Serial No. 1185 Deed No. 1155

Govt. of Bihar
Sub Registry Office ,Danapur
Summary of Endorsement

This document was presented for registration on **15/02/2024** by **Lal Narayan Sharma (Agent)**
A stamp duty of Rs. **265400**/- and other fees of Rs. **21000**/- has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as deed no. **1155** in Book No. **1**, Volume No. **26** on pages from **135** to **157** and has been preserved in total **23** pages in C.D. No. **4** / Year **2024**

Date: 15/02/2024 Token No: 1210 /2024

Signature with Date
(**Arpana**)
Registering Officer, **Danapur**

DEVELOPMENT AGREEMENT

This indenture is made and executed this the 15th **Day** of the Month of **February** of year **Two Thousand Twenty-Four.**

BETWEEN

1. **SRI AVINASH KUMAR,** S/o Sri Lal Narayan Sharma, aged 43 years, PAN – ALWPK0043L, Aadhar No. – 2914 4719 6890, Mobile No. - 9448510220, resident of- C-501, Alpine Pyvamid, 12th Main Road, Rajiv Gandhi Nagar, Canara Bank Layout Kodigehalli, Govt Hospital, Bengluru North Bengluru, Karnataka - 560097, Presently residing at- 315, Kushumpuram Colony, Naharpar, North of Bailey Road, Ward No.- 37, P.S.- Rupaspur, P.O.- Danapur, District- Patna 801503, by faith Hindu, by Nationality Indian, **represented throuhh his Attorney Sri Lal Narayan Sharma** son of Late Chandeshwar Sharma resident of H. No.- 315, Kushumpuram Colony, Naharpar, North of Bailey Road, Ward No.- 37, P.S.- Rupaspur, P.O.- Danapur, District- Patna 801503, nationality Indian, PAN- AJGPS7015N, Aadhar No.- 8713 6268 2185, Mob- 8789553974, through Deed of Power of Attorney duly executed on 15-06-2023 at the office of Sub Registar Danapur, bearing its Book No.- 4, Vol No.- 1, Page No.- 584 to 593, Deed No.- 63, Serial No.- 5910, Token No.- 5952, CD No.- 1, of 2023.

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2. **SMT. SUNITA KUMARI,** D/o Sri Lal Narayan Sharma, aged 51 years, PAN – AQDPK8203A, Aadhar No. – **4734 7894 8398**, Mobile No. - 9798472312, resident of Village + P.O.- Sonbhadra, Thana- Karpi Town, District & Registration Office Arwal, Afterward residence at – N.A/s, Irrigation Colony, Chitragupta Nagar, Kankerbag, Lohia Nagar, Patna- 800020 and presently residing at F1007, The Cliff Garden, Hinjewadi, Phase- III, Rajiv Gandhi Infotech Park, Maan, Pune- 411057, **represented through her Attorney Sri Lal Narayan Sharma** son of Late Chandeshwar Sharma resident of 315, Kushumpuram Colony, Naharpar, North of Bailey Road, Ward No.- 37, P.S.- Rupaspur, P.O.- Danapur, District- Patna 801503, nationality Indian, PAN- AJGPS7015N, Aadhar No.- 8713 6268 2185, Mob- 8789553974, through Deed of Power of Attorney duly executed on 05-04-2022 EXECUTED BEFORE Sub Registrar- I, Pune bearing its Book No.- 4, Deed No.- 6107, of 2022.

Hereinafter referred to as the **"OWNERS"** (which term or expression unless it be repugnant to the context / subject or meaning thereof shall mean and include its executors, administrators, successors, legal heirs and assigns) of the **FIRST PART**.

AND

M/s SUMITRA HOMES a PARTNERSHIP FIRM and having PAN - AEIFS0169J and its Registered Office at 501, "MANORMA ENCLAVE", ROAD NO.-1, SHIVPURI, BORING ROAD, District & Registration Office-PATNA-800001, (BIHAR), under P.S. – Sashtri Nagar, within the district of PATNA, represented through its **AUTHORISED PARTNER Sri PAWAN KUMAR LAL DAS,** S/o Late Mahabir Lal Das, Aged 51 years, PAN - AGXPD2586R, Aadhar No. - 9388 5665 6244, Mobile No. – 94310 44719, resident of Flat No. 01, "Maa Vidya Apartment", Parvati Path, New Chitragupta Nagar, Opp. P.N.B., Kankarbagh, District & Registration Office-Patna-800020 (BIHAR) and that Sri Pawan Kumar Lal Das is entitled to enter into any agreement with any person/company in the interest of the Partnership Firm and its Business promotion, hereinafter referred to as the **"DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in the office and assigns or nominees) of the **SECOND PART**.

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SUMITRA HOMES Partner

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WHEREAS the owners are seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Land measuring approximately 15.610 Decimal (6800 Sq. Ft.) bearing

SL. No.	Jamabandi No	Part No.	Khata No.	Khesra No.	Area Decimal	Area Sq. Ft.
1	Bhag 90, P-79	22	305	59	11.1225	4845
2	3359	22	156	60	4.488	1955
TOTAL					**15.610**	**6800**

Anchal - Danapur, Thana - Danapur, Mauza - **Dhanaut**, presently known as **kushumpuram Colony,** Thana No.- 20, Town and District- PATNA (BIHAR), within the limit of Danapur Nagar Parishad and under jurisdiction of District/Sub Registration Office, PATNA more fully described in the schedule appearing at the foot of this indenture and hereinafter referred to as **"The Land"**.

AND WHEREAS the aforesaid land is their ancestral land.

AND WHEREAS the owners covenant that the schedule land is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and have marketable titles and the owners have right, full power and absolute authority and title to transfer the whole or part of the aforesaid schedule land.

AND WHEREAS the owners are now interested in getting Multi-storeyed Residential Building Complex developed and constructed through a reputed developer on the scheduled land and to acquire built-up and super built-up area in the shape of Flats and Car Parking spaces as consideration in exchange for the full and final value of the scheduled land and was in search of a reputed developer who could develop the aforesaid land on the reasonable terms and conditions.

AND WHEREAS the aforesaid developer offered to construct and develop at their own cost Multi-Storied Residential Building Complex with Parking Space on the scheduled land of the owners according to the sanctioned MAP, to be known as **"LILAWATI VILLA"** hereinafter referred to as **"BUILDING"** and to agreed to give the Constructed Area (Super Built-up Area) and Car Parking Area in the following manners:

FIRST PART will have **50%** (Fifty percent) share of the Super Built-up Area of all Commercial and Residential

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Partner

SECOND PART will have **50**% (Fifty percent) share of the Super Built-up Area of all Commercial and Residential.

PARKING SPACE will be divided equally between FIRST PART and SECOND PART.

AND WHEREAS certain, terms and conditions have been agreed between the Owners and the Developer with regard to transfer of the land by the owners with the developer and construction of the said building by the developer and disposal of the Flats and Car Parking spaces therein in the Developer's area and Owner's area. The parties hereto are desirous of recording into writing the terms of agreement as here under.

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

1. The owners above named have agreed to appoint the aforesaid developer as the DEVELOPER of the aforesaid land and grant to the developer, who hereby accept from the owners the right to develop the aforesaid land more fully detailed in the schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter appearing entirely at its cost and expenses to the extent of maximum permissible F.A.R. at present and the approx F.A.R is to be achieved.

2. The owners simultaneously with execution of the indenture, hereby agreed to grant physical possession of the scheduled land w.e.f. DEVELOPMENT AGREEMENT to the developer and to entrust the right to take up preliminary works for development and constructions of comprising of Flats and Car Parking spaces and to allot, enter into agreement for sale of developer's area of the same to its prospective buyers to the exclusion of the owners area.

3. The owners shall convey transfer and/or assign to the developer and/or its nominee/nominees as the developer may desire free from all encumbrances 50% (Fifty Percent) of the super built-up area of Multi-storeyed Residential Building Complex for consideration simultaneously with completion and handing over of physical possession of the owners area to the owners on the terms and conditions mentioned herein.

4. It is further agreed and undertaken by the developer that the owners shall have full right, title ownership interest over the owners area referred to

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above allotted to the owners as their share out of the total built-up area and the owners shall be fully entitled to enjoy the above super built-up area either themselves individually or collectively or shall be fully entitled to transfer, convey, grant otherwise alternator transfer their interest in any manner deemed fit by the owners to any person, association of persons, firms, companies, body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the owners individually or collectively. All cost of construction and otherwise of the aforesaid owners area shall be borne and paid by the developer.

5. That the Total Time for Construction shall be **TWO AND HALF YEARS and GRACE PERIOD SIX MONTH** from the date of approval of RERA except the time lost for force majeure (declared by Govt.), [fire, tempest, natural calamity or other inevitable causes beyond the control of developer] and such time shall be added in scheduled completion period of Two and half years.

   The Developer has to take RERA Approval of this project from the competent authorities/Govt. Agencies.

6. If the developer will fail to complete the project within the stipulated period i.e. Two and Half Years and Grace Period Six Months from the date of approval of RERA then the Developer will liable to pay a penalty to the owners @ of Rupee 4/- Sq. ft. till the completion of the project and the share of Landlord to them.

7. As after the date of execution of the DEVELOPMENT AGREEMENT hereof, the developer shall be deemed to be in possession of the said premises for the purpose of development only and shall be free to do all acts, deeds and things required for development and construction of building complex. Once the developer ceases to develop the property for any reason whatsoever, the developer shall restore the land in whatever condition forthwith to the owners along with any development/construction made. For which the developer shall not be entitled to any compensation whatsoever from the Owners.

   After execution of this development agreement the said land for the project shall be handed over to the Developer with following terms and conditions :

   a. All statutory requirement laid down by the competent government Agencies shall be fulfilled by the SECOND PART and any penalty arising out of non fulfilment of statutory requirements shall be paid by the SECOND PART and FIRST PART shall not be responsible for this penalty what so ever.

