Serial No. 852 Circle:- Darbhanga Urban Book No. 1 Deed No. 843

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR49900109117143V
Certificate Issued Date	:	21-Jan-2023 12:23 PM
Account Reference	:	NONACC (CB)/ brtbscb09/ DARBHANGA/ BR-DBG/ DBG
Unique Doc. Reference	:	SUBIN-BRBRTBSCB0982514426864136V
Purchased by	:	RAJGHARANA ASSOCIATES PVT LTD BY RAKESH NAYAK
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	RAJGHARANA ASSOCIATES PVT LTD BY RAKESH NAYAK
Stamp Duty Paid By	:	RAJGHARANA ASSOCIATES PVT LTD BY RAKESH NAYAK
Stamp Duty Paid (Rs.)	:	1,62,000(One Lakh Sixty Two Thousand only)
Reg. fee (Rs.)	:	20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	1,82,000 (One Lakh Eighty Two Thousand only)

Serial No. 852 Deed No. 843

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

This document was presented for registration on **21/01/2023** by **Lalita Devi**
A Stamp Duty of Rs. **167000**/- and other Fees of Rs. **21000**/- 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. **843** in Book No. **1**, Volume No. **14** on pages from **116** to **135** and has been preserved in total **20** pages in C.D. No. **3** / Year **2023**

Signature with Date
(Nigam Prakash Jwala)
Registering Officer, **Darbhanga**

Date: 21/01/2023 Token No: 883 /2023

Do not write or type below this line

Rajgharana Associates Pvt. Ltd.
Director

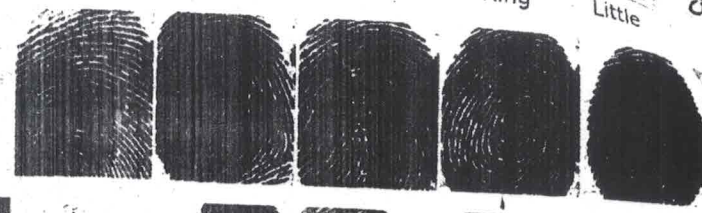
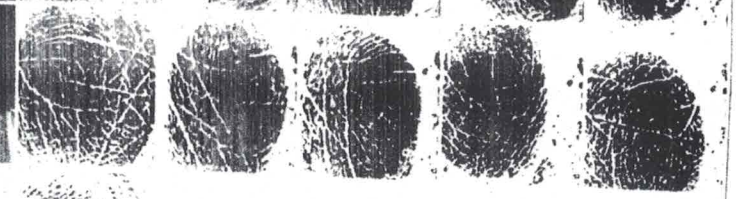
SEAL OF DISTRICT SUB REGISTRAR DARBHANGA

0018903722

Statutory Alert
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using the Stamp Mobile App of Stock Holding. 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

District Registry Office,Darbhanga

Token Number 883 Reg. Year 2023 Serial Number 852 Deed Number 843

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajgharana Associates Pvt. Ltd. By Rakesh Nayak						
Sig.	24/01/23						
Presented By	Lalita Devi						
Sig.	Lalita Devi For Ajay Kumar 21/01/2023						
Executant	Lalita Devi						
Sig.	Lalita Devi For Ajay Kumar 21/01/2023						
Identified By	Ajay Kumar						
Sig.	Ajay Kumar 21/01/2023						

Certificate No.
Certificate Issued Da
Account Re

certificate can be verified and authenticated world-wide
public at www.shcilestamp.com or at any Authorised
s displayed at www.shcilestamp.com free of cost."

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 1300sop063

certificate renders it invalid. Use of an altered
ecurity features could constitute a criminal offence."

ain security features like coloured background with
flexible patterns and Subtle Logo images. Complex
design borders, Anti Copy text, the appearance of micro printing
watermark and other Overt and Covert features."

Rajgharana Associates Pvt. Ltd.

