Serial No. 3223 Circle:-:Phulwari Sharif

Book No. :- 1 Deed No. 2826

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR01963034872082R
Certificate Issued Date	:	06-Mar-2019 02:24 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01022205060219 92R
Purchased by	:	S R ASSOCIATES PARTNERSHIP FIRM
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	S R ASSOCIATES PARTNERSHIP FIRM
Stamp Duty Paid By	:	S R ASSOCIATES PARTNERSHIP FIRM
Stamp Duty Paid (Rs.)	:	1,60,200(One Lakh Sixty Thousand Two Hundred only)
Reg. fee (Rs.)	:	26,025 (Twenty Six Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	1,86,725 (One Lakh Eighty Six Thousand Seven Hundred And Twenty Five only)

Serial No. 3223 Deed No. 2826

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

This document was presented for registration on **16/03/2019** by **Mohammad Aslam Khan**
A Stamp Duty of Rs. **161200**/- and other Fees of Rs. **26525**/- 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. **2826** in Book No. **1**, Volume No. **65** on pages from **114** to **133** and has been preserved in total **20** pages in C.D. No. **9** / Year **2019**

Date: 16/03/2019 Token No: 2735 /2019

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

S. Raza 6/3/19
Rasheedul Islam 6/3/19
6/3/19
6/3/19

SCANNED BY

..... Do not write or type below this line .....

S. R. ASSOCIATES
PARTNER

TQ 0011099612

Statutory Alert:
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



बिहार BIHAR

15886 12-2-19 1000 587589

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित संगीत विवरणी के अनुरूप सही पाया।
06/3/19
(अरुण कुमार मंडारवाल)

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE ON THIS THE 06th DAY OF MARCH 2019, AT RATNA.

S. R. ASSOCIATES
PARTNER

6/3/2019

6/3/2019

BETWEEN

1. **Mohammad Aslam Khan (Voter Id ZVO0102244 & Mob. 8340516795) son of Late Mohammad Ismail Khan,**

2. **Mohammad Ashraf Khan (Voter Id ZVO0102210 & Mob. 7903297017) son of Late Mohammad Ismail Khan,**

both residents of Mohalla Minhaj Nagar, Phulwari Sharif, P.O. & P.S. Phulwari Sharif, District Patna by Nationality–Indian, by Nationality-Indian, hereinafter referred to "OWNERS" (which term unless excluded by or repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives, successors and assigns) of the One part.

AND

S R ASSOCIATES PARTNERSHIP FIRM, office at Flat No. 104, **"NAIYER ALIM COMPLEX"**, Indrapuri Colony, Patna now office at 4th Floor, Sumati Palace, Opposite Alankar Place, Boring Road,Patna-800001, represented through its Partners namely **1. Mr. Shabbir Raza (Mob. 9835007397)son of Late Sultan Alam, 2. Mr. Rashedul Islam (PAN: ABSPI9880K & Mob. 9661427488) son of Syed Sultan Ahmad,** resident of Village Noorpur, Begusarai, in the State of Bihar, Pin Code-851210, by Nationality-Indian, hereinafter referred to "PROPRIETOR" (which term unless excluded by or repugnant to the context shall mean and include its/his heirs, executors, administrators, legal representatives, successors and assigns) of the OTHER PART.

PAN: ALKPR3597N

WHEREAS, the property more fully described in schedule-A of this deed is the purchased of the land owner's father Mohammad Ismail Khan son of Nabi Ahmad Khan, resident of Danapur Imli Tal, P.S. Danapur, District Patna, by virtue of Registered Sale Deed dated 09.06.1978, bearing Deed No. 3566, in Book No. 1, Volume No. 53, Pages 354 to

S. R. ASSOCIATES
S. Raza
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357 in the Year 1978 which was registered at Patna, measuring an area of Twenty Decimals land in Plot No. 138, Khata No. 744, Tauzi No. 5190, Thana No. 35, Situated at Survey Mauza Alamgirpur Phulwari Sharif, P.S. Phulwari Sharif, District Patna purchased from Bibi Husna wife of Late Fazal Haque and daughter of Haji Nathuni, resident of Phulwari Sharif P.S. Phulwari Sharif, District Patna and the date of purchased Mohammad Ismail Khan owned and possessed the same as absolute owner thereof.

