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ग रि एके वि मारी बा के मने - ५ मरी
के गेल बागे ५८०० मने

नाम नमः भोक्तिः: श्री. राम शैल सिंह पिता स्वर्गीय

पुनीत सिंह पेशा कारनकारी साविन मॉन

२१५२ पुर एलाके थाना दाहापुर सदर

2. गिन्नी ऑफिस की गिन्ना पट्टी

नागरीकर भारतीय हैं Shree

Ram Keshav Singh/late

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~~Shelby~~ Anne Shelby - July
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हाथदाद जारसमन- मो० ४५,२००) उग-पास द मार

12/20/2018

10-1-19



28,650/- जी.बी.एस. एम.एस. सा.सा. सा.

पचास सपचा हीनर ५ RS. 49,500/-

only.

५
तायदाद एराजी मवाजी ४२०० वियालिस साँ वर

फीर एराजी काहना कारन व नर्वेयन

कायसी व वाके व २क९ मॉर्रे - चमोन

एलाके वयागा दानापुर सदरशाने

ऑफिस व गिला पटना क्षात्रय

विकास पदाध्याय पटना के अक्का

गौजी न० ५९३५ धाना न० २०

वी.बी. एराजी मवाजी ६५९ एक-धु

रा. वि. वि. वि.

२६-१०-७६



हस्ताक्षर कर्ता कार्यालय

नवम्बर ९ वाके २४वे मई १९६९

पुर एलाके थागा राधापुर सव

रहित वी सवरीकरण वी प्रसीन

हाजीपुर अलाके, वैशाली अदर

पहो बिहार सरकार सर्किल

वैशाली मी काम हाजीपुर सव

सव अंपल राधापुर थागा

नं० ३५५

स. राधापुर अ. वि.

२६-१०-२६



तफसील - पहोदी सय कौवालाहका

व वाके रकवे मॉजे - पहोदी धावा

दावापुर सदर रॉनो वी जिला

पटना सदर 2500 दावापुर

पहोदी किला नो - का

स्वाहा स्वेसरा 30 सर्वे लॉट नो 256
(= 67) = 256 = 348

दा सड़का कुव सुवाय

प्रसाद सिंह वेगौरह

40 सर्वे लॉट नो 257

अवध पहोदी मवाली

8200 बेगमल ली

वडा फीट लय कवाला

मवाली मंत्रीय सामान

को. 97 विपदा साजाना

सं. राम लखन सिंह

26 - 10 - 26

पटना

8200 वर्ग फीट

विपदा ली

वडा फीट



सं महा मोक्ष को जलन रूपमा

वाले वनागे मकाग को के कोरे निगाहा

के मेधाहन जल के मन्त्र है

जो केरने केरने एकागी मन्त्र

को रूपमा संवाला - हीना र्थ

मोक्षनि है काकी मन्त्रोक्ति

क र्थमा २०१६ के २०१७

वहाला सहेन जल के लान

अन्तिम र्थमा केला ७७

की - १००० की - १००००

सं. २०१६ के २०१७

२०१६-२०१७



की पहचान किती करी को भरोसा

वकी सुकानि समस्त कुमल

खानि मोक्ष रानी नर

अनि वर समस्त मोक्ष, १००

अन-पति वरानि पति पति १००

गुणवत् खानि नर १००

मोक्ष अर्पण मोक्ष गुणवत्

खानि नर १००

अ वर मा समस्त पति

की कुल न (समस्त मोक्ष, १००)

वारीय प्रान्त वीर अर्पण पति पति समस्त पति

सि रीर वरानि पति
२६-१०-२६



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 जमीन में मोती 100 पगो में 100 पगो
 को पति 200 पगो में 100 पगो

नाम गन मीकिर: जी. राम लखन सिंह पिता स्वर्गीय

पुनीत सिंह पेशा कारखाने साकिन भाँजे

29 पसपुर एलाके धाना दानापुर सदर

रजिस्ट्री ऑफिस को जिला पट्टेना

गावरीकर भारतीय हैं Shree

Ram Kernal singh plate

रजनी
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1000Rs.



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नाम गोपिकर अर्लह :- श्री मति आशा सिन्हा

पिता श्री हिमंशू प्रसाद सिंह पेशा

गृहणी साकिन मॉरी के पत्रालिका

बेशरीया - एला के चाना स.ग्रामपुर

सदर रजिस्ट्री के गिला मोतीहाले

पूर्व नम्पारन लागरीकता मारनीय

६

३

किरम वी सिका - केवाला वय लां कलाभी

(deed of Sale)

४
तायदाद खारसमन मो ४५,२००) उनपास दगार

२६-१०-२६

५ मा का पुना ५/१०/२६
२०७४ मा पुना ५/१०/२६
२०७४ मा पुना ५/१०/२६

1000Rs.



