

This deed of memorandum of Hibba (Oral Gift) is made on this the 28th day of February 2005.

BETWEEN

Mrs. Azra Rauf wife of Mr. Abdul Rauf, resident of village Basantpur, P.S. and District Araria, in the State Of Bihar, hereinafter called as the Donor (which expression unless repugnant to the context shall mean and include her heirs executers administrators assignees and successors in interest of the ONE PART.

AND

Mrs. Rubi Tabassum daughter of Mr. Abdul Rauf and wife of Mr. Akhlaque Ahmad, resident of village Sadipur, P.S. Jalalgarh, District Purnia, in the State Of Bihar, hereinafter called as the Donee (which expression unless repugnant to the context shall mean and include her executers administrators assignees and successors in interest of the OTHER PART.

gift of the property and accordingly the Donor had also deliverec the possession of the said gifted property to the Donee who has been coming in Exclusive Physical and Peaceful possession as full owner thereof since the date of Oral Gift.

AND WHEREAS, there was no documentary proof of the oral gift So, considering the change of the name and i.e. in view of keeping there may not be any murmuring about the gifted property after the death of the Donor she thought it desirable to execute a deed of memorandum of the said oral gift. Hence she execute this deed in her good health and sense and after considering all its pros and cons for the property mentioned below in favour of her daughter i.e. Donee and she hereby affirm and confirm the said gift under this Deed.

AND WHEREAS, the Donee has full right to use the same as absolute owner and to mutate her name in State Sirista as well as Circle Office, Phulwari Sharif, Patna, or in any Office or offices in place of the Donor as the Donee likes.

AND WHEREAS, the Donee has been lawfully exercising all the right of ownership with respect to the said property mentioned in Schedule.

AND WHEREAS, after the death of the said donor any other heirs and successors have no right to claim the said gifted property to the Donee in future if any claim raised regarding the said Hibba then the claim deemed as Null-Void.

IN WITNESSES WHEREOF the Donor has executed this deed of Memorandum of Hibba on this the 28th day of February 2005 in presence of Witnesses.

28.02.05

SIGNATURE OF THE DONOR

WITNESSES

M.d. Mumtaj ucloin
Naya tola fulwari Sharif
Patna
28-2-05

Ruby Tabassum 28.02.05

SIGNATURE OF THE DONEE

DRAFTED BY

Anwar Alam 28/2/05

(ANWAR ALAM)
Senior Deed Writer
Sadar Registry Office, Patna.
L.No. 03/02

अनुमंडल पदाधिकारी
पटना सदर

SCHEDULE – I

All that piece and parcel of vacant land, Raiyati, Nagdi, Kharidgi, measuring an area of Two Kathas equivalent to 2720 Sq. Ft. more or less, situated at Mauza Isopur, (Federal Colony Sector - III) P.S. Phulwari Sharif, District Patna, within the Jurisdiction of Sub Registry Office and Sadar Registry Office, Patna, under Thana No. 35, Khata No. 1138 (One Thousand One Hundred Thirty Eight), Part of Cadastral Survey Plot No. 4172, (Four Thousand One Hundred Seventy Two), marked as Sub Plot No. ....., known as Federal Sahkari Grih Nirman Samiti Limited, Patna, Annual Rent 0.50 Paise Only payable to the State Government of Bihar through Circle Officer, Phulwari Sharif, Patna, which is under Patna Regional Development Authority, Patna which bounded and butted as follows :-

BOUNDARY

NORTH	:	Government Land
SOUTH	:	Ruhi Tabassum
EAST	:	Society Road
WEST	:	Md. Khalid Mistry

DIMENSION

NORTH	:	86 Ft. 9 Inches	(Eighty Six Feet Nine Inches)
SOUTH	:	89 Ft. 0 Inch	(Eighty Nine Feet Zero Inch)
EAST	:	31 Ft. 0 Inch	(Thirty One Feet Zero Inch)
WEST	:	31 Ft. 0 Inch	(Thirty One Feet Zero Inch)

अनुमंडल पदाधिकारी पटना सदर

28.02.05

SIGNATURE OF THE DONOR

Drafted by.
Anwar Alam
28/2/05

Anwar Alam
Senior Deed Writer
Dist.-Sub-Registry Office
Patna, L. No.-93

Ruby Tabassum
28.2.05
SIGNATURE OF THE DONEE

20 Rs.



Before,

The Executive Magistrate/Notary Public, Patna.