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

AT 930325

22 DEC 2022

प्रेम शंकर चौधरी
स्टाम्प भेण्डर
सिविल कोर्ट, दरभंगा
ला० नं०-180/81

SEAL OF DISTRICT SUB REGISTRAR DARBHANGA

(Development Agreement)

This Development Agreement executed and entered into on this ..... day of **January, 2023** (Two thousand and twenty three) of the Christian Era;

BETWEEN

Smt. Lalita Deviaged about 82 years wife of Surya Narayan Lal Das, resident of Sunderpur Bira, Ward No. 2, P.S.- Campus of L.N.M.U Campus, District- Darbhanga, State- Bihar, Pin-846005, by Nationality Indian, hereinafter called and/ or referred to as the **"LAND OWNER"** **(which** expressions shall unless to be repugnant to the context or meaning thereto, mean

Ad.No- 6638 5862 5727

Rajgharana Associates Pvt. Ltd.

Director

I-883/23

AND

RAJGHARANA ASSOCIATES PRIVATE LIMITED, a Company is incorporated under the company act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014, its CIN No. U70109DL2017PTC322382 having its Office at 15 & 16, Plot No. 8, First Floor, BLK-G Model Town, Phase-3, Near P.N.B. Delhi-110006, and Branch Office at Shanti Sadan, Bela Garden, Opp. P.T.C. Colony, Darbhanga, Pin-846004, represented by its Authorised Director **MR. RAKESH NAYAK** aged about 40 years (Aadhaar No. **3428 4111 0721)** son of Late Shri Satya Narayan Nayak, resident of House No. 76, Ward No. 14, Kranti Chowk, Gangwara, Darbhanga, PIN- 846009, Bihar, Resolution dated RGA17-18/03, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART**.

Lalita Devi
For Ajay Kumar
21/01/2023

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the purchased property of the land owner through a registered Deed of Absolute Sale, measuring total land area 4 Kathas 10 Dhoors in the Khata No. 16, Plot (Khesra) No. 130, Thana No. 456, in Mauza- Kadirabad, Block Office Sadar Darbhanga, land purchased on 21.02.1983 executed by Sri Ram Prit Sahu, son of Laxman Sahu, resident of Ruhelaganj, District- Darbhanga, bearing Deed No. 3643/1983.

Total land measuring Four Kathas Six dhoors equivalent to 18.77 decimals, which Khata no. 16, Plot No. 130, Zamabandi no. 93, Bhag present-8, pages 1064, Halka No. 9, Thana no. 456, Mauza- Kadirabad, Anchal-Darbhanga Sadar, New Unique Zamabandi no. 081122031526743713, LPC No. . 6243/22-23, DMC Holding No. 908 (new).

SEAL OF DISTRICT SUB REGISTRAR DARBHANGA

Rajgharana Associates Pvt. Ltd.
Director

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

(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 owner has 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 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 owner has not entered in the past in any agreement for sale or development of the said property or any part thereof nor has made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owner is interested in getting constructed multi-storied residential Units on the said property and acquire built up area in the shape of, residential Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owner to the Developer.

Lalita Devi
For Ajay Kumar.
21/04/2023

Rajgharana Associates Pvt. Ltd.

Director

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the land owner (hereinafter referred to as the said building) and the land owner 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 owner to the developer or its nominees etc.

Lalita Devi
For Ajeet Kumar
21/01/2023

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owner 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 owner 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 Owner 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 multi-storeyed residential 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 DMC/ 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

Rajgharana Associates Pvt. Ltd.

Director

answerable before court of law for the same. The Land Owner will not be responsible for the same in any way.

(4) That the entire multi-storeyed 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 Owner and other inmates of the building.

Lalita Devi
For Ajay Kumar
21/01/2023

(5) The name of the proposed multi-storeyed residential building/apartment shall be RAJGHARANA REGENCY- SURYA SADAN or as mutually agreed upon by both the parties.

(6) That the Developer agreed to hand over **40%** (Forty Percent) of the total Super-built up area in entire construction to the Land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building.

(7) That the Developer will first hand over possession of the constructed owner's area to the owner with all amenities. Developer will provide 40% of total Super Built-up area in entire construction and 40% Car Parking space to Land Owner. In case, Land Owner's 40% of Super Built-up area in entire construction and 40% in car parking space in not covered in the form of complete units taken, the developer will have to pay the equivalent market price to the Land Owner for the area or as mutually agreed upon by both the parties.

