

बिहार BIHAR

U 946527

Serial No. 2241 Deed No. 2195

Govt. of Bihar
District Registry Office ,Hajipur
Summary of Endorsement

This document was presented for registration on **27/04/2017** by **Sumitra Devi**
A Stamp Duty of Rs. **558900**/- and other Fees of Rs. **21000**/- 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. **2195** in Book No. **1**, Volume No. **42** on pages from **1** to **24** and has been preserved in total **24** pages in C.D. No. **7** / Year **2017**

CHALLAN VERIFIED
Computer Operator
District Registry Office
Date: 27/04/2017

Token No:-2269-/2017

Signature With Date
(**Dr. Sanjay Kumar**)
Registering Officer, **Hajipur**

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** made and entered into at Hajipur this 27th April 2017

AMAR CONSTRUCTION CO.
PARTNER

Token Number 2269 Reg. Year 2017 Serial Number 2241 Deed Number 2195

PresType Name

Claimant Ashok Singh

Sig. Ashok Singh 27/4/2017

Executant Harendra Kumar Chaturvedi

Sig. Harendra Kumar Chaturvedi

Presented By Sumitra Devi

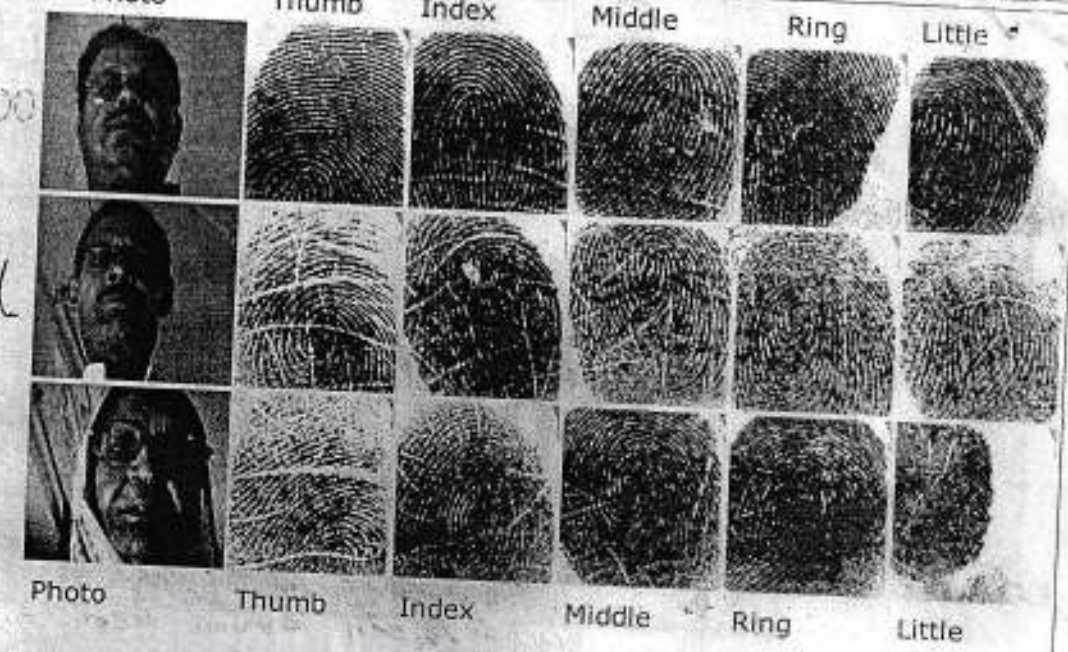
Sig. सुमित्रा देवी

Executant Sumitra Devi

Sig.

Identified By Pradip Kumar

Sig. प्रदीप कुमार 27.4.2017





सुमित्रा देवी

27-4-17

BETWEEN

Smt. Sumitra Devi wife of Late Narain Chaturvedi and Shri Harendra Kumar Chaturvedi son of Late Narain Chaturvedi, both resident of Flat No. 302, Shri Hari Arcade, P.O. & P.S. Kadamkuan, Town & District- Patna, herein after referred to as the Landowner (which term unless excluded by or repugnant to the context shall mean and include her heirs, executors, administrators, legal representative, successors and assigns) of the ONE PART. Mob- 9334976909

AND

M/S Amar Construction Company, a Registered Partnership Firm, having its Registered Office at Village- Bam Hukuta, P.O. & P.S. Dulijan, District- Dibrugarh, Assam and its Branch Office at 440, Adison Arcade, Fraser Road, Patna, represented through its Partner Shri Ashok Singh son of Late Amardeo Singh, resident of Flat No. 405, Block –B, Sunder Apartment, Bhutnath Road, Kankarbagh, P.S. Agamkuan, Town & District- Patna, hereinafter called as the Developer (which term unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representative, successors and assigns) of SECOND PART.