AFFIDAVIT

I, Mrs. Azra Rauf wife of Mr. Abdul Rauf, resident of village Basantpur, P.S. and District Araria, in the State Of Bihar, do hereby solemnly affirm and declare as follows:-

That I have gifted my immoveable property to my daughter Mrs. Rubi Tabassum daughter of Mr. Abdul Rauf and wife of Mr. Akhlaque Ahmad, resident of village Sadipur, P.S. Jalalgarh, District Purnia, in the State Of Bihar, on 15-11-2004, on the occasion of Eid-Ul-Fitra, in presence of relatives regarding the schedule property which details are hereunder:-

عذرا رؤف
10/3/2005

10 Rs.





SCHEDULE

All that piece and parcel of vacant land, Raiyati, Nagdi, Kharidgi, measuring an area of Two Kathas equivalent to 2720 Sq. Ft. more or less, situated at Mauza Isopur, (Federal Colony Sector - III) P.S. Phulwari Sharif, District Patna, within the Jurisdiction of Sub Registry Office and Sadar Registry Office, Patna, under Thana No. 35, Khata No. 1138 (One Thousand One Hundred Thirty Eight), Part of Cadastral Survey Plot No. 4172, (Four Thousand One Hundred Seventy Two), marked as Sub Plot No. ....., known as Federal Sahkari Grih Nirman Samiti Limited, Patna, Annual Rent 0.50 Paise Only payable to the State Government of Bihar through Circle Officer, Phulwari Sharif, Patna, which is under Patna Regional Development Authority, Patna which bounded and butted as follows :-



10/8/2005

BOUNDARY

NORTH	:	Government Land
SOUTH	:	Ruhi Tabassum
EAST	:	Society Road
WEST	:	Md. Khalid Mistry

DIMENSION

NORTH	:	86 Ft. 9 Inches
SOUTH	:	89 Ft. 0 Inch
EAST	:	31 Ft. 0 Inch
WEST	:	31 Ft. 0 Inch

That from the date of gift the aforesaid donee is coming in peaceful and exclusive possession over the same and the Donee is free to get her name mutated in Circle Office, Phulwari Sharif, Patna or any other Government Offices in place of my self, if necessary.

That my other legal heirs and successors or any other else shall have no right, title or interest of any nature whatsoever in the aforesaid property or any objection if raised regarding this oral gift then, shall be treated null and void.

That the contents of this affidavit are true and correct to the best of my knowledge and belief.

10/3/2005

SIGNATURE OF THE DEPONENT

I, identify the Deponent / Executant who has signed / put L. T. I. in my presence.

S.M. Ahmad
ADVOCATE.
10.3.2005
823/59



This deed of memorandum of Hibba (Oral Gift) is made on this the 28th day of February 2005.

BETWEEN

Mrs. Ruhi Tabassum wife of Dr. Md. Imran Alam, resident of village Basantpur, P.S. and District Araria, in the State Of Bihar, hereinafter called as the Donor (which expression unless repugnant to the context shall mean and include her heirs executers administrators assignees and successors in interest of the ONE PART.

