



बिहार BIHAR

क्रमांक 8378 दिनांक 21-6-23 मूल्य 5000 गौर स. 10th B 488376

Serial No: 10658

महोदय श्री अमरेंद्र कुमार सिंहा, पुरांक विहारे
 Govt. of Bihar
 District Registry Office, Patna
 Summary of Endorsement

This document was presented for registration on 22/06/2023 by M/s. Construction (Through) Nasim Ansari

A Stamp Duty of Rs. 281300/- and other Fees of Rs. 26750/- has been paid in full.

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. 9936 in Book No. 1, Volume No. 227 on pages from 250 to 271 and has been preserved in total 22 pages in C.D. No. 357 Year 2023

Date: 22/06/2023

Token No: 10746/2023

Signature with Date
 (Dhananjay Kumar Rao)
 Registering Officer, Patna

10746

SCANNED BY

RERA PROJECT REGISTRATION NO. BRERAP23449-1/33/R-1565/2023

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE is made on 22nd day of June 2023 A.D. at Patna.



रस साइट से प्रमाण पत्र सं. R-1565/2023
 विक्रयन किछ नका पाया

हस्ताक्षर 22/06/23
 अधिकारी
 NACONSTRUCTION
 22/6/23

District Registry Office, Patna

Token Number 10746 Reg. Year 2023 Serial Number 10658 Deed Number -9936

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little	
Claimant	Zeenat Kousar							
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Zeenat Kousar 22/06/23 </div>							
Presented By	N.A. Construction (Through) Nasim Ansari							
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Nasim Ansari 22/6/23 </div>							
Executant	N.A. Construction (Through) Nasim Ansari							
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Nasim Ansari 22/6/23 </div>							
Identified By	Md. Bejal							
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Md. Bejal 22/6/23 </div>							

N.A. CONSTRUCTION

 22/6/23



1. **NAME AND FULL PARTICULARS OF THE VENDOR :-**

"M/S N. A. CONSTRUCTION" A Proprietorship firm having its registration No. 07AEZPA7675L12M, having its office at Ground Floor, House No. H.-188, Jaitpur Extension, Part-2, Badarpur, Near Bismillah Masjid, South Delhi, New Delhi, Pin Code 110044, & having its regional office at House No. 68, Road No. 14, Near Bari Masjid, Haroon Nagar, Sector-2, Phulwari Sharif, Post Office and Police Station Phulwari Sharif, District Patna, Pin Code 801505, in the state of Bihar represented through its Proprietor namely:-

NASIM ANSARI SON OF USMAN ANSARI, age 57 Years, AADHAAR NO. 5754 8927 9505, resident of 52/126, Gaffar Manzil, Lane No. 1, Street No. 1, Jamia Nagar, Okhla, Post Office & Police Station Jamia Nagar, District South Delhi, New Delhi Pin Code 110025 by Profession Business By Caste Islam (Ansari) by Nationality Indian, hereinafter called as the **DEVELOPER/VENDOR** of Schedule-I plot hereinafter called **FIRST PART.**

P.A.N. AEZPA7675L Mob. No. 9810064392

G.S.T. NO. 07AEZPA7675L12M

FROM BUILDER'S SHARE IN THE APARTMENT

2. **NAME AND FULL PARTICULARS OF THE VENDEE :-**

ZEENAT KAUSAR WIFE OF FIROZ ANSARI, age 50 Years, resident of Room No. 304, Al- Fazal Complex, Alinagar Colony, Post Office Anisabad & Police Station Gardanibagh District Patna Pin Code 800002 in the State of Bihar, by Profession Government Servant by Caste Islam (Ansari) by Nationality Indian hereinafter called the **VENDEE/PURCHASER** or the **SECOND PARTY,** which terms shall wherever the context so applies shall include her legal heirs, Assignees, Successors, Executors, Administrators, Heirs and Legal Representatives of the **SECOND PART.**

P.A.N. AQOPK2290A Mob. No. 9934441550

AADHAAR NO. 6012 2308 0842



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3. **NATURE OF THE DOCUMENT :-**
DEED OF ABSOLUTE SALE

4. **CONSIDERATION AMOUNT :-**
 Rs.36,40,000/-
 (Rupees Thirty Six Lakhs Forty Thousand)

5. **DESCRIPTION OF THE PROPERTY HEREBY**
CONVEYED BY WAY OF ABSOLUTE SALE :-

ALL THAT One residential Flat in "**N. A. GREEN**" baring Flat No. "**303**" on "3rd" floor measuring **Super Built up area of 1581 Square Feet** having Three Bedrooms, 2 Toilet Cum Bathrooms, 1 kitchen, 1 Drawing cum Dining hall, and its attached Balcony, situated at Survey Mauza **Phulwari Sharif, now commonly known as Haroon Nagar Colony, Sector-2,** Pargana and Survey Police Station- Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District- Patna, under **Tauzi No. 5247 (Five Thousand Two Hundred Forty Seven), Phulwari Revenue Thana No., 35 (Thirty Five), Khata No. 878 (Eight Hundred Seventy Eight), Part of Cadastral Survey Plot No. 494 (Four Hundred Ninety Four)** Annual Rent Rs.5/- Payable to the State Government of Bihar Through Circle Officer Phulwari Sharif, Patna and the same is out of Jurisdiction of Nagar Parishad Phulwari Sharif, Patna and the said Apartment is being constructed by "**M/S N. A. CONSTRUCTION**" **Zone-3, Phulwari Sharif Government valuation List Serial No. 034,** and the same is bounded as follows :-

BOUNDARY OF FLAT NO. "303"

By North :- Common Corridor & Setback of the Apartment

By South :- Setback of the Apartment

By East :- Common Corridor & Flat No. 302

By West :- Setback of the Apartment



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AND

One covered reserve car Parking Space on Ground Floor of the "N. A. GREEN" for Flat No. "303".

a) Area comprising of floor area within the said Flat.

a) Area of the walls and columns, if any within and outside the said Flat, and the wall or walls separating the said Flat to the other Flats on the same floor (in which case 50% of such common wall shall be taken into account).

b) Equal and proportionate share and right to use the common space in the building like staircase on all the floors, lift landing on all the floors lift wall and its plant installation room, electrical room, common meter room, common passage on each floor and entrance lobby on the Ground floor, Generator room provided etc., as well as water pump, water tanks, common bathrooms, transformers, electrical rooms, if provided etc., are taken into account of the said flat.

"Schedule - A"**DESCRIPTION OF WHOLE APARTMENT**

(Description of Total Land on which the Apartment namely "N. A. GREEN" has been constructed)

All that piece and parcel of land measuring an area of 4044 Square Feet equivalent to 9.2837 Decimals more or less upon which "N. A. GREEN" is constructed situated at Survey Mauza Phulwari Sharif, now commonly known as Haroon Nagar Colony, Sector-2, Pargana and Survey Police Station- Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District- Patna, under Tauzi No. 5247 (Five Thousand Two Hundred Forty Seven), Phulwari Revenue Thana No. 35 (Thirty Five), Khata No. 878 (Eight Hundred Seventy Eight), Part of Cadastral Survey Plot No. 494 (Four Hundred Ninety Four), Annual Rent Rs.5/- Payable to the State Government of Bihar Through Circle Officer Phulwari Sharif, Patna and the same is out of Jurisdiction of Nagar Parishad Phulwari Sharif, Patna and the same is bounded as follows :-



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N.A. Construction
 Proprietor
 22/9/22

BOUNDARY OF WHOLE APARTMENT
(BOUNDARY OF LANDED PROPERTY PLOT)

By North :- Survey Plot No., 492 & 493

By South :- Branch Road

By East :- Md. Belal in Survey Plot No. 494 (P)

By West :- Branch Road & NIZ Landowners

Zone 3, Phulwari Sharif Government valuation
List Serial No. 034,

Jamabandi No. 20429

Bhag Vertaman 122

Page No. 12478

&

Jamabandi No. 21134

Bhag Vertaman 127

Page No. 4441

&

Jamabandi No. 21135

Bhag Vertaman 127

Page No. 4445

COMMON AREA

1. All driveway and open parking areas on the said premises.
2. All exterior conducts utility line underground and overhead water storage tanks.
3. Exterior lighting and other facilities necessary to the safety of the said building.
4. Water tank and other facilities located in the said building to serve or benefit more than unit.
5. Conduits utility lines telephones, and electrical system contained within the said building.



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Proprietor

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This deed of Absolute Sale is made on this the 22nd day of June 2023 A.D. of Christian Era at Patna.

BETWEEN

"M/S N. A. CONSTRUCTION" through its proprietor namely **NASIM ANSARI SON OF USMAN ANSARI**, here-in-after called as the VENDOR (which includes his heirs, successors, assignees, administrators, legal representatives etc.) included in these context be demanded to mean their heirs, executors, successors, Representatives and assigns shall be deemed as party of the ONE PART.

AND

ZEENAT KAUSAR WIFE OF FIROZ ANSARI, here-in-after called as the VENDEE (which includes her heirs, successors, assignees, administrators, legal representatives etc.) included in these context be demanded to mean her heirs, executors, successors, Representatives and assigns shall be deemed as party of the OTHER PART.

RECITALS

WHEREAS, the brief history of total land measuring an area of 4044 Square Feet equivalent to 9.2837 Decimals over which the Apartment namely "N. A. GREEN" is being constructed situated at Survey Mauza Phulwari Sharif, now known as Haroon Nagar Colony, Sector-2 Pargana and Survey Police Station Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District Patna, under Tauzi No. 5247 Phulwari Revenue Thana No. 35 Khata No. 878 Part of Cadastral Survey Plot No. 494 was is the purchased property of landowners by way of Three Deed of Absolute Sale 1st in the name of landowner No. 1 namely Shama Perveen wife of Md. Wasim resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 18-04-2016, bearing Deed No. 4352, in Book No. 1, Volume No. 102 of 2016, Pages from 525 to 535, C.D. 15/2016 Serial No. 4757/2016, Token No. 4942/2016 measuring an area of 2 Katha equivalent to 2722 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna and

N.A. CONSTRUCTION
Proprietor
22/6/23



2nd Deed also in the landowner Shama Perveen wife of Md. Wasim resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 26-11-2016, bearing Deed No. 12104, in Book No. 1, Volume No. 286 of 2016, Pages from 456 to 466, C.D. 43/2016 Serial No. 13420/2016, Token No. 14015/2016 measuring an area of 722 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna and 3rd in the name of landowner Md. Wasim son of Late Md. Nasiruddin resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 26-11-2016, bearing Deed No. 12105, in Book No. 1, Volume No. 286 of 2016, Pages from 467 to 477, C.D. 43/2016 Serial No. 13421/2016, Token No. 14019/2016 measuring an area of 1000 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna and the respective landowners are enjoying their physical possession.

AND WHEREAS, the respective Land Revenue Rent Receipt has also been issued in the names of Landowners through Circle Office, Phulwari Sharif, Patna vide **Jamabandi No. 20429 Bhag Vertman 122 Prishth Sankhya 12478 in the name of landowner Shama Perveen and Jamabandi No. 21134 Bhag Vertman 127 Prishth Sankhya 4441 in the landowner Shama Perveen and Jamabandi No. 21135 Bhag Vertman 127 Prishth Sankhya 4445 in the landowner Md. Wasim** and they are paying their respective land revenue to the State Government of Bihar.



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AND WHEREAS, in due course of business in between landowners above named and the builder/developers had mutually agreed to enter into a Development Agreement for construction of Multistoried residential Apartment upon the Schedule-A property and accordingly the landowners and builder/developer/vendor Proprietorship "M/S N. A. CONSTRUCTION" represented through its Proprietor namely Nasim Ansari son of Usman Ansari executed a Deed of Development Agreement 13-10-2022 bearing Deed No. 14555, in Book No. 1, Volume No. 270 Pages 196 to 211, C.D. No. 42/2022, Token No. 14938/2022, Serial No. 14696/2022, registered in the office of Sub Registrār, Phulwari Sharif, Patna upon agreed conversion ratio of 50% of the share in total super built-up area to landowners for their contribution of land and rest 50% of share in total super built-up area to the builder/developer for their contribution and investment in construction process according to The Bihar Apartment Ownership Act 2006.

AND WHEREAS, the builder had get Approved Plan from Phulwari Nagar Parishad, Phulwari Sharif, Patna vide Plan case No. 02/2020-21 dated 20-03-2020.

AND WHEREAS, a respective division of share was performed in between developers/builder and landowners and their successors according of The Bihar Apartment ownership Act read with The Bihar Apartment ownership Rules in Section 5(1) clearly declared their shares as absolute owner and in the light of The Bihar Apartment ownership Act 22-02-2023 and according to the division of share the Developers/vendor got their respective Developer's share as flat No. "303" on "3rd" floor in Apartment namely "N. A. GREEN" and other residential Flat on several floors in several block and its respective car parking open and covered spaces top terrace common lobby, driveway etc.,

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and from the date of share Distribution and construction of the aforesaid Apartment and accordingly share Division between landowners and the Builders/vendor are in full right title and interest from the date of share Distribution dated 22-02-2023 and it has been further agreed and undertaken by the builder/developers the respective physical and exclusive possession will be delivered in favour of the Developers/vendor after completion of Apartment Project and accordingly the developers/builders also be entitled of their share from the date of delivery of possession vice versa.

AND WHEREAS, the developers/vendor had applied in BIHAR RERA for approval of their project and after due verification of document related to the project as submitted by the builder / developers/vendor and after due physical verification of land area the competent Authority of BIHAR RERA was pleased to register the said project of the developers as **BRERAP23449-1/33/R-1565/2023** and the developers/vendor had constructed their said apartment as per approved Plan and as per BIHAR RERA Rules and Regulations.

AND WHEREAS, Buyer have inspected and/or otherwise satisfied herself about the right title and interest of the vendor which one of the out of Builder's share over such land and are also aware of the facts that the Developers/vendor have not entered into any agreement with any other person/s and/or parties who are interested in acquiring the proposed Flat.

AND WHEREAS, the Buyer have also inspected and/or otherwise satisfied herself about the building plans and is desirous of acquiring a flat purchased from the share of builder in the said complex more fully described in the column No. 5 of this deed hereto upon the terms and conditions hereinafter mentioned.

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Proprietor
20/02/23



AND WHEREAS, vendor are selling their self Developers/vendor share flat along with one reserve car parking on Ground floor and undivided common interest in the staircase, other common area and services of the building, the aforesaid the vendor on receipt of full consideration of Rs.36,40,000/- (Rupees Thirty Six Lakhs Forty Thousand only) as agreed between them in respect of the flat and has relinquished all their right, title and interest in the residential Flat No. "303" on "3rd" floor as more fully described in column No. 5 and Schedule A, B & C of this deed, and has already handed over the possession of the said flat to the VENDEE.

AND WHEREAS, upon receipt of full consideration amount of Rs.36,40,000/- (Rupees Thirty Six Lakhs Forty Thousand only) only way of Cheque/Demand Drafts & Bank Transfer/cash as more fully described at the foot of this deed and the vendor had accepted the same and is nothing due of the vendor and the respective physical and exclusive possession of the aforesaid flat has been given to the VENDEE and there in no hitch left now in execution and registration of this indenture in respect of the said flat as the VENDEE have paid all the costs of charges and expenses to be incurred and have requested to the vendor to execute and register deed of absolute sale in favour of the VENDEE.

NOW THIS DEED OF CONVEYANCE IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. That the vendor further have no claim regarding the vended flat in Apartment namely "N. A. GREEN" bearing Flat No. "303" on "3rd" Floor having its Super Built-up area 1581 Square Feet upon which the right title and interest transferred by the vendor in favour of vendee of this deed, and also provided one reserved car parking space on Ground Floor along with undivided proportionate share in the land and common assets, common area and services in the apartment "N. A. GREEN" and consideration amount and the vendor have further no right to demand any single penny from the VENDEE after execution of this deed in context to the property hereby conveyed by way of Absolute



REGISTRATION

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Proprietor

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2. That the total valuable consideration amount of the property hereby conveyed by way of absolute sale i.e., Rs.36,40,000/- (Rupees Thirty Six Lakhs Forty Thousand only) had already been received by the vendor from the VENDEE before execution of this deed by way of Cheque/Demand Draft/Bank Transfer/cash as more fully described at the foot of this deed and the vendor have acknowledged the same by way of putting their respective signature upon this deed of Absolute Sale.

3. That after receipt of full and final consideration amount the vendor hereby convey and transfer to the said VENDEE the right, title and interest of the said apartment "N. A. GREEN" bearing Flat No. "303" on "3rd" Floor and provided one reserved car parking on Ground Floor of the said building called "N. A. GREEN" having Super Built-up area 1581 Square Feet upon which the right title and interest transferred by the vendor in favour of vendee of this deed as more fully described in the column No. 5 & Schedule-'B' as written above along with the proportionate undivided right, title and interest and share in the land on as is where is basis.

4. That the vendor are selling their self Builder's share flat in favour of the VENDEE in the aforesaid complex according to The Bihar Apartment Ownership Act 2006.

5. That VENDEE shall be entitled to use the said Flat for residential purpose for which the said Flat is being acquired by her and can be out for the said purpose.

6. That VENDEE shall also entitled that she may put to whatever use that suits her interest the unit/units under consideration of this deed of absolute sale, provide that its use is guided by the rules/regulations of the respective maintenance committee to be described later and further.

N.A. GREEN

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Proprietor

22/6/23



7. That the VENDEE shall not make any alteration in the elevation and outside colour scheme of the exposed walls of the any external walls or the faces of the external doors and windows of the said flat and car parking space which differs from the colour scheme of the said building complex.

8. That the VENDEE shall carry out all internal repairs of her said unit and maintain and good condition, state, order and repair and shall observe all the rules and bye-laws of the Municipal Corporation and shall not do or suffer to be done anything in or upon the said unit or the said building or the said complex which may be against the rules and bye-laws of the Corporation in connection with the said unit and/or the said building and/or the said complex.

9. That the VENDEE shall have no right, title or interest of any nature whatsoever in the common areas save and except the right, of ingress, egress, right of easement, common right of use and enjoyment the vendee further have no right to occupy the upper terrace.

10. That the VENDEE agree and undertakes to pay the said managing committee regularly and punctually whether demanded or not, at all times her proportionate share of maintenance charges and any other rates, taxes and outgoing calculated either on actual basis or in the actual amount is not available, on such reasonable estimated amount including all rates, taxes, dues, duties, outgoing water charges, insurance premium, common lighting charges, repairs, salaries of maintenance staff, Chawkidars etc., and all other expenses of and incidental to the management and maintenance of the said building complex as may be determined or fixed by the said management committee which will be final and shall always be acceptable to the VENDEE.

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11. That in case any security or deposit or payment is demanded by the Electricity Authorities, Municipal Authorities or any other local Authorities or the management committee and/or the vendor for supply of electricity, water gas or any other facilities or utility or amenity or repair and maintenance of the said building, the VENDEE shall contributed proportionately towards such security or deposit or payment as shall be determined by the said managing committee.

12. That the VENDEE is owner of the said Flat shall always have proportionate share and right, title and interest over the aforesaid land on which the said apartment "N. A. GREEN" has been constructed, if the building becomes inhabitable and is subsequently demolished (The word proportionate used in presents shall mean the proportion which the built-up area of the VENDEE'S Flat space described in column No. 5 above bears to the total sum of built-up areas of all Flats, car parking and other units specific or common in the said building complex).

13. That VENDEE covenants with the vendor and with the owners of other units that she shall not ever demolish or cause to be demolished any part of the Flat or the said building nor shall she take any make or cause to be made any new construction of whatsoever nature in such complex or in the said building or in the said unit or any part thereof, but for the internal arrangement and the VENDEE further covenants that she shall not make any additions or alterations to the said unit without the previous consent in writing of the management committee as this may affect the structural safety of the building.

14. That the VENDEE covenants herein contained shall be legally binding and enforceable against any occupier of the said unit as part of the terms and conditions between VENDEE and the occupier, the maintenance charges shall be paid to the said management committee directly by the occupier when so demanded.

Handwritten notes on the right margin: "Flat" with an arrow pointing to "N.A.S.A.W.", and "22/6/23" with an arrow pointing to the right.



15. That the VENDEE shall not commit any nuisance such as throwing accumulating any dust or garbage's, rubbish, rag or other refuses or permit the same to be thrown or accumulated in her Flat or any portion of the said building complex.

16. That the VENDEE shall not store in the said unit any goods of hazardous or combustible nature or which are so heavy as to effect the construction of the said building or any part thereof or increase the insurance premium for the building and the VENDEE shall keep the vendor or other units indemnified, secured and harmless against all costs, consequences and damages arising as a result of any breach or non-compliance of the said restrictions contained herein.

17. That the vendor hereby transfer by way of absolute sale all their rights, title, and interest with possession as above mentioned property to the VENDEE TO HOLD AND TO ENJOY the same as absolute owner and the VENDEE shall also entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed by way of this deed of absolute sale, and the vendor have also assured to the VENDEE that the property as mentioned in column No. 5 & Schedule, 'B' of this deed is free from all encumbrances, lien and charges and the peaceful, physical and exclusive possession of the said property has been delivered to the VENDEE and the VENDEE are free to get her name mutated on the said property and also free to use the same in the way that the VENDEE likes in accordance of management committee rules and regulations and the bye-laws as more fully mentioned above.

18. That the vendor further declare and assures and undertakes that the vended property is free from all sorts of encumbrances, lien, charges and defect of title etc., and also declare that the over which the said Apartment being constructed is not over any Gair Majorua Aam, Gair Majorua Khas, Qaiser E Hind, Housing Board, Bhudan, Religious Trust, Mandir/Masjid/Church Land and the land is absolutely Free Hold Rajveti Land.



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19. That the vendor has jointly or separately not entered into any agreement for sale or otherwise with any person claiming to their title thereto, and whatsoever the vendor have got transferable right, title and interest in the property hereby transferred by way of absolute sale shall pass over to the VENDEE from today and the vendor have agreed with the VENDEE, if the VENDEE shall be deprived of the possession of whole or any part of the property by virtue of any act of the vendor or due to defect of title, lien or encumbrances, than in that case the vendor hereby undertake to compensate the loss and damages sustained by the VENDEE from their estate from the date of accrual of such loss, and at such rate as is prevalent at the date of accrual of such loss and damages.