Whereas the land in question was originally belonged to Shri Brij Bihari Choubey, who died leaving behind him his wife and one son Hari Narain Chaturvedi and the said Hari Narain Chaturvedi became recorded owner of the said property and after death of said Hari Narain Chaturvedi, his two sons namely Jagat Narain

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Chaturvedi and Sri Narain Chaturvedi jointly inherited the said property. Unfortunately Sri Narain Chaturvedi also died leaving behind him his wife Smt. Sumitra Chaturvedi and four sons namely, Rajendra Kumar Chaturvedi, Gajendra Kumar Chaturvedi, Narendra Kumar Chaturvedi and Harandra Kumar Chaturvedi. After death of Sri Narain Chaturvedi the said Jagat Narain Chaturvedi had filed T.P.S. No. 42 of 1992, which was decreed on the basis of compromise petition and by the said compromise half of the entire property allotted to each other and since then they are coming in peaceful possession of the said property with regard to their respective shares as absolute owner.

And whereas after sometime all the sons of Late Sri Narain Chaturvedi partitioned the entire property in four equal shares with the mutual consent of each other except house, which is still in the possession of their mother and accordingly she mutated her name and since then they are coming in exclusive possession of the said property with regard to their respective shares. But unfortunately all the three sons sold the entire property of their share except Mr. Harendra Chaturvedi. Who is leaving with his mother Smt. Sumitra Devi in jointness. In this way, total remaining land is 5.5 Dhoor Katha equivalents to 9975 Sq. ft. or whatever may be come after measurement, which falls in the share of Smt. Sumitra Chaturvedi and Mr. Harendra Caturvedi and both are fully entitled to use the said land as they like.

And whereas the First parties herein above have approached and offered the Second Party Developer for development of the said land and accordingly the said Developer has agreed to undertake the development of the said premises.

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And WHEREAS the owners and the developer agreed to certain terms and conditions with regards to the transfer of the said premises along with the existing structuresfor development by the developer and disposal of the flats/offices/shops and parking space or any other tenements therein, the parties hereto are desirous of recording given Para-wise into writing the terms of such agreement as hereunder.

NOW this Agreement witnessed and it is hereby agreed and declared by and between the parties hereto as follows:-

1). The owners above named has agreed to appoint the developer as the developers of the said premises and to entrust the rights to develop and on development to sell, transfer and convey, the said premises to the developer and/or their nominees, the developers' built up share and the developer has agreed to undertake the development of the said premises and to develop, plan construct and sell the flats/offices/shops and parking spaces, tenements etc. in the said multi-storied building of the said premises up to their share therein.

2). The owners will convey, transfer, and/or assign to the developers and/or their nominees/ nominees free from all encumbrances total land as per their (developers) share of the said premises at/or for consideration and on terms and conditions mentioned herein.

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3). The developer will proceed expeditiously with site development, preparation of building, plans on the said premises.

4) That it has been agreed that in lieu of share of land measuring 5000 sq. ft. of Smt. Sumitra Devi, the builder agreed to give four flat of 900 Sq. ft. of 2 (BHK) to each brother i.e. one flat, Rajendra Kumar Chaturvedi, Gajendra Kumar Chaturvedi, Meene Chaturvedi W/o Late Narendra Kumar Chaturvedi and Harandra Kumar Chaturvedi. i.e. two flats at 2nd floor and two flats at 3rd Floor and it has been further agreed between the parties that as consideration for the value of the remaining area of land , the 1st parties owners would get 40% (Forty Percent) of the total built up area in the shape of flats/offices/shops and parking space tenements etc. in the said multi-storied building on the said premises described in Schedule-"A" the said Sumitra Devi and her heirs assured the Developer that in future the said Sumitra Devi and her any heirs will not claim in any manner over the Share of said Sumitra Devi.

5). As per Apartment Act 2006, the owners will have full right, title, ownership, possession over the built-up area allotted to the owners as their share of the total built up area along with the proportionate land and the owners will be fully entitled to enjoy the above built up area either themselves individually or collectively or will be fully entitled to transfer, convey, grant otherwise alienate or

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transfer his interest in any manner as deemed fit by the owners to any person, association of persons, firms companies, body corporate, co-operative societies, Government agencies etc. on such terms and conditions as may be decided upon by the owners individually or collectively through registered or unregistered deed or deeds duly executed by the land owners.