२४,६५०) चौबीस हजार सात सौ

पचास रुपया हीरा रु RS. 49,500/-

only.

५
ताथदाद एराजी मवाजी ४२०० बेथालिस सौ वर

फीर एराजी वाडगा कालि व नर्वेय

कायसी व वाके व २५९ मॉरि चर्नीन

एलाके वणा वानापुर सदरराको

ऑफिस व गिला पटना क्षात्रय

विकास पदाध्याय पटना के अन्दा

गौजी नं० ५९३५ धागा नं० २०

वी भी एराजी मवाजी ६५९ एक-धु

राम अन्वय मी

२६-१०-२०

1000Rs.



हस्ताक्षर कर्ता कार्तिक कायस्थ

नवपत्नी व पति व २४ वीं मई १९८६

पुर एलाके याता साधुपुर सव

द्वितीय वी सवसीकितन वी मसीन

हाजीपुर अलाहाबाद देशाली अन्दर

पट्टी बिहार सरकार सर्किल

अधिकारी मी काम हाजीपुर सदा

सर्व अपन साधुपुर याता

नं० ३५५

स. रा. प्र. न. क. म. नि. २६-१०-८६

500Rs.



तफसील पहोदी सय केवालाहारा

व वाके रकवे मॉने चनॉर बाणा

दागापुर सदर रॉनो की जिला

पटना सव २५०० दागापुर

पहोदी किला नो - का

सं. रा. प. व. नं. ५६

२६ - १० - २६

स्वारा २०२२ ३० सर्वे लॉट नं० २५६
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५० सड़का कुव सुबाय

प्रसाद सिंह कोरौरह

५० सर्वे लॉट नं० २५८

अव्वर पहोदी मवाली

४२०० केवाला लॉ

वर्ग फीट सय केवाला

मवाली मंडीय सामान

नं. १२ किला नं. ५६

पुनरा

४२०० वर्ग फीट

केवाला लॉ

वर्ग फीट



मैं मन मीठी को जहर का रूप

जो मेरी मना को के करी निभाए

के मेहनत जल के मलबे है

जो केवल के लक्ष्मी मल्ल

के रूप का जल - होना है

मोम की है काकी मनीषा

० रुखा २०१८ की २०१९

वहाना सेह जल के लक्ष

मोम रुखा विना ७७

० - १००० की - ५००००

रु. २५००००००

२६-१०-२६



75 Rs.

दा. ०६/०५/०१ (क/१) ३१/०५/०१

दा. ०६/०५/०१ (क/१) ३१/०५/०१

दा. ०६/०५/०१ (क/१) ३१/०५/०१

दा. ०६/०५/०१ (क/१) ३१/०५/०१

दा. ०६/०५/०१ (क/१) ३१/०५/०१

दा. ०६/०५/०१ (क/१) ३१/०५/०१

दा. ०६/०५/०१ (क/१) ३१/०५/०१

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दा. ०६/०५/०१ (क/१) ३१/०५/०१

दा. ०६/०५/०१ (क/१) ३१/०५/०१

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১৯৫৮ খ্রিঃ ১৫ জানুয়ারি ১৯৫৮ খ্রিঃ ১৫ জানুয়ারি
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Govt. of Bihar

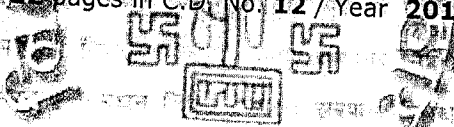
Sub Registry Office, Danapur

Summary of Endorsement

This document was presented for registration on **27/03/2018** by **Asha Sinha**.
A stamp duty of Rs. **170000/-** and other fees of Rs. **20500/-** has been paid in it.

The document was found admissible. The names, photographs and 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. **3956** in Book No. **1**, Volume No. **73** on pages from **468** to **479** and has been preserved in total **12** pages in C.D. No. **12** / Year **2018**.



Signature with Date

(**Vinay Kumar Prasad**)

Registering Officer, **Danapur**

Date: 27/03/2018

Token No. 4266/2018

R-4266/1883

117

26/3

27/03/2018

Asha Sinha
27.03.2018

DEVELOPMENT AGREEMENT

This Agreement is made and entered into on this the 27 Day of March, 2018

BETWEEN

SMT. ASHA SINHA W/o SRI KUMAR HIMANSHU PRASAD SINGH R/o Bariaria, P.S.-Sangrampur, District- East Champaran, Bihar, hereinafter referred to as the 'OWNER' (which expression shall unless repugnant to the context or meaning there to mean and include her heirs administrators executors, legal representatives, successors-in- interest and/or assigns) of the FIRST PART.

