Serial No. 7017 Circle:-:Patna Book No. :- 1 Deed No. 6354



बिहार BIHAR X 860059

क्रमांक 26344 दिनांक 29/3/17 मूल्य 1,000/- सी सं. [illegible]

क्षेत्र का जब एवं पद [illegible]

Serial No. 7017 Deed No. 6354

अशोक कुमार, मुद्रांक विक्रेता
जिला निबंधन कार्यालय पटना
अनुज्ञप्ति सं-Patna

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

This document was presented for registration on **30/06/2017** by **Vijay Kumar Tiwari**
A Stamp Duty of Rs. **302800**/- and other Fees of Rs. **21500**/- 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. **6354** in Book No. **1**, Volume No. **144** on pages from **148** to **162** and has been preserved in total **15** pages in C.D. No. **22** / Year **2017**

Signature with Date
(**Prashant Kumar**)
Registering Officer, **Patna**

Date: 30/06/2017 Token No: 7347 /2017

दस्तावेज की जाँच किया एवं
दस्तावेज में अंकित वर्णित विवरणों से अनुरूप सही पाया।
30/6/17
जाँच लिपिक
(प्रवीण कुमार)

(Development Agreement)

THIS DEVELOPMENT AGREEMENT EXECUTED AND ENTERED INTO ON THIS 30TH DATE JUNE OF 2017

SCANNED BY
(SIKSHI BHUSHAN PATHAK)
OPERATOR

Dwarka Dwellings Pvt. Ltd.
Authorised Signatory

Sig. of Executant First
Dwarka Nath Tiwary
30/6/2017
Vijay Kumar Tiwary
30/6/2017
Amit Kumar
30/6/2017
Avg Singh
30/6/2017



BETWEEN

1. Sri Vijay Kumar Tiwari, S/o Sri Shambhu Nath Tiwari, resident of Mukthar Toli, Nala Road, Kadamkuan, P.S- Kadamkuan, Town and District Patna. PAN No: ABPPT0909D

2. Sri Dwarka Nath Tiwary, S/o late Paramhans Tiwari, resident of "Manju Villa" 165, Patliputra Colony, P.S- Patliputra, Town and Dist-Patna. PAN No: ABRPT5107B

3. Smt. Manju Lata Devi, W/o Sri Dwarka Nath Tiwary, resident of "Manju Villa" 165, Patliputra Colony, P.S- Patlipurtra, Town and District Patna. PAN No: AGNPD6493R

4. Smt. Iva Sinha, W/o Sri Bipin Kumar Sinha, resident of Veer Kunwar Singh Colony, Airport Road, Heenu Ranchi-8034002, State of Jharkhand, hereinafter collectively called and/ or referred to as the **"LAND OWNER"** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

PAN No: ATKPS0317F Mobile No: 9431383381

AND

DWARKA DWELLINGS PVT LTD, a company incorporated under the provision of companies Act., 1956 having its registered office at, House No.165, Patliputra Colony, P.S Patlipurtra, Town and District Patna, through its Director **Amit Kumar,** son of Sri Dwarka Nath Tewary, resident of House No.165, Patliputra Colony, P.S Patlipurtra, Town and District Patna, 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**.

PAN No: AABCO5336R Mobile No: 9709706769

WHEREAS, as the property hereby to be developed, fully described in Schedule-I of this development Agreement, measuring a total area of 5974 Sq.ft (Five Thousand Nine Hundred and Seventy Four) Sq.ft. little more or less, pertaining to Survey Plot No.533, Khata No. 117, Tauji No.5271, under Thana No.14, Ward no.03, Circle No.265, situated in mauza Paharpur, Pargana and Survey Thana Phulwari, P.S- Gardanibagh, Sub, Registry and Sadar Registry office and District Patna. The detail of aforesaid land is fully described in Schedule-1 of this deed of Developemet Agreement.