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b. Since the FIRST PART have given the responsibility of construction and completion of the said project to the SECOND PART on turnkey basis so any activity taking place within the premises shall be responsibility of the SECOND PART.

c. Any mishappening in the form of accident/fire/damage/injury/death/ riot etc. [the list is indicative and not limited to the activities mentioned here above] shall be responsibility of the SECOND PART and FIRST PART shall not be held responsible for the same any compensation arising out of such any act shall be borne by the SECOND PART without causing any financial / legal implication on the FIRST PART.

d. Any legal issue arising due to any act of SECOND PART with respect to this project shall be responsibility of the SECOND PART and SECOND PART shall resolve all such issues to the entire satisfaction of the FIRST PART.

e. The land has been handed over to the SECOND PART for the purpose of construction and completion of the said project and shall be used for that purpose only. Any other activity not pertaining to the construction of project shall not take place within the premises.

f. It will be legal and moral responsibility of the Developer to see that no unlawful activity takes place within the premises and peaceful environment is maintained all along the construction period and thereafter.

g. The breach of above mentioned terms and conditions shall be considered as breach of contract and in that condition the owners will have full right to terminate the contract without assigning any reason.

8. After delivery of owners area fully and completely built and finished as per specification with interior common space facilities and exterior completion of the total building including electrical fittings, water connections, sewerage line, bath room fittings and on its acceptance by the owners which is the consideration for transfer or exchange parties to the agreement shall execute instrument of exchange or transfer as may be advised transferring the proportionate share of land comprising developers and or his nominees, as assigns belonging to the owners. On completion and handing over of the owner's share to owner, the agreeing parties or their nominee, assigns will be absolute owners of their respective areas and that will be the date of deemed transfer of land by the owners.

9. All the outgoing in respect of the said premises from the date when the possession is given to the developer shall be borne and paid by the

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UTTRA HOMES

Partner

developer who however shall not be liable for any of the outgoings on the said premises relating to the period prior to the date of such possession, which shall be the sole liability of the owners alone.

10. The owners shall hold the owners area on the same terms and conditions as the owners of other portions of the building according to standard agreement that may be finalized by the developer. The owners or their assigns shall become members of the association of persons or a co-operative housing society whichever is found suitable and every person occupying the building shall abide by the rules, regulations of the association of Co-operative Housing Society or the Body Corporate. The owners shall be entitled to use common facilities in the building complex intended for the utilization of the occupants of the building complex on the usual terms and conditions applicable to all for such utilization.

11. The Developer or its nominees of the Developer shall have no right what-so-ever or interfere over the Owners Area except for the purposes of construction and development with mutual consent.

12. The SECOND PARTY has to obtain Completion Certificate of the said project from Danapur Nagar Parishad / Competent Government Authority. After obtaining Completion Certificate and giving possession of a completed and habitable building of owners share in all respect to the FIRST PART the SECOND PART will be entitled to transfer his share of the developed area at his discretion to any party or parties and receive and realize the prices in respect of that area.

13. That the Developer shall act as, an independent developer in constructing the said building over the scheduled land and shall keep the owners indemnified from and against all third parties claims arising out of any act or omissions against the development in or relating to construction of the said building.

14. It is further agreed that any alteration or revision of the aforesaid plans within the parameters of building bylaws, rules and regulations, which may be necessary, shall require approval and consent of the owner and the same shall be registered, if required.

The owners hereby authorize the developer to do, if required, all acts, deeds, alter, things given under –

(i) To have the plans of the proposed buildings to constructed on the aforesaid land prepared/amended in accordance with Rules and Regulations of the concerned authorities and other statutory provisions However, the owners will also sign all the necessary

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Lal Narayan Sharma 15-02-2024

MITRA HOME... Partner

plans, specifications, declarations, affidavits and other legal and statutory papers tor getting the plan of the building amended if necessary in future subject to their satisfaction.

(ii) Notwithstanding anything contained in this agreement, the owners or their authorized representative(s) hereby reserve their right to be consulted, supervise, inspect, test and have their say in the entire process of planning and construction as per approved drawing with a view to maintain its quality, pace of construction in respect of the owner's area and also monitor all construction as per approved plan including builder and owners area. A fortnightly/monthly meeting to be done on progress of construction and minutes of meeting to be annulled.

(iii) To appoint architects, surveyors, engineers, workers, contractors and other person or persons.

(iv) To make applications to the concerned authorities for obtaining water and electrical connections and permits or quota for cement, steel and other controlled building materials.

(v) To accept service of any writ, summons or other legal process or notice and to appear in any court or before any magistrate, judicial tribunal and other tribunals in connection with the development of said property and to commence or file suits, actions or other proceedings in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary vakalatnama, claims, plaints, orders, applications, affidavits, petitions and other documents, papers and writings.

(vi) All the cost and fees relating to the aforesaid litigation will be paid by the Developer.

(vii) To enter into agreements for sale of or otherwise allot Flats/Car Parking Spaces etc. in the aforesaid building to the purchasers in respect of the developer's built-up area clearly marked & allotted to them.

(viii) The developers at his own risk and responsibility can mortgage developers own share/built-up area with Bank/and or financial institution for obtaining loan/working capital/short term loan/finance and also to obtain loan for purchaser of Shops/Offices/flats and parking spaces on structures excluding land, land will be free from any debt, charges at all times, periods, financers will have no right, claim, share on the land and owners share of building as the said

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developer will use the said finance only for development purpose of this agreement and not to divert or invest for any other purposes.

(ix) That the developer may mortgage his share of the constructed saleable area of the building complex to be constructed on the Schedule below landed property pertaining to Developer share of constructed after completion of owner's share of the building and providing adequate safeguard/guarantee to the owner to the effect or otherwise to indemnify the rights and interest of the owners in the owner's share and the complex, also ensuring that entire land is free from all debt, charges, encumbrances provided that any loan and advance raised against the security of the Schedule below landed property shall be invested/applied exclusively and fully in the development of the project and construction the complex and not otherwise and such loan will not be charged on the Owner's share at any stage, neither will be recovered from any part of the land.

(x) To transfer the developers area or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchasers of Flats/Car Parking area in the aforesaid building subject to the condition that the delivery of possession to such purchasers will be made only after delivery of owners area to the owners.

(xi) To give on ownership basis or other basis the said developers area in the property and the Flats/Car Parking space the building to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.

(xii) And generally developer to do all acts deeds and things and meet all the expenses of its own cost for developing the said property.

(xiii) The Developer will not do any act of omission or commission, directly or indirectly, expressly or impliedly by which the Owner right title and in heirs over the said property may in any manner be adversely affected.

(xiv) In case of fraction share, owner shall have the first right to retain or sell with mutual discussion with the developer.

15. Whenever required by the SECOND PARTY the FIRST PARTY or their duly authorized representative will join as the confirming party in any agreement that the developer may enter into with any person or persons who desire to acquire Offices/Flats or portions in the developers area of the building on ownership basis.

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Lal Narayan Sharma 15-10-2015

MITRA Civil

Partner

16. Upon completion of the development work or before and subject to the terms and conditions contained herein as may be desired by developer, the owners shall make and in favour of the developers or their nominee(s) including co-operative housing society or association or persons or a body corporate, a proper conveyance or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and/or their nominees to the aforesaid land.

17. Simultaneously on the completion of the building and handing over of the owners area to the owners the owners shall execute or join in the execution of all documents necessary for giving the Flats/Car Parking spaces to the buyers in respect of legal title to their respective spaces including their undivided proportionate share and rights in the land.

18. The owners agree and undertake that simultaneously with execution of this indenture he will execute and give a general power of attorney in favour of the developer and or its nominee/s which shall be registered so that no hindrance or obstruction be caused to the developer and thereby giving the developer authority to have and enjoy peaceful possession of the said land in doing all such acts, and/or things that may be necessary for the development, planning, construction and agreement for sale of the said developers area in building or spaces on the said land hereby agreed to sign all the necessary legal and statutory documents for that purpose and also agreed to extend cooperation in development of the land. However, it is covenant between the parties that, the aforesaid general power of attorney shall be governed by the provision of this development agreement and in case of any conflict between provisions of the aforesaid general power of attorney and the development agreement, the provisions of the later shall prevailed.

19. The developer must use standard material which should be earthquake resistant as per rules and regulation for construction of earthquake resistance building and get the work supervised by certified engineers. Any fault or casualty or mishap or accident found during the construction will be entirely the developer's responsibility and liability and not that of the owners. The developer must remain vigilant about the construction work.

That the Owner hereby declares :

That the area of the aforesaid land is approx **15.610 Decimal (6800 Sq. Ft.)**.

(a) That the property is a freehold and the owners have title to the same free from all encumbrances.

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Lal Narayan Sharma 15-02-2024

SUMITRA HOMES Partner

(b) That the said land is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and in marketable condition and the owners, have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, gift, right lien, leave license permission, rent, possession charge inheritance or any other encumbrances whatsoever.

(c) There is no notice or order passed by the Danapur Nagar Parishad. The Danapur Nagar Parishad or another body or authority for set back or either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning or affecting the said property or any part thereof.

(d) That there are no statutory claims, demands, attachments or prohibitary order made or issued by the taxation authorities, revenue authorities, Municipal authorities or any government or other local bodies or authorities concerning or affecting the said property or any part thereof.

(e) That there are no attachments either before or after judgement and there are no claims, demands, suits, decrees, injunctions, order impendence notices, insolvency notice, petitions or adjudication orders made or issued by or at the instance of any part thereof.

(f) That apart from the owners none else is entitled to or have any share right, title or interest in the said property or any part thereof either as a partner or any partnership or coparcener in any joint family or otherwise, and that the owners are not binomials or trustees for any one in respect of the aforesaid land the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.

