Serial No. 1520 Circle:-:Patna Book No. :- 1 Deed No. 1387

Serial No. 1520 Deed No. 1387

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

This document was presented for registration on **02/02/2024** by **Geetanjali Pathak**
A stamp duty of Rs. **374000**/- and other fees of Rs. **21000**/- 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. **1387** in Book No. **1**, Volume No. **32** on pages from **36** to **53** and has been preserved in total **18** pages in C.D. No. **5** / Year **2024**

2/2/2024

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

Date: 02/02/2024 Token No: 1546 /2024

DEVELOPMENT AGREEMENT

(THIS DEVELOMENT AGREEMENT is made on this 02 day of February in the christen era of 2024

Between

1. **Smt. Geetanjali Pathak** W/o Sri Murlidhar Pathak & D/o Late Ram Narayan Mishra, Aged-About 73 Years, PAN-AMGPP9338J, Aadhar No.5894 4326 9991, Mobile No.9315678102,
resident of 601, Dhaulagiri Apartment, Kaushambi, Ghaziabad, UP-201010.

2. **Smt. Aditi Mishra** W/o Late Surendra Mohan Mishra & Daughter-in-Law of Late Ram Narayan Mishra, Aged-About 67 Years, PAN-ANIPM0359F, Aadhar No.8027 4694 9262, Mobile No.9654664026,
resident of Pocket B-III,78-104, Sector-6, Rohni, Delhi-110085

Anchita Developers Pvt. Ltd.
Director

3. **Smt. Shobhanjali Mishra** W/o Sri Maheshwar Prasad Mishra & D/o Late Ram Narayan Mishra, Aged-About 68 Years, PAN-AICPM5833F, Aadhar No.7506 8876 6291, Mobile No.9934511611,

resident of Flat No.F703, Bestech, Park View Spa next, Sector 67, Gurgaon.

4. **Smt. Neelima Pathak** W/o Sri Gopal Pathak & D/o Late Ram Narayan Mishra, Aged-About 66 Years, PAN-AFPPP1923D, Aadhar No.3603 5788 6945, Mobile No.9939186244,

resident of Flat No.403, Must Apartment, Vasundhara Palm island, Bariatu, Ranchi, Jharkhand-834009

5. **Sri Rajesh** S/o Late Savitri Mishra, Aged-About 63 Years, PAN-AAXPR6538F, Aadhar No.5604 5035 6858, Mobile No.9819123334,

resident of Flat No.1304, Tower A Affinity Greens RR7, Airport Road, Zirakpur,140603, District -Mohali, Chandigarh,

hereinafter called as **"LAND OWNERS"** (which expression unless repugnant to the subject or context shall mean and include its Legal Heirs, Executor, Administrators, Legal Representative, Successor in office and / or Nominee or Nominees of the FIRST PART.)

AND

ANCHITA DEVELOPERS PRIVATE LIMITED, incorporated & registered as Company under the Companies Act, 1956 having its registered office at Mithapur "B" Area, Registration No.0311123AAFCA0907R through its Managing Director **SRI SANJAY SINHA** S/o Late Randhir Sinha, Aged-About 52 Years, Aadhar No.5751 1025 4082, Mobile No.9334125477, residing at Mithapur "B" Area, Patna–800001, hereinafter called as the **DEVELOPER** which expression unless repugnant to the subject or context shall mean and include its Executor, Administrators, Legal Representative, Successor in office and / or Nominee or Nominees of the SECOND PART. PAN-AAFCA0907Q,

AND WHERAS the Land Owners named above are the Land Owners and are in exclusive possession of a piece and parcel of land measuring an area of about 3 Katha, situated at Mithapur "B" Area, P.S.-Jakkanpur, Town & District-Patna.

