Book No. :- 1 Deed No. 1364

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

बिहार BIHAR

A 561307

Serial No. 857 Deed No. 1364

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on **24/01/2019** by **Syed Ehteshamuddin**
A Stamp Duty of Rs. **313500**/- and other Fees of Rs. **26025**/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. **1364** in Book No. **1**, Volume No. **31** on pages from **399** to **423** and has been preserved in total **25** pages in C.D. No. **4** / Year **2019**

Date: 08/02/2019 Token No: 884/2019

Signature with Date
(**Satya Narayan Choudhary**)
Registering Officer, **Patna**

दस्तावेज की जाँच किया
एवं
...ने अंकित वर्णित विवरणी से कंडिका नहीं पाया।
जाँच लिपिक
(अरुण कुमार मल्लाराज)

SCANNED BY

DEVELOPMENT AGREEMENT

This Development agreement made and entered into this

23rd day of **January 2019** A.D.

Syed Ehteshamuddin
24.01.2019

For PACIFIC HOMES GARDEN
Partner Partner

For PACIFIC HOMES GARDEN
Partner
24.1.19

BETWEEN

SYED EHTESHAMUDDIN, son of Late Syed Salimuddin, age 55 years, Resident of Flat No.-202, 2nd Floor, Nisa Apartment, Bank Road, Police Station & Post Office–Gandhi Maidan, District–Patna, Pin code-800001, by Nationality Indian Citizen, hereinafter referred to as the **"OWNER/ LAND OWNER"** (which expression unless otherwise excluded be, repugnant to the context or meaning thereto mean and include his heirs, legal representatives, assigns, and/of successors-in-interest) of the .....**ONE PART.**

Pan.No Mob. No. 9430605794

AND

M/S PACIFIC HOMES GARDEN, , A partnership firm registered under the Partnership Act bearing Registration Deed no 878, Book No 4 dated 17.11.2018 have its office at–Satyendra Complex, Ground Floor, Mourya Path, Khajpura, Bailey Road, District–Patna; in the State of Bihar, represented through its Managing Partner namely **DR. SHABANA PERWEEN HUSSAIN** Wife of Md Ayaz Ahmad , age 39 Years, Resident of House No. 44, Road No. 03, Haroon Nagar Colony, Sector-1, Post Office & Police Station–Phulwari Sharif, District–Patna, in the state of Bihar Pin-801505,AND **MR. SANJAY KUMAR SINGH** Son of late Shri Vishawanath Singh Age 55 Years, resident of Flat No. 501, Shuryansh Apartment, Maurya Path, Bailey Road, Police Station & P.O.–Bihar Veterinary College, District–Patna in the State of Bihar, Pin - 800014 both by Nationality–India, hereinafter referred to as the **"PROMOTER / BUILDER"** (which expression unless

For PACIFIC HOMES GARDEN
Shab — Perween
Partner

For PACIFIC HOMES GARDEN
Shab — Perween
Partner
24/1/19



Syed Ehteshamuddin
24.01.2019.

otherwise excluded by repugnant to the context or meaning thereto mean and include its / their Administrators, legal representatives, assigns and / or successor-in-interest) of the .....**SECOND PART.**

Pan No. Mob. No. 9304963319

WHEREAS, the property more fully described is Schedule-A of this deed is the ancestral property to landowner which has been recorded in Survey Khatiyan in Survey Mauza-Neora, Survey Police Station–Bihta, District–Patna under Tauzi , Government of Bihar, Survey Thana No. 104, Khata No. 143, Survey Plot No. 839 (Part), upon which the said ancestors of land owner owned and possessed the same as Survey Khatiyani Raiyet.

AND WHEREAS, the property was inherited by Syed Salimuddin Son of Late Syed Naziruddin, resident of Village–Neora, Police Station–Bihta, District–Patna, presently residing at–Flat NO. 202, Nisa Apartment, Bank Road, Patna - 1 and the said Syed Salimuddin came and remain in its peaceful and exclusive possession of over the same as absolute owner and the said Syed Salimuddin had also got his name entered In Revenue Register-II in Circle Office, Bihta upon Jamabandi No. 116.