(g) The Land Owners declare that the schedule land is cleared under the Urban Ceiling Act. In case any fact to the contrary is found later on or detected by the concerned authority it would be the responsibility of the land owners to get the same cleared at their own cost to enable the developer to go ahead with the development work.

20. That the owners hereby irrevocably undertake not to sell, dispose, alienate the said property or any part thereof save and except putting the developer in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed as aforesaid to the developer or person or persons nominated by the developer including a society or societies or an

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Lal Narayan Sharma

SUMITRA HOMES
Partner

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incorporated body or limited company as hereinabove stated and further irrevocably undertake not to do any act deed, matter or thing as shall be in contravention of the declarations made by them in the present clauses within the period of valid agreement i.e. period of Two and Half years.

21. In any event the owners without prejudice to foregoing declarations agree and undertake to remove all obstacles and clear all outstanding dues or defectorate their own cost and keep the developer or its nominee/s indemnified against any loss to that effect.

22. For the purpose of verifying the correctness of the declaration hereinabove made by the owners and in particular the declarations made above regarding the absolute ownership they said land and their title hereto being marketable freeform all encumbrances and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof save and except as hereinabove provided, that the developer shall be entitled to obtain copy of all documents including of title relating to the land for the purpose of the verification as aforesaid including investigation of the owners title to the property. The owners undertake to show all such relevant papers in original as and when required by the developer or its representative including financial institution. The developer has been fully satisfied by the relevant document with the Owner's right, title & possession before executing this Development Agreement.

23. The development of the said land shall be for and on account of the developer and neither the owners nor any other person or persons claiming through the owners shall have any right or interest in the development of the said land at their own cost and shall alone be responsible for the development of the said land. However the Building/Complex will be named as **" LILAWATI VILLA "**.

24. All the outgoings in respect of the aforesaid land from the date of physical possession to be given to the developer hereunder shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the aforesaid land relating to the period prior to such possession, which shall be the liability of the owners alone.

25. That as the owners will receive the consideration for the scheduled land in the shape of built up area agreed as aforesaid or market price for adjustment of area, the owners shall at no time demand any further premium or have any interest in future dealings regarding the sale of developers share of built-up area.

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Lal Nagagam Sharma 15-02-2019

SUMITRA HOMES

26. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

27. The owners shall hold the owner's area on the same terms and conditions as the buyers of other portions of the building according to the standard agreement of the owners association of **" LILAWATI VILLA "** which may be mutually formed by the owners as well as the purchasers of the developer's area on due consent and approval of the developer. The owners and the purchasers of the developers area and their nominees, respective agents, servants, licenses shall abide by the rules and regulations of the terms of agreement/bye-laws of the said owners association and the owners and/or their authorized representatives and purchaser of the developers area shall pay common utilities maintenance charges to the association on no loss no profit basis as per prevailing norm and be entitled to use all common facilities in the building complex intended for the utilization.

28. The owners agree that if any levy is imposed by the Danapur Nagar Parishad, or any other public body (ies) or the government for the development/betterment of the area in which the said land is located or any other levy becomes applicable on the said land, the owners and the nominees of the developer or the developer jointly shall pay in the same proportion as their respective shares of super built-up area in the building.

29. It is agreed that after the execution of these presents the developer or their nominee/s including a co-operative society shall be entitled to construct godowns and put up signboards and hoardings on the said land and if desired fence the entire premises according to their requirements.

30. The specification of the Owner's Share/area of the aforesaid Residential complex including Car Parking Areas (in the ratio given earlier) between Owner and Developer will be decided jointly by Owner and Developer to the satisfaction of Both Side.

31. In addition to rights and interest of the owners' over all owners' area in the building proposed to be constructed on the said premises/property in terms of this agreement, the owner shall also enjoy proportionate rights over the built up area which include corridor, stair cases, passage, ways, supply of water, generator power room, lift well/machine room, roof top and all the common areas of the residential building complex.

32. If, in future, the norms and regulations of Government gets revised, FIRST PART will have full and absolute right to develop / expand / alter at their own cost or through any developer. However the SECOND PARTY shall be contacted first for this and first right of refusal shall be of SECOND PARTY.

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Lal Narayan Sharma 15-02-2024

SUMITRA HOMES Partner

33. It is further agreed that the present Owner of the land, being developed under this agreement, acquire any adjacent plot of land in future will not be part of this agreement. The Developer will negotiate with any adjacent plot holder to acquire such plots and add to this project.

34. After completion of the building Owners & Developers shall become absolute owner of their respective shares as per Bihar Apartment Ownership Act.

35. That the owner and Developer agree and undertake to cooperate with each other for the smooth execution of the work.

36. Suitable accommodation shall be provided by the SECOND PARTY to all the three parties of FIRST PARTY individually from the date of execution of this Development Agreement till the completion of the said project.

37. It is agreed that in all transfers/conveyance of built-up area belonging to Owner/Developer shares the purchaser/transferee shall bear the cost of stamp duty, court fees and other registration/installation charges such as Mutation/Bihar State Electricity Board, Generator etc.

38. The developer shall bear the cost of registration of this Development Agreement.

39. In the event of any doubts, dispute or difference arises between the Developers and the Owners, with regards to the terms and conditions of this Development Agreement then such doubts, dispute or difference or questions shall be referred to the Two Respectable Person appointed with the consent of both parties, who will act as Arbitrator and their decision shall be final and binding on both the parties of this Development Agreement..

40. Land value approx Rs. **1,32,70,000/- (One Crore Thirty Two Lac Seventy Thousand)** only as per prevailing market rate.

Lal Nagyam Sharma 15-03-2024

SUMITRA HOMES Partner

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SCHEDULE - I

DESCRIPTION OF THE LAND UNDER THIS DEVELOPMENT AGREEMENT

All the piece and parcel of the land measuring about 15.610 Decimal (6800 Sq. Ft.) bearing

SL. No.	Jamabandi No	Part No.	Khata No.	Khesra No.	Area Decimal	Area Sq. Ft.
1	Bhag 90, P-79	22	305	59	11.1225	4845
2	3359	22	156	60	4.488	1955
TOTAL					15.610	6800

Anchal - Danapur, Thana - Danapur, Mauza - Dhanaut, presently known as **kushumpuram Colony,** Thana No.- 20, Thana Coad No.- 081, Town and District- PATNA (BIHAR), within the limit of Danapur Nagar Parishad and under jurisdiction of District/Sub Registration Office, PATNA/DANAPUR and annual rent is being paid regularly to the Circle Office, Danapur, which is within the jurisdiction of Danapur Nagar Parishad under present Ward No. – 37, and the same are bounded are as follows :

BOUNDARY of Avinash Kumar

North : Society Plot No.- F2/161

South : Survey Plot No.- 57

East : Society Plot No.- 36/167 and C35/166

West : Survey Plot No.- 55

Total Area **4845 Sq.Ft.** equal to **11.1225 Dec.** Total Value of Land 94,55,000/-

BOUNDARY of Sunita Kumari

North : Society Plot No.- C35/166

South : Society Plot No.- B46/168

East : Society Branch Road.

West : Survey Plot No.- 59

Total Area 1955 Sq.Ft. equal to 4.488 Dec. Total Value of Land 38,15,000/-

Lal Narayan Sharma 15-02-2024

SUMITRA HOMES Partner

Continued on next page ...

VALUATION OF LAND

Total Land Area – 15.610 Decimal (6800 Sq. Ft.) approx.

Valuation approx Rs. **1,32,70,000/-**

SCHEDULE - II

This Schedule for each action to be taken by the concerned party/parties:-

i. Execution of this Development Agreement as per Apartment Ownership Act 2006.

ii. Approval of the building plan/architectural designed for the purpose intended Multi-storeyed Residential Building Complex (building).

iii. Submission of the building (Apartment) plan to the competent authority approval.

iv. Commencement of the construction activity.

v. Completion of structural work or the complete apartment.

vi. Completion of finishing work & electric installation.

BRIEF ARCHTECTARAL AND STRUCTREAL SPECIFICATIONS

1.	Building	:	Earth Quake Resistant with Lightning Arrester
2.	Foundation	:	Short based under reamed pile foundation or isolated combined footing as per structural design.
3.	Structure	:	R.C.C. Framed structure with 05" thick external and internal brick wall.
4.	Flooring	:	VITRIFIED TILES size 2'x2' (Johnson/Kazaria) in all Rooms, Drawing, Dining Hall, Kitchen & Balconies. Marble in Stair Case & Lobby. Chequered Tiles in Parking and anti Skid Tiles size 1'x1' in Bathroom. Kitchen slab shall be of Granite stone.
5.	Plaster	:	Internal Wall – CM 1:6 Minimum 12 mm thick plaster with smooth finish by plaster or Paris. Ceiling – CM 1:4 with smooth finish by Plaster of Paris. External Wall – CM 1:6 minimum 12 mm thick plaster.
6.	Roof	:	Roof in R.C.C. slab as per structural design.
7.	Window	:	Aluminium Window frame with M S Grill and Suitable Glass. Three sliding shutters with one shutter with net.
8.	Door	:	MAIN DOORS – Wooden Choukhat and Door 30mm Panel Moulded.

Continued on next page ...

Lal Narayan Sharma 15-02-2024

SUMITRA HOMES Partner

OTHER DOORS – Wooden Choukhat and door 30mm water Proof flush door with one primer and Two coat paints. (Berger, Johnson, Asian Paints)

TOILET DOORS – Aluminium door frame with shutter of Quality aluminium.

9. Toilet cum Bath: White/color Glazed Tiles up to door label height with Standard Washbasins having U trap drain out and Hot & Cold water tap connection. All CPVC pipe Concealed. White colour I.W.C. in common bath cum toilets.