20. That if any other previous liabilities found as created/taken by the vendor against the said vended Flat it will goes upon the vendor and the VENDEE has no concern for the same in future.

21. That in case of demolition of the building/premises due to any reason viz., earthquake, building modification then the VENDEE shall be entitled for the proportionate share of land in the said property with other co-purchaser.

Schedule -B

(Terms, conditions Stipulations and covenants to be observed and performed by the purchaser)

1. The purchaser shall not use the said unit for any business or commercial purpose and shall not use the same as were house for stacking or storing any combustible or inflammable goods or articles or for any illegal or immoral purpose.

2. The purchaser shall keep the common area and the compound of the said building and complex neat and clean and in proper condition and shall not occupy or interfere or hinder or keep or store any goods, furniture's articles in the common space, entrances, staircases.

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Proprietor
22/6/19



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3. The purchaser shall indemnify and keep the vendor indemnified and harmless from or against any claim or demand for payment of such taxes, duties and other liabilities which is required to be paid and discharged by the purchaser.

4. The purchaser shall at no time demand partition of her interest in the said complex or any part thereof, if being agreed and declared that the interest of the purchaser in the said plot of land, building and the complex is importable.

5. If at any future date the said complex is acquired or requisition by the Govt., or any other competent authority, the purchaser shall be entitled to receive proportionate share of the total value or compensation to be received or recovered.

Schedule -C

(Maintenance Expenses to be paid by the purchaser)

- a) Cost of operating, maintaining, overhauling or replacing water pumps, electrical meters, common water supply line.
- b) Cost of maintaining water reservoir and tanks on the roof.
- c) Cost of maintaining or keeping the roof as well as the wide walls of the building in the proper repairs and in water and leak proof condition.
- d) Cost of repairs and painting the exterior of the building and all other common portion and areas.
- e) Salaries of Sweepers, caretakers, chawkidars and Durwans, employed for the upkeep of the common areas.
- f) Cost of incorporation and formation of the association for maintenance of the building.

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g) All Municipal rates, taxes, duties and other impositions and levies on all common parts and areas.

h) The Security deposits or any increase in security deposit demanded and required to be paid to electricity authorities, Municipal authorities or any other local authority for maintenance of all common services and facilities.

i) Cost of maintenance of all other common services and facilities not specifically provided.

j) Insurance premium for insuring the building against earth quake, fire lighting, mob violence and civic commotion etc., if insured.

Schedule -D

Detail of Payment of consideration amount

Mode of Payment	Date	Amount	Payable at
RTGS	22-06-23	29,00,000/-	S.B.I.
UTR NO. SBINR52023062256627765			
CHQ. 455129	22-06-23	7,40,000/-	S.B.I.
		Total = Rs.36,40,000/-	

(Rupees Thirty Six Lakhs Forty Thousand only)

Schedule -E

Details Schedule of property hereby conveyed by way of Absolute Sale Flat in "N. A. GREEN" bearing Flat No. "303" on "3rd" Floor and One provided reserve Car parking space on Ground floor in Apartment namely "N. A. GREEN".

- Total Land of entire Apartment - 4044 Square Feet equivalent to 9.2837 Decimals
- Total Constructed Super built-up Area of the entire Apartment = 17291 Sq. Ft.
- Super built up area of the Flat - 1581 Sq. Ft.
- Total proportionate share of the Land to the Vendee i.e., 370 Sq. Ft. 0.8488 Decimals
- Value of the Flat = Rs.26,90,000/-
- value of one Car Parking Space = Rs.1,00,000/-
- Total Govt. value of the Proportionate share of the land = Rs.8,50,000/- (5+6+7)

Total = Rs.36,40,000/-

(Rupees Thirty Six Lakhs Forty Thousand only)

Upon which the respective Stamp Duty and Registration Fee and other respective Fees and other respective Fees are also being paid.



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IN WITNESSES WHEREOF, the vendor have executed this deed of absolute sale by putting their respective signatures on the 22nd day of June 2023 at Patna in presence of the witnesses who have also attested the same.

N.A CONSTRUCTION

[Signature]
22/6/23 Proprietor

(NASIM ANSARI)
FOR :- "M/S N. A. CONSTRUCTION"
SIGNATURE OF THE VENDOR

Zeenat Kausar
22/06/23
(ZEENAT KAUSAR)
SIGNATURE OF THE VENDEE
WITNESSES

① MD. BELAL Md. Belal
S/o Ghulam Mawuddin
381A/1 Kabari Gali
Exhibition Road
P.9 Gandhi Maidan
Patna. 800011
22/06/2023

This Deed of Absolute Sale has been drafted by me in 18 Pages according to the instructions of vendor & vendee.

[Signature]
22/6/23
(Md. Firoz Sabir)
Advocate
Civil Court, Patna.

Adharab. 442824223780

Tanweer Hossain S/o Futehchandrabai
Ansari. Anwar Vihar Hossain
Neyar sec 2 Phulwari Slmp.
Patna.



[Signature]
22/06/23

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. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 208500/-
Addl. Stamp duty paid under Municipal Act Rs. 72800/-

Amt. Paid By N.J Stamp Paper	Rs. 5000/-
Amt. paid through Bank Challan	Rs. 353050/-

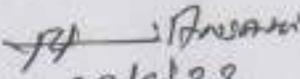
Registration Fee		LLR + Proc Fee		Service Charge									
FEE PAID	A1	69175	C	0	H1b	0	K1a	0	LII	0	LLR 500 Proc.Fee 50 Total 550	1000	
	A8	0	D	0	H2	0	K1b	0	LIII	0			
	A9	0	DD	0	I	5000	K1c	0	Mb	25			
	A10	0	E	1000	J1	0	K2	0	Na	0	TOTAL- 75200	76750	
	B	0	H1a	0	J2	0	LI	0		0			
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) In Rs. -												

Date: 22/06/2023


Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 22nd June 2023 by N.A. Construction(Through) Nasim Ansari S/O Usman Ansari by profession Business, Status - Executant


22/6/23

Signature/L.T.I. of Presentant

Date: 22/06/2023


Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Belal' age '38' Sex 'M', 'Gulam Mohiuddin', resident of '381a/1 Kabari Gall Exhibition Road, near Amin Girls School ,po-G.P.O., exhibition Road, Patna-800001'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/06/2023


Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna In Book 1 Volume No. 227 on pages on 250 -271, for the year 2023 and stored in CD volume No. CD-35 year 2023 .The document no. is printed on the Front Page of the document.



Date : 22/06/2023


Registering Officer
Patna

Token No. : 10746 Year : 2023 S.No. : *10658 SCORE Ver.4.1

Deed No. : d No. : 9936



INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No. : IN-BR-2300317936
Certificate Issue Date : 21-Jun-2023 02:13 PM
GRN No. : BHR20230501034550E, BHR20230600645793E, BHR20230600661896E
Unique Doc Reference : EST-BR-2800-2300004199
Party Name : ZEENAT KAUSAR
Purchased by : ZEENAT KAUSAR
Purpose : Conveyance Article no (23)
Stamp Duty Paid (Rs.) : 200000 (Two Lakh Only)
Reg. Fee (Rs.) : 70000 (Seventy Thousand Only)
LLR & P Fee (Rs.) : 550 (Five Hundred Fifty Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 1000 (One Thousand Only)
Total Amount (Rs.) : 271550 (Two Lakh Seventy One Thousand Five Hundred Fifty Only)



7-16746

NA CONSTRUCTION
for Zeenat Kausar
Proprietor
21/6/23



IN 2300319437

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enbandhan.bihar.gov.in> or using enbandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



INDIA NON JUDICIAL
Government of Bihar

e-Stamp



Certificate No. : IN-BR-2300317959
 Certificate Issue Date : 21-Jun-2023 02:14 PM
 GRN No. : BHR20230600645793E, BHR20230600661896E
 Unique Doc Reference : EST-BR-2800-2300004200
 Party Name : ZEENAT KAUSAR
 Purchased by : ZEENAT KAUSAR
 Purpose : Conveyance Article no (23)
 Stamp Duty Paid (Rs.) : 76300 (Seventy Six Thousand Three Hundred Only)
 Reg. Fee (Rs.) : 5200 (Five Thousand Two Hundred Only)
 LLR & P Fee (Rs.) : 0 (Zero Only)
 Miscellaneous Fee (Rs.) : 0 (Zero Only)
 Discove SC (Rs.) : 0 (Zero Only)
 Total Amount (Rs.) : 81500 (Eighty One Thousand Five Hundred Only)

N A CONSTRUCTION

Handwritten signature

Proprietor

Handwritten number



IN 2300319460

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enbandhan.bihar.gov.in> or using enbandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



ft → i Bhowar
22/06/23

Zeenat of Kausar
22/06/23

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH/6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'C'

[See rule 5(1)]

PROVISIONAL REGISTRATION CERTIFICATE OF PROJECT

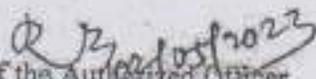
This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP23449-1/33/R-1565/2023
Project Name : N.A. Green (New Project-Residential Project)-(G+3, Total No of Flats-10), Project Address : Haroon Nagar Colony, Sector-2, Phulwari Sharif, Patna (Khesra/ Plot No- 494, Khata No.- 878, Thana No-35, Mauza- Phulwarisharif), (Total Area of Land-376.95 Sq. M), Sub division/District : Patna

1. A Individual / Proprietorship Firm- M/s N. A. Construction having its registered office at House No-68, Road No-14, Near Bari Masjid, Phulwari Sharif, Patna-801505
2. This registration is granted subject to the following conditions, namely :-
 - a. The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government [Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017];
 - b. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section 17;
 - c. The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (HDFC Bank, Branch Name- Anisabad, Patna, Account No. 50200079958336, IFSC Code : HDFC0002514) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of Section 4;
 - d. The registration shall be valid for a period of 00 Years 03 Months commencing from 02/05/2023.... And ending with 02/08/2023 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
 - e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
 - f. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 02.5.2023

Place: Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority





बिहार BIHAR

B 488161

Serial No. 10659 Deed No. 9937

Govt. of Bihar
District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 22/06/2023 by N/A, Construction (Proprietor) Nasim Ansari
A Stamp Duty of Rs. 281300/- and other Fees of Rs. 76750/- 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. 9937 in Book No. 1, Volume No. 227 on pages from 272 to 293 and has been preserved in total 22 pages in C.O. No. 357 Year 2023
Date: 22/06/2023 Token No: 10751/2023
Signature with Date (Phananjay Kumar Rao) Registering Officer, Patna

SCANNED BY

साथे की जाँच किया एवं प्रस्ताव में अंकित धरित विवरणों के अनुसार सही पाया।

जाँच लिपिक (अभिषेक कुमार) शिबसॉलि

RERA PROJECT REGISTRATION NO. BRERAP23449-1/33/R-1565/2023

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE is made on 22nd day of June 2023 A.D. at Patna.



रहा साइट से प्रमाण पत्र सं 1565/2023 मिलान किया सही पाया

हस्ताक्षर 22/06/23
अभिषेक
R-1565/2023
Proprietor
22/06/23

District Registry Office, Patna

Token Number 10751 Reg. Year 2023 Serial Number 10659 Deed Number 9937

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rasheeda Khatoon						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Rasheeda 22/6/23 </div>						
Presented By	N.A. Construction (Proprietor) Nasim Ansari						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Nasim Ansari 22/6/23 </div>						
Executant	N.A. Construction (Proprietor) Nasim Ansari						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Nasim Ansari 22/6/23 </div>						
Identified By	Md. Belal						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Md. Belal 22/6/23 </div>						



CONSTRUCTION
 Nasim Ansari
 22/6/23

1. **NAME AND FULL PARTICULARS OF THE VENDOR :-**

"M/S N. A. CONSTRUCTION" A Proprietorship firm having its registration No. 07AEZPA7675L1ZM, having its office at Ground Floor, House No. H.-188, Jaitpur Extension, Part-2, Badarpur, Near Bismillah Masjid, South Delhi, New Delhi, Pin Code 110044, & having its regional office at House No. 68, Road No. 14, Near Bari Masjid, Haroon Nagar, Sector-2, Phulwari Sharif, Post Office and Police Station Phulwari Sharif, District Patna, Pin Code 801505, in the state of Bihar represented through its Proprietor namely :-

NASIM ANSARI SON OF USMAN ANSARI, age 57 Years, *AADHAAR NO. 5754 8927 9505, resident of 52/126, Gaffar Manzil, Lane No. 1, Street No. 1, Jamia Nagar, Okhla, Post Office & Police Station Jamia Nagar, District South Delhi, New Delhi Pin Code 110025 by Profession Business By Caste Islam (Ansari) by Nationality Indian, hereinafter called as the **DEVELOPER/VENDOR** of Schedule-I plot hereinafter called **FIRST PART**.

P.A.N. AEZPA7675L Mob. No. 9810064392
G.S.T. NO. 07AEZPA7675L1ZM

FROM BUILDER'S SHARE IN THE APARTMENT

2. **NAME AND FULL PARTICULARS OF THE VENDEE :-**

RASHEEDA KHATOON WIFE OF MUSHTAQUE AHMED & DAUGHTER OF SHAUKAT ALI KHAN age 62 Years, C/O'QAISER ALI KHAN, resident of Hashmat Enclave, Raja Bazar, Samanpura Post Office B.V. College & Police Station Shastri Nagar District Patna Pin Code 800014 in the State of Bihar, presently residing at Flat No. 203, 2nd Floor, N. A. GREEN APARTMENT, Haroon Nagar, Sector-2, Phulwari Sharif, Post Office & Police Station Phulwari Sharif, District Patna, Pin Code 801505, in the State of Bihar, by Profession Housewife by Caste Islam (Khan) by Nationality Indian hereinafter called the **VENDEE/PURCHASER** or the **SECOND PARTY**, which terms shall wherever the context so applies shall include her legal heirs, Assignees, Successors, Executors, Administrators, Heirs and Legal Representatives of the **SECOND PART**.

P.A.N. AXJPK0587G Mob. No. 9983216762
AADHAAR NO. 5425 4911 6643

N A CONSTRUCTION
Ansari
22/6/23 Proprietor



N A CONSTRUCTION

Ansari
22/6/23 Proprietor

3. **NATURE OF THE DOCUMENT :-**
DEED OF ABSOLUTE SALE

4. **CONSIDERATION AMOUNT :-**

Rs.36,40,000/-

(Rupees Thirty Six Lakhs Forty Thousand)

5. **DESCRIPTION OF THE PROPERTY HEREBY**
CONVEYED BY WAY OF ABSOLUTE SALE :-

ALL THAT One residential Flat in "**N. A. GREEN**" baring Flat No. "**203**" on 2nd floor measuring **Super Built up area of 1581 Square Feet** having Three Bedrooms, 2 Toilet Cum Bathrooms, 1 kitchen, 1 Drawing cum Dining hall, and its attached Balcony, situated at Survey Mauza **Phulwari Sharif, now commonly known as Haroon Nagar Colony, Sector-2,** Pargana and Survey Police Station—Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District- Patna, under **Tauzi No. 5247 (Five Thousand Two Hundred Forty Seven), Phulwari Revenue Thana No. 35 (Thirty Five), Khata No. 878 (Eight Hundred Seventy Eight), Part of Cadastral Survey Plot No. 494 (Four Hundred Ninety Four) Annual Rent Rs.5/-** Payable to the State Government of Bihar Through Circle Officer Phulwari Sharif, Patna and the same is out of Jurisdiction of Nagar Parishad Phulwari Sharif, Patna and the said Apartment is being constructed by "**M/S N. A. CONSTRUCTION**" **Zone-3, Phulwari Sharif Government valuation List Serial No. 034,** and the same is bounded as follows :-

BOUNDARY OF FLAT NO. "203"

By North :- Common Corridor & Setback of the Apartment

By South :- Setback of the Apartment

By East :- Common Corridor & Flat No. 202

By West :- Setback of the Apartment



N A CONSTRUCTION

Handwritten notes: 'N.A. CONSTRUCTION' and '22/6/19'.

वकील प्रकार क रजक स मुक्त पाया

Handwritten signature and date: '22/6/19'.

AND

One covered reserve car Parking Space on Ground Floor of the **"N. A. GREEN" for Flat No. "203"**.

a) Area comprising of floor area within the said Flat.

a) Area of the walls and columns, if any within and outside the said Flat, and the wall or walls separating the said Flat to the other Flats on the same floor (in which case 50% of such common wall shall be taken into account).

b) Equal and proportionate share and right to use the common space in the building like staircase on all the floors, lift landing on all the floors lift wall and its plant installation room, electrical room, common meter room, common passage on each floor and entrance lobby on the Ground floor, Generator room provided etc., as well as water pump, water tanks, common bathrooms, transformers, electrical rooms, if provided etc., are taken into account of the said flat.

N/A CONSTRUCTION

Handwritten signature/initials

22/9/23

"Schedule - A"**DESCRIPTION OF WHOLE APARTMENT**

(Description of Total Land on which the Apartment namely "N. A. GREEN" has been constructed)

All that piece and parcel of land measuring an area of **4044 Square Feet equivalent to 9.2837 Decimals** more or less upon which **"N. A. GREEN"** is constructed situated at Survey Mauza **Phulwari Sharif, now commonly known as Haroon Nagar Colony, Sector-2,** Pargana and Survey Police Station- Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District- Patna, under **Tauzi No. 5247 (Five Thousand Two Hundred Forty Seven), Phulwari Revenue Thana No. 35 (Thirty Five), Khata No. 878 (Eight Hundred Seventy Eight), Part of Cadastral Survey Plot No. 494 (Four Hundred Ninety Four),** Annual Rent-Rs.5/- Payable to the State Government of Bihar Through Circle Officer Phulwari Sharif, Patna and the same is out of Jurisdiction of Nagar Parishad Phulwari Sharif, Patna and the same is bounded as follows :-



BOUNDARY OF WHOLE APARTMENT
(BOUNDARY OF LANDED PROPERTY PLOT)

By North :- Survey Plot No., 492 & 493

By South :- Branch Road

By East :- Md. Belal in Survey Plot No. 494 (P)

By West :- Branch Road & NIZ Landowners

Zone 3, Phulwari Sharif Government valuation
List Serial No. 034,

Jamabandi No. 20429

Bhag Vertaman 122

Page No. 12478

&

Jamabandi No. 21134

Bhag Vertaman 127

Page No. 4441

&

Jamabandi No. 21135

Bhag Vertaman 127

Page No. 4445

N/A CONSTRUCTION

At Phulwari Sharif
22/10/20

COMMON AREA

1. All driveway and open parking areas on the said premises.
2. All exterior conducts utility line underground and overhead water storage tanks.
3. Exterior lighting and other facilities necessary to the safety of the said building.
4. Water tank and other facilities located in the said building to serve or benefit more than unit.
5. Conduits utility lines telephones, and electrical system contained within the said building.



This deed of Absolute Sale is made on this the 22nd day of June 2023 A.D. of Christian Era at Patna.

BETWEEN

"M/S N. A. CONSTRUCTION" through its proprietor namely **NASIM ANSARI SON OF USMAN ANSARI**, here-in-after called as the **VENDOR** (which includes his heirs, successors, assignees, administrators, legal representatives etc.,) included in these context be demanded to mean their heirs, executors, successors, Representatives and assigns shall be deemed as party of the **ONE PART**.

AND

RASHEEDA KHATOON WIFE OF MUSHTAQUE AHMED & DAUGHTER OF SHAUKAT ALI KHAN, here-in-after called as the **VENDEE** (which includes her heirs, successors, assignees, administrators, legal representatives etc.,) included in these context be demanded to mean her heirs, executors, successors, Representatives and assigns shall be deemed as party of the **OTHER PART**.

RECITALS

WHEREAS, the brief history of total land measuring an area of 4044 Square Feet equivalent to 9.2837 Decimals over which the Apartment namely **"N. A. GREEN"** is being constructed situated at Survey Mauza Phulwari Sharif, now known as Haroon Nagar Colony, Sector-2 Pargana and Survey Police Station Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District Patna, under Tauzi No. 5247 Phulwari Revenue Thana No. 35 Khata No. 878 Part of Cadastral Survey Plot No. 494 was is the purchased property of landowners by way of Three Deed of Absolute Sale 1st in the name of landowner No. 1 namely Shama Perveen wife of Md. Wasim resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 18-04-2016, bearing Deed No. 4352, in Book No. 1, Volume No. 102 of 2016, Pages from 525 to 535, C.D. 15/2016 Serial No. 4757/2016, Token No. 4942/2016 measuring an area of 2 Katha equivalent to 2722 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna and

N A CONSTRUCTION

Ansari
22/6/23



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2nd Deed also in the landowner Shama Perveen wife of Md. Wasim resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 26-11-2016, bearing Deed No. 12104, in Book No. 1, Volume No. 286 of 2016, Pages from 456 to 466, C.D. 43/2016 Serial No. 13420/2016, Token No. 14015/2016 measuring an area of 722 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna and 3rd in the name of landowner Md. Wasim son of Late Md. Nasiruddin resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 26-11-2016, bearing Deed No. 12105, in Book No. 1, Volume No. 286 of 2016, Pages from 467 to 477, C.D. 43/2016 Serial No. 13421/2016, Token No. 14019/2016 measuring an area of 1000 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna and the respective landowners are enjoying their physical possession.

N/A CONSTRUCTION

for Hassan
20/6/2016

AND WHEREAS, the respective Land Revenue Rent Receipt has also been issued in the names of Landowners through Circle Office, Phulwari Sharif, Patna vide **Jamabandi No. 20429 Bhag Vertman 122 Prishth Sankhya 12478 in the name of landowner Shama Perveen and Jamabandi No. 21134 Bhag Vertman 127 Prishth Sankhya 4441 in the landowner Shama Perveen and Jamabandi No. 21135 Bhag Vertman 127 Prishth Sankhya 4445 in the landowner Md. Wasim** and they are paying their respective land revenue to the State Government of Bihar.