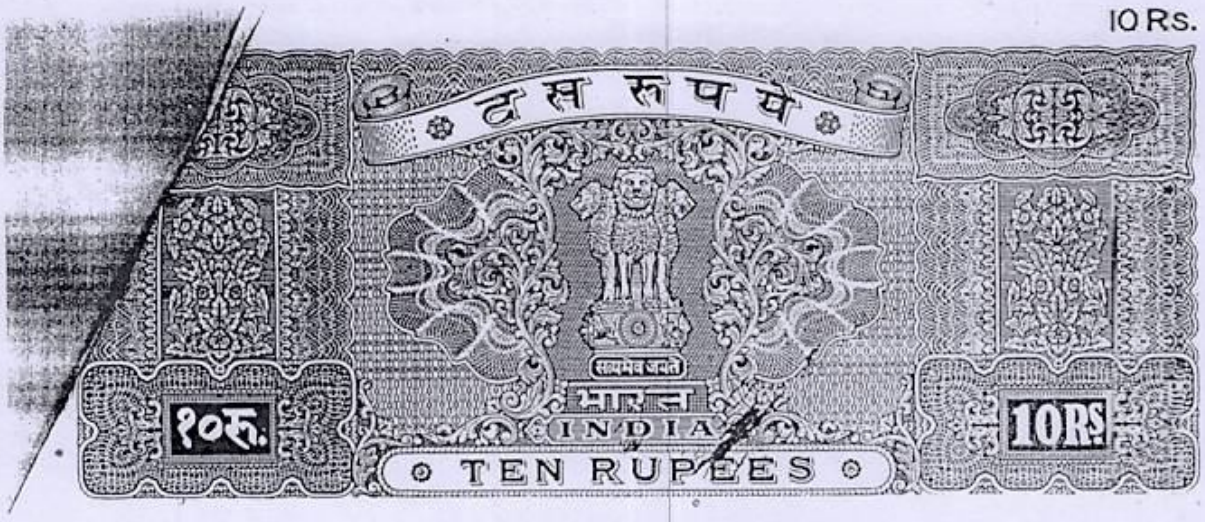
AND

Mrs. Rubi Tabassum daughter of Mr. Abdul Rauf and wife of Mr. Akhlaque Ahmad, resident of village Sadipur, P.S. Jalalgarh, District Purnia, in the State Of Bihar, hereinafter called as the Donee (which expression unless repugnant to the context shall mean and include her executers administrators assignees and successors in interest of the OTHER PART.

executed deed of Hibba (oral gift) read over & explained to her & she admitted it correct.
Ruhi Tabassum
28.02.05

अनुमंडल पदाधिकारी
पटना सदर

10 Rs.



(2)

SCHEDULE

All that piece and parcel of vacant land, Raiyati, Nagdi, Kharidgi, measuring an area of Two Kathas equivalent to 2720 Sq. Ft. more or less, situated at Mauza Isopur, (Federal Colony Sector - III) P.S. Phulwar Sharif, District Patna, within the Jurisdiction of Sub Registry Office and Sadar Registry Office, Patna, under Thana No. 35, Khata No. 1138 (One Thousand One Hundred Thirty Eight), Part of Cadastral Survey Plot No 4172, (Four Thousand One Hundred Seventy Two), marked as Sub Plot No. ....., known as Federal Sahkari Grih Nirman Samiti Limited, Patna, Annual Rent 0.50 Paise Only payable to the State Government of Bihar through Circle Officer, Phulwari Sharif, Patna, which is under Patna Regional Development Authority, Patna which bounded and butted as follows :-

Ruhi Tabassum
16.3.2005

BOUNDARY

NORTH	:	Mrs. Azra Rauf.
SOUTH	:	Survey Plot No. 4172 (P) of Mrs. Ruhi Tabassum
EAST	:	Society Road
WEST	:	Md. Khalid Mistry & others

DIMENSION

NORTH	:	89 Ft. 0 Inch
SOUTH	:	91 Ft. 3 Inches
EAST	:	30 Ft. 3 Inches
WEST	:	30 Ft. 3 Inches

That from the date of gift the aforesaid donee is coming in peaceful and exclusive possession over the same and the Donee is free to get her name mutated in Circle Office, Phulwari Sharif, Patna or any other Government Offices in place of my self, if necessary.

That my other legal heirs and successors or any other else shall have no right, title or interest of any nature whatsoever in the aforesaid property or any objection if raised regarding this oral gift then, shall be treated null and void.

That the contents of this affidavit are true and correct to the best of my knowledge and belief.

Ruhi Tabassum
10.3.2005.
SIGNATURE OF THE DEPONENT

I, Identified / Executant who has signed / put L. T. I. in my presence.

S.N Rahul
ADVOCATE.
10.3.2005
823/89.