WHEREAS, out of aforesaid 5974 Sq.ft. of land, 1580.5 Sq.ft. of land belongs to Land Owner No. 1 Sri Vijay Kumar Tiwary, who purchased the aforesaid land by two separate registered deed of

Signature of Executant Second

Amit Kumar
30/06/17

Signature of Executant First

1. Vijay Kumar Tiwari 30/6/2017
2. Dwarka Nath Tiwary 30/6/2017
3. Manju Lata Devi 30/6/2017
4. Iva Sinha 30/6/2017

Dwarka Dwellings Pvt. Ltd.

Amit Kumar

absolute sale. Out of 1580.5 Sq.ft. land, 1200 Sq.ft. land purchased by land owner no. 1 by registered deed of absolute sale dated 22/07/1993 vide deed no. 4758 and the remaining 380.5 Sq.ft. land purchased by him under a registered deed of absolute sale dated 17/07/1995 vide deed no 4570, registered at registration office Patna and above mentioned both the sale deeds were executed by Sri Surendra Prasad Sinha, S/o Late Basudeo Narayan.

WHEREAS, out of 5974 Sq.ft of land, 900 Sq.ft land belongs to Land Owner No. 2, Sri Dwarka Nath Tewary who purchased the aforesaid land under a registered deed of absolute sale dated 22/07/1993 vide deed no 4757 from Sri Surendra Prasad Sinha. Also, out of 5974 Sq.ft of land, 1152 Sq.ft land belongs to Land Owner No. 3, Smt. Manju Lata Devi who purchased the aforesaid land under a registered deed of absolute sale dated 22/07/1993 vide deed no 4756 from Sri Surendra Prasad Sinha. The remaining 2341.5 Sq.ft. land belongs to Land Owner No.4 Smt. Iva Sinha, who purchased the same under a registered deed of absolute sale dated 17/07/1995 vide deed no 4569 from Sri Surendra Prasad Sinha.

WHEREAS, the said land owners expressed his/her/their desire to develop the landed property and to construct multi-storied residential/commercial building on Survey Plot no.533, Khata No.117, Tauzi No.5271 situated at Mauza- Paharpur, P.S.- Gardanibagh, Distt- Patna, measuring an area of 5974 Sq.ft more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(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 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 PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

Signature of Executant Second

Signature of Executant First

1. 2. 3. 4.

Dwarka Dwellings Pvt. Ltd.

(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/commercial **Units** on the said property and acquire built up area in the shape of, residential/ commercial Units, parking spaces, etc. as consideration for the value of the landof the said property when conveyed by the land owners to the Developer.

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

(B) 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/commercial building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer.

Dwarka Dwellings Pvt. Ltd.
Amit Kumar

Signature of Executant Second

Amit Kumar
30/06/17

Signature of Executant First

1. Vinod Kumar 30/6/2017
2. Dwarka Nath Tanwar 30/6/2017
3. Jagdish Singh 30/6/2017
4. Sohan Singh 30/6/2017

(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 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 **"DWARKA COTTAGE"** or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% percent of the total super built up area 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. 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 hand over possession of the constructed owner's area to the owner with all amenities.

(7) That similarly, the developer will retain 50% 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.

(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/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

Dwarka Dwellings Pvt. Ltd.

Amit Kumar

Signature of Executant Second

Amit Kumar
20/06/17

Signature of Executant First

1. [illegible] 20/6/2017
3. [illegible] 20/6/2017
4. [illegible] 20/6/2017
2. [illegible] 20/6/2017

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/theirUnits or building and demand share in the land.

(9) That the certificate of the architect regarding measurement of the built-up area and 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 Owner's area to the Owners within 2 years (Two Years) from the date of sanction of the building plan, with further grace period of 6 months (Six Months).

(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.

(13) That the Land Owners is 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 him 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 Owner'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.

(17) 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

Signature of Executant Second

Amit Kumar
30/06/17

Signature of Executant First

3. Hemant
30/06/2017

4. Durga Nath Tiwary
30/06/2017

Dwarka Dwellings Pvt. Ltd.