AND WHEREAS, in due course of business in between landowners above named and the builder/developers had mutually agreed to enter into a Development Agreement for construction of Multistoried residential Apartment upon the Schedule-A property and accordingly the landowners and builder/developer/vendor Proprietorship "**M/S N. A. CONSTRUCTION**" represented through its Proprietor namely Nasim Ansari son of Usman Ansari executed a Deed of Development Agreement **13-10-2022 bearing Deed No. 14555, in Book No. 1, Volume No. 270 Pages 196 to 211, C.D. No. 42/2022, Token No. 14938/2022, Serial No. 14696/2022**, registered in the office of Sub Registrar, Phulwari Sharif, Patna upon agreed conversion ratio of 50% of the share in total super built-up area to landowners for their contribution of land and rest 50% of share in total super built-up area to the builder/developer for their contribution and investment in construction process according to The Bihar Apartment Ownership Act 2006.

AND WHEREAS, the builder had get Approved Plan from Phulwari Nagar Parishad, Phulwari Sharif, Patna vide Plan case No. **02/2020-21 dated 20-03-2020**.

AND WHEREAS, a respective division of share was performed in between developers/builder and landowners and their successors according of The Bihar Apartment ownership Act read with The Bihar Apartment ownership Rules in Section 5(1) clearly declared their shares as absolute owner and in the light of The Bihar Apartment ownership Act 22-02-2023 and according to the division of share the Developers/vendor got their respective Developer's share as flat No. "203" on 2nd floor in Apartment namely "N. A. GREEN" and other residential Flat on several floors in several block and its respective car parking open and covered spaces top terrace common lobby, driveway etc.,

N A CONSTRUCTION

Nasim Ansari

Proprietor

24/6/23



and from the date of share Distribution and construction of the aforesaid Apartment and accordingly share Division between landowners and the Builders/vendor are in full right title and interest from the date of share Distribution dated 22-02-2023 and it has been further agreed and undertaken by the builder/developers the respective physical and exclusive possession will be delivered in favour of the Developers/vendor after completion of Apartment Project and accordingly the developers/builders also be entitled of their share from the date of delivery of possession vice versa.

AND WHEREAS, the developers/vendor had applied in BIHAR RERA for approval of their project and after due verification of document related to the project as submitted by the builder / developers/vendor and after due physical verification of land area the competent Authority of BIHAR RERA was pleased to register the said project of the developers as **BRERAP23449-1/33/R-1565/2023** and the developers/vendor had constructed their said apartment as per approved Plan and as per BIHAR RERA Rules and Regulations.

AND WHEREAS, Buyer have inspected and/or otherwise satisfied herself about the right title and interest of the vendor which one of the out of Builder's share over such land and are also aware of the facts that the Developers/vendor have not entered into any agreement with any other person/s and/or parties who are interested in acquiring the proposed Flat.

AND WHEREAS, the Buyer have also inspected and/or otherwise satisfied herself about the building plans and is desirous of acquiring a flat purchased from the share of builder in the said complex more fully described in the column No. 5 of this deed hereto upon the terms and conditions hereinafter mentioned.

NA CONSTRUCTION

flat - Anusari

Proprietor

20/06/23



Handwritten mark or signature at the bottom of the page.

AND WHEREAS, vendor are selling their self Developers/vendor share flat along with one reserve car parking on Ground floor and undivided common interest in the staircase, other common area and services of the building, the aforesaid the vendor on receipt of full consideration of Rs.36,40,000/- (Rupees Thirty Six Lakhs Forty Thousand only) as agreed between them in respect of the flat and has relinquished all their right, title and interest in the residential Flat No. "203" on "2nd" floor as more fully described in column No. 5 and Schedule A, B & C of this deed, and has already handed over the possession of the said flat to the VENDEE.

AND WHEREAS, upon receipt of full consideration amount of Rs.36,40,000/- (Rupees Thirty Six Lakhs Forty Thousand only) only way of Cheque/Demand Drafts & Bank Transfer/cash as more fully described at the foot of this deed and the vendor had accepted the same and is nothing due of the vendor and the respective physical and exclusive possession of the aforesaid flat has been given to the VENDEE and there in no hitch left now in execution and registration of this indenture in respect of the said flat as the VENDEE have paid all the costs of charges and expenses to be incurred and have requested to the vendor to execute and register deed of absolute sale in favour of the VENDEE.

N A CONSTRUCTION

ff
22/6/23

22/6/23

NOW THIS DEED OF CONVEYANCE IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTI ES HERETO AS FOLLOWS :-

1. That the vendor further have no claim regarding the vended flat in Apartment namely "N. A. GREEN" bearing Flat No. "203" on "2nd" Floor having its Super Built-up area 1581 Square Feet upon which the right title and interest transferred by the vendor in favour of vendee of this deed, and also provided one reserved car parking space on Ground Floor along with undivided proportionate share in the land and common assets, common area and services in the apartment "N. A. GREEN" and consideration amount and the vendor have further no right to demand any single penny from the VENDEE after execution of this deed in context to the property hereby conveyed by way of Absolute Sale.



A

2. That the total valuable consideration amount of the property hereby conveyed by way of absolute sale i.e., Rs.36,40,000/- (Rupees Thirty Six Lakhs Forty Thousand only) had already been received by the vendor from the VENDEE before execution of this deed by way of Cheque/Demand Draft/Bank Transfer/cash as more fully described at the foot of this deed and the vendor have acknowledged the same by way of putting their respective signature upon this deed of Absolute Sale.

3. That after receipt of full and final consideration amount the vendor hereby convey and transfer to the said VENDEE the right, title and interest of the said apartment "N. A. GREEN" bearing Flat No. "203" on "2nd" Floor and provided one reserved car parking on Ground Floor of the said building called "N. A. GREEN" having Super Built-up area 1581 Square Feet upon which the right title and interest transferred by the vendor in favour of vendee of this deed as more fully described in the column No. 5 & Schedule-'B' as written above along with the proportionate undivided right, title and interest and share in the land on as is where is basis.

4. That the vendor are selling their self Builder's share flat in favour of the VENDEE in the aforesaid complex according to The Bihar Apartment Ownership Act 2006.

5. That VENDEE shall be entitled to use the said Flat for residential purpose for which the said Flat is being acquired by her and can be out for the said purpose.

6. That VENDEE shall also entitled that she may put to whatever use that suits her interest the unit/units under consideration of this deed of absolute sale, provide that its use is guided by the rules/regulations of the respective maintenance committee to be described later and further.

N/A CONSTRUCTION

[Signature]
Proprietor

22/6/22



7. That the VENDEE shall not make any alteration in the elevation and outside colour scheme of the exposed walls of the any external walls or the faces of the external doors and windows of the said flat and car parking space which differs from the colour scheme of the said building complex.

8. That the VENDEE shall carry out all internal repairs of her said unit and maintain and good condition, state, order and repair and shall observe all the rules and bye-laws of the Municipal Corporation and shall not do or suffer to be done anything in or upon the said unit or the said building or the said complex which may be against the rules and bye-laws of the Corporation in connection with the said unit and/or the said building and/or the said complex.

9. That the VENDEE shall have no right, title or interest of any nature whatsoever in the common areas save and except the right, of ingress, egress, right of easement, common right of use and enjoyment the vendee further have no right to occupy the upper terrace.

10. That the VENDEE agree and undertakes to pay the said managing committee regularly and punctually whether demanded or not, at all times her proportionate share of maintenance charges and any other rates, taxes and outgoing calculated either on actual basis or in the actual amount is not available, on such reasonable estimated amount including all rates, taxes, dues, duties, outgoing water charges, insurance premium, common lighting charges, repairs, salaries of maintenance staff, Chawkidars etc., and all other expenses of and incidental to the management and maintenance of the said building complex as may be determined or fixed by the said management committee which will be final and shall always be acceptable to the VENDEE.

N A CONSTRUCTION

Handwritten signature
22/6/19



11. That in case any security or deposit or payment is demanded by the Electricity Authorities, Municipal Authorities or any other local Authorities or the management committee and/or the vendor for supply of electricity, water gas or any other facilities or utility or amenity or repair and maintenance of the said building, the VENDEE shall contributed proportionately towards such security or deposit or payment as shall be determined by the said managing committee.

12. That the VENDEE is owner of the said Flat shall always have proportionate share and right, title and interest over the aforesaid land on which the said apartment "N. A. GREEN" has been constructed, if the building becomes inhabitable and is subsequently demolished (The word proportionate used in presents shall mean the proportion which the built-up area of the VENDEE'S Flat space described in column No. 5 above bears to the total sum of built-up areas of all Flats, car parking and other units specific or common in the said building complex).

13. That VENDEE covenants with the vendor and with the owners of other units that she shall not ever demolish or cause to be demolished any part of the Flat or the said building nor shall she take any make or cause to be made any new construction of whatsoever nature in such complex or in the said building or in the said unit or any part thereof, but for the internal arrangement and the VENDEE further covenants that she shall not make any additions or alterations to the said unit without the previous consent in writing of the management committee as this may affect the structural safety of the building.

14. That the VENDEE covenants herein contained shall be legally binding and enforceable against any occupier of the said unit as part of the terms and conditions between VENDEE and the occupier, the maintenance charges shall be paid to the said management committee directly by the occupier when so demanded.

N A CONSTRUCTION

ff → Ansa

22/10/20



15. That the VENDEE shall not commit any nuisance such as ~~throwing~~ accumulating any dust or garbage's, rubbish, rag or other refuses or permit the same to be thrown or accumulated in her Flat or any portion of the said building complex.

16. That the VENDEE shall not store in the said unit any goods of hazardous or combustible nature or which are so heavy as to effect the construction of the said building or any part thereof or increase the insurance premium for the building and the VENDEE shall keep the vendor or other units indemnified, secured and harmless against all costs, consequences and damages arising as a result of any breach or non-compliance of the said restrictions contained herein.

17. That the vendor hereby transfer by way of absolute sale all their rights, title, and interest with possession as above mentioned property to the VENDEE TO HOLD AND TO ENJOY the same as absolute owner and the VENDEE shall also entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed by way of this deed of absolute sale, and the vendor have also assured to the VENDEE that the property as mentioned in column No. 5 & Schedule, 'B' of this deed is free from all encumbrances, lien and charges and the peaceful, physical and exclusive possession of the said property has been delivered to the VENDEE and the VENDEE are free to get her name mutated on the said property and also free to use the same in the way that the VENDEE likes in accordance of management committee rules and regulations and the bye-laws as more fully mentioned above.

18. That the vendor further declare and assures and undertakes that the vended property is free from all sorts of encumbrances, lien, charges and defect of title etc., and also declare that the over which the said Apartment being constructed is not over any Gair Majorua Aam, Gair Majorua Khas, Qaiser E Hind, Housing Board, Bhudan, Religious Trust, Mandir/Masjid/Church Land and the land is absolutely Free Hold Raiyeti Land.

NA CONSTRUCTION

Handwritten signature/initials
referred



19. That the vendor has jointly or separately not entered into any agreement for sale or otherwise with any person claiming to their title thereto, and whatsoever the vendor have got transferable right, title and interest in the property hereby transferred by way of absolute sale shall pass over to the VENDEE from today and the vendor have agreed with the VENDEE, if the VENDEE shall be deprived of the possession of whole or any part of the property by virtue of any act of the vendor or due to defect of title, lien or encumbrances, than in that case the vendor hereby undertake to compensate the loss and damages sustained by the VENDEE from their estate from the date of accrual of such loss, and at such rate as is prevalent at the date of accrual of such loss and damages.

20. That if any other previous liabilities found as created/taken by the vendor against the said vended Flat it will goes upon the vendor and the VENDEE has no concern for the same in future.

21. That in case of demolition of the building/premises due to any reason viz., earthquake, building modification then the VENDEE shall be entitled for the proportionate share of land in the said property with other co-purchaser.

Schedule -B

(Terms, conditions Stipulations and covenants to be observed and performed by the purchaser)

1. The purchaser shall not use the said unit for any business or commercial purpose and shall not use the same as were house for stacking or storing any combustible or inflammable goods or articles or for any illegal or immoral purpose.

2. The purchaser shall keep the common area and the compound of the said building and complex neat and clean and in proper condition and shall not occupy or interfere or hinder or keep or store any goods, furniture's articles in the common space, entrances, staircases.

NA CONSTRUCTION

Handwritten signature

22/6/23



3. The purchaser shall indemnify and keep the vendor indemnified and harmless from or against any claim or demand for payment of such taxes, duties and other liabilities which is required to be paid and discharged by the purchaser.

4. The purchaser shall at no time demand partition of her interest in the said complex or any part thereof, if being agreed and declared that the interest of the purchaser in the said plot of land, building and the complex is immoveable.

5. If at any future date the said complex is acquired or requisitioned by the Govt., or any other competent authority, the purchaser shall be entitled to receive proportionate share of the total value or compensation to be received or recovered.

Schedule -C

(Maintenance Expenses to be paid by the purchaser)

- a) Cost of operating, maintaining, overhauling or replacing water pumps, electrical meters, common water supply line.
- b) Cost of maintaining water reservoir and tanks on the roof.
- c) Cost of maintaining or keeping the roof as well as the wide walls of the building in the proper repairs and in water and leak proof condition.
- d) Cost of repairs and painting the exterior of the building and all other common portion and areas.
- e) Salaries of Sweepers, caretakers, chawkidars and Durwans, employed for the upkeep of the common areas.
- f) Cost of incorporation and formation of the association for maintenance of the building.

N.A. CONSTRUCTION

22/10/23

Proprietor

22/10/23



g) All Municipal rates, taxes, duties and other impositions and levies on all common parts and areas.

h) The Security deposits or any increase in security deposit demanded and required to be paid to electricity authorities, Municipal authorities or any other local authority for maintenance of all common services and facilities.

i) Cost of maintenance of all other common services and facilities not specifically provided.

j) Insurance premium for insuring the building against earth quake, fire lighting, mob violence and civic commotion etc., if insured.

Schedule -D

Detail of Payment of consideration amount

<u>Mode of Payment</u>	<u>Date</u>	<u>Amount</u>	<u>Payable at</u>
A/C Tr. By Chq.	21-06-23	36,40,000/-	IndusInd Bank No. 890751 Ashiana Nagar Br.
In Vendor's A/C No. 201003122861			

Total = Rs.36,40,000/-

(Rupees Thirty Six Lakhs Forty Thousand only)

Schedule -E

Details Schedule of property hereby conveyed by way of Absolute Sale Flat in "N. A. GREEN", bearing Flat No. "203" on "2nd" Floor and One provided reserve Car parking space on Ground floor in Apartment namely "N. A. GREEN".

1. Total Land of entire Apartment - 4044 Square Feet equivalent to 9.2837 Decimals
2. Total Constructed Super built-up
Area of the entire Apartment = 17291 Sq. Ft.
3. Super built up area of the Flat - 1581 Sq. Ft.
4. Total proportionate share of the Land to the Vendee i.e., 370 Sq. Ft. 0.8488 Decimals
5. Value of the Flat = Rs.26,90,000/-
6. value of one Car Parking Space = Rs.1,00,000/-
7. Total Govt. value of the Proportionate share of the land = Rs.8,50,000/-
(5+6+7) **Total = Rs.36,40,000/-**
(Rupees Thirty Six Lakhs Forty Thousand only)

Upon which the respective Stamp Duty and Registration Fee and other respective Fees and other respective Fees are also being paid.



N.A. CONSTRUCTION
Proprietor
22/06/23

IN WITNESSES WHEREOF, the vendor have executed this deed of absolute sale by putting their respective signatures on the 22nd day of June 2023 at Patna in presence of the witnesses who have also attested the same.

N A CONSTRUCTION

NA
Proprietor

(NASIM ANSARI)

FOR :- "M/S N. A. CONSTRUCTION"

SIGNATURE OF THE VENDOR

Rasheeda
22/6/23

(RASHEEDA KHATOON)

SIGNATURE OF THE VENDEE

WITNESSES

① *Md. BELAL Md. Belal*
S/O Ghulam Makiudolim
38A/1 Kasarigali
Exhibition Road
P.S Gandhi Maidan.
Patna-80001
22/06/2023
Adhar No. 442824223780

This Deed of Absolute Sale has been drafted by me in 18 Pages according to the instructions of vendor & vendee.

(Md. Firoz Sabir)
Advocate
Civil Court, Patna.

② *Tamveer Alam S/O fuleemolahi*
Ansari, Anon Vihar, Cutney
Ham Nayer Ser 2, Phulwari
Shree Patna.

(Signature)
20/06/2023.





INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No. : IN-BR-2300309994
Certificate Issue Date : 20-Jun-2023 02:20 PM
GRN No. : BHR20230501034550E, BHR20230600569501E, BHR20230600611847E
Unique Doc Reference : EST-BR-2800-2300004086
Party Name : RASHEEDA KHATOON
Purchased by : RASHEEDA KHATOON
Purpose : Conveyance Article no (23)
Stamp Duty Paid (Rs.) : 200000 (Two Lakh Only)
Reg. Fee (Rs.) : 70000 (Seventy Thousand Only)
LLR & P Fee (Rs.) : 550 (Five Hundred Fifty Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 1000 (One Thousand Only)
Total Amount (Rs.) : 271550 (Two Lakh Seventy One Thousand Five Hundred Fifty Only)

N/A CONSTRUCTION

22/6/22

Proprietor

10751



IN 2300311476

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No. : IN-BR-2300310020
Certificate Issue Date : 20-Jun-2023 02:21 PM
GRN No. : BHR20230600569501E, BHR20230600611847E
Unique Doc Reference : EST-BR-2800-2300004087
Party Name : RASHEEDA KHATOON
Purchased by : RASHEEDA KHATOON
Purpose : Conveyance Article no (23)
Stamp Duty Paid (Rs.) : 76300 (Seventy Six Thousand Three Hundred Only)
Reg. Fee (Rs.) : 5200 (Five Thousand Two Hundred Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 0 (Zero Only)
Total Amount (Rs.) : 81500 (Eighty One Thousand Five Hundred Only)

M.A CONSTRUCTION
R.A. → Anwar
20/6/23
OWNER



IN 2300311502

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://ombandhan.bihar.gov.in> or using ombandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 208500/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act Rs. 72800/-	Amt.paid through Bank Challan	Rs. 353050/-

Registration Fee										LLR + Proc Fee		Service Charge		
FEE PAID	A1	69175	C	0	H1b	0	K1a	0	Lil	0	LLR	500	1000	
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	50		
	A9	0	DD	0	I	5000	K1c	0	Mb	25	Total	550		
	A10	0	E	1000	J1	0	K2	0	Na	0				
	B	0	H1a	0	J2	0	Li	0						
	TOTAL-											75200		
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -											76750		

Registering Officer
Patna

Date: 22/06/2023

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 22nd June 2023 by N.A. Construction(Proprietor) Nasim Ansari S/O Usman Ansari by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 22/06/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Belal' age '37' Sex 'M', 'Ghulam Mohiuddin', resident of '381a/1, Kabari Gali , Exhibition Road, near Amin Grils School, Po-G.P.O., Exhibition Road, Patna-800001'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/06/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

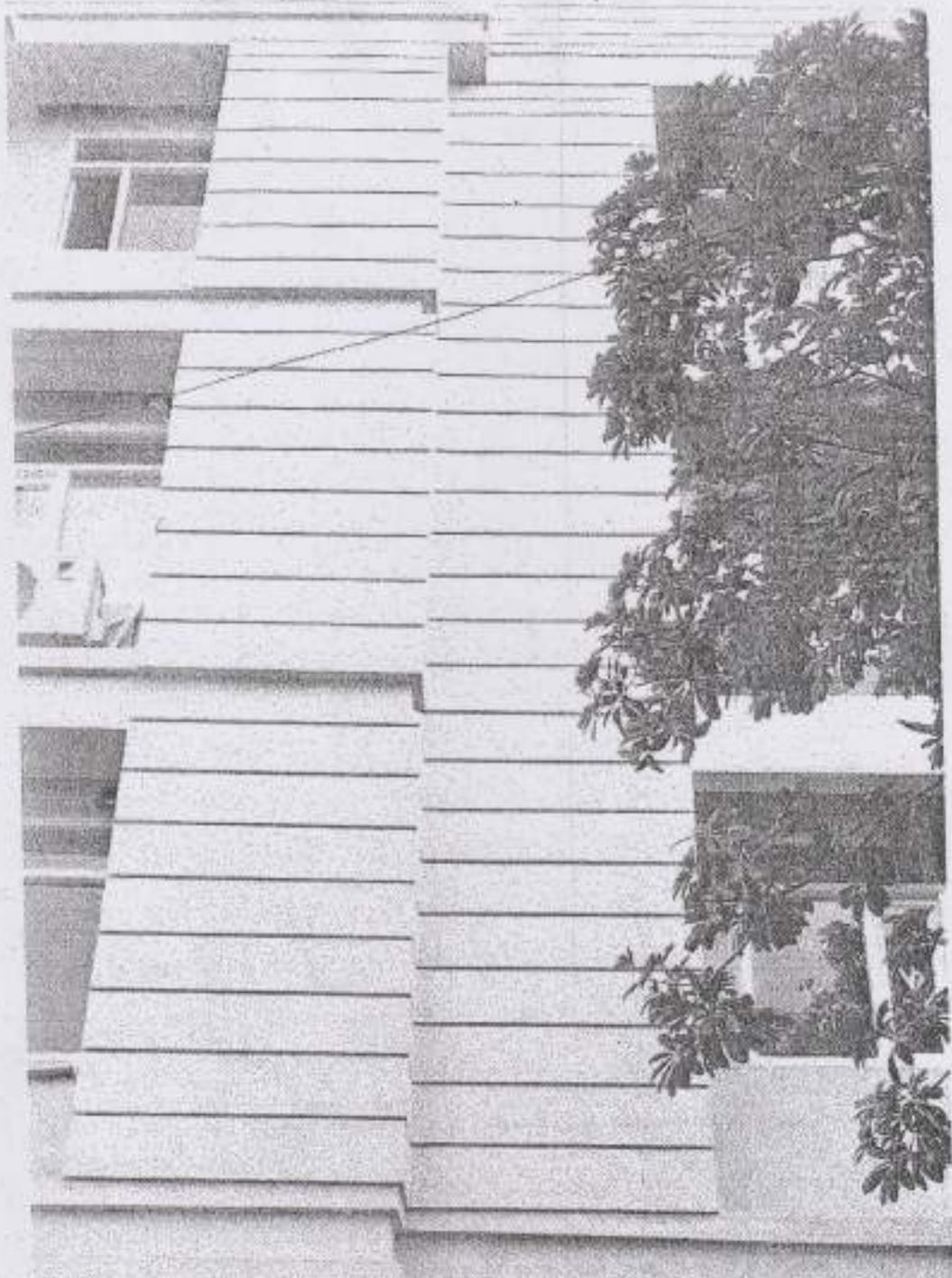
Registered at Registration Office Patna in Book 1 Volume No. 227 on pages on 272 -293, for the year 2023 and stored in CD volume No. CD-35 year 2023 .The document is printed on the Front Page of the document.