WHEREAS, the property fully described in schedule at the foot of this deed is the purchased property of the donor by virtue of registered sale deed bearing Deed No. 1376, Book No. 1 dated 26-02-1993 registered at Patna, purchased from the Federal Sahkari Grih Nirman Samiti Limited, Patna, and from the date of purchase the said donor owned and possessed the same as absolute owner and she is competent to gift it.

Rukh. Tabassum 26.02.93

AND WHEREAS, the said Donor got her name mutated in Circle Office Vide its Mutation Case No. 497/4/1999-2000, and where upon the revenue rent receipt has also been issued to Donor from Circle Officer Phulwari Sharif, Patna Vide its Jamabandi No. 8316.



AND WHEREAS, the said Donor has great preferential love and affection for the Donee (her younger sister) and out of preferential love and affection had orally gifted away the property mentioned below at the foot of this deed to her younger sister i.e. Donee, in presence of the relation and other well-wishers, because the donor is a believer in GOD and is of the believe that for the salvation after her death it is necessary to execute a deed of Memorandum Of Hibba in favour of Donee. who had

accepted the gift of the property and accordingly the Donor had also delivered the possession of the said gifted property to the Donee who has been coming in Exclusive Physical and Peaceful possession as full owner thereof since the date of Oral Gift.

AND WHEREAS, there was no documentary proof of the oral gift So, considering the change of the name and i.e. in view of keeping there may not be any murmuring about the gifted property after the death of the Donor she thought it desirable to execute a deed of memorandum of the said oral gift. Hence she execute this deed in her good health and sense and after considering all its pros and cons for the property mentioned below in favour of her younger sister i.e. Donee and she hereby affirm and confirm the said gift under this Deed.

AND WHEREAS, the Donee has full right to use the same as absolute owner and to mutate her name in State Sirista as well as Circle Office, Phulwari Sharif, Patna, or in any Office or offices in place of the Donor as the Donee likes.

AND WHEREAS, the Donee has been lawfully exercising all the right of ownership with respect to the said property mentioned in Schedule.

AND WHEREAS, after the death of the said donor any other heirs and successors have no right to claim the said gifted property to the Donee in future if any claim raised regarding the said Hibba then the claim deemed as Null-Void.

IN WITNESSES WHEREOF the Donor has executed this deed of Memorandum of Hibba on this the 28th day of February 2005 in presence of Witnesses.

WITNESSES

SIGNATURE OF THE DONOR

SIGNATURE OF THE DONEE

DRAFTED BY

(ANWAR ALAM)
Senior Deed Writer
Sadar Registry Office, Patna.

SCHEDULE – I

All that piece and parcel of vacant land, Raiyati, Nagdi, Kharidgi, measuring an area of Two Kathas equivalent to 2720 Sq. Ft. more or less, situated at Mauza Isopur, (Federal Colony Sector - III) P.S. Phulwari Sharif, District Patna, within the Jurisdiction of Sub Registry Office and Sadar Registry Office, Patna, under Thana No. 35, Khata No. 1138 (One Thousand One Hundred Thirty Eight), Part of Cadastral Survey Plot No. 4172, (Four Thousand One Hundred Seventy Two), marked as Sub Plot No. ....., known as Federal Sahkari Grih Nirman Samiti Limited, Patna, Annual Rent 0.50 Paise Only payable to the State Government of Bihar through Circle Officer, Phulwari Sharif, Patna, which is under Patna Regional Development Authority, Patna which bounded and butted as follows :-

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DIMENSION

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EAST	:	30 Ft. 3 Inches
WEST	:	30 Ft. 3 Inches

Ruhi Tabassum
28.02.05
SIGNATURE OF THE DONOR

Drafted by
Anwar Alam
Anwar Alam 28/2/05
Senior Deed Writer
Dist.-Sub-Registry Office
Patna, L. No.-03

Ruhi Tabassum
28.2.05
SIGNATURE OF THE DONEE



807
10.3.05

Before,

The Executive Magistrate/Notary Public, Patna.