AND WHEREAS, after lapse of sometime the property was inherited by Syed Salimuddin son of Late Syed Naziruddin and whereupon the said Syed Salimuddin also got his name mutated in Circle Office, Bihta and he was paying Land Revenue upon his Jamabandi No. 119.

For PACIFIC HOMES GARDEN
Shaista Perween
Partner

For PACIFIC HOMES GARDEN
Shaista Perween
24/1/19 Partner

Syed Shamsuddin
24-01-19
Partner

Syed Ehtashamuddin
24.01.2019.

AND WHEREAS, a amicable family partition was performed in between the alive legal heirs and successors of Late Syed Salimuddin in the Court of Circle Officer, Bihta and the learned Circle Officer, Bihta was pleased to institute Mutation Case No. 198/1994-95 in reference of Jamabandi No. 116 and Mutation Case No. 197/1994-95 in reference of Jamabandi No. 115 and after amicable : settlement in between parties the learned Circle Officer, Bihta was pleased to allot separate. Takhta to the respective sharers in their inherited land according to the Principals of Mohammedan (Sunni) Law of Inheritance and according to that amicable family partition the said landowner jointly got their share as their exclusive share in the estate of Late Syed Salimuddin and from the date of amicable family partition the landowner owned and possessed the same as absolute owner.

AND WHEREAS, the respective Land Revenue Rent Receipt has also been issued in the name of Landowner through Circle: Office, Bihta, Patna vide **Jamabandi No. 557/VI** in the name of landowner and accordingly the landowner is paying their individual and respective and revenue regularly to the State Government of Bihar, through Circle Officer, Bihta, Patna.

AND WHEREAS, the respective Land Possession Certificate had been also issued in the name of Landowner in respect of his Jamabandi No. 557/VI vide LPC Ref., No. 634 dated 02.09.2014.

AND WHEREAS, the Landowner have exclusive right, title and interest over the Schedule-A property and the property hereunder this Development Agreement is free from

For PACIFIC HOMES GARDEN
Partner

For PACIFIC HOMES GARDEN
Partner

For PACIFIC HOMES GARDEN
Partner

Syed Shahabuddin
24.01.2019.

all sorts of encumbrance, debt, lien, charges, attachment and acquisition and in the status of marketable condition and the Landowner inherit in himself good right, full power and absolute Authority and have title and right to execute this indenture in favour of Builder/ Development of this deed.

AND WHEREAS, the Landowner hereby declare that the property is free from, all defects of title, lien charges and any type of acquisitions and neither under any Mosque/ temple/ church land nor acquired by any religious. Board/ Trust, or land acquisition and the nature of land is Raiyeti, and free from Ghair Majarua Aam and Khaas, Kaiser-e-Hind, Housing Board, BhudanYojna etc. and the vendor is owner of free hold Raiyeti Land.

AND WHEREAS, no notice or notification for acquisition/requisition, have been received or passed either by the P.R.D.A. (Dissolved) / Nagar Nigam / Nagar Parishad / Gram Panchayet of its proper jurisdiction, and the income tax department.

AND WHEREAS, there is no attachments either before or after judgement pronounced/awarded by any competent Court of Law and there is no claim demands, suits, decree, injunction affecting the said property or any part thereof.

AND WHEREAS, the Landowner have not created any lien or charge thereof by way of sale, mortgage, exchange, lease, gift, will or otherwise.

AND WHEREAS, the Landowner have separately or jointly not entered in the past in any agreement for sale or

For PACIFIC HOMES GARDEN
Partner

For PACIFIC HOMES GARDEN
Shabnam Perveen
24/1/19
Partner

Shrinivasulu.
24-1-19
Partner

Syed Ehtesham uddin
24.01.2019.

For PACIFIC HOMES GARDEN
Shabnam Perveen
Partner Partner

development of the said property or any part thereof with anyone else whosoever.