Date : 22/06/2023

Registering Officer
Patna

Token No. : 10751 Year : 2023 S.No. : 10659 SCORE Ver.4.1 Deed No. : d No. : 9937



~~AP~~ - Anwar
22/6/23



Rasheed
22/6/23

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'C'

[See rule 5(1)]

PROVISIONAL REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 3 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP23449-1/33/R-1565/2023

Project Name : N.A. Green (New Project-Residential Project)-(G+3, Total No of

Flats-10), Project Address : Haroon Nagar Colony, Sector-2, Phulwari Sharif, Patna (Khesra/ Plot

No- 494, Khata No.- 878, Thana No-35, Mauza- Phulwarisharif), (Total Area of Land-376.95 Sq.

M). Sub division/District : Patna

1. A Individual / Proprietorship Firm- M/s N. A. Construction having its registered office at House No-68, Road No-14, Near Bari Masjid, Phulwari Sharif, Patna-801505

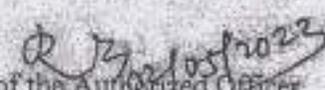
2. This registration is granted subject to the following conditions, namely :-

- The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government [Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017];
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section 17;
- The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (HDFC Bank, Branch Name- Anisabed, Patna, Account No. 50200079958336, IFSC Code : HDFC0002514) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of Section 4;
- The registration shall be valid for a period of 00 Years 03 Months commencing from 02/05/2023... And ending with 02/08/2023 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 02-5-2023

Place: Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



बिहार BIHAR



2377 21-6-23 5000 10/2 B 488375

Serial No. 10657... Deed No. 9935

अमरेंद्र कुमार सिन्हा, मुराद बिक्रेत
Govt. of Bihar 37/87 निबंधन कार्यालय, पटना

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 22/06/2023 by N.A. Construction (Through) Nasim Ansari

A Stamp Duty of Rs. 266000 and other Fees of Rs. 73850 has been paid

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and the Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. 9935 in Book No. 1, Volume No. 227 on pages from 228 to 249 and has been preserved in total 22 pages in C.O. No. 357 Year 2023

SCORE-4.1

Date: 22/06/2023

Token No: 10755/2023

Signature with Date (Dhananjay Kumar Rao) Registering Officer, Patna

इस्तावेज की जाँच किया एवं इस्तावेज में अंकित चर्चित कियरणी के अनुसूच सही पाया।

जाति लिपिक (अभिवेक कुमार) ति० व० लि०

SCANNED BY

RERA PROJECT REGISTRATION NO. BRERAP23449-1783/R-1565/2023 DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE is made on 22nd day of June 2023 A.D. at Patna.



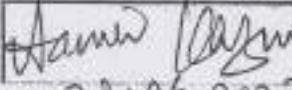
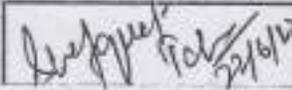
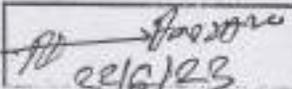
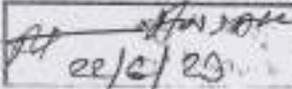
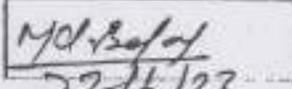
रस साइट से प्रमाण पत्र सं० R-1565/2023 मिलान किया सही पाया

हस्ताक्षर 22/06/23 अभिवेक

NA CONSTRUCTION Proprietor 22/6/2023

District Registry Office, Patna

Token Number 10755 Reg. Year 2023 Serial Number 10657 Deed Number 9935

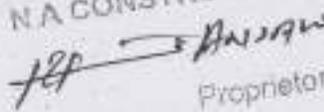
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Claimant	Aamir Kazmi							
Sig.	 22.06.2023							
Claimant	Shafquat Jahan							
Sig.	 22/6/23							
Presented By	N.A. Construction (Through) Nasim Ansari							
Sig.	 22/6/23							
Executant	N.A. Construction (Through) Nasim Ansari							
Sig.	 22/6/23							
Identified By	Md. Belal							
Sig.	 22/6/23							



SCORE Ver.4.0

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N.A CONSTRUCTION

 Proprietor
 22/6/23

1. **NAME AND FULL PARTICULARS OF THE VENDOR :-**

"M/S N. A. CONSTRUCTION" A Proprietorship firm having its registration No. 07AEZPA7675L12M, having its office at Ground Floor, House No. H.-188, Jaitpur Extension, Part-2, Badarpur, Near Bismillah Masjid, South Delhi, New Delhi, Pin Code 110044, & having its regional office at House No. 68, Road No. 14, Near Bari Masjid, Haroon Nagar, Sector-2, Phulwari Sharif, Post Office and Police Station Phulwari Sharif, District Patna, Pin Code 801505, in the state of Bihar represented through its Proprietor namely :-

NASIM ANSARI SON OF USMAN ANSARI, age 57 Years, AADHAAR NO. 5754 8927 9505, resident of 52/126, Gaffar Manzil, Lane No. 1, Street No. 1, Jamia Nagar, Okhla, Post Office & Police Station Jamia Nagar, District South Delhi, New Delhi Pin Code 110025 by Profession Business By Caste Islam (Ansari) by Nationality Indian, hereinafter called as the **DEVELOPER/VENDOR** of Schedule-I plot hereinafter called **FIRST PART**.

P.A.N. AEZPA7675L Mob. No. 9810064392
G.S.T. NO. 07AEZPA7675L12M

FROM BUILDER'S SHARE IN THE APARTMENT

2. **NAME AND FULL PARTICULARS OF THE VENDEES :-**

1. **AAMIR KAZMI SON OF AZFAR KAZMI**, age 46 Years, by Profession Doctor by Caste Islam (Syed)

P.A.N. ANRPK8020A Mob. No. 9871956925
AADHAAR NO. 4459 5645 2662

2. **SHAFQUAT JAHAN WIFE OF AAMIR KAZMI**, age 41 Years, by Profession Doctor by Caste Islam (Sheikh)

P.A.N. AMGPJ8379K Mob. No. 9560939718
AADHAAR NO. 6870 5041 1047

N A CONSTRUCTION

Handwritten signature
22/6/2023



N A CONSTRUCTION

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22/6/2023 Proprietor

Both resident of Flat No. D-1/203, 2nd Floor, Milli Times Street, Abul Fazal Enclave, Okhla, Post Office & Police Station Jamia Nagar District South Delhi, Pin Code 110025, in the State of New Delhi, both presently residing at Flat No. 202, 2nd Floor, N. A. GREEN APARTMENT, Haroon Nagar, Sector-2, Phulwari Sharif, Post Office & Police Station Phulwari Sharif, District Patna, Pin Code 801505, in the State of Bihar, both by Nationality Indians hereinafter called the **VENDEES/PURCHASER** or the **SECOND PARTY**, which terms shall wherever the context so applies shall include their legal heirs, Assignees, Successors, Executors, Administrators, Heirs and Legal Representatives of the **SECOND PART**.

**3. NATURE OF THE DOCUMENT :-
DEED OF ABSOLUTE SALE**

4. CONSIDERATION AMOUNT :-

Rs.33,10,000/-

(Rupees Thirty Three Lakhs Ten Thousand)

**5. DESCRIPTION OF THE PROPERTY HEREBY
CONVEYED BY WAY OF ABSOLUTE SALE :-**

ALL THAT One residential Flat in "**N. A. GREEN**" baring Flat No. "**202**" on 2nd floor measuring **Super Built up area of 1432 Square Feet** having Three Bedrooms, 2 Toilet Cum Bathrooms, 1 kitchen, 1 Drawing cum Dining hall, and its attached Balcony, situated at Survey Mauza **Phulwari Sharif, now commonly known as Haroon Nagar Colony, Sector-2**, Pargana and Survey Police Station- Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District- Patna, under **Tauzi No. 5247 (Five Thousand Two Hundred Forty Seven)**, Phulwari Revenue Thana No. 35 (Thirty Five), Khata No. 878 (Eight Hundred Seventy Eight), Part of Cadastral Survey Plot No. 494 (Four Hundred Ninety Four) Annual Rent Rs.5/- Payable to the State Government of Bihar Through Circle Officer Phulwari Sharif, Patna and the same is out of Jurisdiction of Nagar Parishad Phulwari Sharif, Patna and the said Apartment is being constructed by "**M/S N. A. CONSTRUCTION**" **Zone-3, Phulwari Sharif Government valuation List Serial No. 034**, and the same is bounded as follows

N. A. CONSTRUCTION

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Proprietor

22/6/2019



BOUNDARY OF FLAT NO. "202"

By North :- Common Corridor & Staircase

By South :- Setback of the Apartment

By East :- Setback of the Apartment

By West :- Flat No. 203

AND

One covered reserve car Parking Space on Ground Floor of the **"N. A. GREEN" for Flat No. "202"**.

a) Area comprising of floor area within the said Flat.

a) Area of the walls and columns, if any within and outside the said Flat, and the wall or walls separating the said Flat to the other Flats on the same floor (in which case 50% of such common wall shall be taken into account).

b) Equal and proportionate share and right to use the common space in the building like staircase on all the floors, lift landing on all the floors lift wall and its plant installation room, electrical room, common meter room, common passage on each floor and entrance lobby on the Ground floor, Generator room provided etc., as well as water pump, water tanks, common bathrooms, transformers, electrical rooms, if provided etc., are taken into account of the said flat.

N.A. CONSTRUCTION

N.A. Construction
Proprietor

22/07/23



BOUNDARY OF FLAT NO. "202"

By North :- Common Corridor & Staircase

By South :- Setback of the Apartment

By East :- Setback of the Apartment

By West :- Flat No. 203

AND

One covered reserve car Parking Space on Ground Floor of the **"N. A. GREEN" for Flat No. "202"**.

a) Area comprising of floor area within the said Flat.

a) Area of the walls and columns, if any within and outside the said Flat, and the wall or walls separating the said Flat to the other Flats on the same floor (in which case 50% of such common wall shall be taken into account).

b) Equal and proportionate share and right to use the common space in the building like staircase on all the floors, lift landing on all the floors lift wall and its plant installation room, electrical room, common meter room, common passage on each floor and entrance lobby on the Ground floor, Generator room provided etc., as well as water pump, water tanks, common bathrooms, transformers, electrical rooms, if provided etc., are taken into account of the said flat.

N.A. CONSTRUCTION

N.A. Construction
Proprietor

22/07/23



"Schedule - A"
DESCRIPTION OF WHOLE APARTMENT

(Description of Total Land on which the Apartment namely "N. A. GREEN" has been constructed)

All that piece and parcel of land measuring an area of **4044 Square Feet equivalent to 9.2837 Decimals** more or less upon which **"N. A. GREEN"** is constructed situated at Survey Mauza **Phulwari Sharif, now commonly known as Haroon Nagar Colony, Sector-2,** Pargana and Survey Police Station- Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District- Patna, under **Tauzi No. 5247 (Five Thousand Two Hundred Forty Seven), Phulwari Revenue Thana No. 35 (Thirty Five), Khata No. 878 (Eight Hundred Seventy Eight), Part of Cadastral Survey Plot No. 494 (Four Hundred Ninety Four), Annual-Rent Rs.5/- Payable to the State Government of Bihar Through Circle Officer Phulwari Sharif, Patna and the same is out of Jurisdiction of Nagar Parishad Phulwari Sharif, Patna and the same is bounded as follows :-**

BOUNDARY OF WHOLE APARTMENT
(BOUNDARY OF LANDED PROPERTY PLOT)

By North :- Survey Plot No., 492 & 493

By South :- Branch Road

By East :- Md. Belal in Survey Plot No. 494 (P)

By West :- Branch Road & NIZ Landowners

Zone 3, Phulwari Sharif Government valuation List Serial No. 034,

Jamabandi No. 20429

Bhag Vertaman 122

Page No. 12478

&

Jamabandi No. 21134

Bhag Vertaman 127

Page No. 4441

&

Jamabandi No. 21135

Bhag Vertaman 127

Page No. 4445



JA CONSTRUCTION

Patna

22/6/23

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COMMON AREA

1. All driveway and open parking areas on the said premises.
2. All exterior conducts utility line underground and overhead water storage tanks.
3. Exterior lighting and other facilities necessary to the safety of the said building.
4. Water tank and other facilities located in the said building to serve or benefit more than unit.
5. Conduits utility lines telephones, and electrical system contained within the said building.

This deed of Absolute Sale is made on this the 22nd day of June 2023 A.D. of Christian Era at Patna.

BETWEEN

"M/S N. A. CONSTRUCTION" through its proprietor namely **NASIM ANSARI SON OF USMAN ANSARI**, here-in-after called as the **VENDOR** (which includes his heirs, successors, assignees, administrators, legal representatives etc.) included in these context be demanded to mean their heirs, executors, successors, Representatives and assigns shall be deemed as party of the **ONE PART**.

AND

1. **AAMIR KAZMI SON OF AZFAR KAZMI** & 2. **SHAFQUAT JAHAN WIFE OF AAMIR KAZMI**, here-in-after called as the **VENDEES** (which includes their heirs, successors, assignees, administrators, legal representatives etc.) included in these context be demanded to mean their heirs, executors, successors, Representatives and assigns shall be deemed as party of the **OTHER PART**.



N/A CONSTRUCTION

Sh. Nasim Ansari

Proprietor

22/6/23

RECITALS

WHEREAS, the brief history of total land measuring an area of 4044 Square Feet equivalent to 9.2837 Decimals over which the Apartment namely "N. A. GREEN" is being constructed situated at Survey Mauza Phulwari Sharif, now known as Haroon Nagar Colony, Sector-2 Pargana and Survey Police Station Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District Patna, under Tauzi No. 5247 Phulwari Revenue Thana No. 35 Khata No. 878 Part of Cadastral Survey Plot No. 494 was is the purchased property of landowners by way of Three Deed of Absolute Sale 1st in the name of landowner No. 1 namely Shama Perveen wife of Md. Wasim resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 18-04-2016, bearing Deed No. 4352, in Book No. 1, Volume No. 102 of 2016, Pages from 525 to 535, C.D. 15/2016 Serial No. 4757/2016, Token No. 4942/2016 measuring an area of 2 Katha equivalent to 2722 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna and 2nd Deed also in the landowner Shama Perveen wife of Md. Wasim resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 26-11-2016, bearing Deed No. 12104, in Book No. 1, Volume No. 286 of 2016, Pages from 456 to 466, C.D. 43/2016 Serial No. 13420/2016, Token No. 14015/2016 measuring an area of 722 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna and 3rd in the name of landowner Md. Wasim son of Late Md. Nasiruddin resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 26-11-2016, bearing Deed No. 12105, in Book No. 1, Volume No. 286 of 2016, Pages from 467 to 477, C.D. 43/2016 Serial No. 13421/2016, Token No. 14019/2016 measuring an area of 1000 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna and the respective landowners are enjoying their physical possession.

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22/6/2016



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AND WHEREAS, the respective Land Revenue Rent Receipt has also been issued in the names of Landowners through Circle Office, Phulwari Sharif, Patna vide Jamabandi No. 20429 Bhag Vertman 122 Prishth Sankhya 12478 in the name of landowner Shama Perveen and Jamabandi No. 21134 Bhag Vertman 127 Prishth Sankhya 4441 in the landowner Shama Perveen and Jamabandi No. 21135 Bhag Vertman 127 Prishth Sankhya 4445 in the landowner Md. Wasim and they are paying their respective land revenue to the State Government of Bihar.

AND WHEREAS, in due course of business in between landowners above named and the builder/developers had mutually agreed to enter into a Development Agreement for construction of Multistoried residential Apartment upon the Schedule-A property and accordingly the landowners and builder/developer/vendor Proprietorship "M/S N. A. CONSTRUCTION" represented through its Proprietor namely Nasim Ansari son of Usman Ansari executed a Deed of Development Agreement 13-10-2022 bearing Deed No. 14555, in Book No. 1, Volume No. 270 Pages 196 to 211, C.D. No. 42/2022, Token No. 14938/2022, Serial No. 14696/2022, registered in the office of Sub Registrar, Phulwari Sharif, Patna upon agreed conversion ratio of 50% of the share in total super built-up area to landowners for their contribution of land and rest 50% of share in total super built-up area to the builder/developer for their contribution and investment in construction process according to The Bihar Apartment Ownership Act 2006.

AND WHEREAS, the builder had get Approved Plan from Phulwari Nagar Parishad, Phulwari Sharif, Patna vide Plan case No. 02/2020-21 dated 20-03-2020.

N A CONSTRUCTION

for the same

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AND WHEREAS, a respective division of share was performed in between developers/builder and landowners and their successors according to The Bihar Apartment ownership Act read with The Bihar Apartment ownership Rules in Section 5(1) clearly declared their shares as absolute owner and in the light of The Bihar Apartment ownership Act 22-02-2023 and according to the division of share the Developers/vendor got their respective Developer's share as flat No. "202" on 2nd floor in Apartment namely "N. A. GREEN" and other residential Flat on several floors in several block and its respective car parking open and covered spaces top terrace common lobby, driveway etc., and from the date of share Distribution and construction of the aforesaid Apartment and accordingly share Division between landowners and the Builders/vendor are in full right title and interest from the date of share Distribution dated 22-02-2023 and it has been further agreed and undertaken by the builder/developers the respective physical and exclusive possession will be delivered in favour of the Developers/vendor after completion of Apartment Project and accordingly the developers/builders also be entitled of their share from the date of delivery of possession vice versa.

MA CONSTRUCTION

22/6/23

AND WHEREAS, the developers/vendor had applied in BIHAR RERA for approval of their project and after due verification of document related to the project as submitted by the builder / developers/vendor and after due physical verification of land area the competent Authority of BIHAR RERA was pleased to register the said project of the developers as **BRERAP23449-1/33/R-1565/2023** and the developers/vendor had constructed their said apartment as per approved Plan and as per BIHAR RERA Rules and Regulations.



AND WHEREAS, Buyer have inspected and/or otherwise satisfied themselves about the right title and interest of the vendor which one of the out of Builder's share over such land and are also aware of the facts that the Developers/vendor have not entered into any agreement with any other person/s and/or parties who are interested in acquiring the proposed Flat.

AND WHEREAS, the Buyer have also inspected and/or otherwise satisfied themselves about the building plans and is desirous of acquiring a flat purchased from the share of builder in the said complex more fully described in the column No. 5 of this deed hereto upon the terms and conditions hereinafter mentioned.

AND WHEREAS, vendor are selling their self Developers/vendor share flat along with one reserve car parking on Ground floor and undivided common interest in the staircase, other common area and services of the building, the aforesaid the vendor on receipt of full consideration of Rs.33,10,000/- (Rupees Thirty Three Lakhs Ten Thousand only) as agreed between them in respect of the flat and has relinquished all their right, title and interest in the residential Flat No. "202" on "2nd" floor as more fully described in column No. 5 and Schedule A, B & C of this deed, and has already handed over the possession of the said flat to the VENDEES.

AND WHEREAS, upon receipt of full consideration amount of Rs.33,10,000/- (Rupees Thirty Three Lakhs Ten Thousand only) only way of Cheque/Demand Drafts & Bank Transfer/cash as more fully described at the foot of this deed and the vendor had accepted the same and is nothing due of the vendor and the respective physical and exclusive possession of the aforesaid flat has been given to the VENDEES and there in no hitch left now in execution and registration of this indenture in respect of the said flat as the VENDEES have paid all the costs of charges and expenses to be incurred and have requested to the vendor to execute and register deed of absolute sale in favour of the VENDEES.



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AND WHEREAS, a respective division of share was performed in between developers/builder and landowners and their successors according of The Bihar Apartment ownership Act read with The Bihar Apartment ownership Rules in Section 5(1) clearly declared their shares as absolute owner and in the light of The Bihar Apartment ownership Act 22-02-2023 and according to the division of share the Developers/vendor got their respective Developer's share as flat No. "202" on 2nd floor in Apartment namely "N. A. GREEN" and other residential Flat on several floors in several block and its respective car parking open and covered spaces top terrace common lobby, driveway etc., and from the date of share Distribution and construction of the aforesaid Apartment and accordingly share Division between landowners and the Builders/vendor are in full right title and interest from the date of share Distribution dated 22-02-2023 and it has been further agreed and undertaken by the builder/developers the respective physical and exclusive possession will be delivered in favour of the Developers/vendor after completion of Apartment Project and accordingly the developers/builders also be entitled of their share from the date of delivery of possession vice versa.

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AND WHEREAS, the developers/vendor had applied in BIHAR RERA for approval of their project and after due verification of document related to the project as submitted by the builder / developers/vendor and after due physical verification of land area the competent Authority of BIHAR RERA was pleased to register the said project of the developers as BRERAP23449-1/33/R-1565/2023 and the developers/vendor had constructed their said apartment as per approved Plan and as per BIHAR RERA Rules and Regulations.



**NOW THIS DEED OF CONVEYANCE IS HEREBY
AGREED AND DECLARED BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS :-**

1. That the vendor further have no claim regarding the vended flat in Apartment namely "N. A. GREEN" bearing Flat No. "202" on "2nd" Floor having its Super Built-up area 1432 Square Feet upon which the right title and interest transferred by the vendor in favour of vendees of this deed, and also provided one reserved car parking space on Ground Floor along with undivided proportionate share in the land and common assets, common area and services in the apartment "N. A. GREEN" and consideration amount and the vendor have further no right to demand any single penny from the VENDEES after execution of this deed in context to the property hereby conveyed by way of Absolute Sale.

2. That the total valuable consideration amount of the property hereby conveyed by way of absolute sale i.e., Rs.33,10,000/- (Rupees Thirty Three Lakhs Ten Thousand only) had already been received by the vendor from the VENDEES before execution of this deed by way of Cheque/Demand Draft/Bank Transfer/cash as more fully described at the foot of this deed and the vendor have acknowledged the same by way of putting their respective signature upon this deed of Absolute Sale.

