

Serial No. 19854

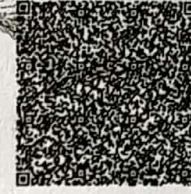
Circle:-Darbhanga

Book No. 13002019, Deed No. 19542

Peripheral



INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR07370197100818R
 Certificate Issued Date : 11-Dec-2019 12:48 PM
 Account Reference : SHCIL (FI)/ brshcil01/ DARBHANGA/ BR-DBG/ DBG
 Unique Doc. Reference : SUBIN-BRBRSHCIL0108342343545403R
 Purchased by : JITENDRA THAKUR SO SURENDRA THAKUR
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : JITENDRA THAKUR SO SURENDRA THAKUR
 Stamp Duty Paid By : JITENDRA THAKUR SO SURENDRA THAKUR
 Stamp Duty Paid (Rs.) : 50,300(Fifty Thousand Three Hundred only)
 Reg. fee (Rs.) : 20,000 (Twenty Thousand only)
 LLR & P Fee (Rs.) : 0 (Zero)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 1,000 (One Thousand only)
 Total Amount (Rs.) : 71,300 (Seventy One Thousand Three Hundred only)



Serial No. 19854

Deed No. 19542

[Signature]



बिहार सरकार
जिला निबंधन कार्यालय, दरभंगा सदर

पृष्ठांकन का सारांश

दिनांक 12/12/2019 को Nand Kumar Jha द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 375300 मुद्रांक शुल्क एवं रु० 22000 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 19542 के रूप में पुस्तक सं० 1 की जिल्द सं० 257 के पृष्ठ सं० 530 से 550 तक CD 40 में आज निबंधित एवं कुल 21 पृष्ठों में संधारित किया गया।

जिला सरकार

टोकन नं. 20374 / 2019

दिनांक-12/12/2019

[Signature]

मणीन्द्र नाथ झा
निबंधन पदाधिकारी



सत्यापित

Do not write or type below this line

0004969995

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

District Registry Office, Darbhanga

Token Number 20374 Reg. Year 2019 Serial Number 19854 Deed Number 19542

Prestype	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Garima Residency Pvt. Ltd.						
Sig.							

Claimant Jitendra Thakur (M.D)

Sig. *Jitendra Thakur*
12/12/2019



Presented By Nand Kumar Jha

Sig. *Nand Kumar Jha*
12/12/2019



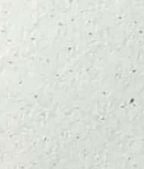
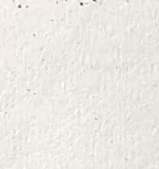
Executant Nand Kumar Jha

Sig. *Nand Kumar Jha*
12/12/2019



Identified By Raghunath Jha

Sig. *Raghunath Jha*
12/12/2019



Signature

SCORE Ver.4.0

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T. 20379



37
12/12

महोदय श्री नंद कुमार झा
पुत्र श्री इन्द्रकान्त झा
पता - 7511/19

DEVELOPMENT AGREEMENT

This development agreement executed and entered into
this...1.2 day of **December, 2019.**

BETWEEN

Sri Nand Kumar Jha son of Late Indrakant Jha, resident of
Professor Colony, West of Dighi, P.O.- Lalbagh, Darbhanga,
District- Darbhanga, **Mob. No. 9939580351**, by Nationality Indian,
Hereinafter collectively called and/ or referred to as the **owner**
(which expressions shall unless be repugnant to the context or
meaning thereto, mean and include his heir, Administrators,
Executors, legal representatives and / or successors-in-interest) of
the **FIRST PART: PAN NO.- ABEPJ5103C**



महोदय

सही-सही पुकारा गया है।
महोदय

महोदय श्री नंद कुमार झा
पुत्र श्री इन्द्रकान्त झा
पता - 7511/19

& conciliation Act, 1996 as amended from time to time at Darbhanga.

(p) That only courts of Darbhanga shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(q) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and Schedule land altogether and land owner will have no objection regarding the same in future.

DETAILS OF THE PROPERTY:

SCHEDULE NO.-1

Land measuring an area of 15 Kathas 5 Dhoores equivalent to 66.60 decimals more or less subject to actual measurement bearing Thana No. 510, Tauzi No. 1323, Khata No. 12, Survey Plot No. 35, 36, 39, 38, 37, 47, 40, 48 & 49, situated at Mohalla- Gangwara, P.S. and Anchal- Darbhanga, District Sub Registry and Dist- Darbhanga, within the Municipal corporation area and under the District Sub-Registrar, Darbhanga and Bounded as follows.

NORTH :- Shambhu Yadav.
SOUTH :- Nala & Road. and others
EAST :- Harischandra Jha.
WEST :- Hare Krishna Thakur



which market value of above land is Rs. 1,80,95,000/-
(Rupees) only. *Bauhary - 2,00,000*
House chary - 4,20,000

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

SCHEDULE II - DEVELOPMENT GUIDE LINES

Stockholm
Nov 26. 24
L24

1. အလှူဒါန၊ 'ဒုတိယ' ၆၃

ਦਿਵਾ ੨੦ ਮਈ ੧੯੬੬ ਐਮ,

मो. २ दि. दि. - दक्षिण २३७°

Signature of Land owner.

12/12/2015

2. 92/92/209V

मिना ज्ञानिमान्मा

Pitamber Thakur
Signature of Developer/12/12/2019

जाने जाने शाला

५०३५५
 ५०३५५

12-12-2019

Drafted as per instructions of the parties,
Badri Nath Das Deed writer D.B.S
L.No. 35/97

Badri Nath Das
 Deed Writer
 L.No.- 35/97



Li Fernandez  hakn
12/12/2019



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. 375300/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-
Registration Fee

										LLR + Proc Fee	Service Charge
FEE PAID	A1	21000	C	0	H1b	0	K1a	0	Lii	0	
	A8	0	D	0	H2	0	K1b	0	Liii	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	
	A10	0	E	0	J1	0	K2	0	Na	0	
	B	0	H1a	0	J2	0	Li	0			
	TOTAL-									21000	
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										22000	

Date: 12/12/2019

[Signature]
Registering Officer
Darbhanga

Endorsement under section 52

Presented for registration at Registration Office, Darbhanga on Thursday, 12th December 2019 by Nand Kumar Jha Late Indrakant Jha by profession Others. Status - Executant

[Signature]
Signature/L.T.I. of Presentant

Date: 12/12/2019

[Signature]
Registering Officer
Darbhanga

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Raghunath Jha' age '63' Sex 'M', 'Late Maharudra Jha', resident of 'At-Dighi South Town Darbhanga'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 12/12/2019

[Signature]
Registering Officer
Darbhanga

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Darbhanga in Book Volume No. 257 on pages on 530 -550, for the year 2019 and stored in CD volume No. CD-40 year 2019 .The document no. is printed on the Front Page of the document.

Date : 12/12/2019

Token No. : 20374 Year : 2019 S.No. : 19835 SCORE Ver.4.1

[Signature]
Registering Officer
Darbhanga

Deed No. : d No. : 19542

स्कैन किया
[Signature]