जिला अवर निबंधक का कार्यालय पटना

Anchita Developers Pvt. Ltd.
Sanjay Sinha 2/2/2024
Director

Shobhanjali Mishra 2/02/24

Neelima Pathak 2/2/24

AND WHEREAS that the land originally purchased by Smt. Savitri Mishra W/o Sri Ram Narayan Mishra on the basis of Absolute Sale Deed vide Deed No.5526, Book No.1, Volume No.38, Page No.445 to 450 dated 18/09/1954, registered at Registry Office-Patna from Sri Sidheshwar Singh S/o Late Babu Bajbaj Singh and others under Thana Code-187, Thana No.19,Tauzi No.498,Khata No.66,C.S.Plot No.70 within the limit of Patna Regional Development Authority/Patna Municipal Corporation, District Registration Office, Patna in the name of the aforesaid Land Owners .Smt. Savitri Mishra died leaving behind his three daughters namely Smt. Geetanjali Pathak, Smt. Shobhanjali Mishra and Smt. Neelima Pathak and Two sons namely Sri Surendra Mohan Mishra & Sri Rajesh. Later on, Sri Surendra Mohan Mishra died leaving behind his widow Smt. Aditi Mishra. They possessed their paternal property measuring an area of **3 Katha** vacant land with said same description & location is being given by the Land Owners and taken by the Developer for purpose of development in the manner and terms and conditions as agreed between both parties hereto in this Agreement, which is hereinafter referred to as "Land" or "Property" as fully described & detailed below in schedule "A" & "B".

AND WHEREAS the said entire property is in under their exclusive possession with absolute right, title and interest free from all encumbrances to the Land Owners and they have absolute right, title and interest and possession to transfer and convey the whole or part of the said property, having a free marketable title over the said property/ land and mutated their name..... in the State Serista and paying rent to the State of Bihar.

AND WHEREAS IT IS FURTHER REPRESENTED AND DECLARED BY THE LAND OWNERS:-

(i) That the said land under their excusive possession with absolute right, title and interest free from all encumbrances, transfer and convey the whole or part of the said land, having a fully marketing title there by.

(ii) That the said building (to be constructed) will be named as **"SAVITRI SADAN"**.

(iii) 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 there of as a partner or partnership or co-partner in any joint family or any other manner whatsoever.

(iv) That no notice or notification for acquisition/ requisition under any of the statute of the part or presently enforce, have been served or passed by the

Aditi Mishra 2/2/24

Geetanjali Pathak 2/2/24

Shobhanjali Mishra 02/02/24

Anchita Developers Pvt. Ltd. Director 2/2/2024

Neelima Pathak 2/2/24

Patna Regional Development Authority for acquisition or requisition of the said land or any part thereof.

(v) That the Land Owners has not entered into any agreement for sale or development of the said land or any part there of or have made any arrangement with anyone what so ever regarding the said land or any part there of.

AND WHEREAS the aforesaid Land Owners is interested in getting multistoried residential building developed and constructed on the said land through reputed Developer who can develop and construct a residential building at its own cost and to acquire build up area in the said building in the shape of flats and car parking spaces etc as consideration for the value of the said land to be conveyed by the Land Owners to the Developer.

AND WHEREAS the aforesaid Developer offered to develop and construct at its own cost a Residential building (there in after referred to as the said building) on the said land and the aforesaid. Land Owners agree to acquire flats and car parking space in the building as consideration for value of the said land to be conveyed by the Land Owners to the Developer or its Nominees including a co-operative housing society firm, association person, corporate body etc.

AND WHEREAS by and under this Development Agreement, the Land Owners have handed over the power to the Developer to do all or any of the acts namely to sign, sale, execute and deliver and join in executing and delivering deeds of charge and mortgage with the arising out of the Flats in this multistoried building/complex.

AND WHERAS as a result of the negotiation between the parties here to, the aforesaid Land Owners of the First Part and the aforesaid Developer of the SECOND PART and the representation and declaration made by the Land Owners and Developer's there in recorded an Agreement for development of the said land has been arrived at between the aforesaid parties here to upon the terms and conditions here in after appearing.