(8) That similarly, the Developer will retain **60%** (Sixty percent) of the total Super built-up area in entire construction except Land Owner's share. Both the land Owner and the Developer will have absolute right, title and interest over their respective shares of Super built-up area.

Rajgharana Associates Pvt. Ltd.

Director



(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the DMC/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 owner 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 owner 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, Developer 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.

(10) The developer will proceed with planning, designing and drawing of schedule property and proposed complex soon after the execution of this agreement in consultation with Land owner.

(11) After getting sanction from all the competent authorities, both the parties shall enter into a clear-cut sharing/distribution agreement and such distribution shall be on the basis between parties in terms of – floors, size of flats, type, facing/orientation.

(12) That the certificate of the architect regarding measurement of the Carpet area, Built-up area, Super built-up area and common service area will be final and binding on both the parties.

(13) The Land Owner 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.

Lalita Devi
For Ajay Kumar
31/01/2023

DISTRICT SUB REGISTRAR DARBHANGA

Rajgharana Associates Pvt. Ltd.

Director

(14) That the builder/developer will develop and construct the proposed building with all amenities and thereon give peaceful vacant possession of the Owner's area to the Owners within **36 (Thirty Six) Months** from the date of approval of map plan and after Rera Registration, with further grace period of **6 (Six) Months.** The Promoter shall be penalised for any delay in the project as per the procedure established under the RERA.

Lalita Devi
For Ajay Kumar
21/01/2022

(15) 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 Owner will have the right to inspect the development and construction of the said multi-storeyed building. The Developer will use the standard materials as specified in Schedule- II.

(16) That the Land Owner is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owner find that the materials used for construction is not up to the marks and not of good quality then she should intimate the same to the Developer and suggest using better quality materials.

(17) The Owner shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owner shall, if necessary execute all such deeds and documents as may be required by the developer in this regard.

(18) The developer will be responsible for maintaining the building/project until one year from the date of handing over the property.

(19) From the date of delivery of possession of Owner's area to the Owner 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.

Rajgharana Associates Pvt. Ltd.

Director

in the said building even without any further act, deed, matter done by the Owner in this regard.

(20) The Land Owner 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 Developer thereon for the purpose of development pursuant to this Development Agreement. The Land Owner shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(21) 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 Owner's area whenever required by the Developer.

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

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

(24) After the registration of this agreement, all rents, taxes, charges, fees, etc shall be borne and paid by the developer.

(25) After the registration of this Development Agreement, the Land Owner and Developer shall be entitled to shall or enter in to agreement for sale or other agreement or mortgage their shares directly to its prospective buyer or any financial institution.

Lalita Devi
For Ajay Kumar
21/01/2023

SEAL OF DISTRICT SUB REGISTRAR DHANBAD

Rajgharana Associates Pvt. Ltd.

Director

(E) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement.

(F) The Developer and the Owner 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. The unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation.

(G) 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.

(H) The Owner agree that if any levy is imposed by DMC 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 Owner and the Developer (or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

(I) The Developer 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.

(J) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee

Lalita Devi
For Ajay Kumar
21/01/2023

Rajgharana Associates Pvt. Ltd.

Director

shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(K) That the Owner 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-I property 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 Owner's and the Owner shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(L) 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 he conducted under the provisions of The Arbitration & Conciliation Act, 1996 as amended from time to time at Darbhanga.

(M) That only courts of Darbhanga shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement. That any taxes, duties, rents, cess etc. after construction of the multi-storeyed building payable on account of the constructed area of the building, then the same shall be paid by the Land owner and Developer proportionately.

(N) That the Developer may purchase or enter into Development Agreement for the land adjacent to the Schedule land for the construction of multi-storeyed building and amalgamation of the adjacent land and scheduled land altogether may only be done by the consent of in future.

Lalita Devi
For Ajay Kumar
21/01/2023

Rajgharana Associates Pvt. Ltd.
Director

(O) That after handing over the possession of the flats of the land owner share by the Developer, the land owner shall be liable for the taxes, rents, cess, duties etc. in respect of their share.