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

(18) 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.

(19) Similarly the Owners 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.

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

(21) After the Registration of this Development Agreement the Owner 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.

(22) That after the completion of the construction of the building developer/promoter/landowner 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.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner'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 Owner'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

Signature of Executant Second

Amit Kumar
30/06/17

Signature of Executant First

1. Vikram Singh 30/6/2017
2. Dwarka Nath Tiwary 30/6/2017
3. Hari Nandan Singh 30/6/2017
4. Dwarka Sharma 30/6/2017

Dwarka Dwellings Pvt. Ltd.

possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/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 Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner'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. However finally all the original documents shall he handed over to the Owner's society/ association of Owners/allottees of UNITS.

(F) The construction of the said building will be 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 owner 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, 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 timeand 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 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

Signature of Executant First

1. 30/6/2017
2. 30/6/2017

Signature of Executant Second

Amit Kumar 30/06/17

3. 30/6/2017
4. 30/6/2017

Dwarka Dwellings Pvt. Ltd.

Amit Kumar

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.

(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 Owner`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 he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(N) That only court 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 may purchase or enter into development agreement for the land adjacent to the Schedule land for the

Signature of Executant Second

Amit Kumar
30/06/17

Signature of Executant First

1. Yuvraj 30/6/2017
2. Dwarka Nath Tiwary 30/6/2017
3. [illegible] 30/6/2017
4. Jha Sinha 30/6/2017

Dwarka Dwellings Pvt. Ltd.

construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel of vacant land measuring an area of 5974 sq.ft equivalent to 13.7169 decimals more or less subject to actual measurement bearing Thana no-14, Tauzi No.5271, Khata no.117, Survey Plot No. 533, situated at Mohalla- Anishabad, Mauza- Paharpur, P.S. Gardanibagh, in town and district of the Patna within the Municipal corporation area and under the district/sub-registrar, Patna, and bounded as follows:-

NORTH	:-	20 Feet wide road,
SOUTH	:-	House of Sri Manhgu Rai
EAST	:-	Land of Nawab Mehndi
WEST	:-	Dr. Punam Choudhary, Late Banshidhar Pandey & others

Note: - Govt. value is mentioned at Code No.096 & Zone – 099 of M.V.R.11,00,000/- per decimal, which market value of above land is Rs.1,50,90,000/- (Rupees One Crore Fifty Lakhs Ninety Thousand) only.

SCHEDULE- II

FEATURES AND SPECIFICATION OF UNITS

Foundation	- R.C.C foundation as per design
Structure	- R.C.C Frame structure
Wall	- Wall shall be constructed with red bricks/ fly ash bricks.
Flooring	- Vitrified tiles flooring
Parking Area	- Crazy/Chequred flooring in parking lots.
Water proofing	- All roofs and toilets shall be treated with water proofing compound.
External wall finish	- All External walls shall be finished with putty and paint.
Internal wall finish	- All internal walls shall be finished with a coat of wall putty on plastered surface and a coat of primer.
Chowkhats	– Wooden/Granite door frames
Doors	– ISI mark flush door, finished with a coat of primer and putty.
Windows	– Aluminium/Wooden/uPVC Window

Signature of Executant Second

Amit Kumar
30/06/17

Signature of Executant First

1. Kumar 30/06/2017
3. Jagdish 30/06/2017
2. Dwarka Nath Tiwary 30/06/2017
4. Jay Singh 30/06/2017

Dwarka Dwellings Pvt. Ltd.
Amit Kumar

Stair case	- Railing - Steel/Stainless Steel/Wood;
Flooring	- Green Marble/Granite
Kitchen	- Anti Skid tiles; Working platform - Granite / Green slab; Sink - Stainless Steel
Bathroom	– Anti skid flooring; Sanitary - Glazed vitreous sanitary ware with standard fittings.
Electrical	- All internal wiring in concealed conduits with ISI mark copper cable. All electrical modular switches and accessories of ISI mark. Adequate lighting / sockets, outlets etc. provided in each room.
Water suppl	- Adequate Water supply shall be provided.