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

1. That the Land Owners hereby appointed the aforesaid Developer as the Developer of the said land and grant to develop, who hereby accepts from the Land Owners, the exclusive rights, possession and license to Develop the said



Adhiti Anshu 2/12/24 Patna

Shobhanjali Mishra 02/02/24

Anchita Developers Pvt. Ltd. Director 2/2/2024

Neelima Pathak 2/12/24

land described in the schedule hereunder, in the manner and on the terms and conditions and stipulation herein after mentioned.

2. That the Developer and Land Owners hereby agreed that the developer will construct the said building as per building plan mutually agreed upon by the Land Owners and the Developer and it is sanctioned by the Patna Regional Development Authority/Patna Municipal Corporation on the said land which shall be distributed over several floors of the said building and it is on that basis this Agreement is being entered into by and between the parties hereto.

3. The aforesaid Developer have agreed to construct at his own cost a Multistoried Residential Building on the said land of the Land Owners and to give 55% (Fifty Five percent) of the total super built up area of the building and parking space with undivided proportionate share in the land to the Land Owners in consideration for the value of the said premises and they shall be entitled to use as desired and shall have easy right to alleviate the same and to sale the remaining 45%(Forty Five percent) of the super build up area and parking space of the share of the Developer with undivided proportionate share in land to the prospective buyers who may firm association of buyers or a new co-operative housing society or join as an existing co-operative society for the purpose of buying and owning flats in the said building whichever is found most suitable by the Developers. If the complex in such that built up area of exactly some part not be conveniently separated from the rest of the complex of a room or unit in such eventually the developer will provide more to the Land Owners so that therefore expecting parts are workable in terms of whole room/unit and this difference in build up area will be adjusted in cost and will be paid to the builder or Land Owners @ 2500 Rs. per sq. ft. of super built up area.

4. It is hereby agreed that the decision with agreed to allotment 55% (Fifty Five percent) of the total built up area as the share of the Land Owners shall be done according to mutual consent of Land Owners & Developer which shall be attached with this agreement, the allocation of the area in the building shall be marked in the plan to be prepared and shown separately.

5. Immediately after the execution of this Development Agreement the Developer shall proceed expeditiously with preparation of the plans and drawing for the said building in consultation with the Land Owners.

5.1 The Land Owners and Developer shall have no objection in signing any necessary. Paper required for obtaining approval of the PMC/or from any

Adil's Arqam 2/2/24
Preetanjali Pattak 2/2/24
Shobhanjali Nishra 02/02/24
Anchita Developers Pvt. Ltd. Sanjay Singh 2/2/2024 2/2/24 Director
Neeling Pattak 02/02/24

authority. However all fees, cost charges and expenses relating to such approval/sanctions shall be borne by the developer.

5.2 It is further agreed that there may be minor alteration or revision of the aforesaid plans within the permissible limit of the Patna Regional Development Authority, building rules and regulation shall be done with the mutual consultation with the Land Owners and the builder.

5.3 After the execution of the agreement Land Owners will allow every facility to the developer, their staff, Engineers, Architect, workers etc to enter upon the said land to enable the developer to carry on the various development works as stipulated in the agreement.

6. The Land Owners agree to confirm, transfer and /or assign to the developer from all attachment charges and encumbrances 45%(Forty Five percent) of undivided share in the said land for a total consideration and on terms & condition mentioned here in after however the developer shall or may enter into agreement for sale with the intending purchaser in respect their share only, it is further noted that as per the nature of this development agreement, the 45 % of the super built up area and 45 % of the parking space separately is to be transferred to the developer or his assignee and the Land Owners not getting any monetary consideration/value for the same as agreed by both the parties.

