



बिहार सरकार
जिला निबंधन कार्यालय दरभंगा सदर

पृष्ठांकन का सारांश

दिनांक 12/12/2019 को Vishnu Kant Khan द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें क्र० 486300 मुद्रांक शुल्क एवं रू० 22000 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेखकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके प्रहयानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 19529 के रूप में पुस्तक सं० 1 की जिल्द सं० 257 के पृष्ठ सं० 421 से 441 तक CD 40 में आज निबंधित एवं कुल 21 पृष्ठों में संधारित किया गया।



बिहार सरकार

SCORE 4.1
टोकन नं. 20349 / 2019

गणेश नाथ झा
निबंधन पदाधिकारी

दिनांक- 12/12/2019

बा.प. सं. 31.41.1/19 एवं सं. 1971
D.S.R.
क्र. मांक- 7499/19

[Signature]

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made and entered into at Dated this 11 Day of December 2019 (Two thousand nineteen) Through E- Challan Dated 11.12.2019 S.B.I Darbhanga. GRN- BHR 201912216197M.

दस्तावेज में वर्णित भू-सम्पत्ति का मूल्य वर्तमान में आवी MVR के अनुरूप है। तथा इस पर प्रभावी मुद्रांक निबंधन एवं अन्य शुल्क सही-सही चुकाया गया है।

जि.च. लिपिक

Executed development Agreement.
Read the contents of this deed.

Vishnu Kant Khan

11/12/2019

District Registry Office Darbhanga

Token Number 20349 Reg. Year 2019 Serial Number 19841 Deed Number 19529

Present By Name Photo Thumb Index Middle Ring Little

Chairman M. K. Prakashan Ma
Shrihari Rastogi, P.O.
12/12/2019

Photo Thumb Index Middle Ring Little

Chairman Satish Kumar
Prakash (M.P.)
Sd/- Satish Kumar Prakash
12/12/2019

Presented By Vishnu Kant Khan

Sd/- Vishnu Kant Khan
12/12/2019

Executant Vishnu Kant Khan

Sd/- Vishnu Kant Khan
12/12/2019

Identified By Satya Narayan
Chaudhary

Sd/- SATYANARAYAN CHAUDHARY
12-12-2019



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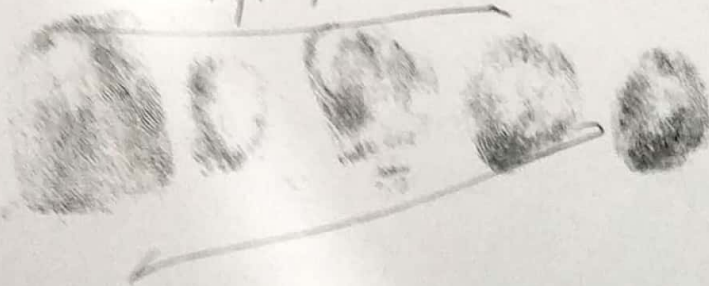
Vishnu Kant Khan

SCORE Ver. 4.0

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11/12/2019



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BETWEEN

SHRI VISHNU KANT KHAN AGED 72 YEARS SON OF
LATE INDRA NARAYAN KHAN PAN NO-AJIPK4538Q.
Resident of village-BHOUR HANUMAN NAGAR P.O-
Rajagram , P.S-Pandaul Dist-Madhubani ,at present Dr N P
MISHRA CHOWK BALBHDRAPUR, DARBHANGA
BIHAR PIN-846001 {here in after called and/ or referred to as
the 'OWNER' (Which expression shall unless it be repugnant
to the context of meaning there to mean and include his heirs,
administrator, executors, assignees, legal representatives and/ or
successors in interest) of the FIRST PARTY.

Vishnu Kant Khan
11/12/2019

AND

M/S DARBHANGA SRIJAN REALTORS (OPC) PVT LTD
CIN-U45500BR2017OPC36412 a registered Company
Incorporated under the provisions of Companies Act-
2013, having its registered office at H/O- SHRI ARBIND
THAKUR ,ROAD NO-25, RAJIVNAGAR, PATLIPUTRA
PATNA BIHAR-800013 .Through its Managing Director
Satish Kumar Thakur aged 52 son of Late Surya Narayan
Thakur resident of SHEKHAR SADAN, ROAD NO -25
RAJIVNAGAR , KESHARI NAGAR , PATNA-800024 . and
enter into the present agreement on behalf of the aforesaid
Company which Company is here-in-after referred to as the
'Developers' (which terms or expression shall ,unless it be
repugnant to the context or meaning thereof, mean and include
its successors or assigns of the SECOND PARTY PAN NO-
ACUPT9716G MOBILE NO-8709186354.

CIN-U45500BR2017OPC36412
11.12.2019
31/12/2019 - 71268031977

RECITAL

THAT Shri Vishnu Kant Khan S/O -Late Indra Narayan Khan purchased Four katha 19.5 dhur or 9453 sq.ft. from Bhagyawti Devi W/O-Late Rash Narayan Thakur, Dineshwar thakur and Bindeshwar Thakur both son of Late Rash narayan Thakur village-Brahmotra P.O - Pandaul, Dist- Maadhubani Bihar, vide registered deed number- 9433 dated 06-05-1980. The Land Owner has name mutated in Govt. records and paying ground rent to the state of Bihar through circle Office and accordingly rent receipt is being issued in his name and came in peaceful possession of the land as absolute Owner.

