भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हज़ार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

सत्यमेव जयते

बिहार BIHAR

Serial No. 2808

क्रमांक 14038 दिनांक 5-3-19 मूल्य 5000 शोट सं. 56000

क्रेता का नाम एवं पता

अमरेन्द्र कुमार सिंन्हा, मुद्रांक विक्रेता

Govt. of Bihar Lic-37/87 निबंधन कार्यालय, पटना

District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on 08/03/2019 by Urmila Prasad

A Stamp Duty of Rs. 1421000/- and other Fees of Rs. 47025/- has been paid in

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executant and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. 2756 in Book No. 1, Volume No. 3 on pages from 373 to 400 and has been preserved in total 28 pages in C.D. No. 5 / Year 2019

Signature with Date

(Ajay Narayan Choudhary)

Registering Officer, Patna

Date: 14/03/2019

Token No: 2822/2019

8.3.2019

SCANNED BY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENTAGREEMENT made and entered into on this ..08.. day of March, 2019.

BETWEEN

VANASTHALI HOME LLP

Designated Partner

Urmila Prasad
8.3.2019.

Rajnish Kumar
8.3.2019

(i) Mrs. Urmila Prasad, Wife of Sri Shashi Bhushan Prasad,
Pan - AAVPP5249B Mob. No. - 9122773849
(ii) Dr. Rajnish Kumar, son of Sri Shashi Bhushan Prasad,
Pan - AENPK6372E Mob. No. - 8084510290
Both resident of 28-I/1, West Anandpuri, Boring Road, P.O. - G.P.O, P.S. S.K.Puri, District Patna, hereinafter referred to as the **"LAND OWNERS"/ OWNERS,** (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assignees) of the **FIRST PART.**

AND

M/S VANASTHALI HOME LLP, (LLP Identification Number : AAO-1853) registered office at Flat No. 202, Tinku's K.P. Vihar Apartment, East Boring Canal Road, Patna - 800001 (Bihar), through its Designated Partner **Sri Sumesh Sinha (DIN-07936592)**, son of Late Rajeshwar Prasad Sinha, resident of 201, Cloud 9 Apartment, Sahdeo Mahto Marg, South Srikrishnapuri, P.S. - Srikrishnapuri, District - Patna, State - Bihar, hereinafter called and referred to as the **"BUILDER / DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereto mean and include its administrators, legal representatives or successor-in-interest) of the **SECOND PART.**
Mob. No. 9931443199 PAN - AARFV3499H.

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Designated Partner

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Urmila Prasad 8.3.2019.
Rajnish Kumar 8-3-2019.

RECITAL

WHEREAS, the above named First part is the absolute Owners of 40 decimal equivalent to 17420.8 Sq.ft. of land, pertaining to part of Plot No. 706, Khata No. 262, Tauji No. 5276, under Thana No. 36, situated in Mauza - Mustafapur, Pargana - Phulwari, P.S. Danapur, Town and District Patna, within the limit of Danapur/Patna Municipal Corporation, Sub Registry office Danapur and Sadar Registry office Patna, the details of aforesaid land is clearly mentioned in First Schedule of this Development agreement.

WHEREAS, the property fully described in Schedule - I, is purchased property of the Land Owners namely Smt. Urmila Prasad a registered deed of absolute sale executed by (i) Sri Kripa Nand Singh son of Late Rama Nand Singh, (ii) Sri Shardindu Prasad Singh (iii) Sri Umesh Prasad Singh, both sons of Sri Kripa Nand Singh, resident of Kothwan, P.O. & P.S. Khagaul, Dist. Patna, which is registered in the office of the Sub Registrar Danapur on dated 25/09/2002 vide deed No. 5869 Volume No. 164, Page No. 221 to 238, Plot NO. - 706 measuring an area 20 Decimals.

And whereas the Land Owners namely Dr. Rajnish Kumar purchased the land measuring 20 decimals through a registered deed of absolute sale executed by (i) Sri Kripa Nand Singh son of Late Rama Nand Singh, (ii) Sri Shardindu Prasad Singh (iii) Sri Umesh Prasad Singh, both sons of Sri Kripa Nand Singh, resident of Kothwan, P.O. & P.S. Khagaul, Dist. Patna, which is registered in the office of the Sub Registrar Danapur on dated 28/09/2002 vide deed No. 5926 Volume No. 166, Page No. 01 to 16, Plot NO. - 706 measuring an area 20 decimals.

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Since then they came in actual, physical, possession over the land fully described in Schedule - I at the foot of this deed and mutated their names in State Sarista and paying rent to the State of Bihar to Circle Office Danapur vide its Zamabandi Nos. 1631 & 1632 respectively.