And whereas the said Mohammad Ismail Khan died leaving behind five sons namely 1. Mohammad Isa Khan, 2. Mohammad Shamim Khan, 3. Mohammad Ashraf Khan, 4. Mohammad Anwar Khan and 5. Mohammad Aslam Khan and one daughter namely Bibi Rehana Perween, as his legal heirs and successors Mohammedan Sunni Law and they have jointly owned and possessed the same as absolute owner thereof.

AND WHEREAS, the land owner No. 1 obtained the property through Registered Sale Deed Dated 16.06.1983 which was registered at Patna, measuring an area of Two Kathas Ten Dhoors land in Plot No. 139, Khata No. 745, Tauzi No. 5190, Thana No. 35, Situated at Survey Mauza Alamgirpur Phulwari Sharif, P.S. Phulwari Sharif, District Patna purchased from Bibi Husna wife of Late Fazal Haque and daughter of Haji Nathuni, resident of Phulwari Sharif P.S. Phulwari Sharif, District Patna and the date of purchased Mohammad Aslam Khan owned and possessed the same as absolute owner.

AND WHEREAS, there was a family arrangement partition dated 04.05.2001 between 1. Mohammad Isa Khan, 2. Mohammad Shamim Khan, 3. Mohammad Ashraf Khan, 4. Mohammad Anwar Khan and 5. Mohammad Aslam Khan and Bibi Rehana Perween and in that family arrangement partition Schedule No. D,E,G has been fell and allotted in the share of Md. Ashraf Khan and Md. Aslam Khan respectively

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and another schedule has been allotted to the other co-sharers and since then all share holders including aforesaid land owners separately owned and possessed the same as absolute owner

AND WHEREAS, the revenue rent receipt has been issued in the name of land owners named above from circle office Phulwari Sharif, vide Jamabandi No. 3716, 19102, 19103 and 3834 respectively.

AND WHEREAS, the owners covenant that the aforesaid property measuring an area of 3.89 Kathas equivalent to 5294.29 Sq. Ft. but as per physical measurement of Land measuring an area 3 Kathas 2 Dhurs equivalent to 4219 Sq Ft more or less is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and have in themselves good right, full power and absolute authority and title to transfer in the whole or part of the said property as per schedule owned and possessed the same and they came and remained in peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS the owner of the first part is thus the absolute owner of the land referred above and now it has been agreed between the parties that the second party the DEVELOPER undertake to make construction of multi storied building over the land fully described in Schedule-A of this deed after approval of the map by the competent authority over the proposed area and the share will be divided between the owner and the DEVELOPER as 50% and 50% share respectively in the built-up area and parking space etc. and now landowner are entitled and competent to execute the present Deed Of Development Agreement.

NOW THESES PRESENCE WITNESSETH AS FOLLOW:-

1. That the DEVELOPER second party has agreed to develop and construct at its own account multistoried

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residential building on the said property fully described in schedule-I below at their own account and expenses and with their own resources after obtaining all the requisites clearance, permission, sanction and approvals.

2. That immediately after the execution of this development agreement, the DEVELOPER shall expeditiously get a plan prepared in order to obtain maximum benefit for the Owners and the DEVELOPER under the provision of RERA which has been effective from 01.05.2017.

3. That the Owner shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the owner or any other permissions, approvals are obtained in their names and agreed to sign all such papers that may be deemed necessary by the owner and DEVELOPER for the same. However all fees, cost, charges and expenses relating to such approvals / sanctions shall be borne by the DEVELOPER of its/his account.

4. That it is further agreed any alteration or revision of the aforesaid plans within the parameters of Dissolved Patna Municipal Corporation Patna/Competent Authority and if there is an increase in F.A.R, during the period of the construction or before, the share of the constructed area of the owner shall be proportionately increase.

5. That the owner within 30 days of the date of execution of this agreement shall put the DEVELOPER in actual peaceful possession of the said property described in Schedule-A herein to enable the DEVELOPER to take up and proceed with the development, planning, and construction of the said building in terms of this agreement and the sanctioned plan and any other terms agreed upon.