7. The Developer agrees to construct and give possession of the Land Owner's super built up area to the Land Owners within a period of 2 years and 1 Year grace period from the date of approval of the plan from the Patna Municipal Corporation, Bihar RERA, after Land Mutation in the name of present Land Owner's and after gating the vacant building & land from Tenants also, time frame will start. If there is delay, beyond the aforesaid period in giving delivery of possession of the Land Owner's area, then the Developer shall pay to the Land Owners payable of Rs.15,000/- per month agreed between parties hereto within stipulated period from date of handing over possession of land of the Developer by the Land Owners.

7.1 That the Developer will be responsible while the building is under construction for any injury/damage or accident sustained by any workman/artisan and indemnifies the Land Owners is respect of all claims, damages, compensation or expenses payable to

Anchita Developers Pvt. Ltd.
Director

Shobhanjali 14/Shah
02/02/24

Neelima Pattak
2/2/24

workman/artisan. Further any claim, liability or penalty arising out or in course of development and construction made either on account of accident, illegal construction or otherwise shall be borne by the developer and the Developer shall keep the Land Owners indemnified of the same.

8. The Land Owners will vacate the land after sanction of map/plan from Patna Municipal Corporation and give peaceful possession to the Developer. Vacation of the said plot is Land Owner's liability.

9. The Agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

9.1 The Developer shall be entitled to develop the said land by constructing thereon building consisting of flats in accordance with the building plan approved and sanctioned by the Patna Municipal Corporation only as stated herein above.

9.2 The Developer shall be entitled to enter in the agreement for sale, or otherwise allot flats, Parking space and other team in the Developer's area in the said building except the 55% (Fifty-Five) of the Land Owner's area.

10. The Land Owners and their heirs/successors and/or nominees shall solely and exclusively be entitled to the Land Owner's area and they will have absolute right, title and interest over the Land Owner's area and will be fully entitled to transfer, grant otherwise alienance his interest, in any manner as deemed fit by them to any person or persons on such terms and conditions as may be decided by the Land Owners individually or collectively.

11. The Land Owners agree and undertake that they execute and give an irrevocable Power in favour of the Developer and /or its nominee or nominees so that no hindrance is caused to the Developer in carrying out and discharging its obligation under these present and hereby giving the Developer right and authority to have and enjoy peaceful possession of the said property and to do all such act or things that may be necessary for the development, planning, & construction of the said building and sell of the Developer's Area.

12. The Land Owners and Developer hereby agree that in future at any time due to relaxation the building Bye-laws if it is possible to construct any extra

Anchita Developers Pvt. Ltd.
Director

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built-up area beyond the area mentioned in this Development agreement, the same shall be distributed between the Land Owners & Developer in the proportion of their respective shares mentioned herein above. In this case Developer shall have full right to construct additional structure without any objection/hindrance from the Land Owners.

13. The Land Owners will deliver to the Developer all the relevant paper relating to the land under this agreement to the developer.

14. The Developer shall develop and construct building as per plan approved over the land under this agreement in accordance with the specification attached with agreement in schedule 'C'.

15. The Land Owners share and the Developer's share in the build up area shall be allotted and distributed between them in schedule 'B'.

16. The Developer shall have the right to raise the loans and finances for construction of the said building under this agreement against the security of the developer's share only and the Land Owners shall in no way be liable for repayment of such a loan.

17. The Land Owners shall have a right to enter upon the land under the agreement at any time for the purpose of inspection of ongoing development and construction works in order to satisfy themselves that the construction is being done in accordance with this agreement and the specification attached these with. That the parties to the deed mutually agree to the limit schedule as the time is the essence of this agreement. All of the above paragraphs in this clause at subject to force major clause i.e. natural calamity and other reasons beyond the control of the developer, like material scarcity, Govt. Dept problem, and paper litigation problems of drawing sanctioning authority or stoppage of work by Govt. the time loss, if any shall be made up on actual basis and will be provided to the Developer in addition to the agreed earlier.