3. That after receipt of full and final consideration amount the vendor hereby convey and transfer to the said VENDEES the right, title and interest of the said apartment "N. A. GREEN" bearing Flat No. "202" on "2nd" Floor and provided one reserved car parking on Ground Floor of the said building called "N. A. GREEN" having Super Built-up area 1432 Square Feet upon which the right title and interest transferred by the vendor in favour of vendees of this deed as more fully described in the column No. 5 & Schedule-'B' as written above along with the proportionate undivided right, title and interest and share in the land on as is where is basis.

N A CONSTRUCTION

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4. That the vendor are selling their self Builder's share flat in favour of the VENDEES in the aforesaid complex according to The Bihar Apartment Ownership Act 2006.

5. That VENDEES shall be entitled to use the said Flat for residential purpose for which the said Flat is being acquired by them and can be out for the said purpose.

6. That VENDEES shall also entitled that they may put to whatever use that suits their interest the unit/units under consideration of this deed of absolute sale, provide that its use is guided by the rules/regulations of the respective maintenance committee to be described later and further.

7. That the VENDEES shall not make any alteration in the elevation and outside colour scheme of the exposed walls of the any external walls or the faces of the external doors and windows of the said flat and car parking space which differs from the colour scheme of the said building complex.

8. That the VENDEES shall carry out all internal repairs of their said unit and maintain and good condition, state, order and repair and shall observe all the rules and bye-laws of the Municipal Corporation and shall ~~not do or suffer to be done~~ anything in or upon the said unit or the said building or the said complex which may be against the rules and bye-laws of the Corporation in connection with the said unit and/or the said building and/or the said complex.

9. That the VENDEES shall have no right, title or interest of any nature whatsoever in the common areas save and except the right, of ingress, egress, right of easement, common right of use and enjoyment the vendees further have no right to occupy the upper terrace.

NA CONSTRUCTION

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Proprietor

24/6/23



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10. That the VENDEES agree and undertakes to pay the said managing committee regularly and punctually whether demanded or not, at all times their proportionate share of maintenance charges and any other rates, taxes and outgoing calculated either on actual basis or in the actual amount is not available, on such reasonable estimated amount including all rates, taxes, dues, duties, outgoing water charges, insurance premium, common lighting charges, repairs, salaries of maintenance staff, Chawkidars etc., and all other expenses of and incidental to the management and maintenance of the said building complex as may be determined or fixed by the said management committee which will be final and shall always be acceptable to the VENDEES.

11. That in case any security or deposit or payment is demanded by the Electricity Authorities, Municipal Authorities or any other local Authorities or the management committee and/or the vendor for supply of electricity, water gas or any other facilities or utility or amenity or repair and maintenance of the said building, the VENDEES shall contributed proportionately towards such security or deposit or payment as shall be determined by the said managing committee.

12. That the VENDEES are owner of the said Flat shall always have proportionate share and right, title and interest over the aforesaid land on which the said apartment "N. A. GREEN" has been constructed, if the building becomes inhabitable and is subsequently demolished (The word proportionate used in presents shall mean the proportion which the built-up area of the VENDEES'S Flat space described in column No. 5 above bears to the total sum of built-up areas of all Flats, car parking and other units specific or common in the said building complex).

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22/6/20



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14.

13. That VENDEES covenants with the vendor and with the owners of other units that they shall not ever demolish or cause to be demolished any part of the Flat or the said building nor shall they take any make or cause to be made any new construction of whatsoever nature in such complex or in the said building or in the said unit or any part thereof, but for the internal arrangement and the VENDEES further covenants that they shall not make any additions or alterations to the said unit without the previous consent in writing of the management committee as this may affect the structural safety of the building.

14. That the VENDEES covenants herein contained shall be legally binding and enforceable against any occupier of the said unit as part of the terms and conditions between VENDEES and the occupier, the maintenance charges shall be paid to the said management committee directly by the occupier when so demanded.

15. That the VENDEES shall not commit any nuisance such as throwing accumulating any dust or garbage's, rubbish, rag or other refuses or permit the same to be thrown or accumulated in their Flat or any portion of the said building complex.

16. That the VENDEES shall not store in the said unit any goods of hazardous or combustible nature or which are so heavy as to effect the construction of the said building or any part thereof or increase the insurance premium for the building and the VENDEES shall keep the vendor or other units indemnified, secured and harmless against all costs, consequences and damages arising as a result of any breach or non-compliance of the said restrictions contained herein.

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→ Arun
Proprietor
26/6/23



17. That the vendor hereby transfer by way of absolute sale all their rights, title, and interest with possession as above mentioned property to the VENDEES TO HOLD AND TO ENJOY the same as absolute owner and the VENDEES shall also entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed by way of this deed of absolute sale, and the vendor have also assured to the VENDEES that the property as mentioned in column No. 5 & Schedule, 'B' of this deed is free from all encumbrances, lien and charges and the peaceful, physical and exclusive possession of the said property has been delivered to the VENDEES and the VENDEES are free to get their name mutated on the said property and also free to use the same in the way that the VENDEES likes in accordance of management committee rules and regulations and the bye-laws as more fully mentioned above.

18. That the vendor further declare and assures and undertakes that the vended property is free from all sorts of encumbrances, lien, charges and defect of title etc., and also declare that the over which the said Apartment being constructed is not over any Gair Majarua Aam, Gair Majarua Khas, Qaiser E Hind, Housing Board, Bhudan, Religious Trust, Mandir/Masjid/Church Land and the land is absolutely Free Hold Raiyeti Land.

19. That the vendor has jointly or separately not entered into any agreement for sale or otherwise with any person claiming to their title thereto, and whatsoever the vendor have got transferable right, title and interest in the property hereby transferred by way of absolute sale shall pass over to the VENDEES from today and the vendor have agreed with the VENDEES, if the VENDEES shall be deprived of the possession of whole or any part of the property by virtue of any act of the vendor or due to defect of title, lien or encumbrances, than in that case the vendor hereby undertake to compensate the loss and damages sustained by the VENDEES from their estate from the date of accrual of such loss, and at such rate as is prevalent at the date of accrual of such loss and damages.



1. A CONSTRUCTION

[Signature]

Proprietor

22/6/23

16.

20. That if any other previous liabilities found as created/taken by the vendor against the said vended Flat it will go upon the vendor and the VENDEES has no concern for the same in future.

21. That in case of demolition of the building/premises due to any reason viz., earthquake, building modification then the VENDEES shall be entitled for the proportionate share of land in the said property with other co-purchaser.

Schedule -B

(Terms, conditions Stipulations and covenants to be observed and performed by the purchaser)

1. The purchaser shall not use the said unit for any business or commercial purpose and shall not use the same as were house for stacking or storing any combustible or inflammable goods or articles or for any illegal or immoral purpose.

2. The purchaser shall keep the common area and the compound of the said building and complex neat and clean and in proper condition and shall not occupy or interfere or hinder or keep or store any goods, furniture's articles in the common space, entrances, staircases.

3. The purchaser shall indemnify and keep the vendor indemnified and harmless from or against any claim or demand for payment of such taxes, duties and other liabilities which is required to be paid and discharged by the purchaser.

N/A CONSTRUCTION
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20/6/23
Proprietor



4. The purchaser shall at no time demand partition of their interest in the said complex or any part thereof, if being agreed and declared that the interest of the purchaser in the said plot of land, building and the complex is in importable.

5. If at any future date the said complex is acquired or requisition by the Govt., or any other competent authority, the purchaser shall be entitled to receive proportionate share of the total value or compensation to be received or recovered.

Schedule -C

(Maintenance Expenses to be paid by the purchaser)

- a) Cost of operating, maintaining, overhauling or replacing water pumps, electrical meters, common water supply line.
- b) Cost of maintaining water reservoir and tanks on the roof.
- c) Cost of maintaining or keeping the roof as well as the wide walls of the building in the proper repairs and in water and leak proof condition.
- d) Cost of repairs and painting the exterior of the building and all other common portion and areas.
- e) Salaries of Sweepers, caretakers, chawkidars and Durwans, employed for the upkeep of the common areas.
- f) Cost of incorporation and formation of the association for maintenance of the building.

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(Proprietor)

22/6/23



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- g) All Municipal rates, taxes, osits or any increase in security deposit demanded and required to be paid to electricity authorities, Municipal authorities or any other local authority for maintenance of all common services and facilities.
- h) Cost of maintenance of all other common services and facilities not specifically provided.
- i) Insurance premium for insuring the building against earth quake, fire lighting, mob violence and civic commotion etc., if insured.

Schedule -D

Detail of Payment of consideration amount

Mode of Payment	Date	Amount	Payable at
RTGS	22-06-23	33,10,000/-	S.B.I.
UTR NO. SBINR52023062256625837			
		Total = Rs.33,10,000/-	

(Rupees Thirty Three Lakhs Ten Thousand only)

Schedule -E

Details Schedule of property hereby conveyed by way of Absolute Sale Flat in "N. A. GREEN", bearing Flat No. "202" on "2nd" Floor and One provided reserve Car parking space on Ground floor in Apartment namely "N. A. GREEN".

1. Total Land of entire Apartment - 4044 Square Feet equivalent to 9.2837 Decimals
 2. Total Constructed Super built-up
Area of the entire Apartment = 17291 Sq. Ft.
 3. Super built up area of the Flat - 1432 Sq. Ft.
 4. Total proportionate share of the Land to the Vendees i.e., 334.9145 Sq. Ft. 0.7688 Decimals
 5. Value of the Flat = Rs.24,35,000/-
 6. value of one Car Parking Space = Rs.1,00,000/-
 7. Total Govt. value of the Proportionate share of the land = Rs.7,75,000/- (5+6+7)
- Total = Rs.33,10,000/-**
(Rupees Thirty Three Lakhs Ten Thousand only)

Upon which the respective Stamp Duty and Registration Fee and other respective Fees and other respective Fees are also being paid.



V/A CONSTRUCTION
 ff → Insaan
 24/6/23
 PROPERTY

IN WITNESSES WHEREOF, the vendor have executed this deed of absolute sale by putting their respective signatures on the 22nd day of June 2023 at Patna in presence of the witnesses who have also attested the same.

N A CONSTRUCTION

[Signature]
22/6/23 Proprietor

(NASIM ANSARI)

FOR :- "M/S N. A. CONSTRUCTION"

SIGNATURE OF THE VENDOR

[Signature]
22.06.2023
(AAMIR KAZMI)

[Signature]
22/6/23
(SHAFQUAT JAHAN)
SIGNATURE OF THE VENDEES

WITNESSES

This Deed of Absolute Sale has been drafted by me in 19 Pages according to the instructions of vendor & vendees.

① MD. BELAL Md. Saif
S/o Ghulam Mohiuddin
38/A/1 Kabari Gali
Exhibition Road
P.S Gandhi Market
Patna-80001
22/06/2023

[Signature]
22/6/23
(Md. Firoz Sabir)
Advocate
Civil Court, Patna.

Adhar No. 442824223780

② Tanweer Alam S/o futehuddin
Ansari . Amour Vikar Harun
Nayan se 2 phulwari street Patna.

[Signature]
22/06/2023





INDIA NON JUDICIAL Government of Bihar

e-Stamp

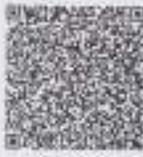


Certificate No. : IN-BR-2300317917
 Certificate Issue Date : 21-Jun-2023 02:12 PM
 GRN No. : BHR20230501034550E, BHR20230600645793E, BHR20230600661896E
 Unique Doc Reference : EST-BR-2800-2300004198
 Party Name : AAMIR KAZMI
 Purchased by : AAMIR KAZMI
 Purpose : Conveyance Article no (23)
 Stamp Duty Paid (Rs.) : 200000 (Two Lakh Only)
 Reg. Fee (Rs.) : 70000 (Seventy Thousand Only)
 LLR & P Fee (Rs.) : 550 (Five Hundred Fifty Only)
 Miscellaneous Fee (Rs.) : 0 (Zero Only)
 Discore SC (Rs.) : 1000 (One Thousand Only)
 Total Amount (Rs.) : 271550 (Two Lakh Seventy One Thousand Five Hundred Fifty Only)

7/0755

A

N/A CONSTRUCTION
for Ansari
22/6/2023



IN 2300319418

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No. : IN-BR-2300317895
Certificate Issue Date : 21-Jun-2023 02:10 PM
GRN No. : BHR20230600645793E, BHR20230600661896E
Unique Doc Reference : EST-BR-2800-2300004197
Party Name : AAMIR KAZMI
Purchased by : AAMIR KAZMI
Purpose : Conveyance Article no (23)
Stamp Duty Paid (Rs.) : 61000 (Sixty One Thousand Only)
Reg. Fee (Rs.) : 2300 (Two Thousand Three Hundred Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 0 (Zero Only)
Total Amount (Rs.) : 63300 (Sixty Three Thousand Three Hundred Only)



NA CONSTRUCTION
f/f Aamir
24/6/2023



IN 2300319396

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 199800/-
Addl. Stamp duty paid under Municipal Act Rs. 66200/-

Amt. Paid By N.J Stamp Paper	Rs. 5000/-
Amt. paid through Bank Challan	Rs. 334850/-

FEE PAID	Registration Fee										LLR + Proc Fee		Service Charge
	A1	66275	C	0	H1b	0	K1a	0	Lii	0	0	LLR	500
A8	0	D	0	H2	0	K1b	0	Liii	0	0	Proc. Fee	50	
A9	0	DD	0	I	5000	K1c	0	Mb	25	0	Total	550	
A10	0	E	1000	J1	0	K2	0	Na	0	0			
B	0	H1a	0	J2	0	Li	0						
TOTAL-										72300			

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **73850**

Registering Officer
Patna

Date: 22/06/2023

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 22nd June 2023 by N.A. Construction (Through) Nasim Ansari S/O Usman Ansari by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 22/06/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Belal' age '38' Sex 'M', 'Ghulam Mohluddin', resident of '381a/1 Kabari Gall Exhibition Road, near Amin Girls School ,po- G.P.O., exhibition Road, Patna-800001'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/06/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 227 on pages on 228 -249, for the year 2023 and stored in CD volume No. CD-35 year 2023 .The document no. is printed on the Front Page of the document.

Date : 22/06/2023

Registering Officer
Patna

Token No. : 10755

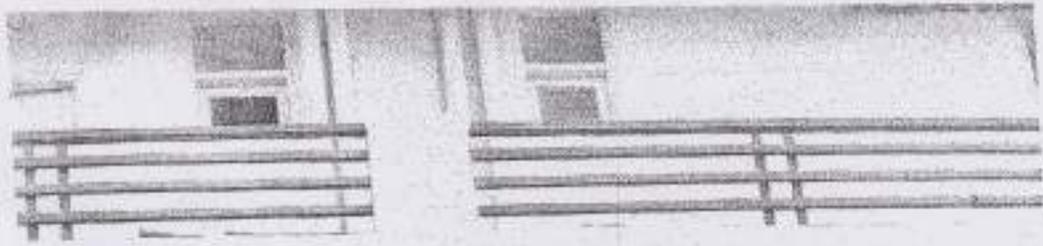
Year : 2023

S.No. : 10657

SCORE Ver.4.1

Deed No. id No. : 9935





AA → Anwar
22/6/23

Haniq Khan
22.06.2023

Shehqueer
1st
22/6/23



बिहार BIHAR

Deed 152318

Serial No. 18795

क्रमांक 20598 तिथि 25/11/2023 मूल्य 5000

हस्ताक्षर का नाम व पता जे.के. Govt. of Bihar में निजामउद्दौल्लाह पयवाली

District Registry Office Patna

Summaamir Endorsamir मरक 3000

This document was presented for registration on 27/11/2023 by Nasim Ansaari (Proprietor) & Stamp Duty of Rs. 247500/- and other fees of Rs. 68450/- has been paid in full. 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. 17397 in Book No. 1, Volume No. 395 on pages from 254 to 275 and has been preserved in total 22 pages in C.O. No. 61 / Year 2023.

SCANNED BY

27/11/2023 Signature with D (Dhananjay Kumar Ra Registering Officer, Pat

Date: 27/11/2023

Token No: 16390/2023

06/01/2023

3020

RERA PROJECT REGISTRATION NO. BRERAP23449-1/33/R-1565/2023 DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE is made on 25th day of November 2023 A.D. at Patna.

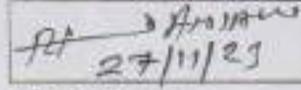
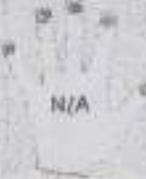
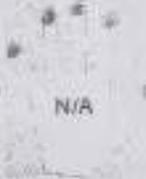
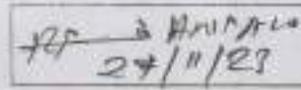
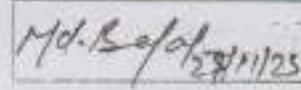


हस्ताक्षर रवि कुमार 25/11/23

N A CONSTRUCTION Proprietor 25/11/23

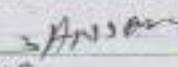
District Registry Office, Patna

Token Number 18990 Reg. Year 2023 Serial Number 18795 Deed Number 17397

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Zeba Nigar						
Sig.							
Presented By	Nasim Ansari (Proprietor)						
Sig.							
Executant	Nasim Ansari (Proprietor)						
Sig.							
Identified By	Md. Belal						
Sig.							



N A CONSTRUCTION

PA 
25/11/23 Proprietor



मौज्जमातुल फ्लॉट का मरि
कमाल केना द्वारा बिख्याम
शामा फ्लॉट कतमावे न
अगस्त ११

1. **NAME AND FULL PARTICULARS OF THE VENDOR :-**

"M/S N. A. CONSTRUCTION" A Proprietorship firm having its registration No. 07AEZPA7675L1ZM, having its office at Ground Floor, House No. H.-188, Jaitpur Extension, Part-2, Badarpur, Near Bismillah Masjid, South Delhi, New Delhi, Pin Code 110044, & having its regional office at House No. 68, Road No. 14, Near Bari Masjid, Haroon Nagar, Sector-2, Phulwari Sharif, Post Office and Police Station Phulwari Sharif, District Patna, Pin Code 801505, in the state of Bihar represented through its Proprietor namely :-

NASIM ANSARI SON OF USMAN ANSARI, age 57 Years, AADHAAR NO. 5754 8927 9505, resident of 52/126, Gaffar Manzil, Lane No. 1, Street No. 1, Jamia Nagar, Okhla, Post Office & Police Station Jamia Nagar, District South Delhi, New Delhi Pin Code 110025 by Profession Business By Caste Islam (Ansari) by Nationality Indian, hereinafter called as the **DEVELOPER/VENDOR** of Schedule-I plot hereinafter called **FIRST PART**.

P.A.N. AEZPA7675L Mob. No. 9810064392
G.S.T. NO. 07AEZPA7675L1ZM

FROM BUILDER'S SHARE IN THE APARTMENT

2. **NAME AND FULL PARTICULARS OF THE VENDEE :-**

ZEBa NIGAR WIFE OF LATE REYAZ AHMAD, age 48 Years, resident of House No. 84/Zaman Manzil, Ashok Raj Path, Opposite Catholic Church, Post Office Bankipur & Police Station Pirbahore, District Patna, in the State of Bihar Pin Code 800004, by Nationality Indian, hereinafter called the **VENDEE/PURCHASER** or the **SECOND PARTY**, which terms shall wherever the context so applies shall include her legal heirs, Assignees, Successors, Executors, Administrators, Heirs and Legal Representatives of the **SECOND PART**.

P.A.N. APHPN3142G Mob. No. 8011024926
AADHAAR NO. 8881 3808 2379

N A CONSTRUCTION

ft - Ansari
25/11/23
Proprietor



3. **NATURE OF THE DOCUMENT :-**
DEED OF ABSOLUTE SALE

4. **CONSIDERATION AMOUNT :-**

Rs.32,00,000/-

(Rupees Thirty Two Lakhs only)

5. **DESCRIPTION OF THE PROPERTY HEREBY**
CONVEYED BY WAY OF ABSOLUTE SALE :-

"THE SCHEDULE-A"

ALL THAT One residential Flat in "**N. A. GREEN**" bearing Flat No. "**201**" on "**2nd**" floor measuring **Super Built up area of 1404 Square Feet** having Three Bedrooms, 2 Toilet Cum Bathrooms, 1 kitchen, 1 Drawing cum Dining hall, and its attached Balcony, situated at Survey Mauza **Phulwari Sharif, now commonly known as Haroon Nagar Colony, Sector-2,** Pargana and Survey Police Station-[^] Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District- Patna, under **Tauzi No. 5247 (Five Thousand Two Hundred Forty Seven), Phulwari Revenue Thana No. 35 (Thirty Five), Khata No. 878 (Eight Hundred Seventy Eight), Part of Cadastral Survey Plot No. 494 (Four Hundred Ninety Four) Annual Rent Rs.5/-** Payable to the State Government of Bihar Through Circle Officer Phulwari Sharif, Patna and the same is out of Jurisdiction of Nagar Parishad Phulwari Sharif, Patna and the said Apartment is being constructed by "**M/S N. A. CONSTRUCTION**" **Zone-3, Phulwari Sharif Government valuation List Serial No. 034,** and the same is bounded as follows :-

BOUNDARY OF FLAT NO. "201"

By North :- Setback of the Apartment

By South :- Common Corridor & Staircase & wall of the Lift

By East :- Setback of the Apartment

By West :- Wall of the Lift & Setback of the Apartment

N A CONSTRUCTION

Proprietor

05/11/23



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आव लिक
05/11/23

AND

One covered reserve car Parking Space on Ground Floor of the "N. A. GREEN" for Flat No. "201".

a) Area comprising of floor area within the said Flat.

a) Area of the walls and columns, if any within and outside the said Flat, and the wall or walls separating the said Flat to the other Flats on the same floor (in which case 50% of such common wall shall be taken into account).

b) Equal and proportionate share and right to use the common space in the building like staircase on all the floors, lift landing on all the floors lift wall and its plant installation room, electrical room, common meter room, common passage on each floor and entrance lobby on the Ground floor, Generator room provided etc., as well as water pump, water tanks, common bathrooms, transformers, electrical rooms, if provided etc., are taken into account of the said flat.

