District Registry Office,Patna

Token Number 5555 | Reg. Year 2020 | Serial Number 5458 | Deed Number 5301

Executant Gyan Prakash

Executant Mukesh Kumar

Presented By Mukesh Kumar

Identified By Manish Kumar

Sig.

Deed No. 5301/2020

District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on **09/07/2020** by **Mukesh Kumar**
A Stamp Duty of Rs. **1151000**/- and other Fees of Rs. **41500**/- 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. **5301** in Book No. **1**, Volume No. **133** on pages from **233** to **251** and has been preserved in total **19** pages in C.D. No. **18** / Year **2020**

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

Date: 09/07/2020 Token No: 5555 /2020

SCANNED BY

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800s p02

DEVELOPMENT AGREEMENT

This DEED OF DEVELOPMENT AGREEMENT is made on 08. day of July 2020.

MODERN BATH PVT LTD
Director

MODERN BATH PVT LTD
Director

BETWEEN

(1) **SRI MUKESH KUMAR ,**

(2) **SRI GYAN PRAKASH ,**

both sons of Late Bidya Binod Singh , resident of Mohalla- Sheikhpura , P.O. - B.V. College, P.S. -Airport, District - Patna, Indian citizen hereinafter referred to as " **THE LAND OWNERS** " (which expression shall unless repugnant to the context, or meaning there to shall mean and include their administrators, legal representatives, heirs, assigns or successors-in-interest) **of the FIRST PART.**

Mob No.9334101976.

AND

MODERN BATH PRIVATE LIMITED a Company, incorporated under the provision of companies Act., 1956 bearing Reg. No.- P.T./TBSE_REG/2017/01774, dated 30.05.2017 having its registered Office at "Vidya Tower" Sheikhpura , Bailey Road , P.O. - B.V. College, P.S. - Airport , District - Patna, through its Director **SRI GYAN KAUSHIK,** son of Late Bidya Binod Singh, resident of- Vidya Tower, Sheikhpura, P.O. -B.V. College,P.S. - Airport, District, Patna- 800014 , hereinafter called and referred to as **BUILDER/ 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) **of the SECOND PART.**

PAN – AAFCM7585C.

Mob. No.- 9123409961.

WHEREAS the property fully mentioned in schedule -I at the foot of this Deed is ancestral property of the land owners and one of the family members of land owners namely Sri Nitin Prakash have filed a case of Partition suit before Sub Judge -1, bearing Partition Suit No. 375 of 2005 vrs. Ram Gati Singh son of Late Mahavir Singh and others and later on the parties have compromised the said suit among them self and according to said compromise an area measuring 26 1/2 Dec. Tauzi No.- 5588 in Survey Plot No. **140** , Khata

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No. **283** at Mohalla-**Ashiaana Nagar**, situated at Mauza- Khajpura, P.S, - Rajeev Nagar, District - Patna has been allotted in the share of Land owner No. 1 and similarity an area measuring 26 1/2 Dec. in Khata No.- 283 and 297, in Survey Plot No.- 140 & 141 has been allotted to Land Owner No. 2 and since then the land owners are seized and possessed of and are the owner of or otherwise was and is sufficiently entitled to the free hold to the schedule here in written (hereinafter for the sake of brevity referred to as the " **said property").**

(c). **It is further represented and declared by the Land Owner :-**

(i) That the said property is under their exclusive possession with valid, clear and marketable, right, title and interest free from all encumbrances to the extent of **53 Dec.** and they are competent to transfer and convey the whole or part of the said property.

(ii) That they have not created any encumbrance on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave and licence, permission, charges, inheritance or any other encumbrances whatsoever,

(iii) That no notice or notification for acquisition/requisition under any of the statute of the past or presently in force, have been received, served upon the land owner or passed by the P.R.D.A., the P.M.C., Income Tax Department or any other Government authority, 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, notices petitions, or adjudication orders affecting the said property or any part thereof.

(v) That apart from the Land Owners, none else is entitled to or has any share, right, title or interest, over and in respect of the said property or any part thereof as a partner or partnership or co-partner in any joint family or in any other manner whatsoever.

(vi) That the Land Owners are not Benamidar or trustee for anyone in respect or the said property or any part thereof.