Similarly, the Developer will have also full right, title ownership, possession over their share of the total built up area and as the Developer will be fully entitled to enjoy the above built up area with proportionate land or will be fully entitled to transfer, convey, grant otherwise alienate or transfer his interest in any manner as deemed fit by the Developer to any person, association of persons, firms, companies, body corporate, Co-operative societies, Government agencies etc. on such terms lands conditions as may be decided upon by the Developer individually or collectively through registered or unregistered deed or deeds.

Entire cost of construction of the aforesaid Multistoried Complex will be borne and paid by the developers.

6) That the Developer under take to complete the entire construction within 30 months and a grace period of 6 months from the date of registered agreement or handing over the vacant physical possession of the said plot to the Developer by the land owners, whichever is

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earlier, provided that if any time is lost due to Force Majure like earthquake, fire, tempest or other inevitable causes as accident or from any strike or lockout affecting work, provided if should not be self creation and which changes is beyond the control of the developer, then that so much of the time as is so lost will be further added to the above completion periods and beyond the aforesaid total completion period if the builder/Developer would not be able to complete the construction work in that case the landowners shall be entitled for compensation Rs.5,000/- per month.

The Builder will start the Project immediately after the registered agreement is being executed between the parties because the drawing has already been passed by Hazipur Nagar Parished vide NPH-CP-0207 ARA/06/03/2014 for G + 3 and if in case revised map is required for further construction other than sanctioned area in that case extra 6 months' time will be provided to the Builder.

6.1 It is, hereby, agreed that delivery of possession of the share of Sumitra Devi as mentioned above and share of other brothers as 40% (Forty Percent) of the total new built up area including the common pool area and the area meant for the common purposes or common benefits shall form or deemed to form always adequate consideration for the total land area aforesaid conveyed by the owners to the developer.

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6.2 It is hereby expressly, irrevocably and irretrievably agreed and declared by the owners that the delivery of possession of the built-up area of the said building by the developer to the owners in the manner provided in the last proceeding clause shall be the full consideration as mentioned in this agreement or to be mentioned in conveyance deed later on.

7). The owners, hereby, on the date of execution of this deed put the developers in possession of the said premises and the possession by the developer of the land will be deemed to be final and conclusive and only the title will pass after the execution and registration of sale deed or of release and the owners will be only entitled to the consideration in the shape of share aforesaid agreed i.e. in super built up area. The owners will at no point of time, try to dispossess the developers from the said premises unless for any reason, this agreement terminates automatically or by the land owners.

7.1 Hence forth the developer will be deemed to be in possession of the said premises and will be free to do all acts, deeds and things required for development andas to related provisions at the developers own cost and expenses.

7.2 The developer will be entitled to develop the said property by constructing thereon one or more building consisting of flats/offices/shops/car

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parking spaces and other tenements in a accordance with the building plans and to allot the tenements in the buildings to be constructed on the said premises to such part of; portion as has been indicated herein above in Para no.4 and; to receive and realize the prices in respect of the allotment and sale of such tenements, flats/offices/shops and parking spaces and to appropriate the same and to transfer, as and when developed the said property or part or parts thereof from time to one or more proposed co-operative society or bodies corporate of the purchasers of tenement and for the purpose aforesaid mentioned up to their share.

8) That the developer will act as independent developer in constructing the said building over the schedule property and will keep the owners indemnified from and against all third parties claims and/or Court proceeding arising out of any act or omissions against the development in or relating to the construction of the said building. The owners, hereby, authorize the developers to do, if required, all acts, deeds matters, things and in particulars subject to other provisions of this agreement. This Developer shall not procure loan or create change or mortgage upon any portion of land under development and shall construct the building from their own fund but the purchaser of the flats of owner's share may contract for loan from Bank or recognized financing association by the Government. The owner will not be liable for any loan taken by the Developer.

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However, the name of apartment has been finalized as **"SUMITRA COMPLEX"** with the consent of both the parties.

8) That the Developer, hereby, declares :-

A) To have the plan of the proposed building/buildings to be constructed on the said property prepared/amended in accordance with rules and regulations of the concerned authorities and to submit the said plans to the concerned authorities with the application for the approval and sanction and to do and sign all writings and undertakings as may be necessary in connection with the approval and sanction of such plans.

B) To appoint architects, Surveyors, Engineers and contractors and other person and persons.

C) To make applications to the concerned authorities for obtaining electrical connections and permit or permits or quota or quotas for cement, steel and other controlled building materials as and when required.

D) To accept service of any writ, summons or other legal process or notices to appear and represent the owner in any court or before any magistrate, judicial tribunal and other tribunals in connection with the development of said property and to commence any suits, acting or other proceedings in any court or before any public officer or tribunal relating to the development of the said building or part or part thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary Vakalatnama, claims plaints, orders applications,

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affidavit, petitions and other documents papers and writings as and when required to do such acts.