AND



3/27/2018

MUNDESHWARY BUILDCON AND DEVELOPERS PVT. LTD. through its Managing Director **SRI UPENDRA KUMAR S/o Late Sakal Dev Singh** having its office at G-1, Sri Om Complex Murlichak, Jagdev Path, P.S.-Airport, District-Patna, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context or meaning there to mean and include its executors, administrators, legal representatives successor/s in office and/or assigns) of the **SECOND PART**.

WHEREAS the aforesaid Owner is seized and possessed of and is sufficiently entitled to the free hold Land Situated in **Mauza- Dhanaut, I.A.S. Colony P.S. Code-073 at Thana-Danapur, Thana no. 20 , Plot No.257(P), Khata no.68, Tauzi -5139, Town & District- Patna, Land Measuring about 4200 Sq.ft.** within the limits of Danapur Nagar Parishad /PRDA(Dissolved) Authority, and Under District Sub Registry office, Danapur and District registrar office Patna, more fully described in schedule of the Land hereunder written, hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS, part property fully described in schedule-I of this deed was bought by **SMT. ASHA SINHA W/o SRI KUMAR HIMANSHU PRASAD SINGH. Vide Registered Deed no... Dt.27-10-1987(4200 sq.ft.)** and since then above named Owner came in exclusive peaceful physical possession over the same as absolute owner. The Land owner also mutated her name separately in the state sarista (Register-II) and paying the Land Rent to the Government of Bihar through the Circle Officer, Danapur.

AND WHEREAS, the aforesaid owner being interested in getting a multistoried Residential Building developed and constructed on the said property through some reputed Developer, who can develop and construct Residential Building Complex at its own cost and to acquire built-up area in the said building complex in the shape of Flat and Car Parking space etc. as consideration for the value of the said property to be conveyed by the owner to the developer and/or its nominee/s.

AND WHERE AS, the aforesaid developer offered to develop and construct at his entire risk and liability and at its own cost a Residential Building complex in the name of "**ASHA MANSION**" (hereinafter referred to as the said Building) on the said property and the aforesaid owner agreed to acquire Flat and Car Parking space/s in the said building, as consideration for value of the said land to be conveyed by the owner to the developer or its nominee/s including a Co-Operative Housing Society, Firm, Association of persons, Body corporate e.t.c.



Asha Sinha
27-08-2018
27/3/2018

AND WHERE AS, as a result of the negotiations between the parties hereto, the aforesaid owner and aforesaid developer and on the representations and declarations made by the owner as herein recorded, an agreement for Development of the said property has been arrived at between the parties hereto upon the term and condition hereinafter appearing.

NOW THESE PRESENTS WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIERS HERE TO AS FOLLOWS :-

1. That the owner here by appoint the aforesaid Developer as the developer of the said property and irrevocably grants to the developer, who hereby accept from the owner the exclusive rights, possession and license to develop the said property fully described in the schedule hereunder written in the manner and on the term, condition and stipulations hereinafter mentioned.

2. That the developer will construct the said building as per plan sanctioned by Danapur Nizamat Nagar Parishad/Competent Authority and the owner shall have no objection in this regard. It is on that basis this agreement is being entered into by and between the parties hereto.

3. It is further agreed that any minor alteration or revision of the aforesaid plan within the parameters of the Patna Regional Development Authority Building Rules and Regulation, which may become necessary shall not require any further approval of the owner and the Developer alone shall be entitled to make such alternation/revision which would be binding on the owner.

3.1 The owner simultaneously with the execution of this Development Agreement agree to grant vacant physical possession of the said property to the developer.

3.2 The owner shall, after the execution of this agreement allow every facility to the Developer their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer, to carry out the various developmental works as stipulated in this Agreement.

4. The Developer will construct, complete and give to the owner of the First Part 50% of the entire Super built up area plus car parking space of the said building hereinafter called the OWNER'S AREA as consideration for the proportionate undivided share of said landed property to be conveyed/ transferred by the owner to the Developer and or its nominee(s)/ assingnee(s).

5. The balance of the total built-up area of the said building/land (after excluding the said Owner area as stipulated in clause 4 above) i.e 50.% of the Balance area shall exclusively belong to the developer and hereinafter be called 'DEVELOPER AREA' to which the Developer alone shall be entitled having constructed the same at its own cost and expenses.

Atsba Sinha copy of 27/12/2018



5.1 The owner and her heirs/successors in interest and/or nominee/s shall solely and exclusively be entitled to the owner area and shall have absolute right title and interest or shall be fully entitled to use and enjoy the same either herself individually or collectively or shall be fully entitled to transfer convey, grant, otherwise alienate their interest, in any manner as deemed fit by her to any person or persons, Association of persons, firm, Body corporate, Co-Operative societies, Government's Agencies etc. on such terms and conditions as may be deemed fit by the owner individually or collectively.