6. That it has been agreed between the parties that the Second Party DEVELOPER shall complete the construction work within a period of Two Years Six Months plus with grace period of 6 months i.e. Three Years from the date of sanction of plan from the competent authority.

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PARTNER

7. That the proportionate share of the landowner and DEVELOPER in the built up area of the Project shall be in the ratio of 50% is to 50%. That is to say the share of the landowner shall be 50% of the built-up area distributed is several floor of multi-storied building and the rest 50% area shall be Developer's share.

8. That as consideration of 50% of the undivided share in the said property to be conveyed/transferred by the owner to the DEVELOPER or its nominee, in terms of the agreement, the DEVELOPER agrees to deliver and give possession to the owner 50% of the total built-up area of the said building to be constructed by the DEVELOPER at its own account on the said property hereinafter called the owner Area. The balance of 50% of the total built-up area shall belong to the DEVELOPER and shall hereafter be called the Developer's area to which it alone shall be entitled to, for having constructed the entire building at its own cost and expenses. The DEVELOPER shall not be liable to get any amount or expenses incurred by it on any account or in the construction of the aforesaid from the owner in lieu of the aforesaid owner area.

9. That the owner may at his own sweat will agree to sell, convey, transfer or assign to the DEVELOPER or its nominee(s) including a co-operative Housing Society, Association of persons, Firm, Body corporate etc. free from attachments charges, and encumbrances 50% percent undivided share in (his share) the said property.

10. That the owner and his nominees shall solely and exclusively be entitled to the owner's area and he shall have absolute right, title and interest over the owner's area and shall be fully entitled to sue and enjoy the same either themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise, alienate its/his interest in any manner as deemed fit by them to any person. Associations of persons, firms, Body corporate, Co-operative

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society, Government agencies etc. on such terms and conditions as may be decided by the owner individually or collectively.

11. That the owner will always keep the DEVELOPER indemnified against all claims arising out of all its/his actions committed in the past, present or future with regards to the said property over which the said multi-storeyed building named as **MOON RESIDENCY**.

12. That the DEVELOPER or nominee shall solely and exclusively be entitled to the Developer's area, and they shall have absolute right, title and interest over the developed area and they shall be fully entitled to transfer, convey, grant, otherwise alienate there interest, in any manner as deem fit by their to any person, Association of societies, Government Agencies, etc. on such terms and conditions as may be decided by the DEVELOPER or its nominees individually or collectively.

13. That the DEVELOPER agrees to construct, and give possession of the owner's area to the owner after completing a period of Three years from the date of sanction of the plan of the building by the competent authority and the other local authorities with grace period of 6 months i.e. the total period of the construction shall be Three Years. It is reasonably expected that the DEVELOPER will be able to complete the entire construction of the aforesaid building within the stipulated period.

14. That the aforesaid Project schedule is subject to force major clause i.e. fire, tempest, floods, inclement or any other acts of God.

15. That it is hereby expressly, irrevocably and irretrievably agreed and declared by the owner that delivery of possession of 50% of the total super built-up area of the aforesaid building in manner provided herein shall from and always be deemed to form fair, reasonable, and adequate consideration for 50% or the undivided share in the aforesaid property agreed to be conveyed as herein above by the owner to the DEVELOPER and or its nominee.

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16. That the owner shall at no time demand any sum or premium or any interest in any dealing regarding sale of Developer's area and the owner shall execute all such deeds and documents as may be required by the developer's in this regard.

17. That the owners or their nominees will not interfere in the execution of the work nor put any hindrance in any of the activities of the DEVELOPER in development, construction and sale of the aforesaid project. The owner and its nominees shall jointly have undivided right, title and interest over the total land of the said property in his respective shares of 50% of the owner and 50% of the DEVELOPER after being conveyed as aforesaid subject to the provisions of the clause of the agreement.

18. That the owner hereby irrevocably undertake not to sell, dispose off alienate, encumbrance, lease or otherwise, transfer the said property or any part thereof during the continuation of this agreement and undertake not to do any act, deed matter, or things as shall be in breach of the terms of this agreement. The owner shall at no point of time during the continuation of this agreement dispossess the DEVELOPER from the said property.