E) To transfer the said property or part or parts thereof from time to time to one or more proposed co-operatives societies or bodies corporate or associations of persons to be formed of the purchasers of flats/ Offices/ shops and tenements in the aforesaid building subject to the condition that the delivery of possession to such purchaser will be made of developer' portion of share and with owner's area to the owner only and/or his areas with his authority only.

F) To enter into agreement for sale or otherwise allot flats/parking spaces and tenements in the aforesaid buildings to the purchasers except the shares of the owner.

G) To give on ownership basis or other basis the said property and the flats/offices/shops/tenements etc. in the building to be constructed on the said land and to receive and appropriate to their own account the sale price in respect thereof except the shares of the owners.

H) And generally to do all acts deeds and things for developing the said property as per sanctioned plan of the P.M.C and variation therein shall be the responsibility of the Builder and they be prosecuted for the same.

9) The developer will be entitled to allot and sell their share of the built up area in the said building on the said premises and realise the sale proceeds thereof for development and

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construction of the building and their own use through reg. office.

10.1) Whenever required by the developer and the owners the owners and developer will join as under and/ or the confirming party in any agreement that the developer or owner may enter into with any person or persons who desire to acquire flats/offices/shops/ or portions in the building on ownership basis. All amounts thus received by the developer and owner separately will be meant for their own separate use.

10.2) On the completion of the said building, the owners if so required by the developers and the developers if so required by the owner will execute or join in the execution of all documents necessary for giving the flat buyers legal title to their respective flats/offices/shops/parking space including their undivided proportionate share and rights in the lands.

10) The developer, on completion of each floor, shall deliver possession of the owner's share first. After completion of the total structure, the owners will be bound to execute and register the absolute deed of transfer/sale in favour of the developers or their nominees of the said building up to share of developers within the period of stipulated here in above (in Para E.1)

That the owners have agreed to execute any other deed or agreement or agreements or deed of

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release if required for the due execution of the development work as agreed upon between the parties besides the power of attorney and development agreement mentioned herein before, to do all act including agreement for sale or sale deed before competent authority.

11) That the owners hereby declare:-

(a) That the area of the said premises is 9975 sq. ft. (approximately) fully mentioned in Schedule 'A'

(b) That the property is a free hold and the owners have title to the same free from all encumbrances. The owners of the said land have assured the Developer that if any sorts of title defects found in future in that case he will be liable for the same.

(c) That the owners have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange lease, trust, assessment right, gift lien, leave license, permission, rent possession, charge inheritance or any other encumbrances whatsoever.

(d) That no notice or notification for acquiring under the statute for the time being enforce has been received, served or issued affecting the said property or any part thereof and owners are entitled to get it developed and or cause to be developed the entire property.

(e) That there is no notice or order passed by the Hazipur Nagar Parished or any other body or authority for set-back or either acquisition of the

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said property or any part thereof and there is no requisition of whatsoever nature by the Municipality or other body or authority concerning or affecting the said property or any part thereof.

(f) That there are no statutory claims , demands, attachments or prohibitory orders made or issued by the taxation, authorities, revenue authorities, Municipal authorities or any Government or other local bodies or authorities concerning or affecting the said property or any part thereof.

(g) That there are no attachments either before or after judgment and there are no claims, suits, decrees, injunctions, order of Lispendences, notices insolvency notice, petitions or adjudication orders made or issued by or at the instances of any part thereof.

(h) That apart from the owners non else is entitled to or has any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or co-partner in any joint family or otherwise and that the owners are not benamidars or trustees for any one in respect of the said property the maintenance and up-keep thereof any funds of the joint family or any nucleus thereof.

13 The owners hereby irrevocable undertake not to sale , dispose, alienate the said property or any part thereof save and except putting the developers in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting covering and transferring the property as

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developed as aforesaid to the developers or person or persons nominated by the developers including a society or societies or an incorporated body or limited company as herein above stated and further irrevocably undertake not to do any act, deed, matter or thing as well be in contravention of the declarations made in the proceeding clause.

14 For the purpose of verifying the correctness of the declaration herein above made by the owners and in particulars the declarations made above regarding the absolute ownership of the said property and their title hereto being marketable free from all encumbrance and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof save and except as herein above provided the developers will be entitled to retain for certain period all necessary documents including documents of title relating to the property for the purpose of verification as aforesaid including investigations ;of the owners title to the property. The owners undertake to hand over all such relevant papers, subject to return of the same to the land owners.

