Serial No. 14714 Circle:-:Bhagalpur Book No. :- 1 Deed No. 14505

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

14902

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

Serial No. 14714

18 OCT 2019

निबंधन पदाधिकारी
भागलपुर

4729 19.11.19

AE 035121

Deed No. 14505

Syed Md. Naqui
S.V. Court Compound
B.O.P.R.L. No. 1/87-88

बिहार सरकार
जिला निबंधन कार्यालय, भागलपुर

पृष्ठांकन का सारांश

दिनांक **28/11/2019** को **Ashok Kumar Sarraf** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमे रू0 **1086360** मुद्रांक शुल्क एवं रू0 **42000** निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 **14505** के रूप में पुस्तक सं0 **1** की जिल्द सं0 **242** के पृष्ठ सं0 **323** से **342** तक **CD 38** में आज निबंधित एवं कुल **20** पृष्ठों में संधारित किया गया ।

28/11

चन्द्रशेखर सिंह
उच्चवर्गीय लिपिक
जिला निबंधन कार्यालय,
भागलपुर

दिनांक– **28/11/2019**

टोकन नं. **14902 / 2019**

28/11/19

गौतम कुमार
निबंधन पदाधिकारी

FOR KUBER AASHIYANA PRIVATE LTD.

Scanned By

Computer Operator

(Development Agreement)

मनीष कुमार मीरव
लि0 व0 लिपिक
जिला निबंधन कार्यालय
भागलपुर

This development agreement executed and entered into on this 28 day of November 2019.

BETWEEN

MR. ASHOK KUMAR SARRAF (Aadhar No. – 8211 0815 9752, PAN – AIFPS8858P & Mob No. 9431872498) aged about 56 Years

SCROLL CHECKED

Sign. of Executants

Ashok Kumar Sarraf 28/11/19

28/11/19

District Registry Office,Bhagalpur

Token Number 14902 | Reg. Year 2019 | Serial Number 14714 | Deed Number 14505

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Kuber Aashiyana Private Limited Through Duly Authorized Director Ashish Ranjan						
Sig.	Ashish Ranjan 28/11/19						
Presented By	Ashok Kumar Sarraf						
Sig.	Ashok Kumar Sarraf 28/11/19						
Executant	Ashok Kumar Sarraf						
Sig.	Ashok Kumar Sarraf 28/11/19						
Executant	Manju Devi Sarraf						
Sig.	मंजु देवी सरराफ 28/11/19						
Identified By	Manoj Kumar Singh						
Sig.	Manoj kumar Singh 28/11/19						

Land owners & Developers

आदेशानुसार प्रारूपक ~~क्रेता~~ एवं ~~विक्रेता~~ द्वारा दिखाये गये भूखण्ड, मुहल्ला/मौजा मु०-पचक वार्ड नं0/थाना नं0 37 हो0नं0 45+49/43 अन्तर्गत ए०पी०सी० चप्पी रोड रोड का दस्तावेज में वर्णित चौहद्दी को आधार स्थल जाँच किया गया/जाँचोपरान्त उक्त भूखण्ड पर 6 खण्ड पारिवारिक पत्नी आवास ~~वेयरहाउस मकान/दो मंजिला/आर.सी.सी./आर.बी.सी./ब्रांच ऑफिस~~ निर्मित है, जो व्यवसायिक/~~आवासीय~~/~~विकासशील~~ प्रथम/द्वितीय श्रेणी की है।

मंजु देवी सरराफ
हस्ताक्षर 28/11/19

जिला अवर निबंधक भागलपुर

S/o Late Devi Prasad Sarraf residing of at – H. No 449, N.C. Chatterjee Road, Near Masjid, Mundichak, Dist: - Bhagalpur - 812001, Bihar and **MRS. MANJU DEVI SARRAF** (Aadhar No. – 6732 3874 6846, PAN – EGZPK6441L & Mob No. 6299500597) aged about 40 Years W/o Late Shankar Lal Sarraf residing of at - H. No. 449, N.C. Chatterjee Road, Near Masjid, Mundichak Dist: - Bhagalpur - 812001, Bihar, by Nationality Indian hereinafter collectively called and / or referred to as the **"LAND OWNERS"** (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.**

