Serial No. 19744

Deed No. 18274

Govt. of Bihar
District Registry Office ,Patna
Summary of Endorsement

This document was presented for registration on **12/12/2023** by **Anita Singh**
A stamp duty of Rs. **247100/** and other fees of Rs. **27025/-** 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. **18274** in Book No. **1**, Volume No. **415** on pages from **210** to **224** and has been preserved in total **15** pages in C.D. No. **64** / Year **2023**

12/12/2023

Date: 12/12/2023 Token No: 19928 /2023

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

SCANNED

T. 19928

बरतावेज की शर्तें लिखा हुवं
बरतावेज में अंकित, वर्णित
विषयवस्तु के अनुरूप सही पाया।
12/12/23
वरीय लिपिक
(अभिषेक कुमार)
उ०प०लि०

S.N.S. Base Construction Pvt. Ltd.
Sanjeet Kumar
Managing Director
12/12/2023

(Development Agreement)

This development agreement executed and entered into on this **12th.** day of **December, 2023** (Two thousand and twenty three) of the Christian Era;

BETWEEN

Smt. Anita Singh aged about 61 years wife of Sri Manan Kumar Singh, resident of Mohalla- Sikandarpur, P.O. & P.S.- Muzaffarpur, District- Muzaffarpur, State- Bihar, Pin-842001, by Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNER"** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include

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their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**
Aadhaar No. 2505 4710 7688, PAN- AYBPS9502Q.
Mob. No. 9431276521.

AND

S. S. BASE CONSTRUCTION PVT. LTD., (PAN- AAPCS8420C) a company registered under Indian Companies Act. 1956 and having its Registration No. U45200BR2011PTCO16920 of 2011-12 issued by the Registrar of the Companies, Bihar issued on 03.05.2011 and its office at Sri Ram Kunj, East Boring Canal Road, P.S.- Budha Colony, District- Patna, PIN- 800001, Bihar through its Managing Director **Sri Santosh Kumar** aged about 57 years, Occupation- Business, (Aadhaar No. 5905 5255 5369, PAN- AFHPK0500P & Mobile No. 9835020073) son of Late Surendra Prasad Jaiswal, Flat no.201, Kanta Kutir, Justice Narayan Path, Nageshwar Colony, Boring Road, P.S.- Kotwali, Dist.- Patna, PIN- 800001, Bihar, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART.**

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the self acquired property of the land owner, which is acquired through a Registered Deed of Absolute sale on 12.08.1986 executed by 1. Sri Munglal Singh son of Sri Anand Lal Singh, 2. Sri Suresh Singh, 3. Sri Vijendra Singh & 4. Sri Umesh Singh sons of Sri Munglal Singh, all are resident of Village- Rupaspur, P.S.- Danapur, P.O.- Dhanaut Sahai Nagar, District- Patna, which is Registered in the Office of the Sub Registry Office Hajipur (Vaishali) in Book no. 1, Volume no. 9, Page no. 175 to 180 bearing Deed No. 7431/1986, Sl. No. 7420 on 18.03.1987. Since then Smt. Anita Singh came in actual, physical possession over the same and mutate her name in the State Serista and paying rent to the Circle Officer, Danapur vide Zamabandi No. 1494, page No. 11596, Bhag Present 11.

For S. S. Base Construction Pvt. Ltd.
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And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied residential building situated at Mauza- Dhanaut, Mohalla- IAS Colony, P.S.- Danapur, at present P.S.- Rupaspur, District- Patna bearing Thana no. 20, Tauzi No. 5139, Khata No. 53 (Fifty three) Survey Plot No. 285 (Two hundred eighty five) total land measuring an area of **4 Kathas 10 Dhoors** equivalent to **14.062 decimals** more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Land Owner:-

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved)/PMC/ NPDN/Competent Authority, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

S.B Base Cam... Santosh Kumar 12/12/2023

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And whereas, the land owners are interested in getting constructed multi-storied residential Units on the said property and acquire built up area in the shape of, residential Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

(1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC/ NPDN/Competent Authority.

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(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be **"S S ANITA MANSION"** or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% (Fifty percent) of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(7) In case Owner's 50% (Fifty percent) of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain 50% (Fifty percent) of the total built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of

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otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/NPDN/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

(10) That the certificate of the architect regarding measurement of the built-up area, built-up area and common service area will be final and binding on both the parties.