AND WHEREAS, except the Landowner nobody is entitled to or has right, title of interest in the said property.

AND WHEREAS, the landowner are interested in developing and constructing the said premises in the shape of multistoried commercial/residential building complex etc. with parking space and other necessary common amenities. The owner shall get 35% (Thirty Five Percent) of the share in total built up area and the remaining 65% (Sixty Five Percent) shall be the share of the developer / builder.

AND WHEREAS, the Developer agreed to develop the said premises/property at the cost borne by the developer, and the Landowner and developer entered into a negotiation for the same and as a result of such negotiation between the land owner and developer; an agreement of development of the said property stated above and fully described in SCHEDULE-A at the foot of this agreement has been arrived at upon terms and conditions hereinafter mentioned.

NOW THESE PRESENT WITNESSED it is hereby agreed by and between, the parties as follows :

1. It is agreed between the Landowner and the Developer that the developer shall construct a residential / Commercial Complexes/building on the aforesaid premises/property strictly as per the P.R.D.A. (Dissolved) / Nagar Nigam / Nagar Parishad / Gram Panchayat norms and for that physical Possession of

For PACIFIC HOMES GARDEN
Partner

For PACIFIC HOMES GARDEN
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Syed Ehtesham uddin
24.01.2019.

the premises / property shall be given by the owner to the developer.

2. The Landowner hereby offers the developer the premises mentioned in schedule-A and, the developer hereby accept, from the Landowner the right to develop said premises/property more particularly described in Schedule-I hereunder in the manner mentioned on the terms and condition mentioned in this agreement.

2.1 The Landowner will get current land measurement in presence of builder by Survey knowing Ameen, and the, construction/division of share will be according to land measurement.

2.2 The builder has to strictly follow the architectural approved design, drawing and interior exterior specification as per Specification more fully described in this deed.

3. That the Developer shall appoint an architect for drawing and preparing the plans, designs, drawing and elevation of the intended building complex to be constructed on the P.R.D.A. (Dissolved)/Nagar Nigam/ Nagar Parishad/ Gram Panchayat authority concerned for approval/ sanction after the physical possession is handed over to the builder.

4. The plan of the proposed construction shall be submitted to the P.R.D.A. (Dissolved)/ Nagar Nigam/ Nagar Parishad/ Gram Panchayat authority concerned in the name of the Landowner and the Landowner shall sign immediately all related papers as required by the

For PACIFIC HOMES GARDEN
Partner Partner

For PACIFIC HOMES GARDEN
Partner
Partner

Syed Shahabuddin
24.01.2019.

developer for obtaining sanction of the said building plan on behalf of the owner from P.R.D.A. (Dissolved)/ Nagar Nigam/ Nagar Parishad/ Gram Panchayat authorities concerned.

5. The progress of work including interior and exterior will be given similar priority to all floors and flats of the building.

6. It is further agreed that any alteration or revision of the said plan within the parameters of the P.R.D.A. (Dissolved)/ Nagar Nigam/ Nagar Parishad/ Gram Panchayat building and regulation, which may be altered as and when required .

7. That the total time for construction shall be **03 (Three) year 06 (six) months** plus the grace period of 06 months commencing from the date of registration of RERA / Sanctions of the drawing/ Map from the P.R.D.A. (Dissolved)/ Nagar Nigam/ Nagar Parishad/ Gram Panchayat or any other Govt. agencies, or handover of peaceful possession of land by landowner in favour of builder, subject to force majeure that is the circumstances beyond the control of the developer i.e. fire, tempest and accident, exceptionally inclement weather and any other act of God, beyond aforesaid total period in giving delivery of possession of the Landowner.

8. The Developer shall on completion of the building complex and the development work in all respect as per the specification annexed to this agreement hand over

For PACIFIC HOMES GARDEN
Partner

For PACIFIC HOMES GARDEN
Partner

Syed Ehtasamuddin
24.01.2019.