AND

M/S KUBER AASHIYANA PRIVATE LIMITED (PAN – AAFCK8722M), a company incorporated under the provision of Companies Act, 1956 having its registered office at Moti Kochwan Lane, Bari Khanjarpur, P.S. Barari, Dist.- Bhagalpur through its Duly Authorized Director **MR. ASHISH RANJAN** (Aadhar No. 8172 0642 5852, PAN – BIWPR4739J & Mob No. 8877420789) aged about 26 Years S/o Shri Sanjay Ranjan resident of at North of D.I.G Residence, Bari Khanjarpur, P.S. Barari, Bhagalpur, vide Board of Directors resolution **Dt. 24-10-2016** 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.**

Whereas, as the property of **Schedule - I** fully described at the foot of this deed is the sole property of the **LAND OWNERS** vide mutual partition deed dated **13-06-1989**. Since then the Land Owners came in actual, physical, possession over the land fully described in **Schedule - I** at the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar through Circle Office, Bhagalpur.

And whereas, the said land owner expressed their desire to develop the landed property and to construct multi-storied residential building on **Survey Ward No- 12**, 37 (New) Khata No. **613**, Khesra No. **325 & 370**, Jamabandi No. **1086 & 782**, Holding

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FOR KUBER AASHIYANA PRIVATE LTD.

DIRECTOR

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No. **45+49/45 & 45+49/45A**, situated at **N.C Chatterjee Road, Mohalla- Mundichak, P.S.- Tilkamanjhi, Dist- Bhagalpur**, measuring an area of **7857.65 Square Feet** equivalent to **0.073 Hectare** equivalent to **18.0725 Decimal** 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 Competent Authority, the BMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multi-stored residential/ commercial Units on the said property and acquire

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

B. 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.

C. As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing, to which both the parties agreed to abide, hence this indenture.

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. The developer will construct the proposed building as per the sanctioned building plan of the Competent Authority.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of

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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, lift 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/ commercial building complex shall be **"DEV PALACE"** as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over **50 % (Fifty percent)** of the total super built up area in the shape of units (Flats/ Shops) and car parking spaces to the land owner in consideration of the cost of land and undivided share in the land with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners, all the 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) In case either of the part of the built-up area is not covered in the form of the complete Units taken, the either of the part will have to pay the equivalent prevalent price to the concerned each other part effected for the excess area.

(8) That similarly, the developer will retain **50 % (Fifty percent)** of the total super built-up area. In the shape of Units (Flats/ Shops) 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.

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Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the BMC/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above-mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand division of their respective share in the land.

(10) That the certificate of the architect regarding measurement of the built-up area, super built-up area and common service area will be final and binding on both the parties, subject to its verification.

(11) The Land Owners shall, after handing over possession 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. In the meantime, the developer have full authority to prepare and get building plan sanctioned from BMC/Competent authority on getting approval from the land owners.

(12) 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 **3 (Three) Years** from the date of handing over possession, with further grace period of **1 (One) Year**.

(13) 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

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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**.

(14) The Owners shall at no time demand further any 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.

(16) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(17) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

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

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

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(20) 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.

(21) That after the completion of the construction of the building project 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, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the BMC/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

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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) Owner's Area and Developers Area have been clearly demarcated out at **Schedule – III** of this Agreement.

(G) Owners shall contribute proportionately according to their share towards generator to be installed for the building.

(H) 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 additional constructed area to the land owner and **50 % (Fifty percent)** in the additional constructed area to the developers.

(I) 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 society from time to time and they shall be bound to contribute towards the costs of formation of such society as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer or the society for the maintenance and management of the entire building complex.

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(J) 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.

(K) The Owners agree that if any levy is imposed by BMC 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 allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

(L) 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.

(M) 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.

(N) 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-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 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.

(O) 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

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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 Bhagalpur.

(P) That only court of Bhagalpur shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(Q) That the developer may purchase or enter into development agreement for the land adjacent to the Scheduled land for the 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.