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(vii) That the Land Owners have not entered into in the past in any agreement for sale or development of the said property or any part thereof nor has made any agreement with anyone whatsoever regarding the said property or any part thereof.

AND WHEREAS the Land Owners are interested in getting a multistoried building complex developed and constructed on the said property and acquiring super built up area in the shape of 50% in residential flats. 50% parking spaces and 50% in other any construction made by the Developer as consideration for the value of land of the **"said property"** when conveyed by the Land Owners to the Developer/ Company.

(d) The aforesaid Developer/Company 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 being desirous to acquire flats and other Super built up areas of the said building as consideration for the said property to be conveyed by the land owners to Developer/Company or (it's nominees, including a Co-operative Housing Society, Company, Association of persons, Body Corporate etc.). And the land owners under perfect condition of their body and mind and without any undue influence and pressure from any side has agreed to convey to the Developer/ Company the area of land more fully described in the Schedule hereunder to develop and construct multistoried flats and car parking spaces over the said piece of land at the entire cost of Developer/Company.

(e) 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/ Company has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

1. The above named land owners hereby appoints the aforesaid Developer/ Company, as the Developer of the said property and irrevocably grants to the

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said Developer, who hereby accepts from the Land Owners exclusive right and licence to develop the said property in the scheduled property hereunder written in the manner and on the terms and conditions and stipulations hereinafter mentioned.

2. The Developer/ Company has to submit a building plan to P.M.C. for maximum F. A.R. with lift. But as per instructions of Land owners, the plan submitted to P.M.C. may be accordingly revised to suit the norms of P.M.C.

   2.1. The above super built-up areas do not include saleable parking spaces whether open or covered which will be shared by the Land Owners and the Developer / Company on the same proportion as that of super built up-area.

3. Immediately after the execution of this Development Agreement, the Developer shall proceed expeditiously with preparation of the plans and drawings for the said Building/complex.

   3.1 The Land Owners shall have no objection if the aforesaid building plans are submitted to the local authority and the same or any other permission, approvals are obtained and they agree to sign all such papers that may be deemed necessary by the Developer / Company for the same. However, all fees, costs, charges, and expenses relating to such approvals/sanction shall be borne by the Developer/ Company.

3.2 The Developer shall be entitled to make all necessary corrections, alterations and revisions in the aforesaid plan under the intimation and permission from the Land Owners which may be required by the Patna Municipal Corporation for approval of the said building plans.

4. The Land Owners agreed to sell, convey, transfer and/or assign, to the Developer/ Company and/or (its nominees(s) including a Co-operative Housing Society, Association of persons, Company Body Corporate etc.) free from attachments, charges, and encumbrances their, undivided share in the said property at and for consideration and on the terms and conditions mentioned hereinafter.

5. As consideration for 50% of the undivided share in the said property shall be conveyed / transferred by the Developer to the land owners or it's nominees, in

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terms of clause 4 above, the developer agrees to deliver and give possession to the Land Owners 50% of the total super built up area of the said building to be constructed over the land detailed hereinafter mentioned in Schedule I by the Developer at his own cost hereinafter called as the land owner's area. Balance 50% of the total super Built up area shall belong to the Developer and shall hereafter be called the Developer' s Area.

5 (a) The Developer has also paid a sum of Rs. 2,50,000/-(Rupees Two Lakh Fifty Thousand) only to the land owner namely Sri Mukesh Kumar and Rs.2,50,000/- land owner Sri Gyan Prakash. i:e Total Amount of Rs.5,00,000/- has been paid by the developer to the land owners.

That above amount shall be treated as Non-Refundable or Non -adjustable.

6. After the sanction of building plan by P.M.C. the land owners area and the Developer's area in super built up area shall be partitioned between them.

6.1 The Land Owners and their nominees shall solely and exclusively be entitled to use the Land Owner's Area and shall be fully entitled to use and enjoy the same either themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person, Association of Persons, Company, Body Co-operative Societies, Government agencies etc, on such terms and conditions as may be decided by the Land Owners. The developer or it's administrator/legal representatives assignees, heirs or successors in interest shall have no objection whatsoever, to such transfer, convey, grant, otherwise alienation of their interest by the Land owners of their area called Land owner's area and if any objection shall be raised, the same shall be illegal and not maintainable in courts of law.