White Colour E.W.C. in master Bed Rooms, (make Hind ware, Hindustan, Pariware and Johnson).

C.P.V.C. Pipe with hot and cold water arrangement in shower.

10. Electrical : Obtaining suitable Transformer and laying required cables upto Control Panel and individual meter unit.

Main wiring from Panel to Distribution Box in Flat with 6 mm wire.

All A.C. Point 4 mm wire.

All Power Point 4 mm wire.

MCB individual for all A.C. Point & Power Point.

Adequate Light + Socket Points.

Power Point – Kitchen, Bathroom, Room, Drawing & Dining Room - Two Nos. each and Balcony One No.

Concealed P.V.C. Conduit with copper wiring with Finolex wire and standard electric accessories per Points.

Conduit Pipe	-	Malhotra or equivalent.
Switch	-	Anchor or equivalent.
Wire	-	Finolex or equivalent.
Changer	-	Good Quality or equivalent.

Grounding / Earthing to be done.

Lal Narayan Sharma 15-02-2024

SUMITRA HOMES Partner

Continued on next page ...

11.	Kitchen	:	Working platform of Granite Top with stainless steel sink, Glazed Tiles dodo upto 2ft. height above working top.
12.	Water Source	:	Over Head R.C.C. Tank supplied from one deep tube-well boring with Submersible pump and all water supply with its accessories pipe should be of UPVC/PVC Pipe of standard company.
13.	Wash Basin	:	Wash basin with U plumbing Connection to providing the dining space as well as in the toilets as required. One tap point in balcony with outlet provision.
14.	Finishing	:	All internal walls and ceiling – Wall putty complete and Paint with White Distemper. All External surfaces – Colour Weather proof. coat.
15.	Roof Top	:	Heat Proof & Water Proof.
16.	CCTV	:	Compulsory at required spots.
17.	Intercom	:	Facility from reception to every flat.
18.	Cable TV	:	Wiring in both Drawing Room and Bed Rooms.
19.	Generator	:	Sound proof & environment friendly heavy duty generator to be provided to take load of flats, Gallery, Passage, Walking Space, Lift, Stair Room, Parking area, Tube-well motor.
20.	Lift	:	A suitable Lift as per requirement must be provided in the building.s
21.	Sewerage	:	As per design covering all facilities & arrangement of full proof drainage/sewerage etc. all complete.

Lal Narayan Sharma 15-02-2024

SUMITRA HOMES

Continued on next page ...

IN WITNESS WHEREOF, the aforesaid land OWNER (FIRST PARTY) and the DEVELOPER (SECOND PARTY) executed this deed of DEVELOPMENT AGREEMENT in favour of each other in their good health and mind after having read and understood the contents of this Deed on the day, month and year aforementioned on the first in presence of the witnesses.

WITNESSES ;

SIGNATURE of the LAND OWNERS

Lal Narayan Sharma
15-02-2024
FIRST PARTY 1.

Narayan Ac...
C/o Late Shaila Hazra
Flat B, 4TH Floor Plot
Khaja Point. Bailey Ro
Patna - 14
15-2-24

2.

Md. Irshad Ahmed
S/o - Md. Hafiz
Add - Kabla Road
Phulwari Sharif
Patna
15/02/2024

SIGNATURE OF THE DEVELOPER

SECOND PARTY

SUMITRA HOMES
Partner

Drafted as per instructions of the parties,

निबंधन कार्यालय, दानापुर ★ पटना ★ बिहार

Continued on next page ...

Land Verification



गौतम सिंह एवं अन्य कार्यालय निबंधन
पटना — 4(1) — 2024/

निबंधन कार्यालय, दानापुर ★ पटना ★ बिहार

SIGNATURE OF THE LAND OWNERS.

Lal Narayan Sharma
15-02-2024

SIGNATURE OF THE DEVELOPER.

MITRA HOMES
Partner
15/2/24

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 265400/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 286400/-

Registration Fee

FEE PAID

A1	0	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		20000

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Registering Officer
Danapur

Date: 15/02/2024

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Thursday, 15th February 2024 by Lal Narayan Sharma (Agent) Late Chandeshwar Sharma by profession Others. Status - Executant

Lal Narayan Sharma
15-02-2024

Registering Officer
Danapur

Signature/L.T.I. of Presentant **Date:15/02/2024**

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nayar Azam' age '61' Sex 'M', 'Saida Hasan', resident of 'Uttam Palace Khajpura, Bailey Road, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Danapur

Date : 15/02/2024

Endorsement of Certificate of Registration under section 60

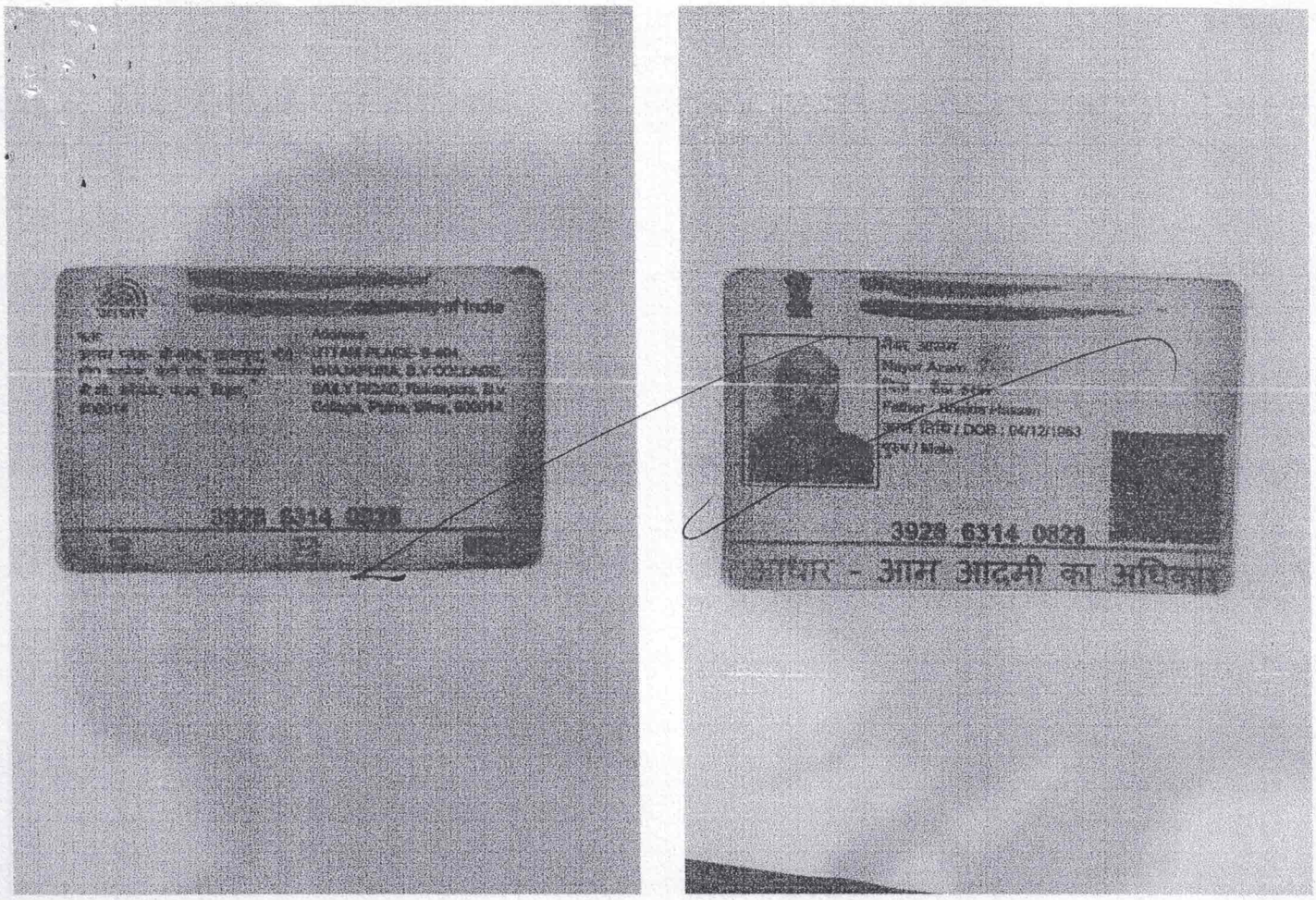
Registered at Registration Office Danapur in Book 1 Volume No. 26 on pages on 135 -157, for the year 2024 and stored in CD volume No. CD-4 year 2024 .The document no. is printed on the Front Page of the document.

निबंधन कार्यालय, दानापुर ★ पटना ★

Registering Officer
Danapur

Date : 15/02/2024

Token No. : 1210 **Year : 2024** **S.No. : 1185** **SCORE Ver.4.1** **Deed No . :d No . : 1155**


Address:
UTTAM PLACE, S-404,
MAHAPURA, B.V COLLAGE,
DANAPUR, Patna, Bihar, 800012
Father : Mobin Hasan
3929 6314 0828
आधार - आम आदमी का अधिकार

पहचानकर्ता


आधार नियंत्रण कार्यालय,
पटना

INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2400261847
Certificate Issue Date	:	13-Feb-2024 03:30 PM
GRN No.	:	BHBR20240200412119E
Unique Doc Reference	:	IST-BR-2802-2400001702
Party Name	:	SUMITRA HOMES
Purchased by	:	SUMITRA HOMES
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	265400 (Two Lakh Sixty Five Thousand Four Hundred Only)
Reg. Fee (Rs.)	:	20000 (Twenty Thousand Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	1000 (One Thousand Only)
Total Amount (Rs.)	:	286400 (Two Lakh Eighty Six Thousand Four Hundred Only)

PATLIPUTRA CENTRAL CO-OPERATIVE BANK DANAPUR

Lal Narayan Sharma 15-02-2024

IN 2400262570

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.