(R) That earlier executed Development Agreement between the parties abovementioned dated **17-07-2019** is be and hereby confirmed and rectified.

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Ashok Kumar Sharma 28/11/19

28/11/19

जिला अवर निबंधक भागलपुर

SCHEDULE- I

DETAILS OF THE PROPERTY:

All that piece & parcel land measuring **7857.65 Square Feet equivalent to 0.073 Hectare equivalent to 18.0725 Decimal** more or less subject to actual measurement bearing: -

Survey Ward No : - 12, 37(New)

Khata No. : - 613

Khesra No. : - 325 & 370

Holding No. : - 45+49/45 & 45+49/45A

Jamabandi No. : - 1086 & 782

situated at N.C Chatterjee Road, Mohalla- Mundichak, P.S. - Tilkamanjhi, in town and district of the Bhagalpur within the Municipal corporation area and under the District/sub-registrar Bhagalpur, Anchal - Jagdishpur and bounded as follows :-

NORTH : - Rajendra Shah, Ravi Singh & Others

SOUTH : - Chunchun Shah & BMC

EAST : - Grish Prasad & Others

WEST : - N.C Chatterjee Road & Khem Chand Bachiyani

Stamp duty paid in 2nd Class Commercial Land.

Value of Land 7857.65 Sq.Ft. equivalent to 18.0725 Decimal @ 30,00,000 /- per Decimal	**: - ₹ 5,42,18,000/-**
Total Value	**: - ₹ 5,42,18,000/-**

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28-11-19

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Ashok Kumar Sahay

28/11/19

28/11/19

जिला सहायक निबंधक भागलपुर

SCHEDULE- II

FEATURES AND SPECIFICATION OF UNITS

MAIN FEATURES:

- **STRUCTURE**

Shell: RCC frame structure with masonry partitions. The height of each floor shall be 10' from slab to slab.
Masonry: High-quality First-Class table Moulded Brick Work in Cement, Sand & Mortar with plaster shall be provided.

- **FLOORING**

Living & Dining Area: Vitrified tiles in all covered area.
Bedrooms: Tiles in all covered area.
Kitchen: Tiles in all covered area.
Kitchen Counter: Granite counter top with rounded edge with stainless steel Sink.
Bathrooms: Anti-skid glazed ceramic tiles.
Balcony: Vitrified tiles in all covered area.
Staircase: Kota stone / Tiles.
Lobby: Vitrified Tiles.

- **WALL FINISH**

Exterior Finish: Water-proof weather coating.
Interior Finish: Putty finish for walls and ceiling.
Bathrooms: Ceramic tiles up to 2100 mm height.
Kitchen: Glazed Ceramic tiles upto 760 mm from counter top.

- **DOOR & WINDOWS**

Door Frame: Made with good quality Sal wood.
Main Door: 32 mm flush door with veneer finish.
Internal Doors: 32 mm Flush door painted with enamel paint.

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Balcony Doors: Fully Glazed Aluminum sliding door or equivalent.
Windows: Fully Glazed Aluminum sliding window protected with MS grills and glass louvers in bathroom.

- **ELECTRICAL**

Switch & Control Devices: Havells or equivalent cable with 40 point in each unit.
Wiring: Copper wire concealed with MCB DB.

- **PLUMBING**

Sanitary Ware: Parryware, Jaguar or equivalent.
Control Fixtures: Jaguar or equivalent.
Bathrooms: Hot & cold-water provisions.
Wash Basin: Two Nos.

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28/11/19

SCHEDULE – III

SCHEDULE OF DEMARCATION OF FLATS/AREA OF " DEV PALACE" - MUNDICHAK, BHAGALPUR

OWNER'S AREA (THE FIRST PART)					
	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
Mr. Ashok Kumar Sarraf	-	-	201 - S-W	-	-
	-	102 - N-W	202 - N-W	-	402 - N-W
	-	-	-	-	403 - N-E
	-	-	204 - S-E	-	-
Mrs. Manju Devi Sarraf	-	101 - S-W	-	-	-
	-	-	-	-	-
	G3 - N-E	-	-	-	-
	G4 - S-E	104 - S-E	-	-	-

DEVELOPER'S AREA (THE SECOND PART)					
	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
M/s Kuber Aashiyana Pvt. Ltd.	G1 - S-W	-	-	301-S-W	401 - S-W
	G2 - N-W	-	-	302-N-W	-
	-	103 - N-E	203 - N-E	303-N-E	-
	-	-	-	304-S-E	404 - S-E

Sign. of Executant Second

FOR KUBER AASHIYANA PRIVATE LTD.