(A) Whereas the Land Owners are seized and possessed of the aforesaid land and is sufficiently entitled to enter into any kind of agreement with respect to the aforesaid property, fully mentioned in First Schedule of this Development agreement.

(B) WHEREAS, the above named land Owners expressed their desire to develop and construct a multistoried residential - cum - Commercial building complex over the Scheduled property, fully mentioned in First Schedule of this development agreement.

1) That the said property is under their exclusive possession with absolute right title and interest and free from all encumbrances to transfer and convey the whole and part of the said property having fully marketable title thereby;

2) That the Owners have not created any encumbrances on the said property or any part thereof by way of sales, mortgage, exchange, lease, trust, assessment rights, gifts, lien, leave and license, permission, rent, possession, charges, inheritance or any other encumbrances whatsoever;

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3) That no notice or notification for acquisition or requisition under any act presently in force have been received, served or passed by the Patna Municipal Corporation, Income tax Department, or any other Government Authorities for acquisition or requisition of the said property or any part thereof.

4) That there has been no attachment, either before or after the judgment and there are no claims, demands, suits, decrees, injunctions, orders, notices, petitions or adjudication orders affecting the said property or any part thereof;

5) That apart from the Land Owners none else is entitled to or have any share, rights title or interest over and in respect of the said property or in any part thereof as a Partner or partnership or Coparcener in any joint family or in any other manner howsoever.

6) That the Land Owners are not a Benamidar or trustee for any one in respect of the said property or any part thereof

(C) And whereas the Owners are interested in getting a Multi Storied Residential - cum - Commercial Complex developed and constructed on the said property and acquire built-up area in the shape of shops, office spaces, parking spaces residential flats etc. as consideration for the value of land of the said property when conveyed by the Owners to the Developer.

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(D) Whereas the Land Owners were looking for a Developer who can develop and construct a MultiStoried Residential - cum - Commercial Complex on the said property at it's own cost and expenses.

(E) Whereas the aforesaid Developer namely **M/S VANASTHALI HOME LLP** after came to know the requirement of the land Owners offered to develop and construct at its own cost and expenses a Multi Storied Residential - cum - Commercial Complex on the property of the Owners (hereinafter referred to as **"THE COMPLEX"**) and the Land Owners being desirous of getting **"THE COMPLEX"** developed on the Property and agreed to acquire shops, offices and other built up area of the said developed complex as consideration for the said property to be conveyed by the land Owners to the developer and share the Ownership of the constructed space and other areas as consideration for such constructions.

(F) Whereas as a result of detailed discussion and hectic negotiations between the parties where to and on the representation and declaration made by the Land Owners, as herein above recorded as 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.

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*That the developer will pay Rs. 30,00,000/- (Thirty lacs) only as non refundable amount and Rs. 30,00,000/- (Thirty lacs) only a refundable amount interest free which will be refunded at the time of handing over possession of the Owners area to the land Owners by the developer.

***The amount of GST (Goods and Service Tax) and any others Govt. Taxes, if any applicable in respect of Owners area has to be paid by the land Owners or purchasers of land Owners's share to the developer except GST of 2 (Two) residential flats and such amount GST so received by the developers will be finally remitted to the Government.

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

(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/Competent Authority, the

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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.

And whereas, the land Owners are interested in getting constructed multi-storied residential - cum - Commercial **Units** on the said property and acquire built up area in the shape of, residential - cum - Commercial Units, parking spaces, etc. as consideration for the value of the land of the said property.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential - cum - Commercial 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.

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(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 - cum - Commercial 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/Nagar Parishad Danapur Nizamat/ Competent Authority.

(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

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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 **"URMILA TOWER"** or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% (Fifty percent) of the total built up area to the land Owners in consideration of the cost of land 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 of all hand over possession of the constructed Owners's area to the Owners with all amenities.

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(7) 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 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.

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(8) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Danapur Nizamat/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.

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(9) That the certificate of the architect regarding measurement of the built-up area, built-up area and

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common service area will be final and binding on both the parties.

(10) 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.

(11) 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 Owners's area to the Owners within **(4 Years 6 Months)** from the date of sanction of the building plan, with further grace period of **6 Months.**

In case the developer fails to hand over the owners area to the land owner within the aforesaid stipulated period of five years, the developer will compensate the owner and pay Rs. 70000/- per month till hading over the possession of the owners area to the land owner.

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

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(13) That the Land Owners are 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.

(14) 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,

(15) From the date of delivery of possession of Owners'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.

(16) 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

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property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(17) 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 Owners's area whenever required by the Developer.