5.2 The Developer and/or its nominee(s) shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and they shall be fully entitled to transfer, convey, grant otherwise alienate their interest, in any manner as deemed fit by them to any person or persons Association of persons. Firms, Body Corporate, co-operative societies, Government, agencies etc. on such term and condition as may be decided by the Developer or its nominee(s) individually or collectively.

5.3 That the entire multistoried (G+3) building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connections, electrification, installation of transformer, generator, lift, intercom e.t.c. till the final finishing and completion of the entire building to make them habitable for the land owner and other inmates of the building.

5.4 The owner shall empower and entitled the developer to enter into agreement for sale to execute and register deed/deeds of sale in favour of the prospective purchasers to the extent of its allotted share i.e. 50% of the constructed area with car parking and proportionate share of land free from all encumbrances to the prospective purchasers/buyers save and except the allotted share of the owner and after handing over the physical possession of the owner area to the owner on the terms and conditions mentioned herein.

6. The Developer agrees to construct and give possession of the owner area to the owner within a period of 3 (Three) years from the date of execution of this agreement with a grace period of 6(six) months or handing over of vacant possession, whichever is later. However, the aforesaid completion period is subject to "Force Majure" the Developer will be entitled for extra time in the case of any litigation and such happening as are beyond the control of the Developer including fire, tempest, accident, exceptionally inclement weather and any other Act of God. Incase of failure, the owner shall be entitled for compensation Rs.25000/- per month only. Maximum time limit of this agreement will be five years from the date of agreement.

7. The owner shall at no time demand any further sum of premium or any interest any dealing regarding sale of Developer's area and the owner shall if necessary,

cpd Sharma
27/3/2018

Ashu Sinha
27.02.18



join in execution of all such deeds and documents as may be required by the Developer in this regards as confirming party. However the stamp duty and all expenses in this regard shall be born and paid by the purchaser/s only.

7.1 This Agreement shall not ever be deemed to constitute partnership of any sort between the parties hereto.

7.2 From the date of delivery of possession of owner area to owner, the owner and her heirs/successors and/or nominee/s and the Developer and its nominee(s) shall jointly have or be deemed to have undivided right, title and interest over the total land of the said property in the proportion of their respective share in the said building even without any further act, matters or things done by the owner in the regard

8. The owner hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said landed property (more fully described in schedule written hereunder) and to take up and proceed with the development, planning and construction of the building in terms of this Development by the owner shall be a license as contemplated in section 60(b) of Indian Easement Act, 1982.

8.1 It is agreed that any Agreement or arrangement made or entered into at any time by the owner in breach of or violation of the terms and conditions of this Development shall be null and void.

8.2 The Owner here by irrevocably undertake not to sell dispose off, alienate, charge, encumber, lease or otherwise transfer the said landed property or any part thereof during the currency of this agreement and undertaken not to do any act/s deed/s matter/s or thing/s as shall be in breach of the terms of the Development Agreement save and except putting the said Developer thereon for the purpose of Development pursuant to this Development Agreement. The owner shall at no point of time during the currency of this Development Agreement try to dispose the said Developer from the said property or any part thereof.

8.3 The Developer shall develop the said property in its own name and account and at its own cost and shall alone be responsible for the development and construction of the said building and neither the owner nor any person(s) claiming through the owner shall have any right to interfere in the development of the said property. But the owner will have the rights to inspect the development and construction of the said multi-storied building. That the landowner is entitled to verify and supervise the quality of materials to be used for the construction of the building. If the landowner finds that the materials used for construction is not upto mark and not of good quality, then she should intimate the same to developer and suggest to use better quality materials.

27/13/2018

Asha Sinha
27-08-18



8.4 As after the date hereof the developer shall be fully entitled to do all acts, deeds and things required for development and construction of the said building at the developer's own cost and expense.

8.5 The Developer shall be entitled to enter into agreement for sale, or otherwise allot flats, parking spaces and other tenements in the Developer's area in the said building which comprise of the total built up area of the said building excluding the built-up-area forming part of the owner area. Whenever required by the Developer, the owner will join as confirming party in all such Agreements.

8.6 That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which of the owner's right, title and interest over the said property may in any manner be adversely affected until the developers has given delivery of possession of the owner's area to the owner.

8.7 The owner and the developer hereby agree that in case in future at any time due to relaxation in the building bye laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Nagar Parisad. Danapur Nizamat/PMC/Competent Authority shall be distributed between the owner and Developer in the same proportion, as mentioned herein above.