(11) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(12) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within **(Three Years) from** the date of Rera Registration, with further grace period of **Six Months**.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own

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cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(14) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,

(16) From the date of delivery of possession of Owner's area to the Owners or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

(17) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(18) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

(19) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the

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Managing Director

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Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.

(20) A separate list of detailed specifications for the said building in schedule- II is part of this Development Agreement.

(21) After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

(22) That after the completion of the construction of the building project developer/promoter/landowner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,

(B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

(C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D) The Owners will deliver to the developer and/or its duly authorized representative certified copies/photo copies of all original title deeds documents and papers relating to the said

S. S. Real Construction Pvt. Ltd.
Sanjeet Kumar
Director
12/12/2023

Anita Singh.
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property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only photocopies/ Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall he handed over to the Owner's society/association of Owners/allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 50% (Fifty percent) in the residential constructed area to the land owner and 50% (Fifty percent) in the residential constructed area to the developers.

(G) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they 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 and revised from time to time by the developer for the maintenance and management of the entire building complex.

S. S. Bara Construction Pvt. Ltd.
Santosh Kumar
12/12/2023

Amitesh Singh
12-12-23

जिला अवर निबंधक कार्यालय

(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(I) The Owners agree that if any levy is imposed by PRDA (Dissolved)/PMC/NPDN or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

(J) The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

(K) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owner(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(M) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the

arbitrator appointed by mutual consent of both the parties and such arbitration shall he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

That any taxes, duties, rents, cess etc. after construction of the multistoried building payable on account of the constructed area of the building, then the same shall be paid by the land owner and developer proportionately.

(O) 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 scheduled land altogether and land owner/s will have no objection regarding the same in future.

(p) That the developer shall develop the land adhered to the laws and regulations by the Real Estate (Regulation and Development) Act & Rules, 2016. The developer shall also register the project in the RERA as per rules specified under law.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 4 Kathas 10 Dhoors equivalent to 14.062 decimals more or less subject to actual measurement, situated at Mauza- Dhanaut, Mohalla- IAS Cololny, P.S.- Danapur, at present P.S.- Rupaspur, District- Patna bearing Thana no. 20, Tauzi No. 5139, Khata No. 53 (Fifty three) Survey Plot No. 285 (Two hundred eighty five), within the limit of Nagar Parishad Danapur Nizamat, Sub Registration Office Danapur and District Registration Office, Patna Sadar, Anchal- Danapur, Zamabandi No. 1494, page No. 11596, Bhag Present 11 and land is bounded as follows:-

NORTH :- Branch Road.
SOUTH :- Rameshwar Singh and others.
EAST :- Shanti Singh and others.
WEST :- Ganeshi Sao and Branch Road.

Note :- Govt. value is mentioned at **Code No. 073 & Zone - 3** of M.V.R. 2016-17.

which market value of above property is ₹ 1,23,05,000/- (Rupees One Crore twenty three lakh five thousand) only.

SCHEDULE- II

FEATURES AND SPECIFICATION OF UNITS

STRUCTURE

* RCC Frame Structure with No. 1 brick Filler Walls.
* Earthquake resistant structure with Tata Steel/ Sail.

FLOORING

* Vitrified Tiles 24" X 24" inside the drawing & dining hall and 2' x 2' in the room (ISI Mark).

DOORS & WINDOWS

* Main Door & other all Decorative Panel and polished on front sides.
* Fully glazed windows, Paneled of Granite Frame/UPVC Doors and windows.

KITCHEN

* Slabs are well Finished Granite Stone with Stainless Steel Sink and Drain Board, Glazed Tile dado wall up to 2' height over counter.
* Four Power plug with Hot & Cold Water Supply. Branded CP Fitting of Jaguar/ Mark, or Branded Company Wash Basin with Counter in both toilets.
* Power plug for geyser in each Bathroom.

ELECTRICAL

* Copper Wiring in Concealed P.V.C. Conduits, Sufficient light points.

Provision for T.V. Telephone Points in each Bedroom & Drawing Room (all of Havells).

* Modular type Switches of branded company (all of Havelles & Philips).