(18) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owners's area in the said building and which does not form part of the Developer's area, whenever required by the Owners.

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

(20) After the Registration of this Development Agreementthe Owners 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 to obtain housing loans only.

(21) That after the completion of the construction of the building project developer/promoter/landOwners 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.

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THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owners'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 Owners'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/ Danapur Nizamat/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 property for complete examination of the Owners's title

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thereto and the Owners agree to co-operate with the developer in such examination of the Owners'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.

(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 Owners 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,

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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/ owner society for the maintenance and management of the entire building complex.

(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 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.

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(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-Iproperty or claiming his/their right title or interest though the Owners(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 Owners'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 be conducted

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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.

(O) That the developer can not 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 Owners/s will have no objection regarding the same in future.

SCHEDULE - I

DESCRIPTION OF LAND/PROPERTY UNDER THIS DEVELOPMENT AGREEMENT

All that part and parcel of Land measuring 40 decimal equivalent to 17420.8 Sq. ft. of land, pertaining to part of Plot No. 706, Khata No. 262, Tauji No. 5276, under Thana No. 36, situated in Mauza - Mustafapur, Pargana - Phulwari, P.S. Danapur, Town and District Patna, within the limit of Danapur/Patna Municipal Corporation, Sub Registry office Danapur and Sadar Registry office Patna, and the same is bounded as follows :-

BOUNDARY

North : Survey Plot No. 705
South : Survey Plot No. 706
East : Survey Plot No. 693
West : Danapur Khagaul Road

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Govt. value is mentioned at Code No. 157 & Zone - II, MVR. 2016-17

The Government Value:

Total plot area 40 decimals

17,00,000/- per decimals X 40 decimals **Rs. 6,80,00,000/-**

CONSTRUCTION DETAILS

1st year - Basement Complete and Ground Floor Roof Casting

2nd year –Ist, IInd, and IIIrd Floor roof cast and Brick Work

3rd year – 5th, 6th and 7th Floor roof cast as Brick Work

4th year - Plaster + Internal & External Work

5th year - Final Finishing, Lift, Generator & Possession.

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS AND CONSTRUCTIONS

1. Foundation:- Earthquake Resistance Raft and/or R.C.C. Pile Foundation as per the structure design alongwith proper pest control treatment.

2. Structural:- Earthquake Resistance R.C.C. Framed structure.

3. Flooring :- Vitrified Tiles, Granite, Stoneand/or Marble Slab Flooring.

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4. Plaster:-	1/2" plaster in CM 1:6onR.C.C. surfaces.
5. Doors :-	32mm flush door with Sal wood chaukhat frame/ UPVC Doors of Stadard Make.
6. Window :-	Wooden/Powder Coated Aluminum framed / UPVC Windows.
7. Toilet :-	Ceramic Glazed tiles having minimum size of 2' x 1' up to 7ft. height with wash basin, E.W.C. (I.W.C.) in common toilets.
8. Pantry:-	Working platform of Granite top with glazed tiles dado upto 2 feet, height above working top fitted with stainless steel sink.
9. Electrical :-	Concealed P.V.C. Conduit with copper wiring and standard electric assessors adequate light, power points, (without fan, tube, bulb, etc.) with modular switches, television points, internet connection point and power points.
10. Plumbing :-	All internal G.I/ PVC pipe shall be concealed.
11. Finish :-	All internal walls And ceilings in plaster of paris along with one coat of primer and front external surfaces by two coats of weather coat paint

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Rajnish Kumar 8-03-2019.

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12. Cement :- Any branded recognized cement.

13. Water :- Non interrupted 24 hrs. supply from deep boring.

14. Lifts :- Two Kone/ Otis or any other Standard make

15. Power Backup:- Sufficient Power backup for take load of common area.

16. Electricity Security Deposit:- The cost towards the Security deposit to be paid for taking electric connections for the finished units would be paid individually by each party for their respective share.

17. Security:-

* 24 hours cable intercom system from the gate to all the flats of apartments for the greatest Security with CCTV Camera.

* Installation of Fire fighting arrangement at all floors (Water Based).

* 100% Power backup in common area & 300 watts in each flats.

Note :- The above specification are subject to minor changes as may be decided by the promoters/architects and builders in the overall interest of the project.

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Rajnish Kumar 8.3.2019

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Designated Partner

IN WITNESS WHEREOF the parties hereto have set their respective hands to this agreement made on the day month and year as 1st. written above in presence of the attesting witnesses after having been read over and explained its contents and being understood by both the parties thereto.

WITNESSES :-

1
Rahul Kumar Upadhyay
S/o. Binod Upadhyay
Vill- Kusthaul
P.S- Patea Bazar
Dist- Patna
8/3/19

SIGNATURE OF THE LAND OWNERS

Urmila Prasad.
8.3.2019.