18. The Land Owners are liable to pay GST and/or any other Tax related to their share of Flats.

19. In case any legal proceeding or suit either before any court or authority etc. arises relating to the construction work over the land under the agreement after execution of the agreement, the same shall be prosecuted and defended

Shobhanjali Mishra 2/2/24

Anchita Developers Pvt. Ltd. Director 2/2/2024

Neelima Pallavi 2/2/24

by the Developer at its own cost in name of the Land Owners and the Land Owners shall extend all possible help and co-operation to the developer in the same.

20. The Developer shall have a right to get electric and meter connection on the land in question and pursuits for purchase and transportation of building materials and to do all the needful for the purpose of construction of building over the land under this Agreement.

21. The nominee/s of the developer shall own hold portion of the building comprised in the Developer's area according to the standard agreement finalized by the Developer. The Land Owners and their nominees shall be bound to hold and own portion of the Land Owners 's area in the said building on the same terms and condition as be contained in the aforesaid standard agreement and to execute similar agreement.

21.1 The common area shall jointly be owned by all the Land Owners of the portions of the said building with equal entitlements of use of all common areas and facility extended for utilization by the occupants of the said building on the same terms and conditions applicable to all, for such utilization. No Land Owners of any part of the said building will have exclusive right, title and interest over the common areas and common facility except the right of common use.

21.2 Stair case, set back of all side, open space, roof shall be common and no one will be allowed to put obstruction impediments of any kind. The top roof of building is absolute property of Developer and Land Owners and the purchaser of flats may use it.

22. 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 to the dispute or provision of the Arbitration and Conciliation Act, 1996 as amended from time to time.

23. It is agreed that in all transfer/conveyance of land and /or super build up area the purchaser (s) transfer (s) shall bear the cost of stamp duty, court fees and other registration charge. The Land Owners shall not be liable to pay any cost of transfer or registration etc. whatever.

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Anchita Developers Pvt. Ltd.
Director

24. That Land Owners of each Flat will be liable to pay cost for electric connection, generator, transformer, Lift, Intercom, CCTV etc. for their proportionate share.

In witness were the both the parties have put their signature after fully understand the consent in the presence of the witness on the 2nd day of February 2024.

2/2/24
Shobhanjali Mishra
02/02/24

Adil Parshue
2/2/24
Geecipli Pathak
2/2/24
Neelima Pathak
2/2/24

Anchita Developers Pvt. Ltd.
Sanjay Sinha
Director 2/2/2024
Signature of Developer

Signature of Land Owners

WITNESS:-

1. Maheshwar Prasad Mishra 02.02.2024
S/o Late Bhagwan Prasad Mishra
House No- D-55, Near - Sahjanand Chowk
Harmu Housing colony, Ranchi, Jharkhand

2. Veena 2/2/2024
VEENA WANGNA
W/O MR. RAJESH
2N SUNDATTA APT.
MT. PLEASANT ROAD MUMBAI

जिला अवर निबंधक का हस्ताक्षर
पटना

SCHEDULE – A

(Description of the property under the Agreement)

(1) Thana No.	:	19
(2) Tauzi No.	:	498
(3) Khata No.	:	66
(4) C. S. Plot No.	:	70
(5) Thana Code	:	187 (Zone-III)
(6) Area of Plot	:	3 Katha or 9.375 Decimal
(7) Mauza	:	Mithapur "B" Area
(8) Post Office	:	G.P.O., Patna
(9) Thana	:	Jakkanpur
(10) District	:	Patna

BOUNDARY OF THE PLOT

NORTH : Madan Mohan Lal & Ashok Kumar Gupta

SOUTH : Lalti Devi, Madan Mohan Rajak & Renuka Ganguly

EAST : Pyare Prasad Sinha

WEST : Branch Road

Govt. Value of Property:-

Land Value – Rs.1,21,87,500/- @ Rs.13,00,000/- per Decimal

Construction Area – 7600 sq. ft.