9. During the construction of the said building the developer may be required to create equitable or any legal mortgage of the said land and the construction thereon either in full or in part for obtaining loan for the individual purchasers of flats and parking spaces etc. In such event the owner shall have no objection and she shall join the developer in creation of such mortgage on terms to be mutually agreed. However, the Developer affirm and under take all moneys obtained as loan by pledging/ hypothecating or mortgaging the said property or creating charges on the said building under construction shall be exclusively invested for construction and Development of the said building only.

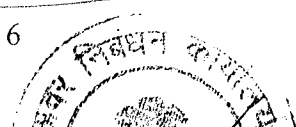
10. The owner will deliver to the Developer and/or its duly authorized Advocate certified copies/photocopies of all original title deeds, documents, and other papers relating to the said land/property for complete examination of the owners title thereto and the owner shall answer and/or comply with all reasonable requisitions that may be made by the Developer's and/or its Advocate in this regard to establish a marketable title to the said land/property.

10.1 In case there be any defect in the title of the owner or there be any liability or any encumbrances in such event the developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the owner and at the owner cost and expenses and which shall be re-imbursed by the owner.

10.2 In any event the owner without prejudice to foregoing declaration agrees and undertakes to remove all obstacles and clear all outstanding doubts or defects, relating to the title of said the property save as herein above provided at

cap of 27/3/2018

Aska Sinha 27-03-18



its own cost so as to ultimately vest the said landed property in the developer or its nominee/s free from all encumbrances and defects.

10.3 All outgoing including Municipal taxes and any other charges in respect of the said landed property shall borne and paid by the owner till the date of handing over of vacant possession of the said landed property and thereafter the same shall be borne and paid by the developer till the delivery of possession of the owner area to the owner.

10.4 After delivery of possession of the owner area to the owner all outgoing in respect of the said landed property and the said building thereon shall be borne and paid by the owner and the developer and/or their nominee(s) proportionately in the proportion of their respective shares in the total built-up area in the said building.

10.5 After completion of the building the entire plot under development shall be fenced with a matching height boundary wall and secured with iron gate and guard posts.

11. The Developer shall be entitled to take all steps as may be necessary for execution and registration of all such documents, transfer/conveyance, and for this purpose the owner hereby nominate and appoint **MUNDESHWARY BUILDCON AND DEVELOPERS PVT. LTD.** through its Managing Director **SRI UPENDRA KUMAR S/o Late Sakal Dev Singh** having its office at G-1, Sri Om Complex Murlichak, Jagdev Path P.S.-Airport, District-Patna, as their true and lawful attorney to act, apply for and obtain Income Tax clearance certificate, urban land Clearance and all other permissions and approvals as may be deemed necessary by the developer in this regard and for granting such documents of title to the individual purchaser/s and/or its nominee/s.

12. The Developer shall form as it deem best, a co operative Housing Society/Association of Persons/Body Corporate of all the persons owning tenants in the said building. The owner her nominee/s shall be come member of such an organization formed by the Developer and the owner, her nominees, respective agents servants, licenses, tenants etc. shall be bound abide by the rules and regulations as may be framed by such organization time to time and they shall be bound to contribute towards the cost of formation such organization as well as to pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex.

13. The common area shall jointly be owned by all the owners of all the portions of the said building with equal entitlement to use and enjoy all common area and facilities provided for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right of common use and enjoyment.

upendra kumar
27/3/2018

Asha Sinha
27-03-18



14. The owner agreed that if any levy is imposed by the Patna Regional Development Authority or any other public body or bodies or the Government for the Development/ betterment of the area in which the said landed property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the owner and the Developer jointly in the same proportion as per their respective shares in the said building before possession.

15. It is agreed that in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan, resulting, in any excess construction of the built-up-area then the same shall be borne and paid by the developer only.

16. It is agreed that in all transfer/ conveyance of land and/or built -up-area the purchaser(s)/transferee(s) shall bear the cost of stamp duty, court fees and other registration charges.

17. That in case of any dispute or difference between the parties arising out of relating to this development agreement the same shall be settled by the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration and Conciliation Act, 1996 as amended from time to time.

SCHEDULE OF PROPERTY-I

All that piece and parcel of Land Measuring about 4200 sq.ft. more or less Situated at **Mauza- Dhanaut, P.S. Code-073 Thana-Danapur, Thana no. 20 , Plot No.257(P), Khata no.68, Tauzi -5139, Town & District- Patna, Land Measuring about 4200 Sq.ft.** within the limits of Patna Municipal Corporation/PRDA(Dissolved) Authority, and Under & District Sub Registry office, Danapur and bounded as follows:-

BOUNDARY OF LAND:-

NORTH :- Survey plot No.256.

SOUTH :- Branch Road.

EAST :- Subhash Prasad Singh

WEST :- Survey Plot No.258.