19. That the DEVELOPER shall develop the said property at its own account and name and shall alone be responsible for the development of the said property and neither the owner nor any other persons claiming through the owner shall have any right or interest in the development of the said property except in relation to the owner area, as specified above and the DEVELOPER shall not deviate from the approved plan of Dissolved Patna Municipal Corporation Patna/Competent Authority.

20. That after taking possession of the said property the DEVELOPER shall be free to do all acts, deeds and things required for development and construction of the said building at the Developer's own account and expenses, as

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per sanctioned plan of the Dissolved Patna Municipal Corporation Patna/Competent Authority. Any deviation from the approved plan if made by the DEVELOPER, the DEVELOPER shall be solely responsible for the same and any kind of deviation will be used by the Developer only and the landowner's have no any share in the deviation portion of the building and the land owner have no concern if any litigation arose then the developer will face with the concerning authorities.

21. That the DEVELOPER shall be entitled to develop the said property by construction thereon or more building consisting of dwelling units, flats, parking spaces and other structures in accordance with building plans approved by the owner and sanctioned by the Dissolved Patna Municipal Corporation Patna/Competent Authority/ Local authorities as stated herein above.

22. That the DEVELOPER shall be entitled to enter into agreements for sale, or otherwise allot flats, parking spaces comprised in the Developer's area in the said building which is 50% of the total super built-up area and which does not from part of the owner's area. Whenever required by the DEVELOPER the owner will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The DEVELOPER may enter into and shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for development and construction of the said building and for its all use.

23. That similarly the owner shall be fully entitled to enter into agreement for sale or otherwise allot flats, parking spaces comprised of the owner's area in the said building which 50% of the total super built-up area and which does not form part of the Developer's area. Whenever required by the owner's the DEVELOPER will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The

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S. Raza.
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owner may enter into and the owner shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for its/his all use.

24. The landowner agree and undertake that he shall execute Registered Development Agreement according to Bihar Ownership Apartment Act 2006, and Bihar Ownership Apartment Rules 2006, and in this Act there is further no need of Power of Attorney in favour of DEVELOPER or its nominee or nominees so that no hindrance or obstruction is caused to the DEVELOPER in carrying out and discharge its obligation under these present and thereby giving the DEVELOPER right and authority to have any enjoy peaceful possession of the said property and to do all such acts, or things that may be necessary for the Development, planning, constructing of the said building and sale of the developer's area. It is however expressly agreed that under stood between the parties that the aforesaid general power of attorney shall be governed by the provisions of this Development Agreement and in case of any conflict between provisions of the aforesaid power of attorney and this development agreement, the provisions of the letter shall prevail.

25. That it has been decided between the parties that the DEVELOPER may acquire some additional land adjacent to the present land under the present land development and can submit the joint land for sanction from the competent authority and may develop the other land with the land in question and the owner shall have no objection to the same.

26. That it will not do any act of commission, omission, expressly or impliedly or directly or indirectly by which the owner right, title and interest over the said property may in any manner be adversely affected until the DEVELOPER has given delivery of possession of the owner's area to the OWNER.

27. At the time of development work the whole responsibility is going to the side of developer not the land owners regarding any accident, party taking has been done by the construction.

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II. During the construction of the said building the DEVELOPER may be required to create equitable or any legal mortgage of the construction thereon in part (Developer's Area) for obtaining loan either for itself for expediting construction or for the individual purchaser of flats / parking etc. In such an event the owner if required shall join the DEVELOPER in creation of such mortgage on the terms to be mutually agreed. However, the DEVELOPER affirms and undertake that all moneys obtained as loan by pledging, hypothecating or mortgaging the said property or crating charge on the said property (building under construction) shall be exclusively invested for construction and development of the said building only and such money shall not be diverted to/ invested in any other project work or purpose of the DEVELOPER.

27. That in case there be any defect in the title of the owner or thereby any liability or any encumbrances, then in such event, the DEVELOPER shall be entitled to have such defects cured or liability cleared for and on behalf of the OWNER and at the owner's cost and expenses, after intimating the OWNER in writing.