IN WITNESS WHEREOF the Land Owners and Developerhave 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.

WITNESSES:-

1. RAVI SHANKAR PANDEY
S/O SRI AWADHESH NARAYAN PANDEY
HOUSE No - 3/4, R.N-3,
INDRAPURI, P.O. RESHMI NAGAR
PATLIPUTRA - PATNA-24
30-06-2016

1. Vkumar 30/6/2017
2. Dwarka Nath Tewary 30/6/2017
3. ह.स.मदाने 30/6/2017
4. Jva Sinha 30/6/2017

Signature of the Land Owner

2. Bipin Kr Sinha
S/o Late B.N. Sinha.
25, Jail Road East
Kalpeer
Ranchi 834001
30-06-2017

Amit Kumar 30/6/2017

Signature of the Developer

चलान का सत्यापन बैंक कॉल से किया।
30.6.17
जाँच अधिकारी

Signature of Executant First

1. Vkumar 30/6/2017
2. Dwarka Nath Tewary
3. ह.स.मदाने 30/6/2017
4. Jva Sinha 30/6/2017

Signature of Executant Second

Amit Kumar 30/06/17

Dwarka Dwellings Pvt. Ltd.

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.	302800/-	Amt.Paid By N.J Stamp Paper	Rs.	1000/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	323300/-

Registration Fee

FEE PAID

A1	21000	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	0	J1	0	K2	0	Na	0		
B	0	H1a	0	J2	0	Li	0			TOTAL-	21000

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21500

Registering Officer
Patna

Date: 30/06/2017

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 30th June 2017 by Vijay Kumar Tiwari Shambhu Nath Tiwari by profession Others. Status - Executant

30-6-17

Signature/L.T.I. of Presentant **Date:30/06/2017**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravi Shankar Panday' age '41' Sex 'M', 'Awadhesh Narayan Panday', resident of 'Indrapuri, Patliputra, Keshri Nagar, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 30/06/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 144 on pages on 148 -162, for the year 2017 and stored in CD volume No. CD-22 year 2017. The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 30/06/2017

Token No. : 7347 **Year : 2017** **S.No. : 7017** **SCORE Ver.4.1** **Deed No . :d No . : 6354**

Dwarka Dwellings Pvt. Ltd.

पैन नं० - AABCO5336R

अन्दर मो० ..... शब्दों में (रु० ..... मात्र

चतुर्थ प्रति
(जमाकर्ता हेतु)

बिहार सरकार
निबंधन विभाग ग्रैर मानक

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम/पता द्वारका ड्वेलिंग्स प्रा० लि० निदेशक निदेशक
(जिसकी ओर से जमा किया जा रहा है) अमित कुमार पिता द्वारकानाथ
2. दस्तावेज का प्रकार एकरारनामा निवासी सा० 165, पाटलिपुत्र
3. निबंधन कार्यालय : पटना सिटी - कोलोनी पटना
4. बैंक का नाम एवं शाखा : भारतीय स्टेट बैंक, पटना मुख्य शाखा
5. भुगतान की जानेवाली राशि का विवरण :

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष-0001 सकल प्राप्तियाँ प्राथमिक इकाई-75 49 सकल प्राप्तियाँ विपत्र कोड – R0030021030001	104,800=00
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष-0001, प्राथमिक इकाई 75 49 सकल प्राप्तियाँ विपत्र कोड – R0030031040001	20,000=00
(ग)	भूस्वामी शुल्क : मुख्य शीर्ष-0029-भू-राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ : उपशीर्ष-0006-अन्य मदें - प्राथमिक इकाई-75 49 भूमि निबंधन शुल्क से आय विपत्र कोड – R0029008000006	1
	भुगतान का माध्यम : नगद / चेक / 'ड्राफ्ट' कुल योग कुल राशि शब्दों में : मौ० - एक लाख चौबीस हजार	1,24,800=00