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Vishnu Kant Khan
11/12/2019

WHEREAS

- (A) The Owner seized and possessed of an area and sufficiently entitled to the property (Land) within the limits of the DARBHANGA MUNICIPAL CORPORATION situated and lying at Balbhadrapur Ward no 35 (old) & 44 (new) khasra no-2464, 2464/2757 & 2169 Area particularly described in the schedule herein under written (hereinafter for bravery's sake referred to as the said property)
- (B) It is further represented and declared by the Owner
- That the said absolute right, title and interest, free from all encumbrances, to transfer and convey the whole or part of the said property, having a fully marketable title thereby.
 - 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 DRDA, the



Witness- Mukesh Kumar I.B.
S/o R.P. Dutt
Moh. Shaligany, Benda
Cheriasara

Darbhangga
11/12/19

Developer will take the responsibility to sale landowner flats in consultation with the land owner.

Developer

First floor – 105, 106, 107, 108

Second floor – 201, 202, 203, 204, 205

Third floor – 301, 302, 303, 304

Note :- The Aforesaid division can be revised with mutual consent of both the parties after sanctioning of plan Map.

Schedule – I

Description of the land / property under this development agreement. All that part and parcel situated at:- Moh-Balbhadrapur, Ward New 44, old 35, Thana No.- 534, Jamabandi No.- 7/842, Tauzi No.- 13734, Khata No. 1071, Khesra No.- 2424, Rakwa – 3 Khatha 9 Dhur, Katha No.- 1062, Khesha No.- 2464/2757, Rakwa 1 Katha 3 Dhur, Khata No.- 301, Khesha No.- 2169, Rakwa 7.5 Dhur, Total 4 Katha 19.5 Dhur, Holding No.- 843/907 & 844/908, Circle- Bahadurpur, P.S.- Laheriasarai, Registry Office and Dist- Darbhanga

Total area of Land i.e. 4 Katha & 19.5 Dhur or 21.72 Decimal

Bounded as

North – Ram Lakhan Mishra

South – Dr. Kaushal Kishore Singh.

East – Road (Municipal Corporation)

Vishnu Kant Khon

11/12/2019

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Details of Government Valuation

Residential Branch Road

Value of Land - 1,5530000

Value of Structure - 8035000
(6180 sq ft x 1300)

Value of Boundary - 700000

Total - 24265000

(Rupees Two Crore Forty two Lakh Sixty Five Thousand Only)

Planning -

Extremely well planned with spacious, lighted & airy rooms with Rain water harvesting.

Openings -

- All doors have pressed wooden section frames
- Powder coated aluminum windows with MS Gril

Plasters

- In cement motor 1:5 internal walls and 1:3 external walls

Toilets -

- Designer ceramic walls up to 7ft height



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Vishnu Kant Khan
11/12/2019

Endorsement of Certificate of Admissibility

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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. 486300/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 508300/-

Registration Fee

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

LLR + Proc Fee Service Charg

LLR	0	
Proc.Fee	0	1000
Total	0	

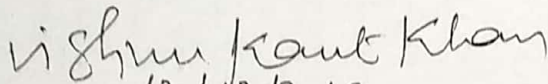
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 22000


Registering Officer
Darbhanga

Date: 12/12/2019

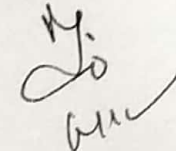
Endorsement under section 52

Presented for registration at Registration Office, Darbhanga on Thursday, 12th December 2019 by Vishnu Kant Khan & Indra Narayan Khan by profession Others. Status - Executant


12/12/2019

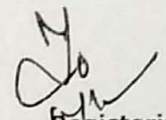
Signature/L.T.I. of Presentant

Date: 12/12/2019


Registering Officer
Darbhanga

Endorsement under section 58

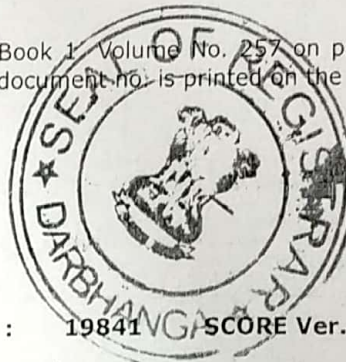
Execution is admitted by those Executants and Identified by the person (Identified by 'Satya Narayan Chaudhary' age '64' Sex 'M', 'Ramji Chaudhary', resident of 'At-Balbhadrapur Ps-L.Sarai Darbhanga'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

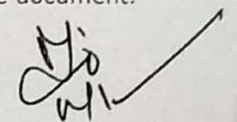

Registering Officer
Darbhanga

Date : 12/12/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Darbhanga in Book 1 Volume No. 257 on pages on 421 -441, for the year 2019 a stored in CD volume No. CD-40 year 2019 .The document no. is printed on the Front Page of the document.





Registering Officer
Darbhanga

Date : 12/12/2019

Token No. : 20349 Year : 2019 S.No. : 19841 VEGA SCORE Ver.4.1

Deed No. : d No. : 1952

स्कैन किया