(P) That the Developer shall develop the land adhered to the laws and regulations by The Real Estate (Regulation and Development) Act & Rules, 2016. The Developer shall also register the project in the RERA as per rules specified under law. That the developer shall get the registration done of real estate project with Real Estate Authority established under the said act.

Where the real estate project is to be developed in phases, every such phases shall be considered a standalone real estate project, and the Developer shall obtain registration under the said act for each phase separately, in such form and manner within such time and accompanied by such fee as may be specified by the regulations made by the Authority.

Lalita Devi
For Ajay Kumar.
24/01/2023

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 4 Kathas 6 Dhoors (Four kathas Six dhoors) equivalent to 8170 sq.ft. or 18.77 decimals more or less subject to actual measurement situated at Mauza- Kadirabad, Pargana- Haweli Darbhanga, P.S.- Lalit Narayan Mithila Vishwavidyala Campus, District- Darbhanga, bearing Thana no. 456, Ward No. 3 old, 4 new, Khata No. 16 (Sixteen), Survey Plot No. 130 (One hundred thirty), within the limit of Municipal Corporation area and under the District/Sub-registrar, Darbhanga, Circle Office Darbhanga Sadar and bounded as follows:-

SEAL OF DISTRICT SUB REGISTRAR

Revenue Details of land:

1. Name of the District- Darbhanga.
2. Name of the Revenue Anchal- Darbhanga Sadar.
3. Name of the Revenue Halka No.- 9
4. Name of the Revenue Village- Kadirabad.
5. Revenue Thana no. – 456.
6. Name of the Revenue Thana- L.N.M.V.V. Campus.
7. Zamabandi No. -93, Bhag-8, Page no. 1064.

Lalita Devi
For Ajay Kumar
21/07/2023

Boundary of land:

NORTH :- Gali and Indra Kumari.

SOUTH :- Road.

EAST :- Road.

WEST :- Narendra Tiwari.

The M.V.R. value of above land is Rs. 83,00,000/- (Rupees Eighty three lakh) only. Given on Branch Road.

Note:- Govt. Valuation is mentioned at Code No. ..... & Zone- ..... of the M.V.R. 2016-17.

SCHEDULE- II

FEATURES AND SPECIFICATION OF UNITS

STRUCTURE

* RCC Frame Structure with No. 1 brick Filler Walls.
* Earthquake resistant structure with Tata Steel/ Sail.

FLOORING

* Vitrified Tiles 32" X 32" inside the drawing & dining hall and 2' x 2' in the room (Somany/ Jhonson).

DOORS & WINDOWS

* Main Door & other all Decorative Panel and polished on front sides (Century Green).
* Fullly glazed windows, Paneled of Gamhar wood/ Teak- wood (with M.S. Gull with paint)

Rajgharana Associates Pvt. Ltd.

Director

KITCHEN

* Slabs are well Finished Granite Stone with Stainless Steel Sink and Drain Board, Glazed Tile dado wall up to 2' height over counter.

* Four Power plug will r Hot & Cold Water Supply. Branded CP Fitting of Jaguar/ Mark, or Branded Company Wash Basin with Counterin both toilets.

* Power plug for geyser in each Bathroom.

Lalita Devi
For Ajay Kumar
21/01/2023

ELECTRICAL

* Copper Wiring in Concealed P.V.C. Conduits, Sufficient light points.

Provision for T.V. Telephone Points in each Bedroom & Drawing Room (all of Havells).

* Modular type Switches of branded company (all of Havelles & Philips).

WATER

* 24 Hours fresh water supply from own tube well.

PARKING

* Covered Car Parking space on ownership basis on Ground Floor/ Basement.

LIFT

* Two Kone/ equivalent make Automatic elevator in each Block with a capacity of 6 person.

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).

* Air Conditioned Community Hall.

* 100% Power back up in common area & 300 watt, in each flat.

Rajgharana Associates Pvt. Ltd.

Director

GUARD ROOM

One Guard room of adequate space with bathroom and toilet preferably the nearest to the main gate.