Serial No. 5910 Circle:-:Danapur

Book No. :- 4 Deed No. 63

Serial No. 5910

Deed No. 63

Govt. of Bihar

Sub Registry Office ,Danapur

Summary of Endorsement

This document was presented for registration on **15/06/2023** by **Avinash Kumar**
A stamp duty of Rs. **1000/-** and other fees of Rs. **1500/-** has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as deed no. **63** in Book No. **4**, Volume No. **1** on pages from **584** to **593** and has been preserved in total **10** pages in C.D. No. **17** Year **2023**

बिहार सरकार

Date:- 15/06/2023

Token No:- 5952 /2023

Signature with Date
(Arpana)
Registering Officer, Danapur

Scanned By

Deed of Power of Attorney (Blood Relation) –

(Son-Father)

1– लेख्यकारी का नाम एवं पूरा पता–

श्री अविनाश कुमार (SRI. AVINASH KUMAR) पिता का नाम श्री लाल नारायण शर्मा (SRI. LAL NARAYAN SHARMA) निवास स्थान– सोनभद, थाना– करपी, जिला– अरवल, राज्य– (बिहार), Present Add- Flat No.- G-1006, Alpine Pyramid, 12th Main Road, Rajiv Gandhi Nagar, Vidyaranyapura Bengaluru Karnataka- 560097, राष्ट्रीयता भारतीय, Mob- 9448510220

PAN- ALWPK0043L Aadhar No.- 2914 4719 6890

2– लेख्यधारी का नाम एवं पूरा पता:–

श्री लाल नारायण शर्मा (SRI. LAL NARAYAN SHARMA) पिता का नाम स्व0 चन्देश्वर शर्मा, निवास स्थान– सोनभद्र, थाना– करपी, जिला– अरवल, राज्य– (बिहार), राष्ट्रीयता भारतीय, Mob- 8789553974

PAN- AJGPS7015N Aadhar No.- 8713 6268 2185

Avinash Kumar
13/06/2023

3– लेख्य प्रकार:–

मोख्तारनामा-आम।

(Deed of Power of Attorney)

4– मूल्यांकन:–

————————X————————

5– सम्पत्ति का विवरण:–

(क) ग्रामीण क्षेत्र – परती आवासीय।

रकवा 4845 वर्गफीट (चार हजार आठ सौ पैतालीस वर्गफीट) यानी 11.1225 डीसमल।

जमीन परती आवासीय है जिसका पूर्ण विवरण निम्नलिखित है।

मौजा– धनौत, महल्ला– कुसुमपुरम् कॉलोनी।

परगना – फुलवारी।

थाना– रूपसपुर।

सर्वे थाना एवं अंचल– दानापुर, हल्का– पटना एम कॉरपरेसन।

सब रजिस्ट्री– दानापुर।

सदर रजिस्ट्री वो जिला पटना।

थाना नं0– 20 (बीस),

तौजी नं0– 5556,

खाता नं0– 305 (तीन सौ पॉच)।

सर्वे प्लॉट नं0– 59 (उनसठ) एराजी 4845 वर्गफीट।

Abinash Kumar
13/06/23

चौहद्दी

उत्तर :– सोसाईटी प्लॉट संख्या– एफ0 2/161

दक्षिण :– सर्वे प्लॉट संख्या– 57

पुरब :– सोसाईटी प्लॉट संख्या– 36/167 वो सी0 35/166

पश्चिम :– सर्वे प्लॉट संख्या– 55

" संदर्भ "

हकीयत यह है कि इस मोख्तारनामा कंडिका– 5 में वर्णित सम्पत्ति लेख्यकारी ने दस्तखत दिनांक– 13/06/2023 वो निबंधन दिनांक– 14/06/2023 ई0 को नविस्ते कुसुमपुरम् सहकारी गृह निमार्ण समिति लि0 पटना–14, जिसका रजिस्टेशन नं0– 11 पैट सन् 1985 ई0 द्वारा सचिव श्री पंकज कुमार पिता श्री हरी नारायण सिंह, निवास स्थान– शेखपुरा पटना–14, थाना– शास्त्रीनगर, जिला– पटना से खरीद किये है। जिसका बुक नं0– 1, जिल्द नं0– 216, पेज नं0– 1 से 11 तक, टोकन नं0– 10175, सिरीयल नं0– 10091, वशिका नं0– 9415, वर्ष 2023 ई0 जो निबंधन कार्यालय सदर पटना में निबंधित हुई है। वो तिथि खरीदारी के दिन से लेकर आज तक लेख्यकारी –उपर्युक्त कंडिका– 5– मे वर्णित सम्पत्ति पर

स्वतंत्र रूप से बहैसियत सम्पत्ति के मुल सर्वाधिकारी वो स्वामी वो हकदार वो दखलकार होकर वो रहकर सम्पत्ति के उत्पतित आय को अपना उपयोग वो उपभोग में लाते हैं वो हैं। इस प्रकार लेख्यकारी को उपर्युक्त कंडिका– 5 में वर्णित सम्पत्ति पर दखल–कब्जा का प्रमाण पूर्ण रूप से प्रमाणित है।

Avinash Kumar 13/06/2023

यह कि लेख्यकारी को अपना नीजी आवश्यकता को पूर्ति करनें हेतु सम्पत्ति को बिक्री करना है लेकिन बिक्री हेतु ग्राहक तलाश करना एवं निबंधन सम्बंधी जटिल प्रक्रिया पुरा करनें में लेख्यकारी असमर्थ है, क्योंकि लेख्यकारी अपने निवास स्थान से हमेशा बाहर रहा करते हैं। इसलिए लेख्यकारी को उपर्युक्त खाना संख्या 5 मे वर्णित सम्पत्ति को उचित देखभाल एवं व्यवस्था करने मे काफी कठिनाई होता है। इसलिए लेख्यकारी ने उचित समझा कि अपने **पिता श्री लाल नारायण शर्मा** को अपना मोख्तार कायम कर दे जो उपयुक्त कार्य हेतु पुर्ण रूप से सक्षम है।

अतएव लेख्यकारी अपना खुशी वो ख्वाहिश से होश वो हवाश में रहकर वो अपनें शुभ–चिन्तकों एवं कानुनी सलाहकारों से परामर्श इत्यादि लेकर वो अपनी सम्पूर्ण लाभ एवं हानियों को भली भांती समझ बुझकर वो बिना किसी बाहरी डराव वो धमकाव के यह वशिका मोख्तारनामा लिखा एवं लेख्यधारी को अपना मोख्तार कायम किया तथा निम्नलिखित एकरार सहर्ष स्वीकार किया।

यह कि लेख्यधारी मोख्तार मजकुर को बिक्री हेतु ग्राहक तलाश करें, बिक्री मुल्य दर निर्धारित करें या किसी के साथ बैयबयाना लिखें, बैयबयाना का रकम प्राप्त करें, वो जमीन पर बहुमंजिला भवन बनाने हेतु विकास एकरारनामा करे, जरसम्मन प्राप्त करें, वो जरसम्मन प्राप्त करके लेख्यकारी को निश्चीत रूप से सूपूर्द करेगे वो मूल वशिका विक्रयपत्र निष्पादित करे, तथा निष्पादित बिक्रयपत्र को किसी भी निबंधन कार्यालय में निबंधन हेतु उपस्थापित करें। निबंधन के पश्चात

निर्गत चिरकुट सम्बन्धित क्रेता के हवाले करें, खुलासा यह है कि उपर्युक्त खाना संख्या 5 मे वर्णित सम्पत्ति के बिक्री हेतु निबंधन के जिस प्रक्रिया की आवश्यकता हो उसे लेख्यधारी बदस्खत स्वयं सम्पन्न करें।

यह कि उक्त खाना संख्या 5 में वर्णित सम्पत्ति पर किसी प्रकार का कोई नुक्स वगैरह हो तो वैसी हालत लेख्यधारी मोख्तार सक्षम न्यायलय में सक्षम मोकदमा दायर करेगें तथा अधिवक्ता मुन्सी आदि का नियुक्त कर सकेगें तथा बयान तहरीर अर्जी आवेदन आदि कार्यो को करने में सक्षम होगें तथा सक्त दस्तावेज आदि न्यायलय में पेश करेगें। तात्पर्य यह है कि लेख्यधारी मोख्तार अपने स्वविवेक से तथा अपने हस्ताक्षर से न्यायलयों में का सभी कार्य किया करेगें।

यह कि उपर्युक्त सभी कार्य जो लेख्यधारी मोख्तार द्वारा किया जायेगा वो सब लेख्यकारी द्वारा इनके स्थान पर किया हुआ समझा जायेगा जिसकी मान्यता सदा एवं सर्वथा मान्य होगा तथा लेख्यकारी या उनके किसी भी उत्तराधिकारी द्वारा लेख्यधारी द्वारा किये गये कार्यो के वैधता पर कोई दावा नहीं किया जायेगा।

यह कि उपर्युक्त सम्पत्ति पर लेख्यधारी मोख्तार का कोई हक नहीं है। इसके प्रति लेख्यकारी कोई प्रतिफल प्राप्त नहीं किये हैं।

इस वास्ते यह वशिका मोख्तारनामा आम लिख दिया कि समय पर काम आवे वो प्रमाण रहे। समाप्त।दिनांक– 13/06/2023 ई0।

ग्वाहगण का हस्ताक्षर

लेख्यकारी का हस्ताक्षर

Avinash Kumar
13/06/23

S/O - Nagar Ram
S/o late Shaiola Harsu
404-B, UTTam Plaza
K Laiya Pura - Baily Road
U- B.V. college Patna-14
13-6-23