GOVT.VALUATION OF LAND:-

Land Measuring approx. 4200sq.ft.(9.643) Decimil

VALUE Rs.84,39,000/-

SHARE DIVISION-

LANDOWNER Will get Entire First Floor and one Front Side Flat on3rd Floor

DEVELOPER- Will get Entire Second Floor and one Front Side Flat on3rd Floor

Both will get Equal share(50%-50%) in Rear Side Flat on3rd Floor

cup of Prun
27/3/2018

Asha Sinha
27.03.18

STANDARD SPECIFICATION

1. Structure:-R.C.C. Structure with brick work in cement mortar as per design & specification of structural/consultant.
2. Doors:- (a) main door decorative (b) Door frame (chaukaths) of sal wood, synthetic enamel paint on one coat of primer.
3. Window:- Aluminium/Wooden Frame with glass and iron grill.
4. Kitchen:- (a) vitrified floor tiles, (b) Working platform granite slab, (c) Dado 2ft. height ceramic tiles above working platform (d) steel sink (e) Aqua guard point.
5. Flooring:- ceramic colour tiles, 2x2 Vitrified tiles in all living areas of flat, Marble finish in stairs, Ceramic scratch proof tiles in common areas, checker tiles or paver stone tiles in parking area, heat treated roof.
6. Bathroom:- (a) Hot and cold water provision (b) ceramic floor tiles,
(b) dado ceramic tiles up to 7 ft. all around
(c) Sanitary ware:- white plated vitreous sanitary ware of standard make (d) Fitting chromium plated fitting of standard make (e) Flush tank-Acrylic in white colour, (f) One geyser point in each bathroom.
7. Electrical:- (a) All internal wiring in copper conductor using concealed PVC-conduits (b) TV Point, Telephone Point in bed room, drawing room provided in each flat (not connection) (c) All electrical switches and accessories of standard make (fans & other fixtures not including) (d) Adequate lighting point sockets etc. outlets provided in each flat. (e) One washing machine point.
8. Internal wall finish:- All internal walls be finished with cement plaster, And Cement Primer over wall Putti..
9. External wall finish:- All external walls be finished with two coats of weather coat paint.
10. Fire safety :- A std. equipment to be installed for fire safety, if required by Authority..
11. Water supply :- One bore well facility will be provided with over head tank.
12. Water Proof :- Heat treatment of Roof top
13. Lift - One Lift facility of Four passengers capacity of ISI standard.
14. Parking space :- Car parking space on the ground floor for each Flat
15. Generator, :- For common lights, lifts, water pump and 400 watts electrical connection to each flat.
16. Intercom - Intercom Facility for each flat to flat to flat and reception Counter
17. Power Supply :- Electric connection from P.E.S.U

cup & primer
27/3/2018

Asha Singh
29.08.18

IN WITNESS WHEREOF the parties hereto have executed this Development Agreement at on the 27 Day, March Month, 2018 Year first above written.

(1) _____

Asha Sinha
27.03.2018

SIGNED SEALED & DELIVERED BY
THE OWNERSS IN THE PRESENCE OF

[Signature]
27.03.18

SIGNED, SEALED & DELIVERED
BY THE DEVELOPER IN THE
PRESENCE OF

WITNESSES:-

1. Mritunjay Roy
S/o - Sri Mamikant Roy
Rajeev Nagar Road NO-10
27.03.18

2. Shailendra Kumar Kashyap
S/o Late Madan Mohan Pr Singh
1 AS Colony,
Panapur, Patna
27-03-18

हस्ताक्षर के अतिरिक्त अन्य प्रमाणों के बिना यह दस्तावेज वैध नहीं होगा।
यह दस्तावेज 27-03-18 को तैयार किया गया।
निर्वाक एवं अन्य प्रमाणों के बिना यह दस्तावेज वैध नहीं होगा।

[Signature]
27-03-18
व्यक्तिगत प्रमाण

DRAFTED BY,

AKH Singh Advocate
Patna High Court

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. 170000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 190500/-

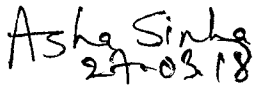
| Registration Fee | | | | | | | | | | LLR + Proc Fee | Service Charge | | |
|--|--------|-------|-----|---|-----|---|-----|---|------|----------------|----------------|---|-----|
| FEE PAID | A1 | 20000 | C | 0 | H1b | 0 | K1a | 0 | Lii | 0 | LLR | 0 | 500 |
| | A8 | 0 | D | 0 | H2 | 0 | K1b | 0 | Liii | 0 | Proc.Fee | 0 | |
| | A9 | 0 | DD | 0 | I | 0 | K1c | 0 | Mb | 0 | Total | 0 | |
| | A10 | 0 | E | 0 | J1 | 0 | K2 | 0 | Na | 0 | | | |
| | B | 0 | H1a | 0 | J2 | 0 | Li | 0 | | | | | |
| | TOTAL- | | | | | | | | | | 20000 | | |
| Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - | | | | | | | | | | 20500 | | | |