For PACIFIC HOMES GARDEN
Partner

For PACIFIC HOMES GARDEN
Partner

the said premises/ property, deliver possession of 35% (Thirty Five percent) of the built up/super built up area including flats/ shops/ halls/ car parking plus car parking space to the landowner and the builder/ developer shall be entitled to take possession of 65% (Sixty Five percent) of the remaining built up/super built up area including flats/ shops/ halls/ car parking space to which the owner has agreed as more fully described in this deed as per The Apartment Ownership Act 2006.

9. The developer or transferees/ nominees of the developer area shall have no right whatsoever or interference over the Landowner area.

10. It is hereby expressly, irrevocably agreed and declared by the Landowner that the delivery of the possession of 35% (Thirty Five percent) built up/super built-up area of commercial/ residential/ car parking space by the developer to the Landowner in the said building complex to be constructed over the said premises/ property by the developer to the Landowner shall be full and final consideration for grant of consideration for grant of conveyance and transfer of 65% (Sixty Five percent) residential/ car parking share to the developer or in the name of the persons nominated by the developer and / or the society/ societies or incorporate body and that the owner shall have no other claim in respect of the said property or any thereof.

That the developer is hereby authorized by the Landowner as follows :

For PACIFIC HOMES GARDEN

Partner

For PACIFIC HOMES GARDEN

Partner

Syed Ekteshamuddin
24.01.2019.

(a) To have the plans of the proposed building to be constructed on the said property prepared in accordance with rules and regulation of the concerned authorities and, to submit the said plan to the concerned authorities and to submit the said plan to the concerned authorities for the sanction.

(b) To appoint surveyors, engineers, contractors, workers and other necessary parson or persons.

(c) To make applications to the concerned authorities for obtaining electrical, water and other connection and for permit or permits or quotas for cement, steel and other controlled building materials.

(d) To accept service of any writ, summon or other legal process of notice and to appear and represent the landowner in court of the law or before any magistrate, judicial tribunal and other tribunals and other tribunals judicature at Patna in connection with the development of the said property, and to commence or institute and defend suits actions or other proceeding if any or before any public officer or tribunal relating to the development of the said property or part thereof and to file all necessary Vakalatnama, claims, plaints, order, application, affidavit, petitions, compromise, settlement petition etc., and other documents papers and writing and/ or settle/compromise/ go in arbitration in all matter/ dispute/ litigation with the written specific permission of the landowner and all cost and fee relating to the said litigation other than those arising out of development activities over the said property such as regarding the

For PACIFIC HOMES GARDEN

Partner

For PACIFIC HOMES GARDEN

Partner

Partner

Syed Ehtesamuddin
24.01.2019.

title of Landowner over the land' etc. prior to this development agreement shall not be responsibilities of the developer and shall be reimbursed by the Landowner to the developer.

(e) To mortgage the developer's share free from all encumbrances only of the said property with financial institution' enabling the purchasers of tenement to obtain, loan against their tenements and the owner agrees, to sign all the document and statutory papers for this purpose.

(f) The Developer shall be entitled to allot and sell directly the developer share of 65% (Sixty Five percent) of the commercial / residential area and car parking space of their share to their respective, buyer and shall be entitled to execute sale deed in their favour in respect of developer area.

(g) After the sanction of drawing from P.R.D.A. (Dissolved)/ Nagar Nigam/ Nagar Parishad/ Gram Panchayat Landowner area and the developer area shall be clearly demarcated and the Landowner reserve the right to sell, transfer or otherwise dispose of his own share clearly marked and allotted to them in plan as passed by P.R.D.A. (Dissolved)/ Nagar Nigam/ Nagar Parishad/ Gram Panchayat and other necessary authority.

(h) The developer will not do any act of omission or commission, directly or indirectly, expressly or implied by which the landowner right title and interest over the

For PACIFIC HOMES GARDEN

Partner

For PACIFIC HOMES GARDEN

Partner

For PACIFIC HOMES GARDEN

Partner

Syed Ehtashamuddin
24.07.2019.

said property may in any manner be adversely affected to the extent of the owner's share.

