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बिहार सरकार
जिला निबंधन कार्यालय, पटना

दिनांक 20/02/2008 को श्री/श्रीमती Ramendra Kr. Sinha द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रु० 57960/- मुद्रांक शुल्क एवं रु० 804/- 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 है । इसे दस्तावेज सं0 3104 के रूप में पुस्तक सं0 1 की जिल्द सं0 54 के पृष्ट सं0 365 से 381 तक CD 9 में आज निबंधित एवं कुल 17 पृष्टों में संधारित किया गया ।

ह०
(Awadhesh Kumar Jha)
निबंधन पदाधिकारी

Date : 20/02/2008

SCANNED

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 20th day of February, ..., 2008 of the Christian Era:

BETWEEN

1. **SRI RAMENDRA KUMAR SINHA**, son of Late Rishkesh Kumar Sinha, resident of Baldeo Bhawan Road Punaichak, P.O. & P.S. Shastrinagar, Patna- 800 023, District – Patna, by profession retired ~~Tisco~~ SAIL employee, Indian Citizen.

1. R. Sinha - (Ramendra Kumar Sinha) 20.2.08
2. Manas Vishal (MANAS VISHAL) 20.2.08

Bhuneswari Engicon's Pvt. Ltd
Tanu Priya
Director

Serial No : 3487
Token No : 3556
Type & Status of Party

Deed No : 3104 of 2008
Name of Party

Photo | Thumb | Index | Middle | Ring

In Favour of — *Shanker Prasad (Dir.)*

Shankar Pd. Sprasad. 20.2.08

Signature of Party

In Favour of — *Ajay Kr. Singh*

A. K. Singh 20.2.08

Signature of Party

Presented by — *Ramendra Kr. Sinha*
Self

R Sinha 20/2/08

Signature of Party

Executed by — *Manas Vishal (Agent)*

Manas Vishal 20-2-08

Signature of Party

Executed by — *Ramendra Kr. Sinha*

Signature of Party

Executed by — *Nand Kishore Sahay (Prin.)*

Signature of Party

Mr. Prakash Chandra Sinha

Identifier

Prakash Chandra Sinha 20/2/08

Signature of Party

Bhuneshwari Engicon s Pvt. Ltd.
Tanu Priya
Director

2. **SHRI MANAS VISHAL**, son of Shri Ramendra Kumar Sinha, Baldeo Bhawan, Punaichak, Patna – 800023, self and as a Constituted Attorney for and on behalf of his cousin Grand father **SHRI NAND KISHORE SAHAY**, son of Late Baldeo Sahay, resident of Baldeo Bhawan, Punaichak, Patna – 800023, presently residing at Flat No. 6G, Block – 3, Ramnagar Complex, VIP Road, Opp Haldiram, Kolkata – 52 by profession retired Indian Airlines employee, Indian Citizen by virtue of Registered General Power of Attorney bearing Deed No. 3537, Book – IV, Dated 23.07.2007, Registered at Registrar of Assurances, Kolkata (W.B.).

Hereinafter referred to as the OWNERS, (Which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives and successors of interest), of the FIRST PART.

AND

M/S BHUWANESHWARI ENGICONS PVT. LTD., PATNA, a Company incorporated under the Indian Companies Act, 1956 having its Registered Office at Sarva Kunj Apartment, Mahesh Nagar, Patna – 800023 and its Branch Office at Jagdeo Bhawan, Boring Patliputra Road, Patna – 800013, through its Director **SRI SHANKER PRASAD**, son of Late Jadunandan Raut, Resident of Boring Patliputra Road, New Patliputra, P.S. Sri Krishnapuri, Patna – 8000013, and **SRI AJAY KUMAR SINGH,** son of Late Nathun Prasad of Kachauri Gali, P.O. Jhauganj, P.S. Chowk, Patna City, Patna- 800 008, at present Flat No. 2-D, Shakuntala Apartment, Punaichak, Patna – 800 023 Indian Citizen, hereinafter referred to as the DEVELOPER, (Which expression under repugnant to the context shall mean and include its heirs, executors, administrators, Legal representatives and successors-in-interest) of the OTHER PART.