15. All the outgoing in respect of the said property from the date of possession is to be given by the developer hereunder and will be borne and paid by the developers who however will not be liable for any of the outgoings of the property relating to the

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prior to such possession which will be the liability of the owners alone.

16. That the owners will have no objection if the developers submit the building plans in the name of the owners to the local authority or apply to any other sanctions, permissions or approvals. It is clearly understood that all fees and costs relating to approvals, permissions, and sanctions will be totally borne by the developers and the developer shall have no power to deviate construction beyond the sanctioned plan of the Hazipur Nagar Parished

17. That as the owners will receive the consideration for the schedule land in form of built up area agreed as aforesaid the owners will at no time demand any further premium or have any interest in future dealings regarding the sale of developer's share of built up area up to the existing structure of 60% (Sixty percent). But in case any further construction is made the owners will be further entitled to their agreed proportionate share.

18. That this agreement shall not even be deemed to constitute a partnership of any short between the parties hereto.

19. The owners will hold the owner's area on the terms and conditions mentioned herein above. The owners will also become members of association of persons or co-operatives housing society whichever is found suitable by developers and formed. They will be entitled to use all common facilities in the

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building complex intended for the utilization of the occupants of the building on the usual terms and conditions applicable to all for such utilization. The owners will also be entitled for equitable undivided proportionate share in land as per law.

20. That the developers agree that in case any fine or penalty is imposed on the said building for extra built up area constructed in excess of the sanctioned plan, then the same will be borne and paid by the developers.

21. The developers; also agree that if any levy is imposed by the Hazipur Nagar Parished or any other public bodies or the Government for the development/betterment of the area in which the said premises is located or any other levy becomes applicable on the said premises or the building thereon, then the same shall be borne and paid by the developers.

22. The developers hereby agree to use building materials of the standard quality as per specifications mentioned in Schedule – 'B' at the foot of this development agreement.

23. It is agreed that after the execution of these presents the developers or their nominees shall be entitled to construct Godown and put up sign. Boards and hoarding on the said premises.

24. It is agreed that in all transfer/conveyance of land or built up area the purchaser/ transferee shall bear

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the cost of stamp duty, court fees and other registration charges.

25. That the owners will not be required to take steps to dispossess the developers or their men provided the construction work is carried on and completed in terms of this development agreement and owner will be bound to execute and register the sale deed or the absolute transfer deed or deeds or release as stated herein above and in case of failure to do so, the developers will have all right to maintain possession over the land and built up are and will also right to get the sale deed executed and registered through the process of the court at cost of the owners and the owners will have no objections or plea to refuse or object to the execution and registration of the sale deed up to the share of the developers in super built up area.

26. That in case of dispute, difference arising out or relating to this development agreement, the same will be settled by the reference of the dispute or differences to the arbitrators appointed by both the parties under the provisions of the Indian Arbitration Act 1996 as amended from time to time.

27. In case at any time in future, additional super built up area above proposed Sq. feet on the said premises is permitted or sanctioned or constructed by the developer, this will be shared mutually with the same terms and conditions as contained in this agreement and from this additional built up area as share decided in the above mentioned paragraphs

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will be given to owners and remaining area will be owned by the developer.

28. That the owners shall bear and pay all outstanding charges and dues of whatsoever nature, due and payable in respect of the schedule property including ground rent properties tax, water and electricity charges, Municipal dues/ tax and other outgoing up to the date of this agreement. Thereafter from the date of this agreement all rents taxes etc. will be borne by the developers and the developers indemnify the owners against the same.

29. The owners and / or their nominees will have the same right, title and interest to use and enjoy all the common pool areas, stair cases, common parking spaces, common passage and lobbies etc. as the developers and/ or their nominees.

30. The right, title and interest of the roof of the top floor i.e. terrace area of the apartment will be shared in the same proportion between the land owner and the developers as per share decided above.

31. That, both the parties agreed to get their share on each floor or mutually decided by or between both parties.

32. The landowner will hand over the plot in vacant and clear position ready for the construction stage.

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33. The developer will install lift of a reputed company of suitable capacity.

WITNESSES

1 Signature of 1st parties

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1. सुमित्रा चतुर्वेदी

2. हरेन्द्र कु. चतुर्वेदी

2.Signature of 2nd parties.