12. That the owner hereby irrevocably undertake not to sell dispose of alienate with the developer in possession thereof for the purpose, of conveying and transfer in the property developed as aforesaid to the person or persons nominated by the developer including a society or societies or incorporate body or limited company as here above stated and further irrevocably undertakes not to do any act deed or thing as shall be in contravention of the declarations made by them in preceding clauses.

13. The developer shall develop the said premises/ property and entire cost of the said shall be borne and met by the developer alone be the responsible and liable to the government P.R.D.A. (Dissolved)/ Nagar Nigam/ Nagar Parishad/ Gram Panchayat and other concerned authority for the loss of if any or for any claim arising from the development activities of the said property and the apartment/ project will be named as **"PACIFIC DAFFODILS ENCLAVE"**.

14. That the developer may mortgage their share of 65% (Sixty Five percent) of the construction salable commercial/ residential/ Parking area of the building complex to be constructed on the said property under these present with appropriate right and interest in the said property that is the land, pertaining to the developer share of property and the complex, provided that any loan and advance raised against the security of

For PACIFIC HOMES GARDEN

Partner

For PACIFIC HOMES GARDEN

Partner

Syed Autaharmuddin
24.01.2019.

For PACIFIC HOMES GARDEN

Partner

the said property shall be invested, applied exclusively and fully in the development of the project and construction of the complex and not otherwise and such loan will not be charged at Landowner share at any stage.

15. That within the stipulated time period if legal dispute arises with regard to title or partition upon the plot then in that case the delay of time shall be extended in case injunction is granted by a competent court and that will be calculated from the date of injunction if any granted by any competent court such case (title/ partition) shall be fully taken care by the landowner on his own.

16. The Landowner agree to undertake that they shall execute and give a specific power of attorney in favour of developer and/ or their nominee, so that no hindrance or obstruction is caused to the developer in carrying out and discharging their obligation under this agreement thereby giving the developer right and authority to have and enjoy peaceful possession of the said property, and to do all such acts/ or things that may be necessary for the development, planning and construction of said building and executing the sale deed' of the developer share. It is however expressly agreed and understood between the parties that the aforesaid specific power of attorney shall be governed by the provision to the development agreement.

17. That in the event of developer fails to construct the building complex as per sanctioned plan within Three

For PACIFIC HOMES GARDEN

Partner Partner

For PACIFIC HOMES GARDEN

Partner

Partner

Syed Ehtesham uddin
24.01.2019

years with six months further grace period and thus fails to deliver 35% (thirty five percent) of the built up area of flats and other space to the Owner within Three years with six months further grace period (time being essence of this agreement) then in such an event, the Developer shall be liable to pay to the Owner penalty for the non-completion of the said building complex within time as herein, above mentioned and the quantum of such penalty shall be of Rs. 20,000/- (Rupees Twenty Thousand) per month and the sum total of the amount of penalty will be payable within three months from the date when the Three years with six months further grace period come to an end.

18. In addition to right and interest of the owner and landowner area over the building to constructed on the said premises/ property in terms of this agreement, the Landowner shall also have and enjoy proportionate right over the super built up area which include corridor stair cases, passage, ways, supply of water, generator power/ room and all the common amenities etc.

That the proposed construction map of the instant project shall be get approved by the builder from the concerned sanctioning authority and in this regard the builder shall endeavour to take all legal steps for ensuring passing of the proposed map for the project within six months from the date of registration of the instant agreement. If in case the builder fails to get the

For PACIFIC HOMES GARDEN

Partner Partner

For PACIFIC HOMES GARDEN

Partner

Partner

Syed Ehtesamuddin
24.07.2019.

map within stipulated period approved by the concerned authority the landowner shall be free to think on its decesion.

19. The share of the Landowner and the Developer share be in the proportion floor wise, and in this aspect as Separate Division of Share MOU (Memorandum of Understanding) will be made after sorting/ approval of Map by competent authority.