लेख्यधारी का हस्ताक्षर

Lal Narayan Sharma
13/06/2023

प्रारूपकर्ता

Rajeet Kr
Adv.
E.N. 1871/18

13/06/23

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

Stamp duty paid under Indian Stamp Act	Rs. 1000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 2500/-

Registration Fee

FEE PAID

A1	0	C	0	H1b	0	K1a	0	Lii	0		
A8	0	D	0	H2	0	K1b	0	Liii	0		
A9	0	DD	0	I	0	K1c	0	Mb	0		
A10	0	E	1000	J1	0	K2	0	Na	0		
B	0	H1a	0	J2	0	Li	0				
								TOTAL-	1000		

LLR + Proc Fee		Service Charge
LLR	0	
Proc.Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1500

Date: 15/06/2023

Registering Officer
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Tuesday, 13th June 2023 by Avinash Kumar Lal Narayan Sharma by profession Others. Status - Principal

Avinash Kumar
15/6/23

Signature/L.T.I. of Presentant **Date:15/06/2023**

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nayer Azam' age '60' Sex 'M', 'Shaida Hassan', resident of 'Uttam Palace Rukanpura,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 15/06/2023

Registering Officer
Danapur

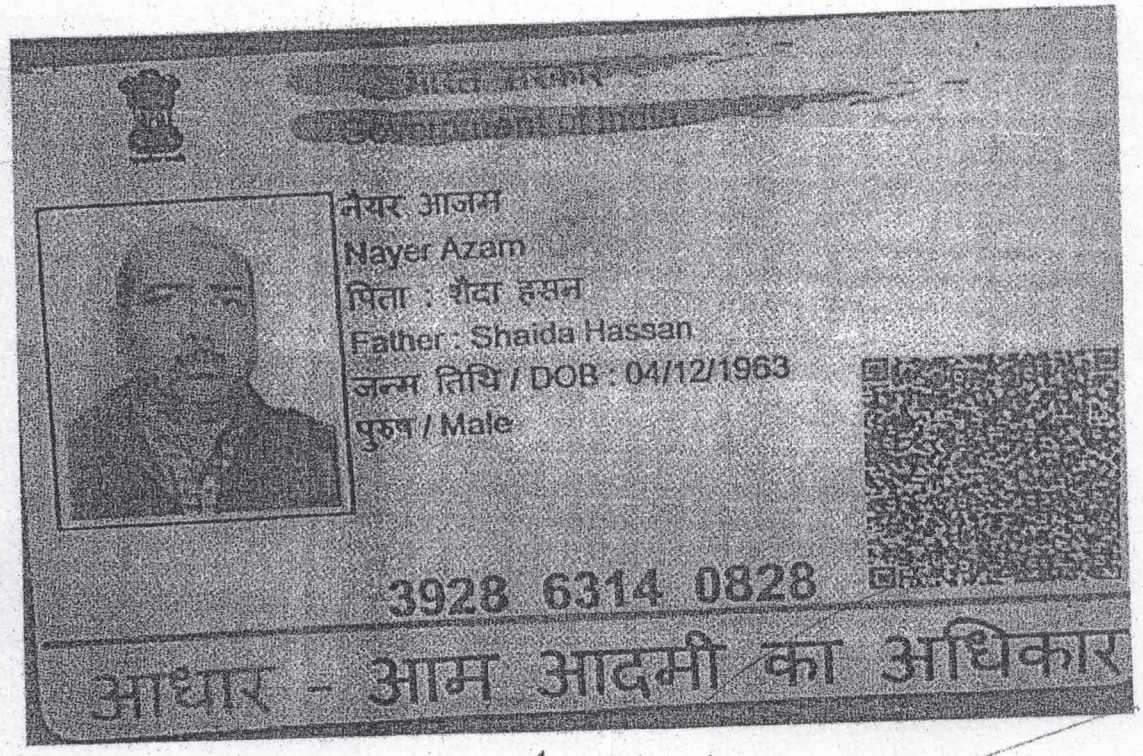
Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 4 Volume No. 1 on pages on 584 -593, for the year 2023 and stored in CD volume No. CD-1 year 2023 .The document no. is printed on the Front Page of the document.

Date : 15/06/2023

Registering Officer
Danapur

Token No. : 5952 **Year : 2023** **S.No. : 5910** **SCORE Ver.4.1** **Deed No . :d No . : 63**

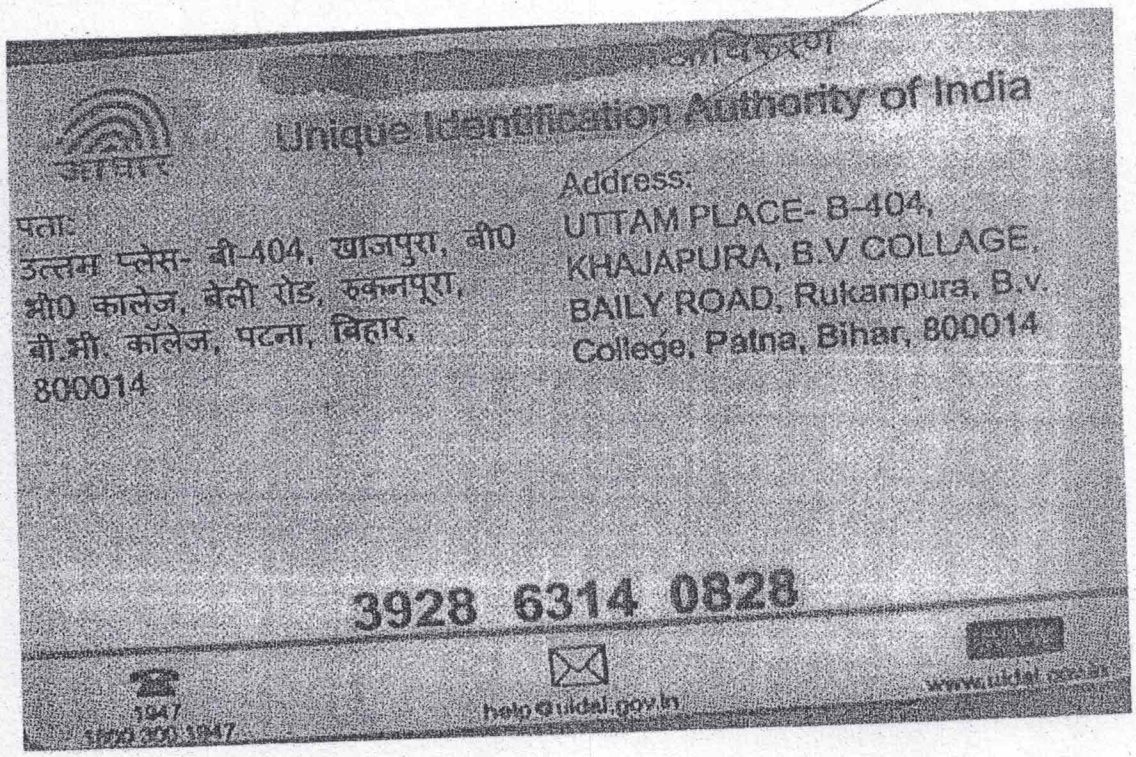


नैयर आजम
Nayer Azam
पिता : शैदा हसन
Father : Shaida Hassan
जन्म तिथि / DOB : 04/12/1963
पुरुष / Male

3928 6314 0828

आधार - आम आदमी का अधिकार

Nayer Azam



Unique Identification Authority of India

पता:
उत्तम प्लेस- बी-404, खाजपुरा, बी0 भी0 कालेज, बेली रोड, रुकनपूरा, बी.भी. कॉलेज, पटना, बिहार, 800014

Address:
UTTAM PLACE- B-404, KHAJAPURA, B.V COLLAGE, BAILY ROAD, Rukanpura, B.V. College, Patna, Bihar, 800014

3928 6314 0828

help@uidai.gov.in

INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2300254872
Certificate Issue Date	:	13-Jun-2023 11:20 AM
GRN No.	:	BHR20230600372258E, BHR20230600390695E
Unique Doc Reference	:	EST-BR-2802-2300003361
Party Name	:	AVINASH KUMAR
Purchased by	:	AVINASH KUMAR
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	1000 (One Thousand Only)
Reg. Fee (Rs.)	:	1000 (One Thousand Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	500 (Five Hundred Only)
Total Amount (Rs.)	:	2500 (Two Thousand Five Hundred Only)

Avinash Kumar
13/06/2023

IN 2300255974

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.

POWER OF ATTORNEY

SMT. SUNITA KUMARI

MR. LAL NARAYAN SHARMA

Mahesh Shinde
+91 99 23 50 47 47

Scan 5:54

ಫೆಬ್ರವರಿ
2022

M S ASSOCIATES

(Pavti)

453/6107
Tuesday,April 05 ,2022
3:23 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 6883 दिनांक: 05/04/2022

गावाचे नाव: माण
दस्तऐवजाचा अनुक्रमांक: मलस२-6107-2022
दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: सुनीता कुमारी

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 240.00
पृष्ठांची संख्या: 12	
एकूण:	रु. 340.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:41 PM ह्या वेळेस मिळेल.