28. That all-out going viz., rates, rents, taxes, duties etc. on respect of said property and any existing buildings thereon, till the date of this agreement shall be borne and paid by the OWNER and after delivery of possession of the owner's area the land owners have to pay GST of their share and the Developer also have to pay GST of his/its share.

29. That in any event the owner without prejudice to foregoing declarations agree and undertake to remove all the doubts and defects in title if any and clear all outstanding save or otherwise provided above at his own cost so that ultimately the said property is delivered to DEVELOPER to its/his nominees free from all encumbrances and defects.

30. That after delivery of the owner's area to the owner all out goings in respect of said property and the said building thereon shall be borne and paid by the owner and the DEVELOPER and its/his nominees proportionately in the proportion of its/his respective shares in the total built-up. The word proportionately with all its cognate variation whenever used in the presents shall means the proportion in

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PARTNER

which the parties hereto or its/his nominees acquiring portions of the building are entitled to the covered area in building.

31. That when delivery of possession of the owner's area to the Owner by the DEVELOPER and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon, the owner shall execute and register conveyance of 50% undivided share in the said property in favour of the DEVELOPER to its nominees/assignees including a co-operative Housing Society or association of person or Body corporate etc. In default of the owner executing such transfer/ conveyance or such other deeds as may be deemed necessary by the DEVELOPER in spite of service notice in writing 15 days, the DEVELOPER shall be entitled to take all steps as may be necessary/ conveyance.

32. The share of the land Owners and the Developer share is in the proportion mentioned herein floor wise.

Distribution of shares of the **DEVELOPED PROPERTY**

Ground Floor : Parking area in ratio of 50% to the Land Owners and 50% to the Developer.

First Floor, Second Floor & Third Floor 50% share towards West side as land owner's share. Including Common Passage under campus of the proposed building. Top Trace etc

First Floor, Second Floor & Third Floor 50% share towards East side as developer's share Including Common Passage under campus of the proposed building. Top Trace etc.

To be noted that Paint House will be constructed on Top Roof by the developer and the said developer reserved to right the use the same.

33. That after delivery of possession of the Owners area to the Owners by the DEVELOPER the Owners shall execute and register conveyance of 50% undivided share in the said property in favour of the DEVELOPER to its nominees/assignees including a co-operative Housing Society or association of person or Body corporate etc. In

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PARTNER

default of the Owners executing such transfer/ conveyance or such other deeds as may be deemed necessary for conveyance, the DEVELOPER shall be entitled to take all legal steps as may be necessary for conveyance after the notice period of 30 days.

34. That after the construction and completion of the project there was made memorandum of share division between the land owner and the developer regarding their respective share Owner i.e. DEVELOPER/promoter and the landowner, shall be the absolute owner of their share and he will be entitled to sell/Transfer his share and as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared his shares as absolute OWNER and in the light of Bihar Apartment Ownership Act. 2006.

35. Court having original jurisdiction of Patna shall have jurisdiction of all matters of dispute and not any other court.

36. That the parties have agreed that in case of any fine or penalty imposed on the said building for any extra Build up area constructed in excess of the sanction plan but within the permissible violation then the same shall be born and payable by the developer only. Thus the owner and the developer will be entitled to get the extra constructed area in the same rotation.

SCHEDULE-A

ALL THAT, piece and parcel of landed property with right, title, interest with possession thereon and therein including all kinds of easements measuring an area **Three Kathas Two Dhurs equivalent to 4219 Sq. Ft** of landed property, situated at Survey Mauza Alamgirpur Phulwari **commonly known as Minhaj Nagar**, P.S. Phulwari Sharif, District Patna, within the Jurisdiction of Sub Registry Office Phulwari Sharif and Sadar Registry Office Patna, under Revenue Thana No. 35 Tauzi No. 5190, Khata No. 745, Part of Cadestral Survey Plot No. 139, and Khata No. 744, Part of Cadestral Survey Plot No. 138, Ward No. 02 **Govt. Valuation Serial No. 018, Zone-3 Within the Limit of** Nagar Parishad, Phulwari Sharif, Patna, and the same is bounded as follows:-

S. R. ASSOCIATES
PARTNER

BOUNDARY

NORTH	:	Abdul Jabbar
SOUTH	:	Branch Road
EAST	:	Anwar Khan
WEST	:	Mahendra Sharma