"THE SCHEDULE - B"**DESCRIPTION OF WHOLE APARTMENT**

(Description of Total Land on which the Apartment namely "N. A. GREEN" has been constructed)

All that piece and parcel of land measuring an area of 4044 Square Feet equivalent to 9.2837 Decimals more or less upon which "N. A. GREEN" is constructed situated at Survey Mauza Phulwari Sharif, now commonly known as Haroon Nagar Colony, Sector-2, Pargana - and Survey Police Station- Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District- Patna, under Tauzi No. 5247 (Five Thousand Two Hundred Forty Seven), Phulwari Revenue Thana No. 35 (Thirty Five), Khata No. 878 (Eight Hundred Seventy Eight), Part of Cadastral Survey Plot No. 494 (Four Hundred Ninety Four), Annual Rent Rs.5/- Payable to the State Government of Bihar Through Circle Officer Phulwari Sharif, Patna and the same is out of Jurisdiction of Nagar Parishad Phulwari Sharif, Patna and the same is bounded as follows :-

N.A. CONSTITUTION

for N.A. Green

Proprietor

26/11/23



BOUNDARY OF WHOLE APARTMENT
(BOUNDARY OF LANDED PROPERTY PLOT)

By North :- Survey Plot No., 492 & 493

By South :- Branch Road

By East :- Md. Belal in Survey Plot No. 494 (P)

By West :- Branch Road & NIZ Landowners

Zone 3, Phulwari Sharif Government valuation
List Serial No. 034,

Jamabandi No. 20429

Bhag Vertaman 122

Page No. 12478

&

Jamabandi No. 21134

Bhag Vertaman 127

Page No. 4441

&

Jamabandi No. 21135

Bhag Vertaman 127

Page No. 4445

COMMON AREA

1. All driveway and open parking areas on the said premises.
2. All exterior conducts utility line underground and overhead water storage tanks.
3. Exterior lighting and other facilities necessary to the safety of the said building.
4. Water tank and other facilities located in the said building to serve or benefit more than unit.
5. Conduits utility lines telephones, and electrical system contained within the said building.

NA CONSTRUCTION

Ansari

Proprietor

25/11/23



This deed of Absolute Sale is made on this the 25th day of November 2023 A.D. of Christian Era at Patna.

BETWEEN

"**M/S N. A. CONSTRUCTION**" through its proprietor namely **NASIM ANSARI SON OF USMAN ANSARI**, here-in-after called as the **VENDOR** (which includes his heirs, successors, assignees, administrators, legal representatives etc.,) included in these context be demanded to mean their heirs, executors, successors, Representatives and assigns shall be deemed as party of the **ONE PART**.

AND

ZEBA NIGAR WIFE OF LATE REYAZ AHMAD, here-in-after called as the **VENDEE** (which includes her heirs, successors, assignees, administrators, legal representatives etc.,) included in these context be demanded to mean her heirs, executors, successors, Representatives and assigns shall be deemed as party of the **OTHER PART**.

RECITALS

WHEREAS, the brief history of total land measuring an area of 4044 Square Feet equivalent to 9.2837 Decimals over which the Apartment namely "N. A. GREEN" is being constructed situated at Survey Mauza Phulwari Sharif, now known as Haroon Nagar Colony, Sector-2 Pargana and Survey Police Station Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District Patna, under Tauzi No. 5247 Phulwari Revenue Thana No. 35 Khata No. 878 Part of Cadastral Survey Plot No. 494 was is the purchased property of landowners by way of Three Deed of Absolute Sale 1st in the name of landowner No. 1 namely Shama Perveen wife of Md. Wasim resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 18-04-2016, bearing Deed No. 4352, in Book No. 1, Volume No. 102 of 2016, Pages from 525 to 535, C.D. 15/2016 Serial No. 4757/2016, Token No. 4942/2016 measuring an area of 2 Katha equivalent to 2722 Square Feet registered in the

N.A. CONSTRUCTION

Ansari
Proprietor

25/11/23



office of Sub Registrar, Phulwari Sharif, Patna purchased from The Haroon Nagar Co-Operative House Construction Society Ltd., registered under The Bihar & Orissa Co-Operative Society Act-VI, of 1935 having its Registration No. 12/Pat of 1971 having its Office at Haroon Nagar Sector-II, Phulwari Sharif, Patna and 2nd Deed also in the landowner Shama Perveen wife of Md. Wasim resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 26-11-2016, bearing Deed No. 12104, in Book No. 1, Volume No. 286 of 2016, Pages from 456 to 466, C.D. 43/2016 Serial No. 13420/2016, Token No. 14015/2016 measuring an area of 722 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna Purchased from M. Sharfuddin son of Late Wakil Ahmad resident of Sultanganj, P.S. Sultanganj, P.O. Mahendru, District Patna and 3rd in the name of landowner Md. Wasim son of Late Md. Nasiruddin resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 26-11-2016, bearing Deed No. 12105, in Book No. 1, Volume No. 286 of 2016, Pages from 467 to 477, C.D. 43/2016 Serial No. 13421/2016, Token No. 14019/2016 measuring an area of 1000 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna Purchased from M. Sharfuddin son of Late Wakil Ahmad resident of Sultanganj, P.S. Sultanganj, P.O. Mahendru, District Patna and the respective landowners are enjoying their physical possession.

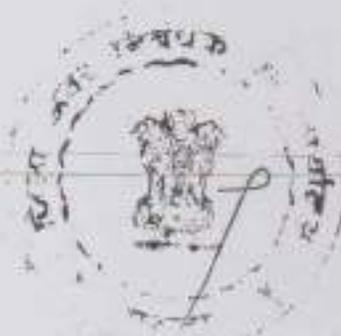
AND WHEREAS, the respective Land Revenue Rent Receipt has also been issued in the names of Landowners through Circle Office, Phulwari Sharif, Patna vide Mutation Case No. 772/14 for the year 2016-2017 and whereupon the respective Land Revenue Receipt had also been issued vide **Jamabandi No. 20429 Bhag Vertman 122 Prishth Sankhya 12478 in the name of landowner Shama Perveen** And vide Mutation Case No. 9041/14 for the year 2016-2017.

N A CONSTRUCTION

Patna

Proprietor

26/11/25



And whereupon the respective Land Revenue Receipt had also been issued vide **Jamabandi No. 21134 Bhag Vertman 127 Prishth Sankhya 4441 in the landowner Shama Perveen** And vide Mutation Case No. 9042/14 for the year 2016-2017 and whereupon the respective Land Revenue Receipt had also been issued vide **Jamabandi No. 21135 Bhag Vertman 127 Prishth Sankhya 4445 in the landowner Md. Wasim** and they are paying their respective land revenue to the State Government of Bihar.

AND WHEREAS, the said Md. Wasim & Shama Perveen have also obtained their Land Possession Certificate, issued by Circle Officer, Phulwari Sharif, Patna vide L.P.C. Certificate No. 6998 & 6999 & 7001 Dated 07-04-2023.

AND WHEREAS, in due course of business in between landowners above named and the builder/developers had mutually agreed to enter into a Development Agreement for construction of Multistoried residential Apartment upon the Schedule-A property and accordingly the landowners and builder/developer/vendor Proprietorship "**M/S N. A. CONSTRUCTION**" represented through its Proprietor namely Nasim Ansari son of Usman Ansari executed a Deed of Development Agreement **13-10-2022 bearing Deed No. 14555, in Book No. 1, Volume No. 270 Pages 196 to 211, C.D. No. 42/2022, Token No. 14938/2022, Serial No. 14696/2022**, registered in the office of Sub Registrar, Phulwari Sharif, Patna upon agreed conversion ratio of 50% of the share in total super built-up area to landowners for their contribution of land and rest 50% of share in total super built-up area to the builder/developer for their contribution and investment in construction process according to The Bihar Apartment Ownership Act 2006.

AND, WHEREAS, the builder had get Approved Plan from Phulwari Nagar Parishad, Phulwari Sharif, Patna vide Plan case No. **02/2020-21 dated 20-03-2020**.

N A CONSTRUCTION

Ansari

Proprietor

25/1/23



AND WHEREAS, a respective division of share was performed in between developers/builder and landowners and their successors according of The Bihar Apartment ownership Act read with The Bihar Apartment ownership Rules in Section 5(1) clearly declared their shares as absolute owner and in the light of The Bihar Apartment ownership Act 22-02-2023 and according to the division of share the Developers/vendor got their respective Developer's share as flat No. "201" on "2nd" floor in Apartment namely "N. A. GREEN" and other residential Flat on several floors in several block and its respective car parking open and covered spaces top terrace common lobby, driveway etc., and from the date of share Distribution and construction of the aforesaid Apartment and accordingly share Division between landowners and the Builders/vendor are in full right title and interest from the date of share Distribution dated 22-02-2023 and it has been further agreed and undertaken by the builder/developers the respective physical and exclusive possession will be delivered in favour of the Developers/vendor after completion of Apartment Project and accordingly the developers/builders also be entitled of their share from the date of delivery of possession vice versa.

AND WHEREAS, the developers/vendor had applied in BIHAR RERA for approval of their project and after due verification of document related to the project as submitted by the builder / developers/vendor and after due physical verification of land area the competent Authority of BIHAR RERA was pleased to register the said project of the developers as BRERAP23449-1/33/R-1565/2023 and the developers/vendor had constructed their said apartment as per approved Plan and as per BIHAR RERA Rules and Regulations.

N A CONSTRUCTION

Proprietor
25/11/23
Proprietor



AND WHEREAS, Buyer have inspected and/or otherwise satisfied herself about the right title and interest of the vendor which one of the out of Builder's share over such land and are also aware of the facts that the Developers/vendor have not entered into any agreement with any other person/s and/or parties who are interested in acquiring the proposed Flat.

AND WHEREAS, the Buyer have also inspected and/or otherwise satisfied herself about the building plans and is desirous of acquiring a flat purchased from the share of builder in the said complex more fully described in the column No. 5 and Schedule A of this deed hereto upon the terms and conditions hereinafter mentioned.

AND WHEREAS, vendor are selling their self Developers/vendor share flat along with one reserve car parking on Ground floor and undivided common interest in the staircase, other common area and services of the building, the aforesaid the vendor on receipt of full consideration of Rs.32,00,000/- (Rupees Thirty Two Lakhs only) as agreed between them in respect of the flat and has relinquished all their right, title and interest in the residential Flat No. "201" on "2nd" floor as more fully described in column No. 5 and Schedule A of this deed, and has already handed over the possession of the said flat to the VENDEE.

AND WHEREAS, upon receipt of full consideration amount of Rs.32,00,000/- (Rupees Thirty Two Lakhs only) only way of Cheque/Demand Drafts & Bank Transfer/cash as more fully described at the foot of this deed and the vendor had accepted the same and is nothing due of the vendor and the respective physical and exclusive possession of the aforesaid flat has been given to the VENDEE and there in no hitch left now in execution and registration of this indenture in respect of the said flat as the VENDEE have paid all the costs of charges and expenses to be incurred and have requested to the vendor to execute and register deed of absolute sale in favour of the VENDEE.

NA CONSTRUCTION

for Anwar
25/11/22 Proprietor



**NOW THIS DEED OF CONVEYANCE IS HEREBY
AGREED AND DECLARED BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS :-**

1. That the vendor further have no claim regarding the vended flat in Apartment namely "N. A. GREEN" bearing Flat No. "201" on "2nd" Floor having its Super Built-up area 1404 Square Feet upon which the right title and interest transferred by the vendor in favour of vendee of this deed, and also provided one reserved car parking space on Ground Floor along with undivided proportionate share in the land and common assets, common area and services in the apartment "N. A. GREEN" and consideration amount and the vendor have further no right to demand any single penny from the VENDEE after execution of this deed in context to the property hereby conveyed by way of Absolute Sale.

2. That the total valuable consideration amount of the property hereby conveyed by way of absolute sale i.e., Rs.32,00,000/- (Rupees Thirty Two Lakhs only) had already been received by the vendor from the VENDEE before execution of this deed by way of Cheque/Demand Draft/Bank Transfer/cash as more fully described at the foot of this deed and the vendor have acknowledged the same by way of putting their respective signature upon this deed of Absolute Sale.

3. That after receipt of full and final consideration amount the vendor hereby convey and transfer to the said VENDEE the right, title and interest of the said apartment "N. A. GREEN" bearing Flat No. "201" on "2nd" Floor and provided one reserved car parking on Ground Floor of the said building called "N. A. GREEN" having Super Built-up area 1404 Square Feet upon which the right title and interest transferred by the vendor in favour of vendee of this deed as more fully described in the column No. 5 & Schedule-'A' as written above along with the proportionate undivided right, title and interest and share in the land on as is where is basis.

N A CONSTRUCTION

for Ansari
25/11/23 Registrar



4. That the vendor are selling their self Builder's share flat in favour of the VENDEE in the aforesaid complex according to The Bihar Apartment Ownership Act 2006.

5. That VENDEE shall be entitled to use the said Flat for residential purpose for which the said Flat is being acquired by her and can be out for the said purpose.

6. That VENDEE shall also entitled that she may put to whatever use that suits her interest the unit/units under consideration of this deed of absolute sale, provide that its use is guided by the rules/regulations of the respective maintenance committee to be described later and further.

7. That the VENDEE shall not make any alteration in the elevation and outside colour scheme of the exposed walls of the any external walls or the faces of the external doors and windows of the said flat and car parking space which differs from the colour scheme of the said building complex.

8. That the VENDEE shall carry out all internal repairs of her said unit and maintain and good condition, state, order and repair and shall observe all the rules and bye-laws of the Municipal Corporation and shall not do or suffer to be done anything in or upon the said unit or the said building or the said complex which may be against the rules and bye-laws of the Corporation in connection with the said unit and/or the said building and/or the said complex.

9. That the VENDEE shall have no right, title or interest of any nature whatsoever in the common areas save and except the right, of ingress, egress, right of easement, common right of use and enjoyment the vendee further have no right to occupy the upper terrace.

N/A CONSTRUCTION

flat → pmsm
25/11/20 Proprietor



14.

13. That VENDEE covenants with the vendor and with the owners of other units that she shall not ever demolish or cause to be demolished any part of the Flat or the said building nor shall she take any make or cause to be made any new construction of whatsoever nature in such complex or in the said building or in the said unit or any part thereof, but for the internal arrangement and the VENDEE further covenants that she shall not make any additions or alterations to the said unit without the previous consent in writing of the management committee as this may affect the structural safety of the building.

14. That the VENDEE covenants herein contained shall be legally binding and enforceable against any occupier of the said unit as part of the terms and conditions between VENDEE and the occupier, the maintenance charges shall be paid to the said management committee directly by the occupier when so demanded.

15. That the VENDEE shall not commit any nuisance such as throwing accumulating any dust or garbage's, rubbish, rag or other refuses or permit the same to be thrown or accumulated in her Flat or any portion of the said building complex.

16. That the VENDEE shall not store in the said unit any goods of hazardous or combustible nature or which are so heavy as to effect the construction of the said building or any part thereof or increase the insurance premium for the building and the VENDEE shall keep the vendor or other units indemnified, secured and harmless against all costs, consequences and damages arising as a result of any breach or non-compliance of the said restrictions contained herein.

N A CONSTRUCTION

Answer

Proprietor

25/1/15



10. That the VENDEE agree and undertakes to pay the said managing committee regularly and punctually whether demanded or not, at all times her proportionate share of maintenance charges and any other rates, taxes and outgoing calculated either on actual basis or in the actual amount is not available, on such reasonable estimated amount including all rates, taxes, dues, duties, outgoing water charges, insurance premium, common lighting charges, repairs, salaries of maintenance staff, Chawkidars etc., and all other expenses of and incidental to the management and maintenance of the said building complex as may be determined or fixed by the said management committee which will be final and shall always be acceptable to the VENDEE.

11. That in case any security or deposit or payment is demanded by the Electricity Authorities, Municipal Authorities or any other local Authorities or the management committee and/or the vendor for supply of electricity, wafer gas or any other facilities or utility or amenity or repair and maintenance of the said building, the VENDEE shall contributed proportionately towards such security or deposit or payment as shall be determined by the said managing committee.

12. That the VENDEE is owner of the said Flat shall always have proportionate share and right, title and interest over the aforesaid land on which the said apartment "N. A. GREEN" has been constructed, if the building becomes inhabitable and is subsequently demolished (The word proportionate used in presents shall mean the proportion which the built-up area of the VENDEE'S Flat space described in column No. 5 above bears to the total sum of built-up areas of all Flats, car parking and other units specific or common in the said building complex).

NA CONSTRUCTION

NA
25/10/20
25/10/20
25/10/20



17. That the vendor hereby transfer by way of absolute sale all their rights, title, and interest with possession as above mentioned property to the VENDEE TO HOLD AND TO ENJOY the same as absolute owner and the VENDEE shall also entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed by way of this deed of absolute sale, and the vendor have also assured to the VENDEE that the property as mentioned in column No. 5 & Schedule, 'A' of this deed is free from all encumbrances, lien and charges and the peaceful, physical and exclusive possession of the said property has been delivered to the VENDEE and the VENDEE are free to get her name mutated on the said property and also free to use the same in the way that the VENDEE likes in accordance of management committee rules and regulations and the bye-laws as more fully mentioned above.

18. That the vendor further declare and assures and undertakes that the vended property is free from all sorts of encumbrances, lien, charges and defect of title etc., and also declare that the over which the said Apartment being constructed is not over any Gair Majorua Aam, Gair Majorua Khas, Qaiser E Hind, Housing Board, Bhudan, Religious Trust, Mandir/Masjid/Church Land and the land is absolutely Free Hold Raiveti Land.

19. That the vendor has jointly or separately not entered into any agreement for sale or otherwise with any person claiming to their title thereto, and whatsoever the vendor have got transferable right, title and interest in the property hereby transferred by way of absolute sale shall pass over to the VENDEE from today and the vendor have agreed with the VENDEE, if the VENDEE shall be deprived of the possession of whole or any part of the property by virtue of any act of the vendor or due to defect of title, lien or encumbrances, than in that case the vendor hereby undertake to compensate the loss and damages sustained by the VENDEE from their estate from the date of accrual of such loss, and at such rate as is prevalent at the date of accrual of such loss and damages.

N/A CONSTRUCTION
25/11/23
Mysore



THE SCHEDULE -D**(Maintenance Expenses to be paid by the purchaser)**

- a) Cost of operating, maintaining, overhauling or replacing water pumps, electrical meters, common water supply line.
- b) Cost of maintaining water reservoir and tanks on the roof.
- c) Cost of maintaining or keeping the roof as well as the wide walls of the building in the proper repairs and in water and leak proof condition.
- d) Cost of repairs and painting the exterior of the building and all other common portion and areas.
- e) Salaries of Sweepers, caretakers, chawkidars and Durwans, employed for the upkeep of the common areas.
- f) Cost of incorporation and formation of the association for maintenance of the building.
- g) All Municipal rates, taxes, duties and other impositions and levies on all common parts and areas.
- h) The Security deposits or any increase in security deposit demanded and required to be paid to electricity authorities, Municipal authorities or any other local authority for maintenance of all common services and facilities.
- i) Cost of maintenance of all other common services and facilities not specifically provided.
- j) Insurance premium for insuring the building against earth quake, fire lighting, mob violence and civic commotion etc., if insured.

NA CONSTRUCTION

for Purchase

25/11/03



THE SCHEDULE - E**Detail of Payment of consideration amount**

Mode of Payment	Date	Amount	Payable at
Chq. No. 570388	29-09-23	10,00,000/-	SBI
Chq. No. 570389	30-09-23	1,00,000/-	SBI
Chq. No. 570390	07-10-23	5,50,000/-	SBI
RTGS	23-11-23	7,50,000/-	UCO Bank
UTR :- UCBAH23327254622 UCBAR52023112300254622			
RTGS	23-11-23	8,00,000/-	UCO Bank
UTR :- UCBAH23327251070 UCBAR52023112300251070			
		Total = Rs.32,00,000/-	

(Rupees Thirty Two Lakhs only).

THE SCHEDULE - F

Details Schedule of property hereby conveyed by way of Absolute Sale Flat in "N. A. GREEN", bearing Flat No. "201" on "2nd" Floor and One provided reserve Car parking space on Ground floor in Apartment namely "N. A. GREEN".

- Total Land of entire Apartment - 4044 Square Feet equivalent to 9.2837 Decimals
- Total Constructed Super built-up Area of the entire Apartment = 17291 Sq. Ft.
- Super built up area of the Flat - 1404 Sq. Ft.
- Total proportionate share of the Land to the Vendee i.e., 328.3659 Sq. Ft. 0.7539 Decimals
- Value of the Flat = Rs.24,00,000/-
- value of one Car Parking Space = Rs.1,00,000/-
- Total Govt. value of the Proportionate share of the land = Rs.7,00,000/- (Value on Residential Branch Road) (5+6+7) **Total = Rs.32,00,000/-** (Rupees Thirty Two Lakhs only).

Upon which the respective Stamp Duty and Registration Fee and other respective Fees and other respective Fees are also being paid.



N.A. CONSTRUCTION

R.C. → Hansari

25/11/23

19.

IN WITNESSES WHEREOF, the vendor have executed this deed of absolute sale by putting their respective signatures on the 25th day of November 2023 at Patna in presence of the witnesses who have also attested the same.

N A CONSTRUCTION

~~RA~~ *NASIM*
25/11/23 Proprietor

(NASIM ANSARI)

FOR :- "M/S N. A. CONSTRUCTION"

SIGNATURE OF THE VENDOR

Zigar
25/11/2023

(ZEBA NIGAR)

SIGNATURE OF THE VENDEE

WITNESSES

This Deed of Absolute Sale has been drafted by me in 19 Pages according to the instructions of vendor & vendee.

① MD. BELAL

S/O GHULAM MOHIUDDIN

381A/1 KABARI GALI EXHIBITION ROAD

NEAR AMIN GIRLS SCHOOL

PD - 6th PD EXHIBITION ROAD PATNA

BIHAR. 800001

Md. Belal
25/11/2023

[Signature]
Advocate
Civil Court, Patna.



② AMJAB WAQUIAR.

S/o Late Ramrul Hoda.

Purani Bazar JHAJHA.

PIN - 811308 P.S. JHAJHA.