MLS2

दुय्यम निबंधक
श्रेणी १, मुळशी २

बाजार मुल्य: रु.0.01 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000139154202223E दिनांक: 05/04/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.240/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0504202205823 दिनांक: 05/04/2022
बँकेचे नाव व पत्ता:

Sunita Kumari

CHALLAN

MTR Form Number-6

GRN MH000139154202223E	BARCODE	Date 05/04/2022-12:45:51	Form ID 48(f)

Department	Inspector General Of Registration	Payor Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	MLS2_MULSHI 2 SUB REGISTRAR	Full Name	SUNITA KUMARI
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	F 1007 The Cliff Garden
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	Mann
0030063301 Registration Fee	100.00	Area/Locality	Punc
		Town/City/District	
		PIN	4 1 1 0 5 7
		Remarks (If Any)	SecondPartyName=LAL NARAYAN SHARMA~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

DEFACED ₹600.00 DEFACED

Payment Details	INDIAN OVERSEAS BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02700452022040550189	202204050773841
Cheque/DD No.		Bank Date	RBI Date	05/04/2022-12:46:49	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN OVERSEAS BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9798472312

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-453-6107	0000089869202223	05/04/2022-15:23:00	IGR045	100.00
2	(iS)-453-6107	0000089869202223	05/04/2022-15:23:00	IGR045	500.00
			Total Defacement Amount		600.00

मलस - २

४६०७ | १ | २२

२०२२

THE SEAL OF THE SUB-REGISTRAR OF MULSHI-2

Print Date 05-04-2022 03:25:55

D ocument H andling C harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0504202205823	Receipt Date	05/04/2022

Received from SUNITA KUMARI, Mobile number 9798472312, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered on Document No. 6107 dated 05/04/2022 at the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.

DEFACED
₹ 240
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	05/04/2022
Bank CIN	10004152022040505322	REF No.	202209578442819
Deface No	0504202205823D	Deface Date	05/04/2022

This is computer generated receipt, hence no signature is required.

मलवडी - २
६७०६ | २ | १२
२०२२

THE SEAL OF SUB-REGISTRAR OF MULSHI-2

CHALLAN

MTR Form Number-6

GRN	MH000139154202223E	BARCODE	Date	05/04/2022-12:45:51	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	MLS2_MULSHI 2 SUB REGISTRAR	Full Name	SUNITA KUMARI
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	F 1007 The Cliff Garden
		Premises/Building	
		Road/Street	Maan
		Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 5 7

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

मलस - २

४/ ९१७ / ३ / १२

२०२२

Remarks (If Any) SubRegistrar Name:LAL NARAYAN SHARMA-

THE SEAL OF THE SUB-REGISTRAR MULSHI-2

Amount In Words	Six Hundred Rupees Only

Payment Details	INDIAN OVERSEAS BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02700452022040550189	202204050773841
Cheque-DD No.		Bank Date	RBI Date	05/04/2022-12:46:49	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN OVERSEAS BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID

Mobile No. : 9798472312

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

हे चलन केवळ दस्तात नमूद केलेल्या कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरू नये.

Print Date 05-04-2022 12:46:51

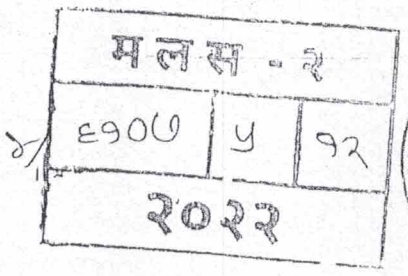
मलस - २

९७०५	४	२२

२०२२

THE SEAL OF THE SUB-REGISTRAR OF सह दुय्यम निबंधक मुळशी - २ यांची मुद्रा सत्यमेव जयते मुळशी-२ *MULSHI-2*

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0504202205823	Date	05/04/2022
Received from SUNITA KUMARI, Mobile number 9798472312, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.			
Payment Details			
Bank Name	sbiepay	Date	05/04/2022
Bank CIN	10004152022040505322	REF No.	202209578442819
This is computer generated receipt, hence no signature is required.			



POWER OF ATTORNEY

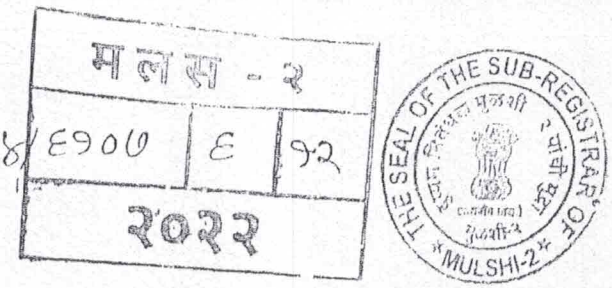
(WITHOUT CONSIDERATION)

KNOW ALL MEN BY THESE PRESENTS that I, **SMT SUNITA KUMARI** daughter of Sri Lal Narayan Sharma, resident of N-A/5, Irrigation Colony, Chitragupta Nagar, Kankarbag, Lohia nagar, Patna, Bihar-800020, presently residing at F-1007, The Cliff Garden, Hinjewadi Phase-3, Rajiv Gandhi Infotech Park, Maan, Pune- 411057, Indian Citizen. Adhar No. 4734 7894 8398, Mobile No. 919798472312 as my Lawful Attorney.

WHEREAS the property fully mentioned in Schedule at the foot of this power of attorney has been duly purchased by executant through Registered Sale Deed dated 11.01.1989 at Sub Registry Office, Sonepur from Kushumpuram Sahakari Grih Nirman Samiti Ltd., Patna 14 through its Secretary SRI HARI NARAYAN SINGH, Shekhpura, Patna- 14 vide Book No. 1, Volume No. 10, Page No. 351 to 357, Deed No. 375 dated 11.01.1989 and since date of purchase the executant became absolute owner of own share fully mentioned in schedule and he is exercising his right, title and interest over the property fully mentioned in the schedule with out hindrances of interruptions from any quarter whatsoever.

AND WHEREAS, the executant has to sell the above property to fulfil her legal necessity for which she has to adopt so many process of registration but as the executant is always residing out side of Patna, therefore it is not possible for executant to adopt the process of registration. The executant, therefore, do hereby appoint, nominate and constitute her well-wisher **Father SRI LAL NARAYAN SHARMA** son of Late Sri Chandeshwar Sharma, residing at H. No. 315, Kusumpuram Colony, Naharpar, North of Bailey Road, P.O. Danapur Cantt., P.S. BIHAR, Rupaspur, District Patna Adhar No. 8713 6268 2185, Mobile No. 08789553974 as her true and lawful Attorney to look after and manage the schedule mentioned property and to do the following acts, deeds and things i.e. to say:

1. To ask, demand, sue for recover and receive of and from and every or any person or persons chargeable therewith all and ever sum or sums of money, debts, dutes and interest which shall or may along or be or become due and payable to me.



2. To grant transfer, sell, gift, mortgage, lease, hypothecate or pledge any of my said property and to recovery, release or otherwise to which I may be entitled and to execute or enforce any power of sale or other powers, rights or remedies incidental to such mortgages, charges or securities as aforesaid and otherwise to realize or obtain the benefits thereof in such manner as may be thought proper.

3. To Sign and Execute present the document of Sale deed, Agreement to Sale, Assignment Deed, Development Agreement, Correction Deed, Gift Deed, Cancellation Deed, MOU, Visarpavti, Leave and License Agreement or other, executed by me/us or by my/our attorney and accept the same before the Sub-Registrar of Assurances and sign on all Token Registers and pay all requisite fees i.e. to say pay challan, accept Index-2 Copies, etc. and complete the process of Sale.

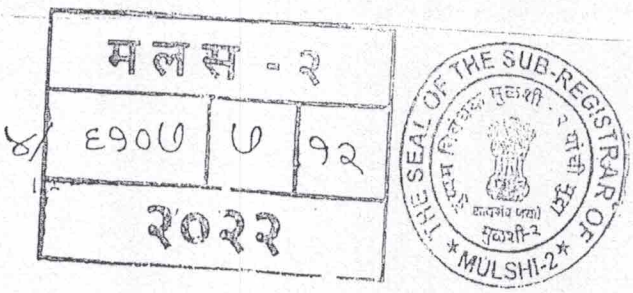
4. To appoint and retain solicitors, advocates, pleaders and such appointments and retainers from time to time to revoke and others again to appoint as occasion shall arise.

5. To execute, sign and present all kinds of suits, plaints written statements, affidavits, applications etc. in proper courts of law and offices for my property in which I am entitled to proceed in all the proceedings filed in my name and on my behalf.

6. To enter into an agreement with any purchaser or purchasers for selling my property and to issue receipts in my name on my behalf.

7. To sign, execute and to present the deed or deeds of sale or any other deeds before the registration authority or registrar or Sub Registrar by my Attorney and to admit the execution thereof in my name or on my behalf which I could present for registration before any Govt. or Semi Govt. office on my behalf.

8. To sign the documents & papers necessary for the Registration. Also to Bhumiabhilekh, Corporation Office or other government /Revenue office for government demarcation, filing applications, depositing fees for the same, acceptance of demarcated maps, and all other work required for confirming the said land location and all other works relating to protect the said land.



Appointing advocate/s, signing vakilpatra, depositing fees, receiving any amount in my/our name, representing myself/ourselves in various courts, Police Stations and filing or withdrawing applications, complaints in respective government offices.

9. The sale proceeds will be deposited on the account of principal.

10. TO COMMENCE prosecute, institute, defend, oppose or appeal in all actions and legal proceedings including appeals, reviews and revisions in respect of the said Scheduled property whether civil, criminal, original or appellate in any Court of Law/Tribunal/ Police Station/ Collectorate, etc, in any city in India. To appoint advocate/s, solicitors or counsels or income tax practitioners, file, deposit and accept fees, court fees, etc as required for me/our & in my/our name. To complete all the case procedures whether Civil or Criminal or of whatsoever nature. To appoint charted accountants for filing of income tax in my/our name, pay all Local, State and Central taxes as required and to carry out all Lawful activities.