Date: 27/03/2018


Registering Officer
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Tuesday, 27th March 2018 by Asha Sinha W/O- Kumar Himanshu Prasad Sinha by profession Others. Status - Executant


27-03-18

Signature/L.T.I. of Presentant

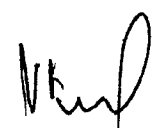
Date: 27/03/2018


Registering Officer
Danapur

Endorsement under section 58

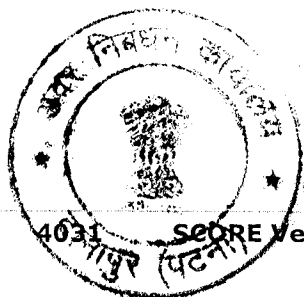
Execution is admitted by those Executants and Identified by the person (Identified by 'Mritunjay Ray' age '35' Sex 'M', 'S/O- Manikant Ray', resident of 'Dasaut, Samastipur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 27/03/2018


Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 73 on pages on 468 -479, for the year 2018 and stored in CD volume No. CD-12 year 2018 .The document no. is printed on the Front Page of the document.



Date : 27/03/2018


Registering Officer
Danapur

Token No. : 4266

Year : 2018

S.No. :

4031

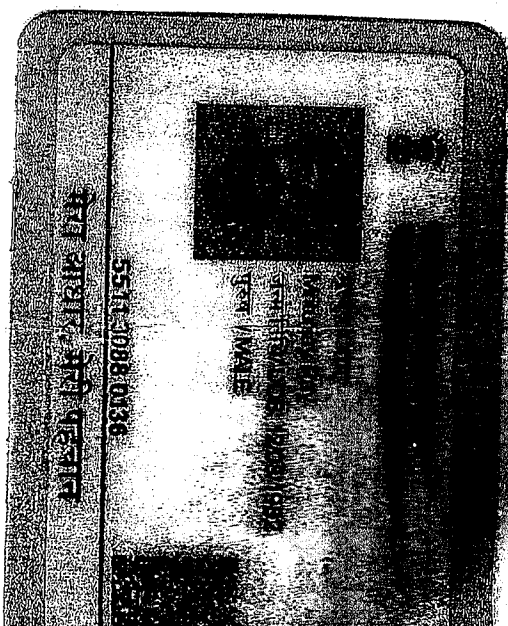
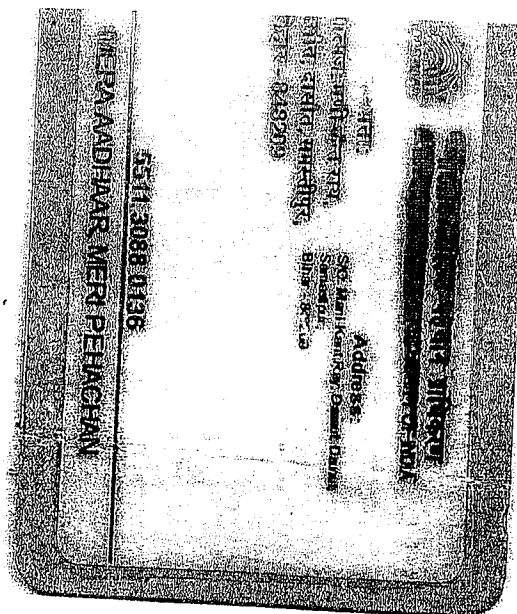
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Deed No. : d No. : 3956





Mithunaj Roy
27-03-18



रसाद मालगुजारी
नाम सर्कल। नाम मौजामय
थाना वो थाना नम्बर।



ब०स०मु०, पटना।
फरद मालकी/फरद रैयती।
नाम रैयतमय वल्लिदयत जमाबन्दी।
वो सुकुनत। नम्बर

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अराजी नकदी
अराजी भावली

तफसील हिसाब लगान भावली।
जीत का सालाना मांगमय तफसील (बकाया वो हाल) मौजूदा साल का

| 2017-18
मांग बाबत | सालाना | बकाया | | | | |
|----------------------|--------|-----------------------|-----------|-----------|-----------|--------------|
| | | तीन वर्ष से
ज्यादा | 3रा वर्ष। | 2रा वर्ष। | 1ला वर्ष। | मौजदा साल का |
| माल- } (नकदी) | 10.00 | | | | 60.00 | 10.00 |
| गुजारी } (भावली) | 10.00 | | | | 60.00 | 10.00 |
| सेस | 10.00 | | | | 60.00 | 10.00 |
| *सूद | 10.00 | | | | 60.00 | 10.00 |
| मुतफरकात | 10.00 | | | | 60.00 | 10.00 |
| मीजान | 80.00 | | | | 300.00 | 80.00 |