SCHEDULE-B

SPECIFICATION:-

FOUNDATION	:	As per the design of Structural Consultants.
SUPER STRUCTURE	:	Framed R.C.C. Structure.
ROOF SLAB	:	Reinforced cement concrete (RCC)
MATERIALS	:	All walls and ceiling internally cement plastered and white com washed externally exposed I work/plaster will be painted with cement base Pucca.
DOORS	:	Doors with Seasoned woods frame with a cost of synthetic enamel paint on a coat of primer.
WINDOW	:	Steel/Aluminium frame with glass fitted in Window
FLOORING	:	Mosaic Tiles Flooring/ vitrified Tiles
ELECTRICAL WIRING	:	Concealed PVC conduct wiring using copper conduct with standard quality electric, accessories and fixtures not included.
BATH ROOM	:	All C.P. Fittings.
KITCHEN	:	Shall have RCC Working platform with Green Marble and glazed tiles.

SCHEDULE–C

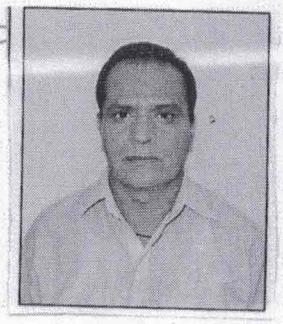
FULL DETAILS OF VALUATION

1. Total Area of vacant Three Kathas Two Dhurs equivalent to 4219 Sq. Ft
2. Total cost of Land value comes to Rs. 80,10,000/- Only @ Rs. 8,00,000/- Only per Decimal.
3. Stamp Duty is according paid a sum of Rs. 1,60,200/- only @ 2% of the Total land valuation amount + Rs. 1000/- Only.
4. Registration Fee Rs. 26,025/- and scanning Fee also paid through Challan.

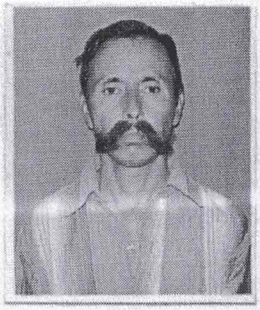
S. R. ASSOCIATES

PARTNER

IN WITNESSES WHEREOF the Parties, have put their signature in presence of the witnesses on this day month and year mentioned above.



(Mohammad Aslam Khan) 6/3/2019



(Mohammad Ashraf Khan) 6/3/2019

SIGNATURE OF THE LAND OWNERS

(Shabbir Raza) 6/3/19



(Rashedul Islam) 6/3/19

Partners

For:- S.R. ASSOCIATES PARTNERSHIP FIRM

SIGNATURE OF THE DEVELOPER/BUILDER

WITNESSES:

(1)

(2) SULTAN AHMED S/o Late Haji Md. SAMARPURA Raja Bagan Pa... CAMPUS,

6/3/19

S. R. ASSOCIATES

PARTNER

Endorsement of Certificate of Admissibility

under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian , 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

duty paid under Indian Stamp Act **Rs. 161200/-**
Stamp duty paid under Municipal **Rs. 0/-**

Amt.Paid By N.J Stamp Paper	Rs.	1000/-
Amt.paid through Bank Challan	Rs.	186725/-

istration Fee

FEE PAID

A1	1000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	26025

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26525

Registering Officer
Patna

Date: 16/03/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 06th March 2019 by Mohammad Aslam Khan S/O-Late Mohammad Ismail Khan by profession Others. Status - Executant

मो० शमशाद खाँ

Signature/L.T.I. of Presentant

Date:16/03/2019

Registering Officer
Patna

16/3/19

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Shamsher Alam' age '47' Sex 'M', 'S/O-Sami Ahmad', resident of 'Darzitola, Sabzibagh, Po-Bankipur, Ps-Pirbahore, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 16/03/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 65 on pages on 114 -133, for the year 2019 and stored in CD volume No. CD-9 year 2019 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 16/03/2019

Token No. : 2735 **Year : 2019** **S.No. : 3223** **SCORE Ver.4.1** **Deed No . :d No . : 2826**