A. The Owners are seized and possessed of and are Owners of the land on C.S. Plot No. 646, Khata no.239, Thana no. 7, appertaining Tauzi No. 868, situated at Mauza- Bhakanpura, Survey Thana & Pargana Phulwari, and laying at Mohalla- Punaichak, Patna under Ward no. 34

1. Rukmini 20/2/08

Manavishal 20/2/08

Bhuneswari Engicon's Pvt. Ltd.
Tanu Priya
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(f) The Developer shall be entitled to enter into Agreement for sale or otherwise allot flats, parking spaces and other tenements comprised in the Developer's area in the said building which is 56% (fifty-six percent) out of the total super built-up area which lies, not from the Owners' area under section 5 and others of Bihar Apartment Ownership Act and thus the Developer is fully entitled to transfer its 56% share in the Super built up area and hence the Developer became the owners of the 56% under Bihar Apartment Ownership Act 2006. The Developer may enter into and shall exclusively be entitled to realize all amounts payable under such agreement, sale deeds, deed of allotment etc. for Development and construction of the said building and for its own use.

(g) Similarly the Owners shall be fully entitled to enter into Agreement for sale or otherwise allot flats, parking spaces and other tenements comprised in the Owners' area in the said building which is 44% (forty-four percent) or flats as aforesaid in clause of the total built-up area which does not from part of the Developer's area, whenever required the Owners under the Bihar Apartment Ownership Act 2006 subject to terms of this Development Agreement and the Apartment Ownership Act 2006. That the Owners may enter into and the Owners shall exclusively be entitled to realize all amount receivable under such agreement, sale deeds, deed of allotment etc. for his/their own use.

(10) The as the Developer will or shall have right to become as absolute owner under section 5 and others under the Bihar Apartment Ownership Act, 2006 of their shares after executing, admitting and registering this Development Agreement in respect of the Schedule below property on the terms of said ratio (Constructed area) and the Developer will or shall have also right to sell their share as mentioned above from the total constructed area in the said proposed building over the schedule below property of the owners

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Manab Vishal 20.02.08

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and thus no Power of Attorney will be required for transfer of the Developer's share or shall not be essential for constructing the building complex or transferring or selling the developer's shares in favour of intending purchaser or purchasers under the Bihar Apartment Ownership Act 2006 for the said purposes without hindrances or obstruction from any quarters and the owners will authorize to the Developer in carrying out and discharging construction work. His presents and thereby giving the Developer right and attorney to have and enjoy the peaceful possession of the property and to do all such acts, and/or things that may be necessary for the Development, Planning, construction of the said building and sale the Developer's area under the Bihar Apartment Ownership Act 2006 and its rules made by the Govt. of Bihar and in case of any conflict between provisions of the aforesaid General Power of Attorney and this Development Agreement the provision of the latter shall prevail and it hereby agreed that all the clause mentioned in Development Agreement and will be binding to the nominees herein successors of the Owners under the Bihar Apartment Act 2006.

(11) That the Owners execute this Development Agreement under the provision or law of Bihar Apartment Ownership Act, 2006 in favour of the said Developer and thus the Developer will or shall have right under the said Act as absolute owners of its share of 56%.

(12) THE DEVELOPER FURTHER UNDERTAKES:-

(a) To indemnity the Owners and always keep him/them Indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequence of any injury or accident sustained by any workman, artisan or invitees or other persons in the property whether in the employment of the Development or not within or upon the said property and during the period of construction, of the said building thereon.

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Manas Vishal 20.2.08

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(b) During the construction of the said building, the Developer may be required to create equitable or any legal mortgage of the flat (excluding the share of the Owners) and the construction thereon either in full or in part to obtain loan either for itself or expenses of the construction, for the individual purchaser of flats in such an event the Owners if required shall join the Developer in creation of such mortgage on terms to be mutually agreed. However the Developer affirms and undertakes all the money obtained as loan by pleading, hypothecating or mortgaging the said flat for creating charges on the said property (land) and the building under construction shall be exclusively invested for the construction and the Development of the said building only and such money shall not be diverted or invested in any other project work purpose of the Developer.

(c) That Developer shall not encumber any portion of the said property of the building made thereon by mortgaging or leasing or alienating in any manner for obtaining loan. However, the individual purchaser of the flats may obtain loan from the financial institution or any other authority concerned for purchase of the flats by mortgaging the flat to be purchased.