6.2 The Developer and / or it's nominees shall solely and exclusively be entitled to the Developer's Area and they shall have absolute right, marketable title and interest over the Developer's Area and they shall be fully entitled to transfer, convey, grant, otherwise alienate their interest in any manner as deemed fit by them to any person, Association of Persons, Company, Body Cooperative Societies, Government agencies etc. On such terms and conditions as may be

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decided by the Developer. The land owner or her administrator/ legal representatives assigns, heirs or successor in interest shall have no objection what so ever to such transfer convey, grant, otherwise alienation of their interest by the developer of their area called as Developer's area and if any such objection will be raised by the land owner, the same shall be illegal and not maintainable in courts of law.

7. The Developer agrees to construct, and give possession of the Owner's Area to the Land Owner within a period of **Three** years from the date of the plan is sanctioned by the P.M.C. with a further grace period of **Six** months. This period will be subject to force major and such happenings as fire, tempest, accident exceptionally inclement weather, rioting etc. and any other act of God.

8. It is hereby expressly, irrevocably and irretrievably agreed and declared by the Land owners that delivery of possession of 50% of the total built up area of the said building in the manner provided herein above shall form and always be deemed to form fair, reasonable and adequate consideration for 50% built up Developer's area with fall satisfaction of all demands for the aforesaid property, agreed to be conveyed as hereinabove by the Land Owners to the Developer and / or its nominees.

8.1. The Land Owners shall at no time demand further any sum or premium or any interest in any deal regarding sale of developer's area and the Land Owners shall execute all such deeds and documents as may be required by the Developer in this regard.

8.2. This Agreement shall not ever be deemed to constitute a partnership of any kind between the parties hereto.

8.3. The Land Owners and their nominees and the Developer and its nominees shall jointly have undivided right, title and interest over the total land of the said property in their respective shares of 50% of the land owners and 50 % of the Developer, after being conveyed as aforesaid.

8.4. That distribution of super built up area shall be divided between the parties shall be according to their respective share and if the variation of allotment will

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rises up to their shares the cost of balance area will be chargeable according to prevailing market value.

9. The Land Owners hereby from the date of this agreement grants, exclusive right and license to the Developer to take up and proceed with the Development, planning, and construction of the said building in terms of this Agreement and hand over vacant possession of the said property more fully described in schedule hereunder written. This licence granted to the Developer by the Land Owners shall be as contemplated in section 60 of the Indian Easement Act, 1882.

9.1. It is agreed that any Agreement made or entered into at any time by the Land Owners in breach of or violation of the terms and conditions of this Development Agreement' shall be null and void and not maintainable in courts of law.

9.2. The Land Owners hereby irrevocably undertakes not to sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said property or any part thereof during the period of this Agreement save and except putting the Developer in possession thereof for the purpose of Development pursuant to this Agreement. The Land Owners shall at no period of time during the currency of this Agreement try or right to dispossess the Developer from the property aforesaid.

9.3. The Developer shall develop the said property in it's own name and account and at it's own cost and shall alone be responsible for the development of the said property and neither the Land Owners nor any person(s) claiming through the owners shall have any right or interest in the development of the said property except in relation to the land owner's area.

9.4. The Land Owners shall take all steps for vacating existing settlers, tenants etc., if any, from the said property and all costs involved or compensations payable in any form for such vacation shall be to the account of and shall be paid by the Land Owners on their own account and the Developer shall not in any way be responsible for the same,

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9.5. After the date of approval of plan by P.M.C. 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 in terms of this Development Agreement.

9.6. The Developer shall be entitled to develop the said property and construct thereon one or more buildings or partly over the said property or partly over the adjoining plots of another land owners consisting of dwelling units, flats, parking spaces and other structures in accordance with building plan sanctioned by the P.M.C.

9.7. 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 (50%) of the total super built up area and which does not form part of the land owner's area. The purchaser(s) of Developer's share/Flat may take loan from any financial institution for purchase of Flat.

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10. <u>The Developer further undertakes:-</u>

10.1. That it will not do any act of commission, omission, expressly or impliedly directly or indirectly by which the Land Owners 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 Land Owner's Area to the Land Owners.