Rajnish Kumar.
8-3-2019.

2 Dharanjay Kr Pandey
Postal Parak.
Jakkanpur
Patna

SIGNATURE OF THE DEVELOPER

Sumeet
8.3.2019

सभी प्रकार से
8/3/19
जाँच लिपिक

VANASTHALI HOME LLP
Sumeet
Designated Partner

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. 1421000/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 1463025/-

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	40000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	LI	0		
								TOTAL-	46025

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 47025

Date: 08/03/2019

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 08th March 2019 by Urmila Prasad W/O-Sri Shashi Bhushan Prasad by profession Others. Status - Executant

Urmila Prasad.
8.3.2019.

Signature/L.T.I. of Presentant **Date:08/03/2019**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rahul Kumar Upadhyay', age '32' Sex 'M', 'S/O-Binod Upadhyay', resident of 'Village & Po-Kurthaul, Ps-Parsa Bazar, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 08/03/2019

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 63 on page no. 373 to 400 for the year 2019 and stored in CD Volume No. 9 , year 2019. The document no. is printed on the front Page of the document.

बिहार सरकार

SCORE 4.1

Registering Officer

Deed No : 08/03/2019 Year : 2019 Book No. : 2808 SCORE Ver.4.1 Deed No . :d No . : Patna

DEED NO: 2756

VANASTHALI HOME LLP

Designated Partner

Help

View GRN Details Live

Download e-Challan

GRN	BHR201902302102M VIEW
DSRO CODE	**2800**
Party Name	**SUMESH SINHA**
Stamp Duty-(R0030021030001)	**1416000**
Registration & Other Fees-(R0030031040001)	**46025**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**1462025**
Status	**Success**
Payment Date	2019-03-04 18:40:36.0
CIN	null

2822/19

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VANASTHALI HOME LLP
Sumesh
Designated Partner



राहुल कुमार उपाध्याय

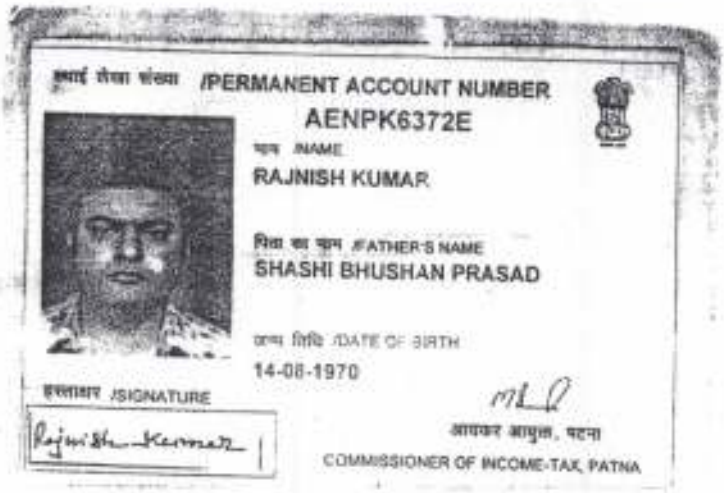
8/3/19

VANASTHALI HOME LLP
Designated Partner



Sunil
~~8.3.19~~
8.3.19

VANASTHALI HOME LLP
Designated Partner



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AENPK6372E

नाम /NAME

RAJNISH KUMAR

पिता का नाम /FATHER'S NAME

SHASHI BHUSHAN PRASAD

जन्म तिथि /DATE OF BIRTH

14-08-1970

हस्ताक्षर /SIGNATURE

Rajnish Kumar

आयकर आयुक्त, पटना

COMMISSIONER OF INCOME-TAX, PATNA

Rajnish Kumar.

VANASTHALI HOME LLP

Designated Partner

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAVPP5249B



नाम /NAME

URMILA PRASAD

पिता का नाम /FATHER'S NAME

RAGHUNATH PRASAD

जन्म तिथि /DATE OF BIRTH

08-01-1951

हस्ताक्षर /SIGNATURE

Urmila Prasad.

आयकर आयुक्त, पटना

COMMISSIONER OF INCOME-TAX, PATNA

Urmila Prasad.

VANASTHALI HOME LLP

Designated Partner

Ajay
today at 12:42

7,NO / 2822 S- 2808 / P2756 8/3/19 / 14/3/19



2-3-2019

सक्षम अधिकारी
द्वारा- उपखण्ड अधिकारी
प्रधान कार्यालय पर
दिनांकपुरा

VANASTHALI HOME LLP
Designated Partner