WATER

* 24 hours fresh WATER SUPPLY FROM OWN TUBE WELL.

PARKING

* Covered Car Parking space on ownership basis on Ground Floor/ Basement.

LIFT

* Two Kone/ equivalent make Automatic elevator in each Block with a capacity of 6 person.

SECURITY

* 24 Hours cable intercom system from the gate to all the flats of apartments for the greatest Security with CCTV Camera.
* 100% Power back up in common area & 500 watt, in each flat.

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :-

1. Abhinav Kumar
12/12/2023
Son of Manan Singh
S/o Manan Singh, Baligarh Garden
New MPDA College, Muzaffarpur, Muzaffarpur Bihar

Anita Singh
12-12-23

Signature of the Land Owner.

2. Manan Singh
S/o Late Gajadhar Singh
57/135 Baligarh Garden, Mithanpura
Muzaffarpur
842002

Satish Kumar 12/12/2023
Managing Director

Signature of the Developer.

Printed:-

(SANJEEV KUMAR)
Advocate
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association,
Patna

Drafted as per instructions by the parties :-

Jay Anand 12/12/2023
Chamber of Advocate
(Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate
'Chamber', Collectorate Bar Association,
Patna.

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. 247100/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 274125/-

Registration Fee

FEE PAID

A1	1000	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-		26025

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 27025

Registering Officer
Patna

Date: 12/12/2023

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 12th December 2023 by Anita Singh Manan Kumar Singh by profession Others. Status - Executant

Anita Singh
12-12-23

Signature/L.T.I. of Presentant **Date:12/12/2023**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Abhinav Kumar' age '36' Sex 'M', 'Manan Singh', resident of 'Baligadh Garden, Club Road, Mithanpura, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 12/12/2023

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 415 on pages on 210 -224, for the year 2023 and stored in CD volume No. CD-64 year 2023 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 12/12/2023

Token No. : 19928 Year : 2023 S.No. : 19744 SCORE Ver.4.1 Deed No . :d No . : 18274

बिहार

RAMANUJ PRASAD
Area-PATNA
Reg. No.-6083/J/2022
Exp. Date-10/07/2027

Ramanuj Prasad
Notary, Patna

Affidavit cum Declaration

Memorandum of division of share between Promoter and Landowner available for marketing and selling.

Company Name - M/S S. S. Base Construction Pvt. Ltd.
Project Name - S. S. Anita Mansion.
Khata No-53, Plot No- 285, Thana no. 20.
Mauza –Dhanaut, IAS Colony, P.S.- Rupaspur, Dist. - Patna.

		Promoter's Share		Landowner's Share	
Sl. No	Space As per Sanctioned Map	Total No OfUnits	Serial No Of Units (Floor Wise)	Total No OfUnits	Serial No Of Units (Floor Wise)
1	Flat	4	101- First Floor 102- First Floor 201- Second Floor 302- Third Floor	4	202- Second Floor 203- Second Floor 301- Third Floor 303- Third Floor
2			103 (Part)- First Floor Common Flat (Super Built Up Area 590)		103 (Part) - First Floor Common Flat (Super Built Up Area 685)
3	Parking Space	4 & Parking Lot No. 103 Part	Ground Floor	4 & Parking Lot No. 103 Part	Ground Floor
4	Shop	No		No	
5	Office Space	No		No	

In conformation of the development agreement executed byus on dated we solemnly affirm that the content of above declaration are true and correct and nothing material has been concealed by us :-

Signature of Promoter
Santosh Kumar
Name of Promoter
(Santosh Kumar)
Date – 26-04-2025
Place – PATNA

NOTARY
RAMANUJ PRASAD
Area-PATNA
Reg. No.-6083/J/2022
Exp. Date-10/07/2027
GOVT. OF BIHAR

Signature of Landowner
Anita Singh.
Name of Landowner
(Anita Singh)
Date – 26-04-2025
Place – PATNA

I, Identify the deponent's Signature/LTI/Thumb who has/have affixed in my presence

Advocate

INDIA JUDICIAL

Government of Bihar

e-Court Fee

e-Court Fee Receipt No.	:	BRECR003C2504000042188
Date & Time	:	19-Apr-2025 11:40 AM
Name of the ACC/Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	CIVIL COURT PATNA
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

IN 25007210116

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.