S. R. ASSOCIATES
PARTNER

भारत सरकार
GOVERNMENT OF INDIA



मो असलम खान
Md Aslam Khan
जन्म तिथि/ DOB: 16/12/1964
पुरुष / MALE

4141 5758 2220

मेरा आधार, मेरी पहचान

मो० असलम खाँ

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

पता:
संबोधित: इस्माइल खान,
39के मिन्हाज नगर, नज़दीक
काज़ी नगर मस्जिद,
फुलवारी, पटना,
बिहार - 801505

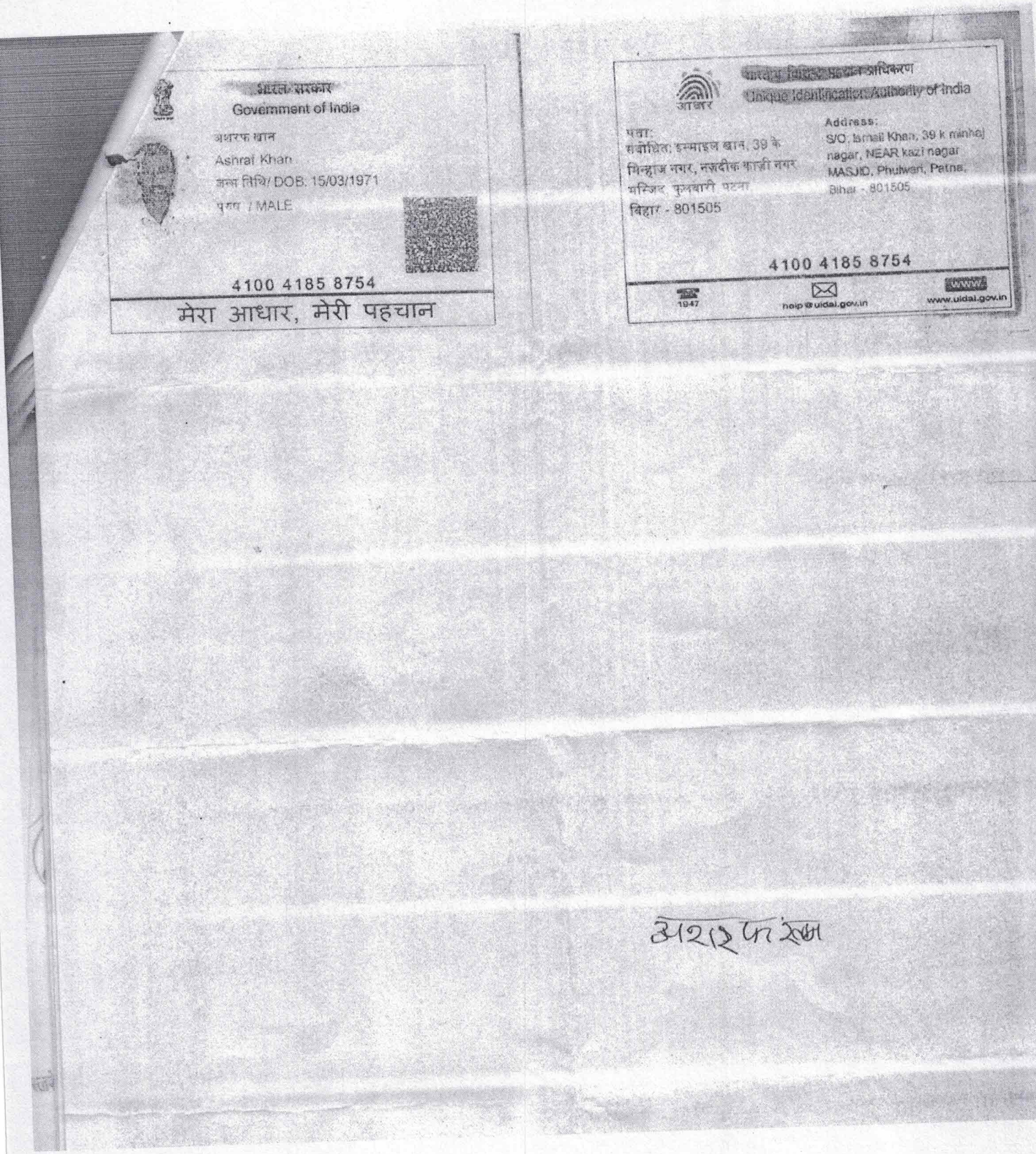
Address:
S/O: Ismail Khan, 39k minhaj nagar, NEAR kazi nagar MASJID, Phulwari, Patna, Bihar - 801505