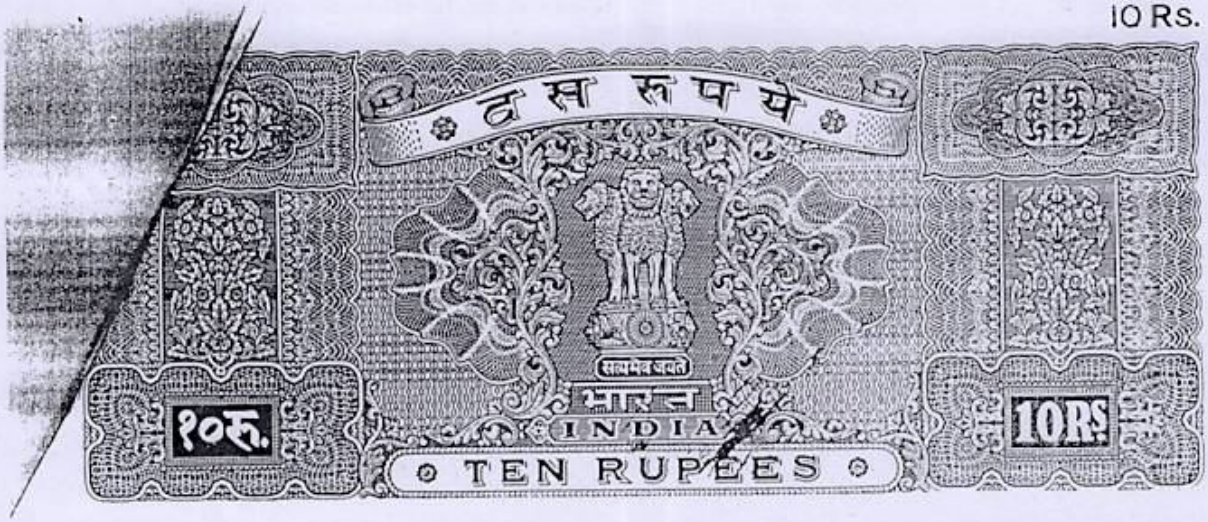
AFFIDAVIT

I, Mrs. Ruhi Tabassum wife of Dr. Md. Imran Alam, resident of village Basantpur, P.S. and District Araria, in the State Of Bihar, do hereby solemnly affirm and declare as follows:-

That I have gifted my immoveable property to my younger sister Mrs. Rubi Tabassum daughter of Mr. Abdul Rauf and wife of Mr. Akhlaque Ahmad, resident of village Sadipur, P.S. Jalalgarh, District Purnia, in the State Of Bihar, on 15-11-2004, on the occasion of Eid-Ul-Fitra, in presence of relatives regarding the schedule property which details are hereunder:-

Ruhi Tabassum
10.3.2005

IO Rs.



(2)

SCHEDULE

All that piece and parcel of vacant land, Raiyati, Nagdi, Kharidgi, measuring an area of Two Kathas equivalent to 2720 Sq. Ft. more or less, situated at Mauza Isopur, (Federal Colony Sector - III) P.S. Phulwari Sharif, District Patna, within the Jurisdiction of Sub Registry Office and Sadar Registry Office, Patna, under Thana No. 35, Khata No. 1138 (One Thousand One Hundred Thirty Eight), Part of Cadastral Survey Plot No. 4172, (Four Thousand One Hundred Seventy Two), marked as Sub Plot No. ....., known as Federal Sahkari Grih Nirman Samiti Limited, Patna, Annual Rent 0.50 Paise Only payable to the State Government of Bihar through Circle Officer, Phulwari Sharif, Patna, which is under Patna Regional Development Authority, Patna which bounded and butted as follows :-

Ruhi Tabassum
16.2.2005

BOUNDARY

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That from the date of gift the aforesaid donee is coming in peaceful and exclusive possession over the same and the Donee is free to get her name mutated in Circle Office, Phulwari Sharif, Patna or any other Government Offices in place of my self, if necessary.

That my other legal heirs and successors or any other else shall have no right, title or interest of any nature whatsoever in the aforesaid property or any objection if raised regarding this oral gift then, shall be treated null and void.