Amjad Waquar

25/11/2023

Adhar No. 9976 0375 3705

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. '23'. Also admissible under section 25(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 183500/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 64000/-	Amt.paid through Bank Challan	Rs. 310950/-

Registration Fee

FEE PAID									
A1	50875	C	0	H1b	0	K1a	0	L1	0
A8	0	D	0	H2	0	K1b	0	L1ii	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	L1	0		
									TOTAL- 66900

LLR + Proc Fee	Service Charge
LLR 500	
Proc.Fee 50	1000
Total 550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 68450

Date: 27/11/2023

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 25th November 2023 by Nasim Ansari(Proprietor) Usman Ansari by profession Others. Status - Executant

Ansari
27/11/23

Signature/L.T.I. of Presentant

Date:27/11/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Belal' age '38' Sex 'M', 'Ghulam Mohiuddin', resident of '381a/1, Kabari Gali, Exhibition Road, Near Amin Girls School , Po-G.P.O., Patna-800001'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 27/11/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 395 on pages on 254 -275, for the year 2023 and stored in CD volume No. CD-61 year 2023 .The document is posted on the Front Page of the document.



Date : 27/11/2023

Registering Officer
Patna

Token No. : 18990 Year : 2023 S.No. : 18795 SCORE Ver.4.1 Deed No. : id No. : 17397



INDIA NON JUDICIAL
Government of Bihar

e-Stamp



Certificate No. : IN-BR-2301283815
Certificate Issue Date : 24-Nov-2023 01:57 PM
GRN No. : BHR20230501069010E, BHR20231100500959E, BHR20231100565281E
Unique Doc Reference : EST-BR-2800-2300017116
Party Name : ZEBA NIGAR
Purchased by : ZEBA NIGAR
Purpose : Conveyance Article no (23)
Stamp Duty Paid (Rs.) : 200000 (Two Lakh Only)
Reg. Fee (Rs.) : 60000 (Sixty Thousand Only)
LLR & P Fee (Rs.) : 550 (Five Hundred Fifty Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 1000 (One Thousand Only)
Total Amount (Rs.) : 261550 (Two Lakh Sixty One Thousand Five Hundred Fifty Only)

N A CONSTRUCTION
28/11/23



IN 2301288325

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <http://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate when available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



INDIA NON JUDICIAL
Government of Bihar

e-Stamp



Certificate No. : IN-BR-2301283758
Certificate Issue Date : 24-Nov-2023 01:55 PM
GRN No. : BHR20231100500959E, BIHR20231100565281E
Unique Doc Reference : EST-BR-2800-2300017115
Party Name : ZEBA NIGAR
Purchased by : ZEBA NIGAR
Purpose : Conveyance Article no (23)
Stamp Duty Paid (Rs.) : 42500 (Forty Two Thousand Five Hundred Only)
Reg. Fee (Rs.) : 6900 (Six Thousand Nine Hundred Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 0 (Zero Only)
Total Amount (Rs.) : 49400 (Forty Nine Thousand Four Hundred Only)

[Handwritten signature]

N A CONSTRUCTION
[Handwritten signature]
Proprietor



IN 2301288268

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <http://enbandhan.bihar.gov.in> or using enbandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

REAL ESTATE REGULATORY AUTHORITY, BIHAR

2ND / 8TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA-800028

FORM 'C'

[See rule 5(1)]

PROVISIONAL REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : HRERAP23449-1/33/R-1565/2023
Project Name : N.A. Green (New Project-Residential Project)-(G+3, Total No of
Plots-10), Project Address : Hareon Nagar Colony, Sector-2, Phulwari Sharif, Patna (Khasra/ Plot
No- 493, Khata No- 878, Thana No-35, Mauza- Phulwarisharif), (Total Area of Land-376.95 Sq.
M), Sub-division/District : Patna

1. **A Individual / Proprietorship Firm- M/s N. A. Construction** having its registered office at House No-68, Road No-14, Near Bari Masjid, Phulwari Sharif, Patna-801505

2. This registration is granted subject to the following conditions, namely :-

- a. The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government (Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017).
- b. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section 17;
- c. The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (HDFC Bank, Branch Name- Anisabad, Patna, Account No. 50200079958336, IFSC Code : HDFC0002514) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause(i) of sub-section(2) of Section 4;
- d. The registration shall be valid for a period of 90 Years 03 Months commencing from 02/05/2023 And ending with 02/08/2023 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
- e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under along with details as prescribed under Rule 16(1) (a) (i) (c) of Bihar Real Estate (Regulation and Development) Rules, 2017.
- f. The promoter shall not convey the project to any other party while the project is being in force as applied to the project.

3. The above mentioned conditions are put forth by the promoter. The Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 02.5.2023

Place: Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

- 1) There are 5 (Five) Cuts in the name of the promoter i.e. 2nd floor flat No-201, 202, 203, 3rd Floor flat No-301, 303 exclusively available for marketing and selling by the promoter.
- 2) This registration is being granted based on the information and documents furnished by the Promoter and the Authority bears no responsibility for the authenticity of the same. In case the promoter submitted a false or invalid document or credential, it may lead to the cancellation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land, title or interest of the plot over which plan is approved.
- 3) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.
- 4) The above registration is valid for a period of 02 Years 03 Months as provided in 2(f), subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye-laws and resubmit the same to the RERA, Bihar. Failure to submitting the validated map may result in cancellation of registration of the project by the Authority.
- 5) Promoter shall ensure compliance of all norms and conditions mentioned in Bihar Building Bye-laws as required under Bihar Building Bye-laws 2014.
- 6) Open parking area comes in common area and it cannot be sold.
- 7) At the project construction site, display of project details on a 5' x 4' board is essential.
- 8) In case of any papers not found in order, the same should be made available within one month.
- 9) This provisional certificate of registration is being issued subject to the condition that promoter would submit (i) TTRs of previous three Assessment Years (ii) A draft of brochure (iii) The registration deed of the proprietorship firm M/S. N.A. Construction (iv) Asset and Liability Certificate of CA (v) Details of previous projects of the Firm within stipulated time period.



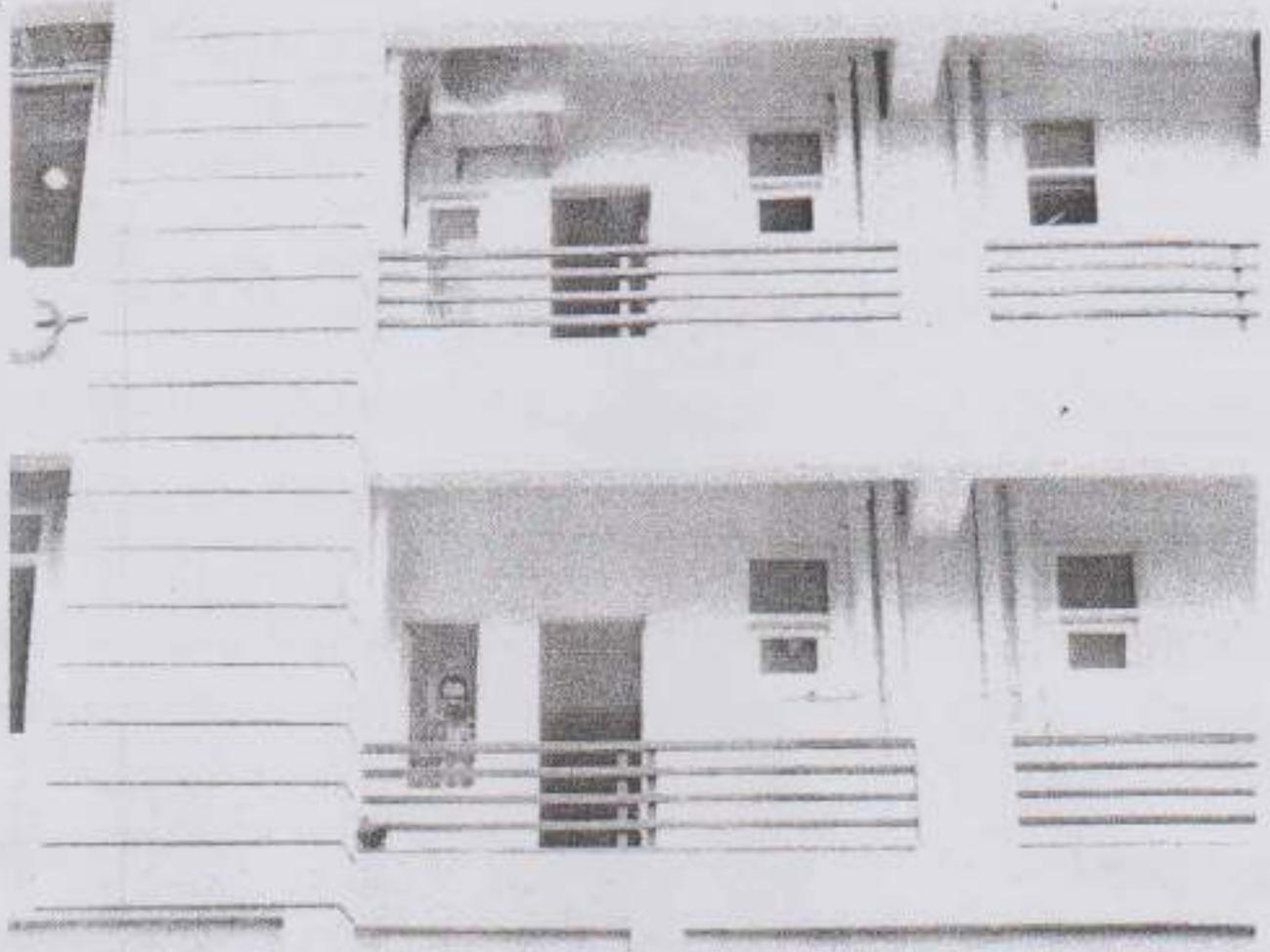
Signature and seal of the Regional Officer
Real Estate Regulatory Authority

MEMO NO. RERA/BHO/REG/2023/100
RERA/PRO/REG/MER/BIH/04/01/2023

Copy to Chairman, RERA, Ministry, BHO, M/S. N.A. Construction
Copy to Branch Manager, RERA, BHO, Patna

Signature and seal of the National Real Estate
Regulatory Authority

Wipro V23 Pro M G Goush
May 6, 2023, 15:40



Zaigar
25/11/2023



At Anwar
25/11/2023

GPS Map Camera

Patna, Bihar, India
J4Q3+W6V, Bajitpur, Balapur, Patna, Khas Mahal Digha Diara, Bihar
800010, India
Lat 25.640226°
Long 85.103492°
04/09/23 10:34 AM GMT +05:30

Google



बिहार BIHAR

क्रम संख्या 1349 तिथि 24-4-24 मूल्य 5000 सीट संख्या 192 B 648929
 Serial No. 5514
 क्रेता का नाम एवं पता मिर्जाबाद जिला मिर्जाबाद कांटेज कोलोनरी डेप 491 5053

कामेश्वर सिंह, मुद्रांक विक्रेता
 निबंधन कार्यालय, पटना
 Govt. of Bihar
 District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 25/04/2024 by Nasim Ansari (Proprietor).
 A Stamp Duty of Rs. 273000/- and other Fees of Rs. 75800/- 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. 5053 in Book No. 1, Volume No. 118 on pages from 522 to 543 and has been preserved in total 22 pages in C.D. No. 18 / Year 2024

25/4/2024
 Signature with Date
 (Dhananjay Kumar Rao)
 Registering Officer, Patna

Date: 25/04/2024
 दस्तावेज की जांच किया एवं दस्तावेज में अंकित विवरणों को अनुसृत सही पाया।
 जयंत कुमार (अभिदक कुमार)
 उपायुक्त

Token No: 5603/2024

RERA PROJECT REGISTRATION NO. BRERAP23449-1/33/R-1565/2023
DEED OF ABSOLUTE SALE
 THIS DEED OF ABSOLUTE SALE is made on 24th day of April 2024 A.D. at Patna.

M A CONSTRUCTION
 Proprietor
 24/04/2024
 R-1565/2023

SCANNED BY



स साईट से प्रमाण-पत्र सं- मिलान किया सही पाया।

हस्ताक्षर
 रवि कुमार

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Firoz Alam						
Sig.	 25.4.24						
Presented By	Nasim Ansari (Proprietor)						
Sig.	 25.4.24						
Executant	Nasim Ansari (Proprietor)		N/A	N/A	N/A	N/A	N/A
Sig.	 25.4.24						
Identified By	Md. Belal						
Sig.	 25.4.24						

N A CONSTRUCTION

Nasim Ansari
 Proprietor
 25.4.24



आवकत फ्लैट
 का अन्तर्गत निर्माण कार्य
 पूरा होना दिखाने के लिए
 फ्लैट के मालिक का नाम

1. **NAME AND FULL PARTICULARS OF THE VENDOR :-**

"M/S N. A. CONSTRUCTION" A Proprietorship firm having its registration No. 07AEZPA7675L1ZM, having its office at Ground Floor, House No. H.-188, Jaitpur Extension, Part-2, Badarpur, Near Bismillah Masjid, South Delhi, New Delhi, Pin Code 110044, & having its regional office at House No. 68, Road No. 14, Near Bari Masjid, Haroon Nagar, Sector-2, Phulwari Sharif, Post Office and Police Station Phulwari Sharif, District Patna, Pin Code 801505, in the state of Bihar represented through its Proprietor namely :-

NASIM ANSARI SON OF USMAN ANSARI, age 58 Years, AADHAAR NO. 5754 8927 9505, resident of 52/126, Gaffar Manzil, Lane No. 1, Street No. 1, Jamia Nagar, Okhla, Post Office & Police Station Jamia Nagar, District South Delhi, New Delhi Pin Code 110025 by Profession Business By Caste Islam (Ansari) by Nationality Indian, hereinafter called as the **DEVELOPER/VENDOR** of Schedule-I plot hereinafter called **FIRST PART**.
P.A.N. AEZPA7675L Mob. No. 9810064392
G.S.T. NO. 07AEZPA7675L1ZM
FROM BUILDER'S SHARE IN THE APARTMENT

Handwritten signature and date: 24/04/24

2. **NAME AND FULL PARTICULARS OF THE VENDEE :-**

FIROZ ALAM SON OF GULAM MOHAMMAD, age 59 Years, resident of Quarter No. 1B/22, Staff Colony, Kathara, Bokaro, Post Office Kathara & Police Station Bokaro Thermal, District Bokaro in the State of Jharkhand Pin Code 829116, by Nationality Indian, hereinafter called the **VENDEE/PURCHASER** or the **SECOND PARTY**, which terms shall wherever the context so applies shall include his legal heirs, Assignees, Successors, Executors, Administrators, Heirs and Legal Representatives of the **SECOND PART**.
P.A.N. AKEPA3321N Mob. No. 7004386878
AADHAAR NO. 3250 6497 2682

3. **NATURE OF THE DOCUMENT :-**
DEED OF ABSOLUTE SALE

4. **CONSIDERATION AMOUNT :-**
Rs.34,00,000/-
(Rupees Thirty Four Lakhs only).



N.A. CONSTRUCTION

Handwritten signature and date: 24/04/24
Proprietor

5. DESCRIPTION OF THE PROPERTY HEREBY CONVEYED BY WAY OF ABSOLUTE SALE :-

"THE SCHEDULE-A"

ALL THAT One residential Flat in "**N. A. GREEN**" baring Flat No. "**301**" on "3rd" floor measuring **Super Built up area of 1404 Square Feet** having Three Bedrooms, 2 Toilet Cum Bathrooms, 1 kitchen, 1 Drawing cum Dining hall, and its attached Balcony, situated at Survey Mauza **Phulwari Sharif, now commonly known as Haroon Nagar Colony, Sector-2,** Pargana and Survey Police Station- Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District- Patna, under **Tauzi No. 5247 (Five Thousand Two Hundred Forty Seven), Phulwari Revenue Thana No. 35 (Thirty Five), Khata No. 878 (Eight Hundred Seventy Eight), Part of Cadastral Survey Plot No. 494 (Four Hundred Ninety Four)** Annual Rent Rs.5/- Payable to the State Government of Bihar Through Circle Officer Phulwari Sharif, Patna and the same is out of Jurisdiction of Nagar Parishad Phulwari Sharif, Patna and the said Apartment is being constructed by "**M/S N. A. CONSTRUCTION Zone-3, Phulwari Sharif Government valuation List Serial No. 034,**" and the same is bounded as follows :-

BOUNDARY OF FLAT NO. "301"

- By North :- Setback of the Apartment
- By South :- Common Corridor & Staircase
- By East :- Setback of the Apartment
- By West :- Lift & Setback of the Apartment

AND

One covered reserve car Parking Space on Ground Floor of the "**N. A. GREEN**" for Flat No. "**301**".

N A CONSTRUCTION

M/S N. A. CONSTRUCTION
 Proprietor 24/04/24



28/4/24

4.

a) Area comprising of floor area within the said Flat.

a) Area of the walls and columns, if any within and outside the said Flat, and the wall or walls separating the said Flat to the other Flats on the same floor (in which case 50% of such common wall shall be taken into account).

b) Equal and proportionate share and right to use the common space in the building like staircase on all the floors, lift landing on all the floors lift wall and its plant installation room, electrical room, common meter room, common passage on each floor and entrance lobby on the Ground floor, Generator room provided etc., as well as water pump, water tanks, common bathrooms, transformers, electrical rooms, if provided etc., are taken into account of the said flat.

"THE SCHEDULE - B"
DESCRIPTION OF WHOLE APARTMENT

(Description of Total Land on which the Apartment namely "N. A. GREEN" has been constructed)

All that piece and parcel of land measuring an area of **4044 Square Feet equivalent to 9.2837 Decimals** more or less upon which **"N. A. GREEN"** is constructed situated at Survey Mauza **Phulwari Sharif, now commonly known as Haroon Nagar Colony, Sector-2,** Pargana and Survey Police Station- Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District- Patna, under **Tauzi No. 5247 (Five Thousand Two Hundred Forty Seven), Phulwari Revenue Thana No. 35 (Thirty Five), Khata No. 878 (Eight Hundred Seventy Eight), Part of Cadastral Survey Plot No. 494 (Four Hundred Ninety Four),** Annual Rent Rs.5/- Payable to the State Government of Bihar Through Circle Officer Phulwari Sharif, Patna and the same is out of Jurisdiction of Nagar Parishad Phulwari Sharif, Patna and the same is bounded as follows :-

N A CONSTRUCTION

Ansari
24/04/2024
Proprietor



BOUNDARY OF WHOLE APARTMENT
(BOUNDARY OF LANDED PROPERTY PLOT)

By North :- Survey Plot No., 492 & 493

By South :- Branch Road

By East :- Md. Belal in Survey Plot No. 494 (P)

By West :- Branch Road & NIZ Landowners

Zone 3, Phulwari Sharif Government valuation
List Serial No. 034,

Jamabandi No. 20429

Bhag Vertaman 122

Page No. 12478

&

Jamabandi No. 21134

Bhag Vertaman 127

Page No. 4441

&

Jamabandi No. 21135

Bhag Vertaman 127

Page No. 4445

COMMON AREA

1. All driveway and open parking areas on the said premises.
2. All exterior conducts utility line underground and overhead water storage tanks.
3. Exterior lighting and other facilities necessary to the safety of the said building.
4. Water tank and other facilities located in the said building to serve or benefit more than unit.
5. Conduits utility lines telephones, and electrical system contained within the said building.

N/A CONSTRUCTION

MD. BELAL
 24/04/24
 Proprietor



This deed of Absolute Sale is made on this the 24th day of April 2024 A.D. of Christian Era at Patna.

BETWEEN

"M/S N. A. CONSTRUCTION" through its proprietor namely **NASIM ANSARI SON OF USMAN ANSARI**, here-in-after called as the **VENDOR** (which includes his heirs, successors, assignees, administrators, legal representatives etc.,) included in these context be demanded to mean his heirs, executors, successors, Representatives and assigns shall be deemed as party of the **ONE PART**.

AND

FIROZ ALAM SON OF GULAM MOHAMMAD, here-in-after called as the **VENDEE** (which includes his heirs, successors, assignees, administrators, legal representatives etc.,) included in these context be demanded to mean his heirs, executors, successors, Representatives and assigns shall be deemed as party of the **OTHER PART**.

RECITALS

WHEREAS, the brief history of total land measuring an area of 4044 Square Feet equivalent to 9.2837 Decimals over which the Apartment namely "N. A. GREEN" is being constructed situated at Survey Mauza Phulwari Sharif, now known as Haroon Nagar Colony, Sector-2 Pargana and Survey Police Station Phulwari Sharif, Sub Registry Office Phulwari Sharif and Sadar Registration office and District Patna, under Tauzi No. 5247 Phulwari Revenue Thana No. 35 Khata No. 878 Part of Cadastral Survey Plot No. 494 was is the purchased property of landowners by way of Three Deed of Absolute Sale 1st in the name of landowner No. 1 namely Shama Perveen wife of Md. Wasim resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 18-04-2016, bearing Deed No. 4352, in Book No. 1, Volume No. 102 of 2016, Pages from 525 to 535, C.D. 15/2016 Serial No. 4757/2016, Token No. 4942/2016 measuring an area of 2 Katha equivalent to 2722 Square Feet registered in the

N A CONSTRUCTION

N.A. Construction
24/04/24
Proprietor



office of Sub Registrar, Phulwari Sharif, Patna purchased from The Haroon Nagar Co-Operative House Construction Society Ltd., registered under The Bihar & Orissa Co-Operative Society Act-VI, of 1935 having its Registration No. 12/Pat of 1971 having its Office at Haroon Nagar Sector-II, Phulwari Sharif, Patna and 2nd Deed also in the landowner Shama Perveen wife of Md. Wasim resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 26-11-2016, bearing Deed No. 12104, in Book No. 1, Volume No. 286 of 2016, Pages from 455 to 466, C.D. 43/2016 Serial No. 13420/2016, Token No. 14015/2016 measuring an area of 722 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna Purchased from M. Sharfudddin son of Late Wakil Ahmad resident of Sultanganj, P.S. Sultanganj, P.O. Mahendru, District Patna and 3rd in the name of landowner Md. Wasim son of Late Md. Nasiruddin resident of House No. 268, Road No. 14, Haroon Nagar, Colony, Sector-2, Post Office & Police Station Phulwari Sharif District Patna deed dated 26-11-2016, bearing Deed No. 12105, in Book No. 1, Volume No. 286 of 2016, Pages from 467 to 477, C.D. 43/2016 Serial No. 13421/2016, Token No. 14019/2016 measuring an area of 1000 Square Feet registered in the office of Sub Registrar, Phulwari Sharif, Patna Purchased from M. Sharfudddin son of Late Wakil Ahmad resident of Sultanganj, P.S. Sultanganj, P.O. Mahendru, District Patna and the respective landowners are enjoying their physical possession.