10.2. That it will indemnify the land owners and shall always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequence of any injury or accident sustained by any working artisan, or invitees or other person on the property whether in the employment of the Developer or not while in or upon the said property during the period of construction of the said building thereon and the Developer shall take out an insurance for this purpose.

10.3. That the Developer shall not create any charge or encumbrance over the said property for its own benefit without the express and written consent of the Land Owners.

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10.4. During the construction of the said Building, the Developer may require to create equitable or any legal mortgage of the land and the construction thereon for obtaining loan or for the individual purchasers of flats the Developer shall mortgage only his proportionate share in the built up area and the land owner shall have no responsibility for such loan taken by the builder and repayment of such loan shall be only responsibility of the Developer and the land owner shall have no concern for the same.

11. The Land Owners will deliver to the Developer and/or its duly authorized Advocate all original title deeds, documents and papers relating to the said property for complete examination of the Land Owner's title thereto and the Land Owner agrees to co-operate with the Developer in such examination of Land Owner' s title and to answer and/or comply with all reasonable requisition that may be the Developer and/or its Advocate in this regard. However he is entitled to keep all the original documents whatever he has in possession.

11.1. In any event the Land Owners without prejudice to the foregoing declarations agrees and undertakes to remove all the obstacles and clear all outstanding, doubts, or defects, save as hereinabove provided at their own cost so as to ultimately vest the said property in the Developer to the extent of its share or it's nominees free from all encumbrances and defects whatsoever. But however the Developer shall be entitled to remove all the structure of consisting building and shall get the vacant at his own cost.

11.2. All outgoing including municipal tax and other charges in respect of the said property on the existing land shall be borne and paid by the Land Owners till the date of eviction of the tenants, if any, and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Land Owner's area to the Land Owners.

11.3. After delivery of the Land Owner's area to the Land Owners all outgoing in respect of the said property and the said building thereon shall be borne and paid by the Land Owners and the Developer and their nominees proportionately in the proportion of their respective shares in the total built up area (the word proportionately with all its cognate variations whenever used in these presents

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shall mean the proportion in which the parties hereto and/or their nominees acquiring portions of the building are entitled to the covered areas in the building).

12. The Developer / Land Owners shall form as may deem proper, a Maintenance Committee of all the persons owning tenements in the said building. The Land Owners and their nominees shall become members of such an organization formed by the Developer and the Land Owners, their nominees, respective agents, servants, licences, tenants, etc. shall be bound to abide by the rule and regulations as be framed by such organization from time to time and they shall be bound to pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex. But however the land owners shall not be liable to pay any cost for formation of such Maintenance Committee.

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Director
08.07.2020

12.1. The common areas shall jointly be owned by all the owners of all the portions of the said building with equal entitlements to use all common areas and facilities intended for utilisation by the occupants of the said building on the same terms and conditions applicable to all for such utilisation. No owners of any part of the said building will have any exclusive rights, title and interest over the common areas and common facilities except the right of common use.

08.07.2020

13. Both the Land Owners and the Developer will always be jointly entitled to all permissible further vertical and / or horizontal development exploitation of the said property and building thereon even if all the flats are sold / transferred and the construction, sharing, owning and selling of all such additional built up area will be done in the same proportions and on the same terms as contained in this Agreement but excluding area to be condoned on the basic of revised plan for submission to P.M.C.

Mukesh Kumar
08/07/2020

14. In case the developer makes any unlawful construction without the written intimation of the land owners and if for that illegal construction any fine is imposed on the developer or prosecution is initiated the full responsibility shall lie on the developer and not on the Land Owners. The land owners should not and cannot be hold responsible for benefit or liability of this.

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Director

15. The Land Owners agree that if any levy is imposed by the P.M.C. or any other public body or bodies or the Government/Semi-Government / even private societies for the development / betterment of the area in which the said property is located or any other levy becomes applicable on the said property or the Building thereon, then the same shall be paid by the Land Owners and the Developer jointly in the same proportions as their respective shares of built up area in the said building.

16. The builder shall not raise any objection, if Land owners want to inspect the quality of material in consultation with the builder consultant or Project Engineer of the said project.