That the contents of this affidavit are true and correct to the best of my knowledge and belief.

Ruhi Tabassum
10.3.2005.
SIGNATURE OF THE DEPONENT

I, Identified the Executant who has signed / put his L. T. I. in my presence.

S.N Rauf
ADVOCATE.
10.3.2005
823/89.

Serial No. 3680 Circle:-:Patna Phulwari

Book No. :- 4 Deed No. 251

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

बिहार BIHAR 2745 26/3/2018 1000 X 195377

Serial No. 3680 क्रम संख्या तिथि मूल्य सेटि संख्या Deed No. 251

क्रेता का एवं

Govt. of Bihar 26/3/2018

District Registry Office, Patna

जिला समाहरणालय, पटना

Summary of Enclosure 86/90

This document was presented for registration on 28/03/2018 by Abhijeet Mukherjee
A Stamp Duty of Rs. 2000/- and other Fees of Rs. 1250/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. 251 in Book No. 4, Volume No. 6 on pages from 220 to 227 and has been preserved in total 8 pages in C.D. No. 1 / Year 2018

Date: की 28/03/2018 Token No: 3796/2018

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

वापसवेज की जाँच किया एवं आवेदन में अंकित वर्णित विवरणी से सत्यापन की गया।

28/3/18

जाँच लिपिक (प्रवीण कुमार)

ACKNOWLEDGEMENT

THIS INDENTURE IS MADE ON THIS 26th DAY OF MARCH 2018, AT PATNA

BETWEEN

M/S ABIDA CONSTRUCTION PRIVATE LIMITED, registered under Indian Companies Act, 1956, bearing registration No. U85100BR1995PTC006375, having its

Abhijeet Mukherjee 26/03/18

Toolan Ruhee

registered office at 502, City Heart Apartment, Budh Marg, Patna, P.S. Kotwali, District Patna, through its Director **i. Mr. Abhijeet Mukherjee son of Late Ajit Mukherjee**, resident of 205, "Apurva Apartment", Yarpur, P.S. Gardanibagh, District Patna, **ii. Tasneem Rahmani daughter of Mr. Nasimur Rahman**, resident of Flat No. 502, City Heart Apartment, Budh Marg, Patna, P.S. Kotwali, District Patna, **iii. Savitri Singh daughter of Kedar Tiwary**, resident of 133KA, Alka Colony, Sandalpur, P.S. Bahadurpur, District Patnahereinafter called the FIRST PART.

PAN: AAECA5878K **Mob. 9334259226**

AND

M/S ABIDA ENGICON PRIVATE LIMITED, registered under Indian Companies Act, 2013, bearing registration No. U45500BR2018PTC037287, having its registered office at Flat No. GR-4, Raza Complex, Near Poddar Tiles, Naharper, Danapur, P.S. Rupaspur, District Patna, Pincode-801503, through its Directors **i. Tasneem Rahmani daughter of Mr. Nasimur Rahman**, resident of Flat No. 502, City Heart Apartment, Budh Marg, Patna, P.S. Kotwali, District Patna, **ii. Savitri Singh daughter of Kedar Tiwary**, resident of 133KA, Alka Colony, Sandalpur, P.S. Bahadurpur, District Patna and **iii. Abhijeet Mukherjee son of Late Ajit Mukherjee**, resident of 205, "Apurva Apartment", Yarpur, P.S. Gardanibagh, District Patna, hereinafter called the SECOND PART.

PAN: AAQCA5623A **Mob.**

Abhijit Mukherjee 26/03/18

Tasneem Rahman

NOW THIS DEED OF WITNESSTH AS FOLLOWS :

1. That the aforesaid Directors jointly established Private Limited Company (Non-Government Company) on 24.02.1995 in the name of M/S ABIDA CONSTRUCTION PRIVATE LIMITED and the said Company is working and continuing till date.

2. That the aforesaid Directors jointly established another Private Limited Company (Non-Government Company) on 26.02.2018 in the name of M/S ABIDA ENGICON PRIVATE LIMITED and the said Company is working in the same trade.