20. In case of the dispute both parties agree to appoint a third party arbitrator, to finalize the dispute.

21. That all Taxes viz., income Tax, GST, Service Tax, Capital Gain Tax, Wealth Tax, etc., as per Government Notification will be paid by the land owner and developer as per their respective share as allotted to them in ratio of 35% allotted to landowner and will paid by him and rest 65% allotted to the Developer and will paid by him.

That the jurisdiction of the court shall be Patna only.

22. That the upper Terrace and other spaces will also be in the land of landowner and builder share accordingly only the rights of upper terrace will reserved and inherited by the builder and landowner according to their share 35% by landowners and rest 65% by builder.

For PACIFIC HOMES GARDEN

Partner

For PACIFIC HOMES GARDEN

Partner

Syed Ehtesamuddin
24.07.2019.

Distribution of Share

(i) 35% Commercial (shops and halls) / Residential / Parking Area to the Landowner

(ii) 65% Commercial (shops and halls) / Residential / Parking Area to the Builder / Developer.

Note: Specific Division of share will be performed after obtaining Approved Plan Map from Competent Authority and map showing specific share and area allotted (35%) to the landowner and (65%) to the developer shall be accompanied with MOU in two separate and distinct colours.

SCHEDULE-I

All that piece and parcel of total residential land measuring an area of 20 katha (Twenty Kathas) i.e. 01 Bigha equivalent to 62.5 Decimals i.e. is 27225 Square Feet more or less, situated at Survey Mauza–Neora, Survey Police Station–Bihta, District–Patna, within the jurisdiction of Sub-Registrar Danapur and Sadar Registration Office, Patna, Tauzi No. Government of Bihar Survey Thana No. - 104 (One Hundred Four), Khata No. - 143 (One Hundred Forty Three), Part of Cadastral Survey Plot No. 839 (Eight Hundred Thirty Nine), out the jurisdiction of Patna Municipal Corporation, Patna and under Neora Gram Panchayat and the same is bounded as follows :

Thana No.	Khata No.	Plot No.	Area
104	143	839 (P)	62.5 Decimals

For PACIFIC HOMES GARDEN

Partner Partner

For PACIFIC HOMES GARDEN

Partner

Syed Ehtesham uddin
24.01.2019.

BOUNDARY OF THE PLOT / LAND :

By North : Syed Kalimuddin in Part of Survey Plot No. 839(P)

By South : Others Plot

By East : Other Plot

By West : Road

Bihta Zone 2 M.V.R. Thana Code No. 090

FULL DETAILS OF VALUATION OF LAND

(a) Total area of land = 62.5 Decimals equivalent to 20 Kathas

(b) Valuation of land a sum of Rs. 15625000/-

(c) Stamp duty is being paid Rs.

(d) Registration Fee and scanning Fee also being paid Rs.

Specification

Foundation	:	R.C.C. Cast in under reamed bore pile foundation
Super Structure	:	R.C.C. framed structure
Brick work	:	First class Brick masonry partition walls with cement mortar
Internal walls	:	In cement mortar 1:6 on Brick work and 1:4 on R.C.C. work.
Flooring	:	Good Quality Tiles in hall & Bedrooms
Doors	:	Flush Door with veneer Finish on front and Oil base paint at back
Windows	:	Aluminum Windows