CABIN

One Cabin at the main gate.

IN WITNESS WHEREOF the Land Owner and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

Lalita Devi
For Ajay Kumar.
21/01/2023

WITNESSES :-

1.

Witness Ajay Kumar, age 60yrs
Son of Surya Narayan Lal Das
Moh. Sundarpur Bira,
P.S. L.N.M.V. Campus
Dist. Darbhanga.
21/01/2023
AD No. 782195604490

2.

Vijay Kumar
S/O Surya Narain Lal Das
Moh:- Sunderpur Bira
P.S. - LNMV. Campus
Distl - Darbhanga
21.01.2023

Signature of the Land Owner.

ललीता देवी

Signature of the Developer.

Rajgharana Associates Pvt. Ltd.
Director

SEAL OF DISTRICT SUB REG... DARBHANGA

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. 167000/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 187000/-

Registration Fee

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	
Proc.Fee	0	1000
Total	0	

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

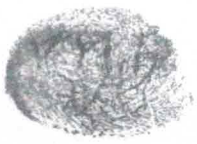
Date: 21/01/2023

Registering Officer
Darbhanga

Endorsement under section 52

Presented for registration at Registration Office, Darbhanga on Saturday, 21st January 2023 by Lalita Devi W/O Surya Narayan Lal Das by profession Others. Status - Executant

Lalita Devi
For Ajay Kumar
21/01/2023



Signature/L.T.I. of Presentant **Date:21/01/2023**

Registering Officer
Darbhanga

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ajay Kumar' age '61' Sex 'M', 'Surya Narayan Lal Das', resident of 'Sunderpur Bira, Ward No.-2, Ps-Campus Of L.N.M.U., Darbhanga'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 21/01/2023

Registering Officer
Darbhanga

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Darbhanga in Book 1 Volume No. 14 on pages on 116 -135, for the year 2023 and stored in CD volume No. CD-3 year 2023. The document no. is printed on the Front Page of the document.

Rajgharana Associates Pvt. Ltd.

Director

SEAL OF DISTRICT SUB REGISTRAR DARBHANGA

Date : 21/01/2023

Registering Officer
Darbhanga

Token No. : 883 Year : 2023 S.No. : 852 SCORE Ver.4.1 Deed No . :d No . : 843

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR49886875064103V
Certificate Issued Date	:	21-Jan-2023 11:31 AM
Account Reference	:	NONACC (CB)/ brtbscb09/ DARBHANGA/ BR-DBG/ DBG
Unique Doc. Reference	:	SUBIN-BRBRTBSCB0982490614628003V
Purchased by	:	RAJGHARANA ASSOCIATES PVT LTD BY RAKESH NAYAK
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	RAJGHARANA ASSOCIATES PVT LTD BY RAKESH NAYAK
Stamp Duty Paid By	:	RAJGHARANA ASSOCIATES PVT LTD BY RAKESH NAYAK
Stamp Duty Paid (Rs.)	:	2,000(Two Thousand only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	2,000 (Two Thousand only)

Rajgharana Associates Pvt. Ltd.

Director

SEAL OF DISTRICT SUB REGISTRAR

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JD 0018903702

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding 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

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Certificate No.	:	IN-BR49524063173015V
Certificate Issued Date	:	16-Jan-2023 02:11 PM
Account Reference	:	NONACC (CB)/ brtbscb09/ DARBHANGA/ BR-DBG/ DBG
Unique Doc. Reference	:	SUBIN-BRBRTBSCB0981758487775424V
Purchased by	:	RAJGHARANA ASSOCIATES PVT LTD BY RAKESH NAYAK
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	RAJGHARANA ASSOCIATES PVT LTD BY RAKESH NAYAK
Stamp Duty Paid By	:	RAJGHARANA ASSOCIATES PVT LTD BY RAKESH NAYAK
Stamp Duty Paid (Rs.)	:	2,000(Two Thousand only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	3,000 (Three Thousand only)

Rajgharana Associates Pvt. Ltd.

Director

SEAL OF DISTRICT SUB REGISTRAR DARBHANGA

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3. In case of any discrepancy please inform the Competent Authority.