(13) That Owners will hand over photo copies of all the relevant and necessary documents which they possess to the developer of their Advocate or Attorney relating to said property and the original copy will be retained by the Owners, but wherever and whenever the same will be required to be shown, the Owners will show all the original documents to the Developer or their Advocate and their representatives should be prepared to co-operate with the Developer in explaining their title over the said property.

(a) In case there be any defect in the title of the Owners of there be any liability or any encumbrances in such event the Developer shall be entitled to have such defects cured

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and/or liability cleared for and on behalf of the Owners and at the Owners' cost and expenses.

(b) The Developer shall be entitled to have all necessary documents including original documents or Owners' title of the said property and in such an event the Developer undertakes to keep the said title, deeds, safe, harmless and unobliterated and the Owners will be entitled to inspect and take extract there from whenever required.

(c) In any event the Owners without prejudice to foregoing declarations agree that in case of any defect/encumbrances, same as hereinabove provided the Developer or its nominees will make it free from all encumbrances and defects and the cost so incurred by the Developer shall be payable/adjustable by the Owners.

(d) All outgoing including municipal taxes and any other charges in respect of the said property or on the existing building thereon shall be paid by the Owners till the date of eviction of the tenements if any and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Owners.

(e) After the Delivery of the Owners' area to the Owners all out going in respect of the said property and the said building their on shall be borne and paid by the Owners and the Developer and their nominees separately and proportionately in the proportion of their respective share in the total built-up area the proportionately with all its variations when ever used in their presents shall mean the proportion ~~in which the parties thereto~~ and/or their nominees acquiring portions of the building are entitled to the covered area in the building.

(14) The Developer shall form a Co-operative Housing Society/Association or persons/body corporate, of all the persons owing tenements in said building. The Owners and his nominees

1. Purushottam 20.2.08
Manas Vishal 20.2.08

Bhuneshwari Engicon's Pvt. Ltd.
Tanu Priya
Director

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shall become members of such an organization formed by the Developer and Owners their nominees, respective agents, servants, licensees, tenements etc shall be bound to abide by the Rules and Regulation as be formed by such organization from time to time and that shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed for the maintenance and management of the entire building complex.

(a) The Nominees of the Developer shall own and hold portion of the building comprised in the Developer's area according to this agreement finalized by the Developer. The Owners and their nominees shall be bound to hold and own portion of the Owners' area in the said building on the same terms, conditions as be contained in this agreement.

(b) The common area shall jointly be owned by all the Owners of all the portions of the said building with equal entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all for such utilization no Owners to any part of the said building will have any exclusive right, title, interest over the common area and common facilities except the right of common use only part of the roof having common facilities will have the right of common use and rest part of the roof will be owned by the Owners in addition to the Owners' share in the property.

(15) The Owners hereby agree that the Developer may construct the buildings in phase but the Owners will get the proportionate share in respective blocks as soon as it gets completed.

(16) Both the Owners and the Developer will jointly be entitled to all permissible future vertical and/or horizontal development / exploitation of the said property and the said building thereof. And the construction sharing, owing and selling of all such additional built-up area will be done in the same terms and conditions contained in the Agreement.

Bhunesnwari Engicon s Pvt. Ltd.
Tanu Priya
Director

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(17) The Owners agree that if any levy is imposed by the PRDA/PMC or any other public body or bodies of the Government for the Development Agreement of the areas in which the said property is located or any other levy becomes applicable on the said property of the building thereon. Then the same shall be paid by the Developer jointly in the same proportion as their respective shares of built-up area in the said building.

(18) The Developer agrees that in case any fine or penalty is imposed on the said building for any alleged deviation from them sanctioned plan resulting in any excess construction of the built-up area then the same will be borne by the Developer only.

(19) It is agreed that in all transfer convenience of kind and/or built-up area the purchasers/transferees shall borne the cost of stamp duty, court fee and other registration chares.

(20) That in case of any dispute or differences the parties arising out of relating to this Development Agreement, the same shall be settled amicably first between the parties and if any one is not satisfied then by reference of the dispute or differences to the arbitrator shall be conducted under the provisions of the Indian Arbitration Act, 1940 amended from time to time.

(21) That the Owners further undertake that the received amount shall be adjusted in the Super built up area fell in his share of 44% (the Owners' share) as mentioned above.