Syed Ekteshamuddin 24.07.2019

For PACIFIC HOMES GARDEN

Partner

Shabana Perveen

Partner

Syed Ekteshamuddin 24.07.2019

For PACIFIC HOMES GARDEN

Shabana Perveen

Partner

Partner

Sanitary ware	:	(a) Provision for Hot & Cold Water Connection: Fittings in all Bathrooms & kitchen, Taps, fittings etc. of good quality (b) Floor tiles in Bath Rooms will be of Anti Skid type and wall Tiles upto 7 ft. height.
Electrical items	:	Concealed P.V.C. Conduits shall be laid with copper wire of good quality of I.S.I. Brand as required, Power Plug for A.C. in all Bed Rooms, all modular Stiches.
Wall finishing	:	All internal walls will be finished with POP.
Kitchen	:	(a) Vitrified Tiles on the Floor (b) Cooking platform with Granite top, Stainless Steel Sink Glazed tiles up to 3 ft. above working platform. Telephone &T.V. Point
Intercom	:	To be provided in drawing room as well as in all bed rooms.
Generator	:	Generator set of required capacity of good quality of I.S.I. marked
Inverter Line	:	Inverter Line in common area viz., staircase, common lobby, driveway etc.
Lifts	:	I.S.I. marked Company Lifts for 6 passenger capacity.
Note	:	The Developer do not deviate from any Architectural design specification layout plan.

For PACIFIC HOMES GARDEN
Partner
Partner

For PACIFIC HOMES GARDEN
Partner
Partner

Syed Ekteshamuddin
29.01.2019.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR WRITTEN HEREINAFTER-

WITNESSES

1. 24/01/19
MD. AYAZ AHMAD
S/o Late Md. Shoaib Ahmad.
Resident of 44/3, Haroon
Nagar Colony, Sector-1.
Phulwari Sharif Patna 801505

2. 24/01/19.
Mukesh Kr. Pandey
S/o- Kanhaiya Pandey
R/o- Flat No. 407, E-Block
Kashyap Green City
P.S. - Danapur.
Dist- Patna.
24/01/19

1. Syed Ehteshamuddin
Signature of the Landowner 24.01.2019.

For PACIFIC HOMES GARDEN

1. Shabana Perween 24-1-19
Partner Partner

2.

For (M/s Pacific Homes Garden)
Signature of the Developer

For PACIFIC HOMES GARDEN
Shabana Perween
Partner Partner

Drafted by
Advocate
Civil Court Patna
24/11/19

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. 313500/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 334525/-

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	5000	K1c	0	Mb	25
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	25025

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26025

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

Registering Officer
Patna

Date: 24/01/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 24th January 2019 by Syed Ehteshamuddin Late Syed Salimuddin by profession Others. Status - Executant

Syed Ehteshamuddin
Signature/L.T.I. of Presentant
24.01.2019

Date:24/01/2019

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ayaz Ahmad' age '41' Sex 'M', 'Md. Shoaib Ahmad', resident of 'Near Milk Dairy Project, 44, Sector-1, Haroon Colony, Phulwari, Patna',), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 24/01/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 31 on page no. 399 to 423 for the year 2019 and stored in CD Volume No. 4 , year 2019. The document no. is printed on the front Page of the document.

Registering Officer
Deed No . :d No. :
Patna

Token No. : 884 Year : 2019 Deed No. : [illegible] SCORE Ver.4.1
Date : 08/02/2019

DEED NO: 1364

For PACIFIC HOMES GARDEN

Partner Partner

बिहार सरकार

Help

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: 1/1 884/19.

GRN	BHR201811120368M
	VIEW
DSRO CODE	**2800**
Party Name	**MUKESH KUMAR PANDEY**
Stamp Duty-(R0030021030001)	**308500**
Registration & Other Fees-(R0030031040001)	**25025**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**333525**
Status	**Success**
Payment Date	2018-11-22 16:45:13.0
CIN	null

For PACIFIC HOMES GARDEN

Partner Partner

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आधार

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1207/92386/03058

To
मो. अयाज़ अहमद
Md. Ayaz Ahmad
S/O Md. Shoaib Ahmad
Near Milk Dairy Project 44,Sector-1,Haroon
Colony Phulwari
Phulwarisharif, Patna
Bihar 801505
9473386593

24-01-2012

आपका आधार क्रमांक / Your Aadhaar No. :

4975 9447 9112

आधार – आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA



मो. अयाज़ अहमद
Md. Ayaz Ahmad
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male

4975 9447 9112

आधार – आम आदमी का अधिकार

For PACIFIC HOMES GARDEN

Partner Partner

24/01/12

T.No-884
S.No-857
2019

Shah Pervez

01.02.2019