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Amar Sinha
27-4-17
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(1) ANIL KUMAR SINHA
S/O BALESHWAR PRASAD
PATEL COLONY.
P.S. BAHADURPUR.
PATNA - 6.
27-4-17

(2) Rajendra Kumar Chaturvedi
101, Hari Arcade
Kadam Kuan, Patna
27-4-17

Gajendra Kumar Chaturvedi.
(3) GAJENRA KUMAR CHATURVEDI
Neel gagan KARWALA ROAD.
GIRIDIH - 815301
27-4-17

(4) मीना चतुर्वेदी W/O नरेन्द्र चतुर्वेदी
कदमकुआँ Flat no. 402
27-4-17

(5) प० प्रदीप कुमार
एवं राम चन्द्र भगत
इसुपुर
पो० अशोक होटल
हाजीपुर 27.4.2017

सुमित्रा देवी
हरेन्द्र कुमार चतुर्वेदी
27-4-17

SCHEDULE – 'A'

(Details of the Property to be developed)

A piece of land measuring an area of total land 5 Katha 5 Dhoor (Five Katha five Dhoor) equal t0 23 Decimal equivalents to 9975 Sq. ft. bearing Thana No. 157 (One Hundred Fifty Seven), Khata No. 1046 (One Thousand Forty Six), Plot No. 3095 and 3101 (Three Thousand Ninety Five and Three Thousand One Hundred One) , survey ward no.13,nagarparisad ward no. 28, situated at Mouza Yusufpur , P.S. Hazipur, Town - Hazipur District- Vaishali Sub & Sadar Registry office Hazipur under the jurisdiction of Hazipur Nizamat Nagarpalika, and the total land is butted and bounded as follows:-

Value – 2,79,45,000/- Commercial Land

BOUNDARY

NORTH	: Jagat Narayan Chaturvedi Plot No. 3108
SOUTH	: Mahnar Road
EAST	: Jagat Narayan Chaturvedi & 10 ft. wide Road
WEST	: Jagat Narayan Chaturvedi

SCHEDULE – 'B'

BRIEF ARCHITECTURAL AND STRUCTURAL SPECIFICTIONS.

1.	Foundations.	R.C.C. Pile foundation superstructure as per design
2.	Structural	R.C.C. framed structure
3.	Civil works	5" Brick work in C.M. 1:4 half 1" 1:6 Full brick.
4.	Flooring.	Floor tiles

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5.	Plaster.	½" plaster in C.M. 1:6 on and RCC 1:3
6.	Doors:	Flush Doorsas per I.S.I. Mark
7.	Window	Aluminum window
8.	Toilet	: Glazed tiles up to 6 feet height with wash basin, Shower toilet W.C. (9 W.C) in common toilets and white E.W.C. In master bed room concealed with PVC pipe with hot & cold water arrangement in shower.
9.	Kitchen.	Working platform of green marble top with stainless steel sink and 2'hight glazed tiles dado above cooking platform and sink
10.	Electrical.	Concealed PVC connection pipe with copper wiring and standard electric assessors adequate light, power point without fan tube, bulbs etc. each flat to be provided with a separate meter located at a convenient location along with the transformer, a extra cost as per BSEB rules .
11.	Plumbing.	All internal GI pipe shall be concealed.
12.	Finishing	All internal walls & ceiling in wall putty and front external surface by super snowcem.
13.	Cement.	Any branded like Lafarge/ Ultratech/ Concrete, Prism and Star.
14.	Water.	24 hours non interrupted supply with own pumping and overhead tank on the roof

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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. 0/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 578900/-

Registration 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	0	J1	0	K2	0	Na	0		
	B	0	H1a	0	J2	0	Li	0				
									TOTAL-	0		

LLR + Proc Fee		Service Charge
LLR	0	
Proc.Fee	0	1000
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1000

Registering Officer
Hajipur

Date: 27/04/2017

Endorsement under section 52

Presented for registration at Registration Office, Hajipur on Thursday, 27th April 2017 by Sumitra Devi Narain Chaturvedi by profession House Wife. Status - Executant

Signature/L.T.I. of Presentant **Date:27/04/2017**

Registering Officer
Hajipur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Pradip Kumar' age '41' Sex 'M', 'Ramchandra Bhagat', resident of 'Yusufpur Ps-I.A Hajipur Vaishali'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Hajipur

Date : 27/04/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Hajipur in Book 1 Volume No. 42 on pages on 1 -24, for the year 2017 and stored in CD volume No. CD-7 year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Hajipur

Date : 27/04/2017

Token No. : 2269 Year : 2017 S.No. : 2241 SCORE Ver.4.1 Deed No . :d No . : 2195

भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SMW0795997



निर्वाचक का नाम	प्रदीप कुमार
Elector's Name	Pradip Kumar
पिता का नाम	रामचंद्र भगत
Father's Name	Ramachandra Bhagat
लिंग /Sex	पुरुष/Male
जन्म तिथि Date of Birth	X X X X 1 9 7 6

SMW0795997

पता: मुसुफपुर
नहरगोल - हाजीपुर,
अंचल - हाजीपुर,
जिला: वैशाली, 844101

Address: Usufapur
Town/Vill - Hajipur,
Anchal - Hajipur,
Distt. - Vaishali, 844101

दिनांक / Date 15/10/2010

[illegible]
[illegible]
Executive Signature of Electoral Registration Officer 123 Hajipur, Constituency

[illegible]
In case of change in address, mention this card no. in the relevant form for including your name in the roll at the changed address and to obtain the card with the same number.