4141 5758 2220

MERA AADHAAR, MERI PEHACHAN

S. R. ASSOCIATES

PARTNER


भारत सरकार
Government of India
अशरफ खान
Ashraf Khan
जन्म तिथि/ DOB: 15/03/1971
पुरुष / MALE
4100 4185 8754
मेरा आधार, मेरी पहचान
आधार
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
पता:
सबीहित: इस्माइल खान, 39 के
मिन्हाज नगर, नजदीक काजी नगर
मस्जिद फुलवारी पटना
बिहार - 801505
Address:
S/O: Ismail Khan, 39 k minhaj
nagar, NEAR kazi nagar
MASJID, Phulwari, Patna,
Bihar - 801505
4100 4185 8754
1947
help@uidai.gov.in
www.uidai.gov.in
अशरफ खान

S. R. ASSOCIATES
PARTNER

INDIAN DRIVING LICENCE

GOVERNMENT OF BIHAR

DL : BR-0119920149118

FORM-7

Name : MD SHAMSHER ALAM

S/W/D of : SAMI AHMAD

Address : DARZITOLA SABZIBAGH, PO BANKIPUR, PS PIRBAHORE, PATNA



Valid Till (Transport)

D O B : 31-08-1971 BG : A+

Valid Till (Non-Transport)
30-09-2021

Badge No :

*Authorisation to drive the following vehicle class throughout India.

Type of Vehicles : MCWG LMV NT Only

Signature of Holder

Sign. of Licencing Authority

DTO PATNA

Issued on : 04-07-1992

180861

DL : BR-0119920149118

Original LA	: DTO,PATNA
Old DL No	: 3693/1992/PATNA
Date Of Issue	: 20-01-2012

Class Of Vehicles:

Vehicle Class	Issue Date
MCWG	04-07-1992
LMV-NT	04-07-1992

S Alam

9

21/12/12 3/1/18

O

यह चालक का

S. R. ASSOCIATES

S. Alam

PARTNER

भारत सरकार



शब्बीर रज़ा
Shabbir Raza
जन्म तिथि/ DOB: 12/09/1978
पुरुष / MALE

5325 1004 8919

भारतीय विशिष्ट पहचान प्राधिकरण

पता:
आत्मज: सुलतान आलम,
फ्लैट न-जी/2,नफ़ा मेंसन
अपार्टमेंट, इन्द्रा पुरी
कॉलोनी, समनपुरा राजा
बाज़ार पटना, रुकनपुरा,
पटना,
बिहार - 800014

Address:
S/O: Sultan Alam, Flat N-G/2, Nafa
Mension Apartment, Indra Puri
Colony, Samanpura Raja Bazar
Patna, Rukanpura, Patna,
Bihar - 800014

5325 1004 8919

R. ASSOCIATES
S. Raza
PARTNER

S. Raza
11/3/19

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन सं./ Enrolment No.: 0000/00191/39353

To
Rashedul Islam
S/O.S S Ahmad
Noorpur
Nurpur
Noorpur
Begusarai Bihar - 851210
9661427488

Download Date: 01/07/2018

Generation Date: 21/02/2015

Validity unknown

QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

9825 9323 2544

VID : 9189 5561 9178 8570

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारत सरकार
Government of India



रशेदुल इस्लाम
Rashedul Islam
जन्म तिथि/DOB: 10/04/1986
पुरुष/ MALE

9825 9323 2544

VID : 9189 5561 9178 8570

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O एस एस अहमद, नूरपुर, नुरपुर, बेगुसराई, बिहार - 851210

Address:
S/O.S S Ahmad, Noorpur, Nurpur, Begusarai, Bihar - 851210

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VID : 9189 5561 9178 8570

www.uidai.gov.in

S. R. ASSOCIATES
PARTNER

Rashedul
6/3/19