered office at 'AHASAN VILLA', Gewal Bigha P.S. Rampur District Gaya through its Managing Partner Mr.Javed Akhtar S/O Late Qumrul Hoda resident of mohalla 'AHASAN VILLA', Gewal Bigha P.S. Rampur District Gaya, and Director, Mr.Ranjan Kumar S/o Sri Sri Radhey Shyam Prasad resident of mohalla New Area Bisar Gaya near Arunashram P.S. Civil Lines district Gaya ,hereinafter called the SECOND PARTY [which term and expression shall, unless repugnant to the subject or context or specially excluded be deemed to include its successor in interest, legal representatives and assigns] of the OTHER PART, hereinafter referred to as the 'DEVELOPER'.



District Registry Office,Gaya

Token Number 23218 Reg. Year 2012 Serial Number 22597 Deed Number 20812

PresType Name Photo Thumb Index Middle Ring Little

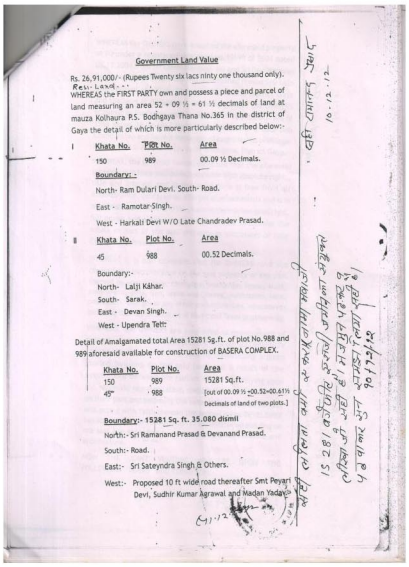
Executant Anita Verma

Claimant Ranjan Kumar (Director)

Executant Harkali Devi

Executant Kunti Devi

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Government Land Value

Rs. 26,91,000/- (Rupees Twenty six lacs ninty one thousand only).

WHEREAS the FIRST PARTY own and possess a piece and parcel of land measuring an area 52 + 09 ½ = 61 ½ decimals of land at mauza Kolhaura P.S. Bodhgaya Thana No.365 in the district of Gaya the detail of which is more particularly described below:-

I

Khata No.	Plot No.	Area
150	989	00.09 ½ Decimals.

Boundary: -

North- Ram Dulari Devi. South- Road.

East - Ramotar Singh.

West - Harkali Devi W/O Late Chandradev Prasad.

II

Khata No.	Plot No.	Area
45	988	00.52 Decimals.

Boundary:-

North- Lalji Kahar.

South- Sarak.

East - Devan Singh.

West - Upendra Teli.

Detail of Amalgamated total Area 15281 Sq.ft. of plot No.988 and 989 aforesaid available for construction of BASERA COMPLEX.

Khata No.	Plot No.	Area
150	989	15281 Sq.ft.
45"	988	[out of 00.09 ½ =00.52=00.61½ Decimals of land of two plots.]

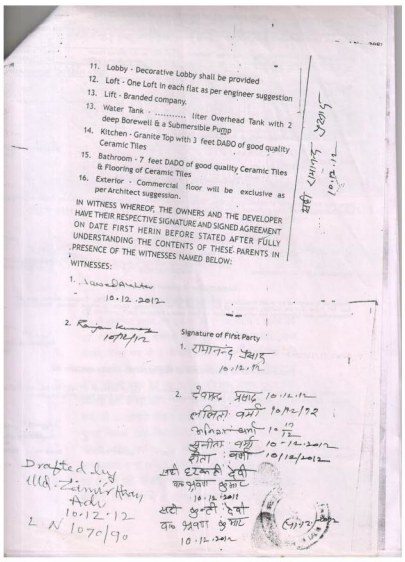
Boundary:- 15281 Sq. ft. 35.080 dismil

North:- Sri Ramanand Prasad & Devanand Prasad.

South:- Road.

East:- Sri Sateyndra Singh & Others.

West:- Proposed 10 ft wide road thereafter Smt Peyari Devi, Sudhir Kumar Agrawal and Madan Yadava



11. Lobby - Decorative Lobby shall be provided

12. Loft - One Loft in each flat as per engineer suggestion

13. Lift - Branded company.

13. Water Tank - ..... liter Overhead Tank with 2 deep Borewell & a Submersible Pump

14. Kitchen - Granite Top with 3 feet DADO of good quality Ceramic Tiles

15. Bathroom - 7 feet DADO of good quality Ceramic Tiles & Flooring of Ceramic Tiles

16. Exterior - Commercial floor will be exclusive as per architect suggession.

IN WITNESS WHEREOF, THE OWNERS AND THE DEVELOPER HAVE THEIR RESPECTIVE SIGNATURE AND SIGNED AGREEMENT ON DATE FIRST HERIN BEFORE STATED AFTER FULLY UNDERSTANDING THE CONTENTS OF THESE PARENTS IN PRESENCE OF THE WITNESSES NAMED BELOW:

WITNESSES:

1. Nawa Dahar 10.12.2012

2. Ranjan Kumar 10/12/12

Signature of First Party

1.

10.12.12

2.

10.12.12

10/12/12

10-12-2012

10/12/2012

10.12.2012

10.12.2012

Drafted by
Advocate
Gaya
10.12.12
2 N 1070/90