Lastly I hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in respect of matters aforesaid by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of residential vacant land measuring an area of 1955 Sq. ft. situated at Mauza Dhanaut, Pargana Phulwari, P.S. Danapur, Sub Registry Office Danapur, Sadar Registry Office and District Patna bearing its Thana No. 20, Tauzi No. 5556, Khata No. 156/105, Survey Plot No. 60, Samiti Plot No. E 36/167 Land rent payable to the State of Bihar through Circle Officer, Danapur is Rs. 2/- annually vide Jamabandi No. 3359, Bhag present-22, Page No. 26147;

BOUNDARY

NORTH	:	Society Plot No. 35/166
SOUTH	:	Society Plot No. B-46/168
EAST	:	Society Road.
WEST	:	Society Plot No. 59

मलस - २

८९०७ | ८ | ९२

२०२२

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES MULSHI-2

IN WITNESS WHEREOF We, the executants have hereto put our signature on this the 05th day of April 2022.

SIGNED, SEALED AND DELIVERED

In Presence of



Sunita Kumari

SMT SUNITA KUMARI

(Executor)

Accepted by



Lal Narayan Sharma

SRI LAL NARAYAN SHARMA

(I accept the power of attorney)

WITNESSES:

1. Sign :
   Name : Rohit Deshmukh
   Add : Hinjawadi, Pune-57

2. Sign :
   Name : Rishika Priya
   Add : Mumuji Pune 57.

: [illegible]

: [illegible], THE CLIFF GARDEN

HINJEWADI, PHASE 3

MAIN ROAD

: PUNE

: 411057

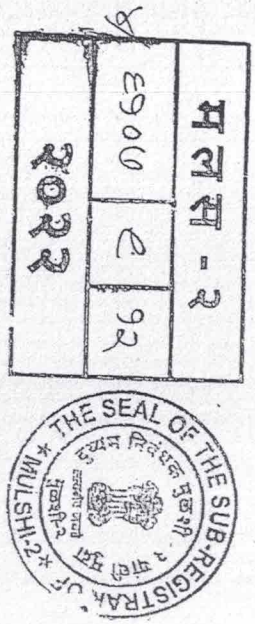
: MAHARASHTRA

: INDIA

:

: [illegible]

: [illegible]



: [illegible]

A/c Currency : INR

Branch Code : 4884

Branch Name : HINJEWADI - BLUE RIDGE

Branch Address : HDFC BANK LTD,
GROUND FLR A, B [illegible]
SHOWROOM BLUE RIDGE

City : PUNE

Pin Code : 411057

State : MAHARASHTRA

Country : INDIA

Branch Tel No : 020-6181[illegible]

MICR Code : 411[illegible]

IFSC Code : HDFC[illegible]

Account Number : 50100[illegible]

Ref. No. : 4884-[illegible]

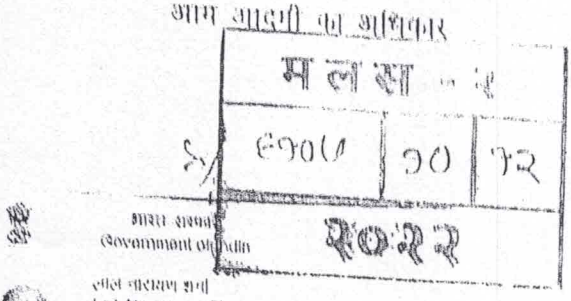
भारत सरकार
GOVERNMENT OF INDIA



4734 7894 8398

आम आदमी का अधिकार

मतदार ओळखपत्र



भारत सरकार
Government of India

Lal Narayan Sharma
जन्म तिथि/DOB: 01/07/1948
पुरुष/ MALE

8713 6268 2185

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNITA KUMARI
LAL NARAYAN SHARMA
02/01/1972
Permanent Account Number
AQDPK0203A







आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LAL NARAYAN SHARMA
CHANDRBHWAR SHARMA
01/07/1948
Permanent Account Number
AJGPS7016N

Lal Narayan Sharma
Signature



Lal Narayan Sharma

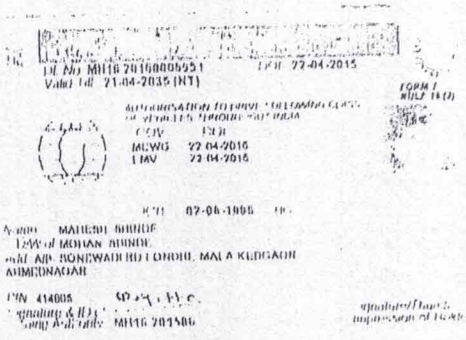
भारत सरकार
GOVERNMENT OF INDIA

Vishal Ramesh Varude
जन्म वर्ष / Year of Birth 1994
पुरुष / Male



2129 7534 1104

आधार – सामान्य माणसाचा अधिकार



Lic No MH16 20160005551
Valid Till 21-04-2035 (NT)

DOB 02-04-1995
S/D/W of MOHAN SHINDE
AT/ A/P SONEWADI RD LONDHE, MALA KEDGAON
AHMEDNAGAR
PIN 414605

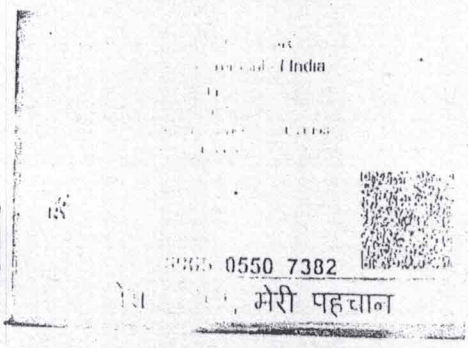


भारत सरकार
Government of India

रोहित विनोद देशमुख
Rohit Vinod Deshmukh
जन्म तारीख/DOB: 06/07/1997
पुरुष/ MALE



6135 1142 7188



0550 7382

मेरी पहचान

453/6107

मंगळवार,05 एप्रिल 2022 3:23 म.नं.

दस्त गोषवारा भाग-1

दस्त क्रमांक: 6107/2022

दस्त क्रमांक: मलमश /6107/2022

बाजार मुल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. मलमश यांचे कार्यालयात

अ. क्र. 6107 वर दि.05-04-2022

रोजी 3:20 म.नं. वा. हजर केला.

पावती:6883 पावती दिनांक: 05/04/2022

सादरकरणाराचे नाव: सुनीता कुमारी

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 240.00

पृष्ठांची संख्या: 12

एकूण: 340.00

दस्त हजर करणाऱ्याची सही:

MLS2
दुय्यम निबंधक
श्रेणी-१, मुळशी-२

MLS2
दुय्यम निबंधक
श्रेणी-१, मुळशी-२

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 05 / 04 / 2022 03 : 20 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 05 / 04 / 2022 03 : 21 : 45 PM ची वेळ: (फी)

THE SEAL OF THE SUB-REGISTRAR OF दुय्यम निबंधक मुळशी - यांची मुद्रा मुळशी-२ MULSHI-2

प्रतिज्ञापत्र

"सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार च नोंदणीस दाखल केलेला आहे. दस्तातील सांपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर कार्यासाठी दस्त निष्पादक व कबुली धारक हे संपुर्णपणे जबाबदार राहतील

लिहून देणारे

Sunita Kumari

लिहून घेणारे

Lal Narayan Sharma

4/5/22, 3:25 PM Summary 2

05/04/2022 3:24:51 PM

दस्त क्रमांक: मकरण-2 | ४/मकरण-२२१९२
दस्त नोंदणी 6107/2022

दस्त क्रमांक :मकरण-/6107/2022
दस्ताचा प्रकार :पॉवर ऑफ अॅटर्नी

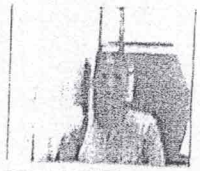
अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:सुनीता कुमारी
पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव:सय्यद ना. पार्क ब, ब्लॉक नं: , रोड नं: डि. बी. पाटील मार्ग, डि. बी. पाटील रोड, मांजरी बु. ता. हवेली, , पुणे, स्टेट:महाराष्ट्र, पुणे
पिन कोड:

Sunita Kumari

पक्षकाराचा प्रकार: दस्तऐवज करुन देणार
वय :50
स्वाक्षरी

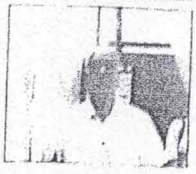
छायाचित्र | अंगठ्याचा ठसा




2 नाव:लाल नारायण शर्मा
पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव:एच नं: ३४५, रामपुरम कॉलनी , महेश्वर, दक्षपुर बेल, रामपुर, पटना बिहार , स्टेट:, रोड नं: , बिहार, पटना,
पिन कोड:

Lal Narayan Sharma

पक्षकाराचा प्रकार: पॉवर ऑफ अॅटर्नी होल्डर
वय :73
स्वाक्षरी




वरील दस्तऐवज करुन देणार तथाकथीत पॉवर ऑफ अॅटर्नी या दस्त ऐवज करुन दिल्याचे कबुल करतात
शिक्का क्र.3 ची वेळ:05 / 04 / 2022 03 : 23 : 08 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तिशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:विशाल वरुडे .
वय:27
पत्ता:हिंजवडी पुणे
पिन कोड:411057

स्वाक्षरी

2 नाव:महेश शिंदे .
वय:26
पत्ता:हिंजवडी पुणे
पिन कोड:411057

स्वाक्षरी

छायाचित्र | अंगठ्याचा ठसा






शिक्का क्र.4 ची वेळ:05 / 04 / 2022 03 : 23 : 33 PM

MLSZ
दुय्यम निबंधक
श्रेणी - १, मुळशी - २

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2	SUNITA KUMARI	eChallan		MH000139154202223E	100	RF	0000089869202223	05/04/2022
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दुय्यम निबंधक श्रेणी-१
मुळशी-२

चौथे
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For feedback, please write to us at feedback.isarita@gmail.com

दुय्यम निबंधक श्रेणी -१
मुळशी -२
दिनांक: 05/04/2022

THE SEAL OF THE SUB-REGISTRAR OF दुय्यम निबंधक मुळशी-२ MULSHI-2

6107 /2022