SCHEDULE - 1

DESCRIPTION OF THE PROPERTY

Land measuring about 9 (Nine) Kathas bearing Plot No. 646, Khata No. 239, Tauzi No. 868, Thana No. 7, Situated at Mauza Dhakanpura, so called as Mohalla Punaichak, Police Station – Shashtri Nagar, District – Patna which is under Ward No. 13 now converted into ward no. 20, Circle No. 249 of Patna Municipal Corporation and bounded as follows :-

North - Shakuntala Garden Apartment.

South - Panchwati Apartment.

East - 20' Wide road.

West - Sri Braj Kishore Prasad and Anupurna flats of Raj Hans Apartment.

The valuation of the said property is Rs. 28,93,000/- (Rupees Twenty Eight Lac Ninety Three Thousand) only.

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Bhunesnwari Engicon's Pvt. Ltd.

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(old), present Ward No13 now converted into Ward No 20 and Circle No 249, of Patna Municipal Corporation and Zamabani No 12 more particularly described is Schedule here written (hereinafter for brevity's sake referred to as said property)

B. IT IS FURTHER REPRESENTED AND DECLARED BY THE OWNERS

1. That the said property is under their exclusive possession with absolute right, title and interest, free from all encumbrances to transfer and convey the said Schedule below property, free from all encumbrances to transfer and convey the said Schedule below property having assessable and having full marketable title thereby.

2. That the Owners have not created any encumbrances on the property of any part thereof by way of sale, mortgage, exchange, lease, trust, gift, assessment, rights, lien, leave and license, permission, rent, possession, charges, maintenance or any other encumbrances whatsoever.

3. That neither any notice nor any notification for acquisition/requisition under any of the statues of the past or presently bifurcate have been received, served or passed by PRDA now Dissolved and its right fell in the Patna Municipal Corporation, Income Tax and any other Government Authority for requisition or requisition of the said property or any part thereof.

4. That there is no attachment either before or after judgment and there was no claim, demand, suits, decrees, injunctions, orders, intendments, affecting the said property or any part thereof.

5. That apart from the Owners and Non-else are entitled to or have any share or sharers, right, title or any interest over and respect of the said property of any part thereof as a Partner of partnership or co-partner or any joint family or any manner whatsoever.

6. That the Owners are not benamidars or Trustees for any one in respect of the said property or any part thereof.

Bhunesnwari Engicon's Pvt. Ltd.
Tanu Priya
Director

(a) That the Owners have not entered into past in any agreement or agreements for sale for Development of the said property or any part thereof nor have made any agreement or agreements with any one or any body else whatsoever regarding the said property or any part of there of nor have made any arrangement with any one whatsoever regarding the said property or any part thereof.

(b) AND WHEREAS Owners are interested in getting a Multi-storied Residential Complex Developed and constructed on the said property and acquiring built-up area on the same building complex in the shape of Flats and Car Parking Spaces, as full consideration for the value of land of the said property when conveyed by the Owners to the Developer under the Bihar Apartment Ownership Act 2006.

(c) The aforesaid Developer has intended to Develop and construct at his own cost a Multi-storied Residential Building on the said property of the Owners (hereinafter referred to as the said building) and the Owners being desirous wanted and agreed to acquire flats and Car Parking Spaces including the right of undivided proportionate share in the land of the said building as consideration for part of the said property to be conveyed by Owners to the Developer and it is further agreed by the Owners that the land Owners' share will be as consideration money of the total area of Owners, it is described in Schedule below of this Development Agreement.

(d) As a result of negotiation between the parties hereto and on the representation and declaration made by the Owners as herein recorded and agreement for Development of the said property by the aforesaid Developer has been agreed at between the parties herein upon terms and conditions hereinafter appearing.

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Bhunesnwari Engicon s Pvt. Ltd

Tanu Priya Director

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Owners hereby appoint the aforesaid Developer as the Developer of the said property and grant to develop who hereby accept from the Owners, the right to develop the said property in the Schedule below hereinafter written in the manner and on the terms and conditions hereinafter mentioned.

2. The Developer and the Owners have jointly assessed that based on presently permissible F.A.R. as per building by-Laws of the authority concerned, it shall be possible to construct total built-up area as approved by authority concerned of Patna Municipal Corporation on the said property whose built-up area shall be distributed over several floors/blocks and Car Parking Space on Ground floor of the said building and on that basis of this Development Agreement is being entered into/between the parties. The above built-up area does not include saleable parking spaces, if it is open, but the parking spaces will also be on the same percentage i.e. Owners will have right over 44% of the parking spaces of their choice in the total Open parking area.