| 2017-18
अदायकारी बाबत | सालाना | बकाया | | | | मौतालबा
हाल | फाजिल |
|--------------------------|--------|-----------------------|-----------|-----------|-----------|----------------|--------|
| | | तीन वर्ष से
ज्यादा | 3रा वर्ष। | 2रा वर्ष। | 1ला वर्ष। | | |
| माल- } (नकदी) | 10.00 | | | | 60.00 | 10.00 | |
| गुजारी } (भावली) | 10.00 | | | | 60.00 | 10.00 | |
| सेस | 10.00 | | | | 60.00 | 10.00 | |
| *सूद | 10.00 | | | | 60.00 | 10.00 | |
| मुतफरकात | 10.00 | | | | 60.00 | 10.00 | |
| मीजान अदायकारी | 80.00 | | | | 300.00 | 50.00 | 350.00 |

- (1) मीजान कुल (लफ्जों में) -- तीन सौ पचास अक्षर मात्र
(2) नाम देहिन्दा --
(3) कुल बकाया --

दस्तखत वो तारीख अमला तहसील कुनिन्दा

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

SPL-16-17

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| प्रतिलिपि के लिए आवेदन की
तारीख
Date of application for
the copy. | स्टाम्प और फोलियो की अपेक्षित
संख्या सूचित करने की निश्चित
तारीख
Date fixed for notifying
the requisite number of
stamps and folios. | अपेक्षित स्टाम्प और फोलियो
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. |
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| 184
22.4.02 | 11.5.02 | 14.5.02 | 18.5.02 | 28.6.02 |

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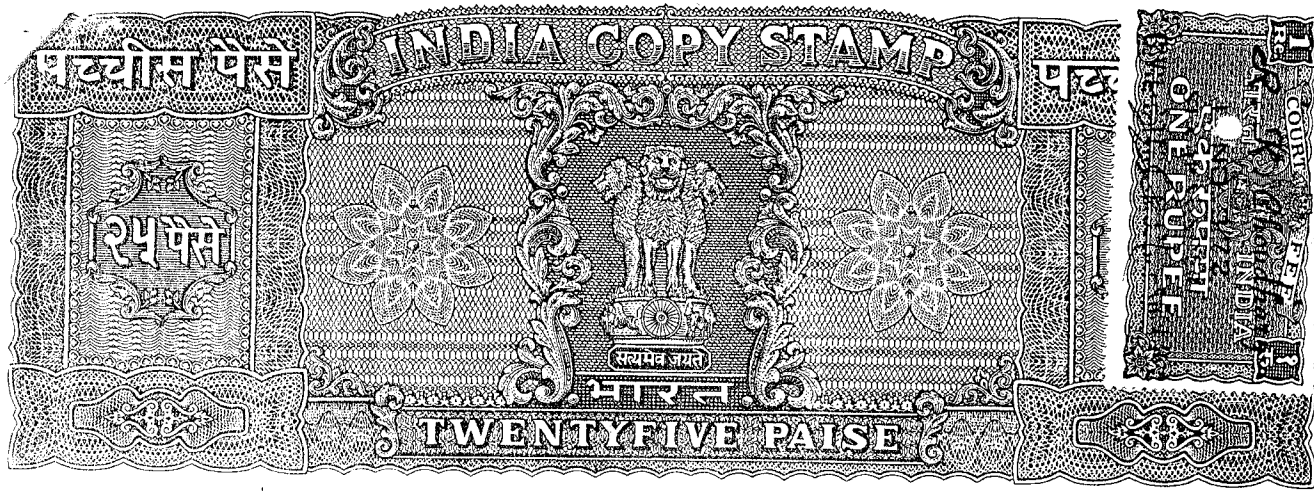
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| प्रतिलिपि के लिए आवेदन की
तारीख
Date of application for
the copy. | स्टाम्प और फोलियो की अपेक्षित
संख्या सूचित करने की निश्चित
तारीख
Date fixed for notifying
the requisite number of
stamps and folios. | अपेक्षित स्टाम्प और फोलियो
देने की तारीख
Date 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. |
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आदेश/ दिना ७/१२ ई कि हाल खेरा
+ ५५३ लुया १० (६५) बी. चार दिवानी का
हाल खाता ६४ से खाती कर खाता बना
काशा सिंह पति हिमाशु प्रत सिंह जाति शुभेष्ट
ग्राम + पीठ करिमाबाग जिला चम्पारण के गव-
दरी डूरे ।

बाद स्वीकृत ।

हन्/ ४१८५७२

१७/५/२००१

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