17. The builder undertakes to hand over the landowner's share before or simultaneously to the flats given to other purchasers or flat owners.

18. That in case of any dispute or difference between the parties arising out of or relating to this development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration Act, 1940, as amended from time to time. Finally the Court situated in Patna is the only last and final forum binding upon the parties.

19. That after completion of the construction of the complex in question the builder shall handover to the land owners the share in super built up area of 50% and the remaining area 50 % shall remain with the builder and accordingly the land owners shall have free valid proper and right title and interest over the said 50% super built up area allotted to the land owners under land owner's share over which the builder shall have no right, title and interest whatsoever. Similarly the builder shall have valid, clear and marketable right, title and interest and possession over the remaining 50% super built up area of the complex under Developer's share and he will be entitled to transfer/ sale the same to any person individual / society or to association in whatever manner they deem fit and necessary. The land owners shall have no right, title and interest whatsoever over the share of the developer and shall have no objection

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to any transfer or sale of any flat or area under Developer's share to any person, society or association.

SCHEDULE OF PROPERTY

All that piece and parcel of land measuring area approximately **53 Dec**. situated at Mohalla- **Ashiana Nagar** at Mauza- Khajpura, **Thana Code - 021**, Revenue thana No. **11** (Eleven) , Survey Thana Phulwari Sharif, present P.S. - Rajeev Nagar, Sub and Sadar Registry office and District Patna, bearing Tauzi No. **5588** (Five Thousand Five Hundred Eighty Eight), Khata No. **283** (Two Hundred Eighty Three) and **297** (Two Hundred Ninety Seven) , Survey Plot No. **140** (One Hundred Forty) and **141** (One Hundred Forty One), Part , within limits of Patna Municipal Corporation, Zamabandi No. **3158** respectively, land rent payable to the Govt. of Bihar, through the Circle Officer Patna Sadar, Patna and bounded as follow :-

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BOUNDARY

North : Ashiana Housing Co-operative Ltd.

South : Branch Road.

East : Survey Plot No. 48 Nav Vikash Co-operative Ltd.

West : "Ram Gati Residency" Sri Satyadeo Prasad Singh and Sri Nitin Prakash.

Annexure-I

Structural and Civil Work

1. Earth Quake resistance RCC frame as per latest code. Structural design.
2. Ist Class Brick Masonary Work
3. Vetrified Tiles Flooring
4. Wood Door Frame with Water proof/ Anti-Termite ISI Flush door.
5. Aluminum frame Glazed Window.
6. Standard ISI Aluminum Door Fitting of Shivalik / Equivalent Brand.
7. Compact Water proofing in down slab of Toilet and Kitchen
8. Water and heat treatment over top roof

Toilet

1. Floor Tiles in Bath Room Floor

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सभी प्रकार के रोक से मुक्त पाया
जाँच लिपिक

2. Hot and Cold Water connection in both Bathroom
3. Colour Glazed Tiles up to 7' Height
4. 1st Quality equivalent C.P. Fitting will be used
5. Somany/Parryware OTpan will be provided
6. Concealed water supply pipe of Staandard make will be used
7. All PVC pipes are provided of Supreme /equivalent Brand

Kitchen

1. Polished Granite provided at Cooking top
2. Stainless steel sink shall be provided
3. Over cooking top 2' Glazed Tiles will be provided.

Electrical

1. Concealed Conduit shall be provided
2. Finolex/Anchor copper -wire or equivalent ISI wire will be provided,
3. Anchor / Harson or equivalent ISI switch shall be provided.
4. Adequate light and power point in each room
5. T. V. and Telephone point is provided in drawing room and Master bed room.

Painting

1. Internal wall and POP finish
2. External wall is finished with wall putty and painted by weather coat
3. Ist, Quality enamel paints over Door, Window and Grill.

Phone + Cable points

Phone, Intercom and Cable points in drawing rooms.

Fire Equipment

Provision of protection against fire for whole building, (will be equipped with firefighting equipment)

Generator and Lift

Standard quality Generator and Lift of I.S.I, make will be provided.