स्थान : पटना
तारीख 29/6/2017

जमाकर्त्ता का नाम एवं हस्ताक्षर
Amit Kumar

★ चैक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।
★ चैक/ड्राफ्ट की राशि अन्तिम होने पर ही, मान्य होगी।

FOR USE OF THE BANK

स्क्रॉल नं० ..... तारीख ..... उपर्युक्त कालम
संख्या-05 में दिए गए विवरण के अनुसार रु० ..... / शब्दों में .....
रुपये प्राप्त किया।
प्राधिकृत पदाधिकारीका हस्ताक्षर एवं मुहर

निबंधन हेतु सर्विस चार्ज / जमा करने का विवरण

राशि + रु० ..... / शब्दों में ..... एस्को लेखा सं०
जमा करने की तिथि :
बैंक स्क्रौल सं० .....
(दस्तावेज के पृष्ठों की संख्या + 2) x रु० 25/-

बैंक की प्राप्ति एवं मुहर

जमापर्ची/Pay-in-slip — नकद/अंतरण/CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

शाखा Branch पटना मेन 29/6/17

खाते का प्रकार : बचत बैंक/चालू / एसटीडीआर/कैश क्रेडिट सावधि ऋण
Type of Account: SB/CA/RD/TDR/STL/CC/ Other A/c. No.

खाता सं० A/c. No. 31104977586842

के बैंक खाते में जमा करने हेतु / For the credit of the Bank Account of

नकद/चेकों के विवरण/कथों का ब्यौरा Details of Cash/Cheque(s)/Voucher(s)	राशि Amount Rs./Ps.
खाते में नकद जमा / Cash Deposit in the account	500=00
नकदी रखरखाव शुल्क / Cash Handling charges	1/-
कुल जमा / Total Deposit	500=00
रुपये (शब्दों में) Rupees (in Words)	पाँच सौ

एम.डब्ल्यू.ओ./SWO — कैश/प्रभारी अधिकारी Cash Officer/Incharge/Pasing Officer

काउं. सं./Code No. 109199012 – RAMKAJ

Dwarka Dwellings Pvt. Ltd.
Amit Kumar
Director

पैन०- AABCO5336R

अन्दर मो० ..... शब्दों में (रु० .....) मात्र

चतुर्थ प्रति
(जमाकर्ता हेतु)

बिहार सरकार
निबंधन विभाग

ग्रैर मानक

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुलक/निबंधन शुल्क एवं भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम/पता द्वारका डवेलिंग्स प्रा० लि० जिसका निदेशक (जिसकी ओर से जमा किया जा रहा है) अमित कुमार पिता श्री द्वारका नाथ
2. दस्तावेज का प्रकार विक्रय पत्र एफिडेविट निवासी स्थ० - 165, पाटलिपुत्रा
3. निबंधन कार्यालय : पटना सदर कोषांग पटना
4. बैंक का नाम एवं शाखा : भारतीय स्टेट बैंक, पटना मुख्य शाखा
5. भुगतान की जानेवाली राशि का विवरण :

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष-0001 सकल प्राप्तियाँ प्राथमिक इकाई-75 49 सकल प्राप्तियाँ विपत्र कोड – R0030021030001	1,97,000=00
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष-0001, प्राथमिक इकाई 75 49 सकल प्राप्तियाँ विपत्र कोड – R0030031040001	1000=00
(ग)	भूस्वामी शुल्क : मुख्य शीर्ष-0029-भू-राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ : उपशीर्ष-0006-अन्य मदें - प्राथमिक इकाई-75 49 भूमि निबंधन शुल्क से आय विपत्र कोड – R0029008000006	1
	भुगतान का माध्यम : नगद / चेक / 'ड्राफ्ट' कुल योग	1,98,000=00
	कुल राशि शब्दों में : एक लाख अट्ठानवे	