Construction Value – Rs.76,00,000/- @ Rs.1000/- per sq. ft.
Depreciation (15 % through PMC Receipt No.188037 of Year 2008-09)
- Rs.11,40,000/-
Depreciated Construction Value – Rs.64,60,000/-
Total Round-up Value of Property – Rs.1,86,48,000/-

2/2/24
Shashanjali Mishra
02/02/24
Adeti Mishra 2/2/24
Sreeranjali Mishra 2/2/24

Anchita Developers Pvt. Ltd.
Sanjay Sinha
Director 2/2/2024
Signature
(Developer)

Neelima Pathak 2/2/24
signature
(Land Owners)

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2/2/24

SCHEDULE-B(I)

The area to be allotted or handed over to the Land Owners by the developer in the said proposed building to be constructed on the land shall be 55%(Fifty-Five percent) are of flat building along with 55%(Fifty-Five percent) of the car parking space in the building out of total constructed build up and the parking area of the building flat area and the constructed area to be attached to the Land Owners offer the sanction of the map from PMC as per mutual consent preferably of Land Owners , fractional area will be adjusted in terms of money as mentioned in para3.

The developer will have to handed over 5 Flats to the Land Owners.

Details of Land Owner's side flat as per P.M.C. Approved Drawing.

Sl. No.	FLAT NO.	FLOOR	LOCATION
1.	101(3BHK)	1st	South-East North Facing
2.	102(2BHK)	1st	South -West Facing
3.	103(2BHK)	1st	North -West Facing
4.	301(3BHK)	3rd	South-East North Facing
5.	303(2BHK)	3rd	North -West Facing

2/2/24
Shobhanjali Mishra
02/02/24
Adili Girdhar 2/2/24
Geetanjali Pathak 2/2/24
Neeling Pathak 2/2/24

Anchita Developers Pvt. Ltd.
Sanjay Sinha Director 2/2/2024
Signature
(Developer)

Signature
(Land Owners)

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SCHEDULE-B(II)

The area to be allotted to the Developer's in the said proposed building to be constructed on the land shall be 45%(Forty-Five percent) are of flat building along with 45%(Forty-Five percent) of the car parking space in the building out of total constructed build up and the parking area of the building flat area and the constructed area to be attached to the Developer offer the sanction of the map from PMC as per mutual consent preferably of Developer, fractional area will be adjusted in terms of money as mentioned in para3.

Details of Developer's side flat as per P.M.C. Approved Drawing.

Sl. No.	FLAT NO.	FLOOR	LOCATION
1.	201(3BHK)	2nd	South-East North Facing
2.	202(2BHK)	2nd	South -West Facing
3.	203(2BHK)	2nd	North -West Facing
4.	302(2BHK)	3rd	South -West Facing

2/2/24
Shobhanjali Mishra

Adili 2/2/24
Shree Anjali Pathak 2/2/24
Neelima Pathak 2/2/24

Anchita Developers Pvt. Ltd.
Director 2/2/2024

Signature
(Developer)

Signature
(Land Owners)

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SCHEDULE –C

(The Board Specification)

1. **Foundation**
   1. Under ream piles foundation at designed depth with trimmer, cap insolated foundation as per structural design.
   2. 1st class brick work in cement mortar 1:6 in foundation and plainth wherever required.
   3. 40 mm thick P.C.C with D.P.C at plinth wherever required.

2. **Super Structure**
   1. 1st class 5" thick internal & external brick work in cement mortar 1:5 in super structure.
   2. R.C.C. lintel, roof beam and roof slab as per structure design.

3. **Flooring** Vitrified in all area of the flat

4. **Doors**
   1. Doors frame of wood in Main gate and all bed rooms.
   2. R.C.C. frame in all toilets, kitchen and balcony Flush/Panel door shutters painted with two coats of synthetic enamel paint over primer and putty.

5. **Window** Aluminum Window

6. **Plaster and Furnishing**
   1. 12 mm thick cement plaster 1:6 to all internal surface.
   2. 20 mm thick cement plaster in external face with water proof compound
   3. 10 mm thick cement plaster over ceiling, Chajja.
   4. All internal surface of P.O.P.
   5. External surface of plaster painted with water proof cement/paint.