3. That M/S ABIDA CONSTRUCTION PRIVATE LIMITED entered into a registered Development Agreement dated 06.04.2017, as Deed No. 3187, in Book No.1, Volume No. 72, Pages 425 to 480, CD-11, Serial No. 3544, Token No. 3694/2017, which was Registered at Patna Registry Office, from Land owners namely i. Ruhi Tabassum wife of Dr. Md. Imam Alam, self and constituted Attorney on behalf of Dr. Md. Imran Alam son of Late Abdur Rashid, resident of Flat No. 203, Sangam Apartment-2, Samanpura, Raja Bazar, P.S. Shastri Nagar, District Patna, ii. Rubi Tabassum daughter of Abdur Rauf and wife of Akhlaque Ahmad, resident of Village Shadipur, P.S. Jalalgarh, District Purnia

4. That in the mean time Central Government of India and State Government of Bihar also framed Real Estate Regulatory Act. 2017 and the State Government of Bihar also framed Bihar Real Estate (Regulation and Development) Rule 2017.

5. That Directors of the Company hereby resolved and decided to do all works of construction under M/S ABIDA ENGICON PRIVATE LIMITED which is under registered Development Agreement dated 06.04.2017 as it is where it is. named as Gulzar Apartment.

6. That on the said direction both the Parties hereby agreed to fulfill the process of Bank account and construction work under the Law (RERA) and executed Deed of Acknowledgment for confirmation.

7. That the Parties hereby declared in their good health and sense after considering its pros and cons without any outside pressure and coercion.

Abhijit Mukherjee
26/03/18

Tasleem Rubeen

Rubi Tabassum

IN WITNESS WHEREOF, the parties have set their hands on the day and year first above written.

Abhijit Mukherjee
26/03/18

Tasneem Rehan
सावित्री सिंह
(M/S ABIDA CONSTRUCTION PRIVATE LIMITED)
SINGNATURE OF THE FIRST PARTY

Abhijit Mukherjee
26/03/18
~~सावित्री सिंह~~
Tasneem Rehan

(M/S ABIDA ENGICON PRIVATE LIMITED)
SIGNATURE OF THE SECOND PARTY

WITNESSES

Ravi Ranjan Pd Singh
S/o Kishori Pd Singh
Alka colony Sunlight
Fair Road
Patna
26/03/2018

As per statement of the Parties I have drafted the documents in 04 pages

Anwar Alam
(ANWAR ALAM)
Advocate,
D.B.A., Patna
Advocate
26/3/2018

Md. Manzar Alam
S/o Shamsul Arfin
502, City Heart Apt.
Budh Marg, Patna

26.03.18

(Signature)

Endorsement of Certificate of Admissibility

nder Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian 1899, Schedule I or I-A, No. '01'. Also admissible under section 26(a) of the B. T. Act.

duty paid under Indian Stamp Act	Rs. 2000/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 2250/-

gistration Fee

FEE PAID

A1	0	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	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	1000

LLR + Proc Fee		Service Charge
LLR	0	
Proc.Fee	0	250
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1250

Registering Officer
Patna

ate: 28/03/2018

Endorsement under section 52

esented for registration at Registration Office, Patna on Wednesday, 28th March 2018 by Abhijeet Mukherjee Late jit Mkherjee by profession Others. Status - Acknowledger

Abhijit Mukherjee
28/03/18

gnature/L.T.I. of Presentant

Date:28/03/2018

Registering Officer
Patna

Endorsement under section 58

ecution is admitted by those Executants and Identified by the person (Identified by 'Ravi Ranjan Prasad ngh' age '54' Sex 'M', 'Kishori Prasad Singh', resident of 'Patedha Bujurg, Vaishali'.), whose Names, otographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

te : 28/03/2018

Endorsement of Certificate of Registration under section 60

gistered at Registration Office Patna in Book 4 Volume No. 6 on pages on 220 -227, for the year 2018 and stored D volume No. CD-1 year 2018 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

te : 28/03/2018

en No. : 3796 Year : 2018 S.No. : 3680 SCORE Ver.4.1 Deed No :d No . : 251