स्थान : पटना
तारीख 29/6/2016
★ चैक/ड्राफ्ट का विवरण बैंक द्वारा भरा जाना है।
★ चैक/ड्राफ्ट की राशि उसके वसूल होने के पश्चात ही मान्य होगी।

जमाकर्त्ता का नाम एवं हस्ताक्षर
Amit Kumar

FOR USE OF THE BANK

स्क्रॉल नं० ..... तारीख ..... उपर्युक्त कालम
संख्या-05 ..... पूर्ण विवरण के अनुसार रु० ..... / शब्दों में .....
रुपये प्राप्त किया।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु सर्विस चार्ज / जमा करने का विवरण

राशि + रु० ..... / शब्दों में ..... एस्को लेखा सं०
जमा करने की तिथि :
बैंक स्क्रौल सं० .....
(दस्तावेज के पृष्ठों की संख्या + 2) x रु० 25/-

बैंक की प्राप्ति एवं मुहर

Dwarka Dwellings Pvt. Ltd.
Amit Kumar
Director

भारत सरकार
GOVERNMENT OF INDIA

विजय कुमार तीवारी
Vijay Kumar Tiwary



जन्म वर्ष / Year of Birth : 1957
पुरुष / Male

3933 3781 9413

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: शम्भु नाथ तीवारी, मुक्तार टोली, बाटा शो रूम के पास, नाला रोड, कदम कुआ, फुलवारी पटना, कदम्कुआँ, बिहार, 800003

Address: S/O: Shambhu Nath Tiwary, Makntar Toli, Near Bata Show room, Nala Road, Kadam Kuaw, Phulwari, Patna, Kadamkuan, Bihar, 800003

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947, Bengaluru-560 001

Dwarka Dwellings Pvt. Ltd.
Amit Kumar
Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DWARKA DWELLINGS PRIVATE LIMITED

19/05/2011

Permanent Account Number

AABCO5336R

21122016

Dwarka Dwellings Pvt. Ltd.

Amit Kumar

Director

INDIAN DRIVING LICENCE

GOVERNMENT OF BIHAR

DL : BR-0120090042566

FORM-7

Name : RAVI SHANKAR PANDAY

S/W/D of : AWADHESH NARAYAN PANDAY

Address : H/N 3/4, R. NO. 3, INDRAPURI
PS PATLIPUTRA PO
KESHRI NAGAR, PATNA



Valid Till (Transport)

D O B : 17-01-1976 BG : O+

Valid Till (Non-Transport)
16-01-2026

Badge No :

*Authorisation to drive the following vehicle class throughout India.

Type of Vehicles : LMV NT MCWG Only

Signature of Holder

Sign. of Licencing Authority
DTO, PATNA

Issued on : 14-05-2009

M1625

DL : BR-0120090042566

Original LA : DTO,PATNA

Old DL No :

Date Of Issue : 14-05-2009

Class Of Vehicles :

Vehicle Class	Issue Date
LMV-NT	14-05-2009
MCWG	14-05-2009

Ravi Shankar Panday

30-06-17

42417 कापी

Dwarka Dwellings Pvt. Ltd.

Amit Kumar

Director

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABRPT5107B



नाम /NAME

DWARKANATH TEWARY

पिता का नाम /FATHER'S NAME

PRAMHANS TIWARY

जन्म तिथि /DATE OF BIRTH

28-10-1944

हस्ताक्षर /SIGNATURE

Dwarka Nath Tewary

आयकर आयुक्त, पटना

COMMISSIONER OF INCOME-TAX, PATNA

Dwarka Nath Tewary

Dwarka Dwellings Pvt. Ltd.

Amit Kumar

Director



मंजु लता देवी

Dwarka Dwellings Pvt. Ltd.

Amit Kumar

Director