3. Immediately after execution of this Development Agreement the Developer shall proceed expeditiously with preparation of plan and drawing for the said building.

   (a) The Developer shall obtain consent/approval of the Owners of the final plan or plans of the said building before submitting the same for sanction by P.R.D.A. now dissolved and its right fell in the PMC authority and it is hereby agreed to sign all papers that may be referred as necessary by the Developer and the cost, expenditure relating to such approval shall be born by the Developer.

   (b) That it is further agreed that any alteration of the aforesaid plan which is in the parameter of the building Rules and Regulation of the authority concerned, may permit

1. Rushi Lal 20.2.08
Manabhilal 20.2.08

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Tanu Priya
Director

necessities shall also required Owners' permission for the said Development, and the Developer at once shall be entitled to make such alteration which will be binding on the Owners.

(4) The Owners agreed to sell, convey, transfer or assign to the Developer free from attachments, charges and encumbrances 56% (fifty-six percent) of undivided share in the said property at and for consideration and on the terms and conditions mentioned hereafter.

(5) Owners and their nominees shall solely and exclusively be entitled to the Owners' area and they shall have absolute right, title and interest over the Owners' area and shall be fully entitled to use and enjoy the same either himself/themselves or shall be fully entitled to transfer convey grant otherwise alienate their interest, in any manner as deemed fit by them, to any persons association of persons, Firm, Body corporate, Co-operative society, Government Agencies etc., on such terms and conditions as may be decided by the Owners.

(6) The Developer and or their nominees shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developers area and they shall be fully be entitled to transfer convey, grant, otherwise alienate their interest in any manner as deemed fit by them to any person, association of persons, Firms Body corporate, Co-operative societies, Government Agencies etc. on such terms and conditions as may be decided by the Developer of its nominees individually or collectively.

(7) The Developer agreed to construct and give possession of the Owners' area of their choice to the Owners within a period of two years after sanctioning the map by authority concerned with a further grace period of six months.

(a) As there may be unavoidable delay due to unforeseen circumstances beyond the control of the Developer, i.e. Strike, Natural calamities like flood, earthquake, war in and around India

1. Rudrantha 20.2.08
Manas Vishal 20.2.08

Bhunesnwari Engicon's Pvt. Ltd
Tanu Priya
Director

affecting the Indian Nation or situation which may affect construction work, the period of two years after sanctioning the Map as indicated in para-7 above shall be extended automatically till disturbances continues and normally is restored.

(b) Beyond aforesaid total period as mentioned above. If the Developer fails to give the possession of the Owners' area, then the Developer will have to pay a compensation of Rs. 2/- (Rupees Two) per square feet per month for full share of the Owners, i.e. 44% (forty-four percent) for delay period.

(8) The Owners shall at no time demand any sum or premium or interest in any dealing regarding sale of Developer's area and Owners shall execute all Schedules and documents and may be required by Developer in this regard.

(a) This Agreement shall not be ever deemed to constitute a Partnership of any sort between the parties hereto.

(b) The Owners and their nominee or nominees and the Developer/its nominee or nominees shall jointly have undivided right, title and interest over the total land of the said property in these respective shares of 44% (forty-four percent) Owners' shares as per clause – 5 and 56% (fifty-six percent) of the Developer's shares after being conveyed as aforesaid.

(c) The Owners declares that there are sharers of the total property named as Baldeo Bhawan acquired by Late Babu Baldeo Sahay and the owners will deliver their total shares in the property of Late Babu Baldeo Sahay for developing the same into Multistoried Building to the said Developer.

(9) The Owners hereby form the date of Agreement will give vacant possession of the said property more fully described in Schedule herein to the Developer to enable the Developer to take up and proceed with the Development planning and construction of the said building in terms of this Agreement.

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Bhunesnwari Engicon s Pvt. Ltd

Tanu Priya

Director

(a) It is agreed that any agreement or arrangement made or entered into at any point of time, after the date of execution of this Agreement by the Owners in breach of or in violation of terms and conditions of this Development Agreement, the same shall be null and void.