101/541

पहचान - प्रदीप कुमार

2269



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वार्ड नं० 13 बादर नं० 12 को नो अन्दर वार्ड नं०- 17 बादन नं०1

वार्ड नं० 13 बादर नं० 12:-

खेसरा नं.	सम्पूर्ण विवादित रकबा	मुदालहुम को वहए सुलहनामा जो एराजी मिला
3108 & 3099	13 व० 10 धुर (बगीचा)	6 व० 15 धुर जानीब उत्तर से
3101	4 व० 5 धुर (बासवारी)	2 व० $2\frac{1}{2}$ धुर जानीब उत्तर से
3099	1 बि० 3 व० 11 धुर	11 व० जानीब पश्चिम से
3094 & 3095	5 व० 8 धुर - [illegible] "मयमकान	2 व० 14 धुन जानीब पूरब से

वार्ड नं० 17 बादर नं० 1

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578
4/4/18

भू-स्वामित्व प्रमाण-पत्र

(एक लाख रूपये से अधिक ऋण प्राप्त करने हेतु प्रपत्र)

आवेदक का नाम सुमित्रा चतुर्वेदी पिता/पति का नाम स्वर्गीय नारायण चतुर्वेदी निवासी ग्राम युसुफपुर अंचल हाजीपुर जिला वैशाली।

1. विवरण

राजस्व ग्राम का नाम	राजस्व थाना सं०	जमाबंदी सं० (एक से अधिक जमाबंदी होने पर सभी जमाबंदियों का उल्लेख)	जमाबंदीधारी का नाम (एक से अधिक जमाबंदीधारी होने पर सभी सह हिस्सेदारों के नामों का उल्लेख)	खाता सं०	खातावार खेसरा सं०	खेसरावार रकवा		चौहद्दी				आवेदक का हिस्सा (एकड़ में)		आवेदक के हिस्से की चौहद्दी				अभियुक्ति
						एकड़	डिसमल	उ०	द०	पू०	प०	एकड़	डिसमल	उ०	द०	पू०	प०	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
युसुफपुर सर्वे वार्ड 13	157	7070	सुमित्रा चतुर्वेदी पति-स्वर्गीय नारायण चतुर्वेदी	1046	3095		0539	जगत नारायण चतुर्वेदी	महनार रोड	हरेन्द्र कुमार चतुर्वेदी	जगत नारायण चतुर्वेदी							

2. आवेदक के हिस्से की भूमि पर आवेदक के दखल की स्थिति हाँ
3. लगान भुगतान की स्थिति 2017-2018
4. प्रमाणित किया जाता है कि उपर्युक्त विवरण राजस्व अभिलेखों एवं स्थानीय जाँच के आधार पर अंकित किया गया है।
5. अंचल निरीक्षक का मंतव्य

अं. अं.
अंकित भूमि आवेदिका के नाम से जमाबंदी में दर्ज है।

अंचल निरीक्षक का नाम एवं हस्ताक्षर

राजस्व कर्मचारी का नाम एवं हस्ताक्षर
हल्का सं0/0

अंचल अधिकारी का हस्ताक्षर
एवं मुहर

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4/4/18

भू-स्वामित्व प्रमाण-पत्र

(एक लाख रूपये से अधिक ऋण प्राप्त करने हेतु प्रपत्र)

आवेदक का नाम सुमित्रा चतुर्वेदी पिता/पति का नाम स्वर्गीय नारायण चतुर्वेदी निवासी ग्राम युसुफपुर अंचल हाजीपुर जिला वैशाली।