AND WHEREAS, the respective Land Revenue Rent Receipt has also been issued in the names of Landowners through Circle Office, Phulwari Sharif, Patna vide Mutation Case No. 772/14 for the year 2016-2017 and whereupon the respective Land Revenue Receipt had also been issued vide **Jamabandi No. 20429 Bhag Vertman 122 Prishth Sankhya 12478 in the name of landowner Shama Perveen** And vide Mutation Case No. 9041/14 for the year 2016-2017.

N A CONSTRUCTION

Shama Perveen
Proprietor
27/4/24



And whereupon the respective Land Revenue Receipt had also been issued vide **Jamabandi No. 21134 Bhag Vertman 127 Prishth Sankhya 4441 in the landowner Shama Perveen** And vide Mutation Case No. 9042/14 for the year 2016-2017 and whereupon the respective Land Revenue Receipt had also been issued vide **Jamabandi No. 21135 Bhag Vertman 127 Prishth Sankhya 4445 in the landowner Md. Wasim** and they are paying his respective land revenue to the State Government of Bihar.

AND WHEREAS, the said Md. Wasim & Shama Perveen have also obtained their Land Possession Certificate, issued by Circle Officer, Phulwari Sharif, Patna vide L.P.C. Certificate No. 6998 & 6999 & 7001 Dated 07-04-2023.

AND WHEREAS, in due course of business in between landowners above named and the builder/developers had mutually agreed to enter into a Development Agreement for construction of Multistoried residential Apartment upon the Schedule-A property and accordingly the landowners and builder/developer/vendor Proprietorship "**M/S N. A. CONSTRUCTION**" represented through its Proprietor namely Nasim Ansari son of Usman Ansari executed a Deed of Development Agreement **13-10-2022 bearing Deed No. 14555, in Book No. 1, Volume No. 270 Pages 196 to 211, C.D. No. 42/2022, Token No. 14938/2022, Serial No. 14696/2022**, registered in the office of Sub Registrar, Phulwari Sharif, Patna upon agreed conversion ratio of 50% of the share in total super built-up area to landowners for their contribution of land and rest 50% of share in total super built-up area to the builder/developer for his contribution and investment in construction process according to The Bihar Apartment Ownership Act 2006.

AND WHEREAS, the builder had get Approved Plan from Phulwari Nagar Parishad, Phulwari Sharif, Patna vide Plan case No. **02/2020-21 dated 20-03-2020**.

N.A. CONSTRUCTION

Ansari
24/04/24
Proprietor



AND WHEREAS, a respective division of share was performed in between developers/builder and landowners and their successors according of The Bihar Apartment ownership Act read with The Bihar Apartment ownership Rules in Section 5(1) clearly declared their shares as absolute owner and in the light of The Bihar Apartment ownership Act 22-02-2023 and according to the division of share the Developers/vendor got his respective Developer's share as flat No. "301" on "3rd" floor in Apartment namely "N. A. GREEN" and other residential Flat on several floors in several block and its respective car parking open and covered spaces top terrace common lobby, driveway etc., and from the date of share Distribution and construction of the aforesaid Apartment and accordingly share Division between landowners and the Builders/vendor is in full right title and interest from the date of share Distribution dated 22-02-2023 and it has been further agreed and undertaken by the builder/developers the respective physical and exclusive possession will be delivered in favour of the Developers/vendor after completion of Apartment Project and accordingly the developers/builders also be entitled of his share from the date of delivery of possession vice versa.

AND WHEREAS, the developers/vendor had applied in BIHAR RERA for approval of his project and after due verification of document related to the project as submitted by the builder / developers/vendor and after due physical verification of land area the competent Authority of BIHAR RERA was pleased to register the said project of the developers as **BRERAP23449-1/33/R-1565/2023** and the developers/vendor had constructed his said apartment as per approved Plan and as per BIHAR RERA Rules and Regulations.

N.A. CONSTRUCTION

Signature
24/09/24
Proprietor



AND WHEREAS, Buyer have inspected and/or otherwise satisfied himself about the right title and interest of the vendor which one of the out of Builder's share over such land and are also aware of the facts that the Developers/vendor have not entered into any agreement with any other person/s and/or parties who is interested in acquiring the proposed Flat.

AND WHEREAS, the Buyer have also inspected and/or otherwise satisfied himself about the building plans and is desirous of acquiring a flat purchased from the share of builder in the said complex more fully described in the column No. 5 and Schedule A of this deed hereto upon the terms and conditions hereinafter mentioned.

AND WHEREAS, vendor is selling his self Developers/vendor share flat along with one reserve car parking on Ground floor and undivided common interest in the staircase, other common area and services of the building, the aforesaid the vendor on receipt of full consideration of Rs.34,00,000/- (Rupees Thirty Four Lakhs only) as agreed between them in respect of the flat and has relinquished all his right, title and interest in the residential Flat No. "301" on "3rd" floor as more fully described in column No. 5 and Schedule A of this deed, and has already handed over the possession of the said flat to the VENDEE.

AND WHEREAS, upon receipt of full consideration amount of Rs.34,00,000/- (Rupees Thirty Four Lakhs only) only way of Cheque/Demand Drafts & Bank Transfer/cash as more fully described at the foot of this deed and the vendor had accepted the same and is nothing due of the vendor and the respective physical and exclusive possession of the aforesaid flat has been given to the VENDEE and there in no hitch left now in execution and registration of this indenture in respect of the said flat as the VENDEE have paid all the costs of charges and expenses to be incurred and have requested to the vendor to execute and register deed of absolute sale in favour of the VENDEE.

NA CONSTRUCTION

Prasanna

24/04/24

Proprietor



**NOW THIS DEED OF CONVEYANCE IS HEREBY
AGREED AND DECLARED BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS :-**

1. That the vendor further have no claim regarding the vended flat in Apartment namely "N. A. GREEN" bearing Flat No. "301" on "3rd" Floor having its Super Built-up area 1404 Square Feet upon which the right title and interest transferred by the vendor in favour of vendee of this deed, and also provided one reserved car parking space on Ground Floor along with undivided proportionate share in the land and common assets, common area and services in the apartment "N. A. GREEN" and consideration amount and the vendor have further no right to demand any single penny from the VENDEE after execution of this deed in context to the property hereby conveyed by way of Absolute Sale.

2. That the total valuable consideration amount of the property hereby conveyed by way of absolute sale i.e., Rs.34,00,000/- (Rupees Thirty Four Lakhs only) had already been received by the vendor from the VENDEE before execution of this deed by way of Cheque/Demand Draft/Bank Transfer/cash as more fully described at the foot of this deed and the vendor have acknowledged the same by way of putting his respective signature upon this deed of Absolute Sale.

3. That after receipt of full and final consideration amount of Rs.34,00,000/- (Rupees Thirty Four Lakhs only) the vendor hereby convey and transfer to the said VENDEE the right, title and interest of the said apartment "N. A. GREEN" bearing Flat No. "301" on "3rd" Floor and provided one reserved car parking on Ground Floor of the said building called "N. A. GREEN" having Super Built-up area 1404 Square Feet upon which the right title and interest transferred by the vendor in favour of vendee of this deed as more fully described in the column No. 5 & Schedule-'A' as written above along with the proportionate undivided right, title and interest and share in the land on as is where is basis.

N.A. CONSTRUCTION

ft → *Ansari*
24/04/24
Proprietor



4. That the vendor is selling his self Builder's share flat in favour of the VENDEE in the aforesaid complex according to The Bihar Apartment Ownership Act 2006.
5. That VENDEE shall be entitled to use the said Flat for residential purpose for which the said Flat is being acquired by him and can be used for the said purpose.
6. That VENDEE shall also entitled that he may put to whatever use that suits his interest the unit/units under consideration of this deed of absolute sale, provide that its use is guided by the rules/regulations of the respective maintenance committee to be described later and further.
7. That the VENDEE shall not make any alteration in the elevation and outside colour scheme of the exposed walls of the any external walls or the faces of the external doors and windows of the said flat and car parking space which differs from the colour scheme of the said building complex.
8. That the VENDEE shall carry out all internal repairs of his said unit and maintain and good condition, state, order and repair and shall observe all the rules and bye-laws of the Municipal Corporation and shall not do or suffer to be done anything in or upon the said unit or the said building or the said complex which may be against the rules and bye-laws of the Corporation in connection with the said unit and/or the said building and/or the said complex.
9. That the VENDEE shall have no right, title or interest of any nature whatsoever in the common areas save and except the right, of ingress, egress, right of easement, common right of use and enjoyment the vendee further have no right to occupy the upper terrace.

NA CONSTRUCTION

SAH
24/04/24
Proprietor



13.

10. That the VENDEE agree and undertakes to pay the said managing committee regularly and punctually whether demanded or not, at all times his proportionate share of maintenance charges and any other rates, taxes and outgoing calculated either on actual basis or in the actual amount is not available, on such reasonable estimated amount including all rates, taxes, dues, duties, outgoing water charges, insurance premium, common lighting charges, repairs, salaries of maintenance staff, Chawkidars etc., and all other expenses of and incidental to the management and maintenance of the said building complex as may be determined or fixed by the said management committee which will be final and shall always be acceptable to the VENDEE.

11. That in case any security or deposit or payment is demanded by the Electricity Authorities, Municipal Authorities or any other local Authorities or the management committee and/or the vendor for supply of electricity, water gas or any other facilities or utility or amenity or repair and maintenance of the said building, the VENDEE shall contributed proportionately towards such security or deposit or payment as shall be determined by the said managing committee.

12. That the VENDEE is owner of the said Flat shall always have proportionate share and right, title and interest over the aforesaid land on which the said apartment "N. A. GREEN" has been constructed, if the building becomes inhabitable and is subsequently demolished (The word proportionate used in presents shall mean the proportion which the built-up area of the VENDEE'S Flat space described in column No. 5 above bears to the total sum of built-up areas of all Flats, car parking and other units specific or common in the said building complex).

N A CONSTRUCTION

Proprietor
47/40/41
24
N.A. GREEN
N.A.



13. That VENDEE covenants with the vendor and with the owners of other units that he shall not ever demolish or cause to be demolished any part of the Flat or the said building nor shall he take any make or cause to be made any new construction of whatsoever nature in such complex or in the said building or in the said unit or any part thereof, but for the internal arrangement and the VENDEE further covenants that he shall not make any additions or alterations to the said unit without the previous consent in writing of the management committee as this may affect the structural safety of the building.

14. That the VENDEE covenants herein contained shall be legally binding and enforceable against any occupier of the said unit as part of the terms and conditions between VENDEE and the occupier, the maintenance charges shall be paid to the said management committee directly by the occupier when so demanded.

15. That the VENDEE shall not commit any nuisance such as throwing accumulating any dust or garbage's, rubbish, rag or other refuses or permit the same to be thrown or accumulated in his Flat or any portion of the said building complex.

16. That the VENDEE shall not store in the said unit any goods of hazardous or combustible nature or which are so heavy as to effect the construction of the said building or any part thereof or increase the insurance premium for the building and the VENDEE shall keep the vendor or other units indemnified, secured and harmless against all costs, consequences and damages arising as a result of any breach or non-compliance of the said restrictions contained herein.

N.A CONSTRUCTION

Handwritten signature
24/04/24
Proprietor



17. That the vendor hereby transfer by way of absolute sale all his rights, title, and interest with possession as above mentioned property to the VENDEE TO HOLD AND TO ENJOY the same as absolute owner and the VENDEE shall also entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed by way of this deed of absolute sale, and the vendor have also assured to the VENDEE that the property as mentioned in column No. 5 & Schedule, 'A' of this deed is free from all encumbrances, lien and charges and the peaceful, physical and exclusive possession of the said property has been delivered to the VENDEE and the VENDEE is free to get his name mutated on the said property and also free to use the same in the way that the VENDEE likes in accordance of management committee rules and regulations and the bye-laws as more fully mentioned above.

18. That the vendor further declare and assures and undertakes that the vended property is free from all sorts of encumbrances, lien, charges and defect of title etc., and also declare that the over which the said Apartment being constructed is not over any Gair Majarua Aam, Gair Majarua Khas, Qaiser E Hind, Housing Board, Bhudan, Religious Trust, Mandir/Masjid/Church Land and the land is absolutely Free Hold Raiyeti Land.

19. That the vendor has jointly or separately not entered into any agreement for sale or otherwise with any person claiming to his title thereto, and whatsoever the vendor have got transferable right, title and interest in the property hereby transferred by way of absolute sale shall pass over to the VENDEE from today and the vendor have agreed with the VENDEE, if the VENDEE shall be deprived of the possession of whole or any part of the property by virtue of any act of the vendor or due to defect of title, lien or encumbrances, than in that case the vendor hereby undertake to compensate the loss and damages sustained by the VENDEE from his estate from the date of accrual of such loss, and at such rate as is prevalent at the date of accrual of such loss and damages.

N.A. CONSTRUCTION

24/04/24
Proprietor



20. That if any other previous liabilities found as created/taken by the vendor against the said vended Flat it will goes upon the vendor and the VENDEE has no concern for the same in future.

21. That in case of demolition of the building/premises due to any reason viz., earthquake, building modification then the VENDEE shall be entitled for the proportionate share of land in the said property with other co-purchaser.

THE SCHEDULE -C

(Terms, conditions Stipulations and covenants to be observed and performed by the purchaser)

1. The purchaser shall not use the said unit for any business or commercial purpose and shall not use the same as were house for stacking or storing any combustible or inflammable goods or articles or for any illegal or immoral purpose.
2. The purchaser shall keep the common area and the compound of the said building and complex neat and clean and in proper condition and shall not occupy or interfere or hinder or keep or store any goods, furniture's articles in the common space, entrances, staircases.
3. The purchaser shall indemnify and keep the vendor indemnified and harmless from or against any claim or demand for payment of such taxes, duties and other liabilities which is required to be paid and discharged by the purchaser.
4. The purchaser shall at no time demand partition of his interest in the said complex or any part thereof, if being agreed and declared that the interest of the purchaser in the said plot of land, building and the complex in importable.
5. If at any future date the said complex is acquired or requisition by the Govt., or any other competent authority, the purchaser shall be entitled to receive proportionate share of the total value or compensation to be received or recovered.

NA CONSTRUCTION

Prishu

24/04/24
Proprietor



THE SCHEDULE -D**(Maintenance Expenses to be paid by the purchaser)**

- a) Cost of operating, maintaining, overhauling or replacing water pumps, electrical meters, common water supply line.
- b) Cost of maintaining water reservoir and tanks on the roof.
- c) Cost of maintaining or keeping the roof as well as the wide walls of the building in the proper repairs and in water and leak proof condition.
- d) Cost of repairs and painting the exterior of the building and all other common portion and areas.
- e) Salaries of Sweepers, caretakers, chawkidars and Durwans, employed for the upkeep of the common areas.
- f) Cost of incorporation and formation of the association for maintenance of the building.
- g) All Municipal rates, taxes, duties and other impositions and levies on all common parts and areas.
- h) The Security deposits or any increase in security deposit demanded and required to be paid to electricity authorities, Municipal authorities or any other local authority for maintenance of all common services and facilities.
- i) Cost of maintenance of all other common services and facilities not specifically provided.
- j) Insurance premium for insuring the building against earth quake, fire lighting, mob violence and civic commotion etc., if insured.

N A CONSTRUCTION

24/04/24
Proprietor



THE SCHEDULE -E**Detail of Payment of consideration amount**

Mode of Payment	Date	Amount	Payable at
RTGS	29-09-23	10,00,000/-	SBI
UTR :- SBINR52023092974952881			
RTGS	04-10-23	10,00,000/-	SBI
UTR :- SBINR52023100475798511			
RTGS	22-04-24	10,00,000/-	SBI
UTR :- SBINR52024042217544777			
RTGS	22-04-24	4,00,000/-	SBI
UTR :- SBINR52024042217543529			
Total = Rs.34,00,000/-			
(Rupees Thirty Four Lakhs only).			

THE SCHEDULE -F

Details Schedule of property hereby conveyed by way of Absolute Sale Flat in "N. A. GREEN", bearing Flat No. "301" on "3rd" Floor and One provided reserve Car parking space on Ground floor in Apartment namely "N. A. GREEN".

1. Total Land of entire Apartment - 4044 Square Feet equivalent to 9.2837 Decimals
2. Total Constructed Super built-up Area of the entire Apartment = 17291 Sq. Ft.
3. Super built up area of the Flat - 1404 Sq. Ft.
4. Total proportionate share of the Land to the Vendee i.e., 328.3659 Sq. Ft. 0.7539 Decimals
5. Value of the Flat = Rs.25,00,000/-
6. value of one Car Parking Space = Rs.1,00,000/-
7. Total Govt. value of the Proportionate share of the land = Rs.8,00,000/- (Value on Residential Branch Road) (5+6+7) **Total = Rs.34,00,000/-** (Rupees Thirty Four Lakhs only).

Upon which the respective Stamp Duty and Registration Fee and other respective Fees and other respective Fees are also being paid.



H.A. GONWALIA
 24/04/24
 PAVAR

19.

IN WITNESSES WHEREOF, the vendor have executed this deed of absolute sale by putting his respective signatures on the 24th day of April 2024 at Patna in presence of the witnesses who have also attested the same.

N A CONSTRUCTION

[Signature]
24/04/24
Proprietor

(NASIM ANSARI)

FOR :- "M/S N. A. CONSTRUCTION"
SIGNATURE OF THE VENDOR

[Signature]
24-4-24

(FIROZ ALAM)

SIGNATURE OF THE VENDEE
WITNESSES

This Deed of Absolute Sale has been drafted by me in 19 Pages according to the instructions of vendor & vendee.



MD-BELAL

S/o GHULAM MOHIUDDIN

381A/K KABARI GALI
EXHIBITION ROAD

BATNA 800001

[Signature]
24/4/24

AADHAR-NO 4428 2422 3780

[Signature]
24/04/2024
Advocate
Civil Court, Patna.

[Signature]
24-4-2024

② OSAMA FIROZ

S/o- FIROZ ALAM

Add. - Qtr. No. - 10/22,
Staff Colony, Kathara,
Bokaro, Jharkhand - 829116.

[Signature]
24/04/2024



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. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act **Rs. 205000/-**
Addl. Stamp duty paid under Municipal Act **Rs. 68000/-**

Amt. Paid By N.J Stamp Paper	Rs. 5000/-
Amt. paid through Bank Challan	Rs. 343800/-

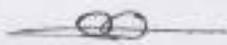
Registration Fee

FEE PAID	A1	68225	C	0	H1b	0	K1a	0	Lil	0
	A8	0	D	0	H2	0	K1b	0	Lii	0
	A9	0	DD	0	I	5000	K1c	0	Mb	25
	A10	0	E	1000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL- 74250									

LLR + Proc Fee	Service Charge
LLR	500
Proc. Fee	50
Total	550
	1000

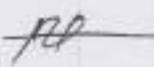
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **75800**

Date: 25/04/2024


Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 24th April 2024 by Nasim Ansari (Proprietor) Usman Ansari by profession Others. Status - Executant

 **NASIM ANSARI**
25.04.24

Signature/L.T.I. of Presentant

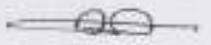
Date: 25/04/2024


Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Belal' age '39' Sex 'M', 'Ghulam Mohiuddin', resident of '381a/1, Kabari Gali Exhibition Road, Near Amin Girls Shcool , Po-G.P.O., Patna-800001'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 25/04/2024


Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 118 on pages on 522 -543, for the year 2024 and stored in CD volume No. CD-18 year 2024 .The document no. is printed on the Front Page of the document.



Date : 25/04/2024


Registering Officer
Patna

Token No. : 5603 Year : 2024 S.No. : 5514 SCORE Ver.4.1 Deed No. : d No. : 5053



INDIA NON JUDICIAL Government of Bihar

e-Stamp

Certificate No. : IN-BR-2400523822
 Certificate Issue Date : 24-Apr-2024 03:20 PM
 GRN No. : BHR20230800966450E, BHR20240400709690E
 Unique Doc Reference : EST-BR-2800-2400007192
 Party Name : FIROZ ALAM
 Purchased by : FIROZ ALAM
 Purpose : NA Article no (NA)
 Stamp Duty Paid (Rs.) : 200000 (Two Lakh Only)
 Reg. Fee (Rs.) : 70000 (Seventy Thousand Only)
 LLR & P Fee (Rs.) : 550 (Five Hundred Fifty Only)
 Miscellaneous Fee (Rs.) : 0 (Zero Only)
 Discore SC (Rs.) : 1000 (One Thousand Only)
 Total Amount (Rs.) : 271550 (Two Lakh Seventy One Thousand Five Hundred Fifty Only)

5603

[Handwritten signature]

NA CONSTRUCTION
[Signature]
24/04/24
Proprietor



IN 2400525623

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://unbandhan.bihar.gov.in> or using eribandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No. : IN-BR-2400523839
Certificate Issue Date : 24-Apr-2024 03:21 PM
GRN No. : BHR20240400709690E
Unique Doc Reference : EST-BR-2800-2400007193
Party Name : FIROZ ALAM
Purchased by : FIROZ ALAM
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 68000 (Sixty Eight Thousand Only)
Reg. Fee (Rs.) : 4250 (Four Thousand Two Hundred Fifty Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 0 (Zero Only)
Total Amount (Rs.) : 72250 (Seventy Two Thousand Two Hundred Fifty Only)

N A CONSTRUCTION

Handwritten signature
24/04/24
Proprietor



IN 2400525640

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enbandhan.bihar.gov.in> or using enbandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



T-5603

File
24/09/24

Patna
24/09/24

GPS Map Camera

Patna, BR, India
Phaiwan Sharif, Patna, 801505, BR, India
Lat 25.585391, Long 85.080397
09/22/2024 10:10 AM GMT+05:30
Note: Captured by GPS Map Camera