(b) The Owners hereby irrevocably undertake not to sell, dispose off, alienate, change, encumber, lease or otherwise transfer the said property or any part thereof during the period of this Agreement and undertake not to do any act, which shall be in breach of the terms of this Agreement. Save and except putting the Developer in possession thereof for the purpose of the Development in pursuant to this agreement, the Owners shall at no point of time during the period of this Agreement will dispossess the Developer from the said property.

(c) The Developer shall develop the said property in its own name and account and on its own cost and shall alone be responsible for the development of the said property under the Bihar Apartment Ownership Act 2006 (and neither the Owners nor any person claiming through the Owners shall have any right or interest in the Development).

(d) As after the date hereof the Developer shall be deemed to be in possession of the said property and shall be free to do all acts, deeds and things required for Development and construction of the said building at the Developer's own cost and expenses.

(e) The Developer shall be entitled to develop the said property by constructing thereon one or more building consisting or dwelling flats, parking spaces and other structures in accordance with building plan approved by the Owners and sanctioned by Competent Authority (PRDA or PMC) as stated herein above.

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Bhunesnwari Engicon's Pvt. Ltd.

Tanu Priya

Director

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IN WITNESS WHEREOF, THE aforesaid land Owners and the Developer 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 under the Bihar Apartment Ownership Act, 2006 on the day, month and year aforementioned on the first in presence of the witnesses.

WITNESSES;

1. K. L. Sinha
   Baldeo Bhavan
   Punaichak
   Patna-23
2. 20.2.008

P. C. Sinha.
401, Gupta Complex
Jaypur Road Hoj
Patna 800001,

SIGNATURE OF THE LAND OWNERS

1. Rn Sinha -
   (Ramendra Kumar Sinha)
   20.2.08
2. Manas Vishal
   (MANAS VISHAL)
   20.2.08

SIGNATURE OF THE DEVELOPER

AS DIRECTOR FOR AND ON BEHALF OF THE Bhuneshwari Engicons Private Limited, Patna.

Bhuneshwari Engicon's Pvt. Ltd.
Shankar Prasad.
Sprasad.
20.2.08. **Director**

A.K. Singh
20.2.08

Computerizes by

(**Amarjit Kumar**)
Sandalpur,Patna

Drafted by

A.N.
20/2/08

(**R.N.P.Keshri**), Adv.
Collectorate Bar Association
Patna.

Bhuneshwari Engicon's Pvt. Ltd.
Tanu Priya
Director

Endorsement of Certificate of Admissibility (Rule - 15)

Admissible under Rule 21 ; duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act 1899, Schedule I or 1-A, No 43 Also admissible under section 35(a) of the B. T. Act

Stamp duty paid under Indian Stamp Act Rs. 57960

Addl. Stamp duty paid under RDA/Municipal Act Rs.

(Paid Rs. 0/- by N.J. Stamp Paper and Rs. 58764/- through Bank Challan)

FEE PAID								
	A1	0 C	0 H1b	0 Ka1	0 Lii	0 LLR	0	Total Fee
	A8	0 D	0 H2	0 K1b	0 Liii	0 Proc. Fee	0	804
	A9	0 DD	0 I	0 K1c	0 Mb	0		
	A10	0 E	250 J1	0 K2	0 Na	54		
	B	0 H1a	0 J2	0 Li	0 Scan	500		

Registering Officer
Patna

Date : 20/02/2008

Endorsement under section 52

Presented for registration at 02:40 PM on Wednesday, 20th February 2008 at the District Registry Office, Patna by Ramendra Kr. Sinha S/O-Late Rishkesh Kr. Sinha (Executant)

by profession Others.

Registering Officer
Patna

Signature of Presentant Date : 20/02/2008

Rsinha
20/2/08

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Mr. Prakash Chandra Sinha age 42 Sex M son/daughter of S/O-Late K. N. Sinha resident of 401, Gupta Complex, Yarpur, Ps-Gardanibagh, Patna-1.

Registering Officer
Patna

Date : 20/02/2008

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Patna having 17 pages, in the volume CD-9 and document no. of which is printed on the First Page of the document.

Registering Officer
Patna

Date : 20/02/2008

Token No.3556 Year - 2008 Sl.No. 3487 SCORE Ver. 2.0 Deed No. 3104 NIC-Bihar

Bhunesnwari Engicon s Pvt. Ltd

Tara Priya

Director