7. **Downslab/Sunkan**

All sunken slabs will be filled with cinder after plasting the surface with 12 mm thick cement plaster with floating of neat cement fineshes.



Anchita Developers Pvt. Ltd.
Director

8. P.H.E. Work

1. All fitting shall be complete with B.I.S. specification
2. All internal sanitary & water supplying pipes shall be concealed
3. All internal water supplying fixture shall be CP brass of standard make
4. All W.C. will be provided with one E.W.C./IC and one water tap.
5. All rainwater & external pipes will not be concealed.

9. Electricity

1. Changer of good quality
2. All internal wiring will be concealed wiring should be of ISI marks
3. Silent Generator provision
4. Space to left in wall
5. All fitting shall be of standard make is switches
6. T.V., phone & intercom point in master bed & drawing room only.

Note: Any extra work out of this agreement shall be chargeable.

Anchita Developers Pvt. Ltd.
Director
2/2/2024

Signature of Developer

Shobhanjali Mishra
02/02/24

Signature of Land Owners

Adeli Pathak
2/2/24
Geetanjali Pathak
2/2/24
Neeliana Pathak
2/2/24

WITNESS:-

1. Maheshwar Prasad Mishra
S/o Late Bhagwan Prasad Mishra
House NO - D - 55, Near Sahjanand Chowk
Harmu Housing Colony, Ranchi, Jharkhand
PIN. 834002

2. Veena
VEENA WANGNOO
W/O ML. RAJESH
2 W SUNDATTA APT
MT. PLEASANT ROAD
MALABAR HILLS MUMBAI 15

निबंधक का कार्यालय
सत्यमेव जयते
पटना

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. 374000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 395000/-

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

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Date: 02/02/2024

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 02nd February 2024 by Geetanjali Pathak Murlidhar Pathak by profession Others. Status - Executant

Geetanjali Pathak
2/2/24

Signature/L.T.I. of Presentant **Date:02/02/2024**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Maheshwar Prasad Mishra' age '76' Sex 'M', 'Late Bhagwan Prasad Mishra', resident of 'H.Nh. D-55, Near Sahjanand Chowk Harmu Housing Colony, Ranchi-834002'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 02/02/2024

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1, Volume No. 32 on pages on 36 -53, for the year 2024 and stored in CD volume No. CD-5 year 2024 .The document no. is printed on the Front Page of the document.

Date : 02/02/2024

Registering Officer
Patna

Token No. : 1546 Year : 2024 S.No. : 1520 SCORE Ver.4.1 Deed No . :d No . : 1387

INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2400189810
Certificate Issue Date	:	02-Feb-2024 02:29 PM
GRN No.	:	BHR20240200008886E, BHR20240200041242E
Unique Doc Reference	:	EST-BR-2800-2400002147
Party Name	:	ANCHITA DEVELOPERS PRIVATE LIMITED
Purchased by	:	ANCHITA DEVELOPERS PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	74000 (Seventy Four Thousand Only)
Reg. Fee (Rs.)	:	20000 (Twenty Thousand Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	1000 (One Thousand Only)
Total Amount (Rs.)	:	95000 (Ninety Five Thousand Only)

IN 2400190343

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.

INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2400187560
Certificate Issue Date	:	02-Feb-2024 12:58 PM
GRN No.	:	BHR202402000088886E
Unique Doc Reference	:	EST-BR-2800-2400002115
Party Name	:	ANCHITA DEVELOPERS PRIVATE LIMITED
Purchased by	:	ANCHITA DEVELOPERS PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	300000 (Three Lakh Only)
Reg. Fee (Rs.)	:	0 (Zero Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	0 (Zero Only)
Total Amount (Rs.)	:	300000 (Three Lakh Only)

IN 2400188088

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.



3/2/24