Driveway

A paved drive way finished with chequered tiles or grey cement based mosaic tiles or simple grey based mosaic work will be provided and the campus will have its

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Director
08.07.2020

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own compound wall with M.S. gate and security check post. If the existing wall are in good condition company reserve rights to retain /rectify/modify them.

Any additional facility, if provided will be charged extra.

Detail Valuation Schedule of the Property

Cost of Land Area	:-	Rs. **5,70,00,000/-**
Advance	:-	Rs. **5,00,000/-**
Total :-		**Rs. 5,75,00,000/-**

IN WITNESS WHEREOF the parties have set their respective hands on the **DEED OF DEVELOPMENT AGREEMENT** after understanding the full impart and facts of this deed before witnesses below on the day, month and year as stated above.

Mukesh Kumar
08/07/2020

08.07.2020

WITNESSES:-

1. Manish Kumar
S/o Bidya Binod Singh
Vill- Tikaitpur, Dhanra
Patna

SIGNATURE OF LAND OWNERS

MODERN BATH PVT LTD
Gyan Kaushik
08.07.2020
Director

2. Sikandar Kumar
S/o Late Ram Pd. Singh
Kadam Kuan, Patna.

SIGNATURE OF DEVELOPER

MODERN BATH PVT LTD
Gyan Kaushik
Director

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. 1151000/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 1187500/-

Registration Fee

FEE PAID											
	A1	40000	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	1000	J1	0	K2	0	Na	0	
	B	0	H1a	0	J2	0	Li	0			
									TOTAL-	41000	

LLR + Proc Fee		Service Charge
LLR	0	500
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 41500

Date: 09/07/2020

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 09th July 2020 by Mukesh Kumar S/O Late Bidya Binod Singh by profession Others. Status - Executant

Mukesh Kumar
09/07/2020

Signature/L.T.I. of Presentant **Date:09/07/2020**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Manish Kumar' age '34' Sex 'M', 'S/O Vidya Vinod Singh', resident of 'Tikaitpur, Neura, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 09/07/2020

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 133 on pages on 233 -251, for the year 2020 and stored in CD volume No. CD-18 year 2020 .The document no. is printed on the Front Page of the document.

MODERN BATH PVT LTD

Director

Date : 09/07/2020

Registering Officer
Patna

Token No. : 5555 Year : 2020 S.No. : 5458 SCORE Ver.4.1 Deed No . :d No . : 5301

PROHIBITION, EXCISE & REGISTRATION DEPARTMENT GOVT. OF BIHAR

Appointment Slip

Importatnt Note:-

- **If appointment is not confirmed,then do not go to registration office. Wear face cover/face mask compulsorily.**
- **Each party will have to wash his/her hand with soap before putting finger on biometric device.**
- **No person will stand at a distance of less than one meter from other.**
- **No request will be considered for registration of document without appointment.**
- **If e-stamp paper of e-stamp number printed on appointment slip is not attached in the document, then appointment will be considered invalid.**

Dsro Code	: 2800	Office Name	: Patna
Name of Presentent	: Gyan kaushik	Reference No	: 280020200708016
Type of Documents	: Agreement or Mem. of Agre	Circle Name	: Patna
Appointment Date	: 10-07-2020 00:00:00	Appointment Time	: 11:23 AM
Booking Date	: 08-07-2020 00:00:00	Local Body	: Urban

Payment Details

Payment Mode	: GRN
GRN/STK No.	: BHR202007119321M

Payment Status

Booking Status	: Confir
Payment Status	: Confirm
Stamp Amount	: 1146000
Registration Fee	: 41000
SR and Processing	: 0

Note 1 :-This appointment is valid for registration of single document only and print out of confirmed appointment should compulsorily be attached with document to be registered.

Note 2 :-Appointment shall be considered invalid if proof of proper stamp and registration fee and other fees including service charge have not been attached with documents to be registered on this appointment.

Gyan Kaushik

Sign. of Party/Representative

Issued by

Officer-in-Charge

MODERN BATH PVT LTD

Gyan Kaushik

Director



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आवादीप परती
नक्शक लेक पट
Rent है

सुरेन्द्र प्रसाद सिंह, 11/2020
लिपिक, जिला निबंधन कार्यालय पटना

MODERN BATH PVT LTD
Gyan Kaushik
Director