1. विवरण

राजस्व ग्राम का नाम	राजस्व थाना सं०	जमाबंदी सं० (एक से अधिक जमाबंदी होने पर सभी जमाबंदियों का उल्लेख)	जमाबंदीधारी का नाम (एक से अधिक जमाबंदीधारी होने पर सभी सह हिस्सेदारों के नामों का उल्लेख)	खाता सं०	खातावार खेसरा सं०	खेसरावार रकबा		चौहद्दी				आवेदक का हिस्सा (एकड़ में)		आवेदक के हिस्से की चौहद्दी				अभियुक्ति
						एकड़	डिसमल	उ०	द०	पू०	प०	एकड़	डिसमल	उ०	द०	पू०	प०	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
युसुफपुर सर्वे वार्ड 13	157	7070	सुमित्रा चतुर्वेदी पति-स्वर्गीय नारायण चतुर्वेदी	1046	3095		0539	जगत नारायण चतुर्वेदी	महनार रोड	हरेन्द्र कुमार चतुर्वेदी	जगत नारायण चतुर्वेदी							

2. आवेदक के हिस्से की भूमि पर आवेदक के दखल की स्थिति हो
3. लगान भुगतान की स्थिति 2017-2018
4. प्रमाणित किया जाता है कि उपर्युक्त विवरण राजस्व अभिलेखों एवं स्थानीय जाँच के आधार पर अंकित किया गया है।
5. अंचल निरीक्षक का मंतव्य

अं. अं.
अंकित भूमि आवेदिका के नाम से जमाबंदी में दर्ज है।

अंचल निरीक्षक का नाम एवं हस्ताक्षर

राजस्व कर्मचारी का नाम एवं हस्ताक्षर
हल्का सं0/0

अंचल अधिकारी का हस्ताक्षर
एवं मुहर

Sch. XIV.—F.No. 180V
रसीद मालगुजारी
नाम सर्कल। नाम मौजामय
थाना वो थिना नम्बर।

V

बि०स०मु०, पटना।
फरद मालकी/फरद रैयती।
नाम रैयतमय वल्दियत जमाबन्दी।
वो सकुनत। नम्बर

Y / 1

110 no 7557 5

0253226

हाजीपुर	अलुमडर	[illegible]

अराजी नकदी 1.157 अराजी भावली तफसील हिसाब लगान भावली।

0253806		2017-18

जोत का सालाना मांगमय तफसील (बकाया वो हाल) मौजूदा साल का।

2017-2018 मांग बाबत		सालाना	बकाया				हाल
			तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल-गुजारी	(नकदी)	10.'n					10.'n
	(भावली)	10.'n					10.'n
सेस	.....	10.'n					10.'n
*सूद	.....	10.'n					10.'n
मुतफरकात	.....	10.'n					10.'n
मीजान		50.'n					50.'n

50.'n

तफसील अदायकारी।

2017-2018 अदायकारी बाबत		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल-गुजारी	(नकदी)					10.'n	
	(भावली)					10.'n	
सेस	.....					10.'n	
*सूद	.....					10.'n	
मुतफरकात	.....					10.'n	
मीजान अदायकारी						50.'n	50.'n

(1) मीजान कुल (लफ्जों में) चार सौ इक्यावन रुपये मात्र
(2) नाम देहिन्दा Lee
(3) कुल बकाया —

दस्तखत वो तारीख अमला तहसील कुनिन्दा 10/18

*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

SPL-16-17

खा।ना।
1046

खा।मा।
3101

Sch. XIV.—F.No. 180V

रसीद मालगुजारी

नाम सर्कल। नाम मौजामय

थाना वो थाना नम्बर।

V

बि०स०मु०, पटना। Y/1

फरद मालकी/फरद रैयती।

नाम रैयतमय वल्दियत जमाबन्दी।

वो सकुनत। नम्बर 0253226

हाजीपुर	झुलुमपुर	प्रीहरेन्द्र कुमार चतुर्वेदी

अराजी नकदी 157 अराजी भावली तफसील हिसाब लगान भावली।

0530 ई		13

जोत का सालाना मांगमय तफसील (बकाया वो हाल) मौजूदा साल का।

2017-2018 मांग बाबत		सालाना	बकाया: तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	हाल
माल- गुजारी	(नकदी)	10:-					10:-
	(भावली)	10:-					10:-
सेस	.....	10:-					10:-
*सूद	.....	10:-					10:-
मुतफरकात	.....	10:-					10:-
मीजान		50:-					50:-

तफसील अदायकारी।

2017-2018 अदायकारी बाबत		बकाया: तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	मोतालबा हाल	फाजिल
माल- गुजारी	(नकदी)					10:-	
	(भावली)					10:-	
सेस	.....					10:-	
*सूद	.....					10:-	
मुतफरकात	.....					10:-	
मीजान अदायकारी						50:-	50:-

(1) मीजान कुल (लफ्जों में)-- पचास रुपया मात्र

(2) नाम देहिन्दा --

(3) कुल बकाया --

दस्तखत वो तारीख अमला तहसील कुनिन्दा

*खास महल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

SPL-16-17

1046 3101