DIRECTOR

28-11-19

Sign. of Executant First

28/11/19

28/11/19

PARKING AREA

Land Owners: - 50% (Fifty Percent)

Developers: - 50% (Fifty Percent)

IN WITNESS WHEREOF the Land Owners 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.

Ashok Kumar Sarraf
28/11/19

28/11/19

WITNESSES: -

Signature of the Land Owner

Prabhanjan Pd Singh
S/o late Haldhar Pd Singh
Bari Khanpur
Bhagalpur
28/11/19

Signature of the Developer

FOR KUBER AASHIYANA PRIVATE LTD.

DIRECTOR

28-11-19

Manojkumar Singh
S/o Suresh Pd. Singh
Maya Jubbar Palace
Jail Road, Zero mile
Bhagalpur
28/11/19



Ashish Ranjan
28/11/19

Ashok Kumar Sarraf

T. NO-14902 D-28/11/19

Land owner & Developers

आदिशानुसार ~~प्रार्थक~~ ~~क्रेता~~ एवं ~~विक्रेता~~ द्वारा दिखाये गय भूखण्ड, मुहल्ला/~~मौजा~~ मधुकोचक ..... वार्ड नं0/ ~~थाना नं0~~ 37 ..... हो0नं0 45+49/45 अन्तर्गत एन0 सी0 चटर्जी रोड रोड का दस्तावेज में वर्णित ~~45+49/45A~~ कैडास्ट्रल मैप स्थल जाँच किया गया/जाँचोपरान्त उक्त भूखण्ड पर व्यवसायिक परती भूमि वर्गफीट ~~मकान/दीवार आर.सी.सी./आर.बी.सी./खपड़ा पोश~~ निर्मित है, जो व्यवसायिक/~~आवासीय~~/~~विकासशील~~ ~~प्रथम/~~ द्वितीय श्रेणी की है।

चन्दु रोकडिया
हस्ताक्षर
28/11/19.

जिला अवर निबंधक
भागलपुर

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

14902

Certificate No.	:	IN-BR07019790362077R
Certificate Issued Date	:	27-Nov-2019 12:20 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ BHAGALPUR/ BR-BHG/ BGP
Unique Doc. Reference	:	SUBIN-BRBRSHCIL0107934599436965R
Purchased by	:	MS KUBER AASHIYANA PVT LTD BY ASHISH RANJAN
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	:	MS KUBER AASHIYANA PVT LTD BY ASHISH RANJAN
Stamp Duty Paid By	:	MS KUBER AASHIYANA PVT LTD BY ASHISH RANJAN
Stamp Duty Paid (Rs.)	:	10,85,360(Ten Lakh Eighty Five Thousand Three Hundred And Sixty only)
Reg. fee (Rs.)	:	41,000 (Forty One Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	11,27,360 (Eleven Lakh Twenty Seven Thousand Three Hundred And Sixty only)

SHCIL BHAGALPUR

SCROLL CHECKED

Locked By
Deepak Kumar

जिला अवर निबंधक भागलपुर

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

SR 0006617508

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.

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.	1086360/-	
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	

Amt.Paid By N.J Stamp Paper	Rs.	1000/-
Amt.paid through Bank Challan	Rs.	1127360/-

Registration Fee

FEE PAID										
	A1	41000	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-	41000

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 42000

Registering Officer
Bhagalpur

Date: 28/11/2019

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Thursday, 28th November 2019 by Ashok Kumar Sarraf Devi Prasad Sarraf by profession Others. Status - Executant

Ashok Kumar Sarraf
28/11/19

Signature/L.T.I. of Presentant

Date:28/11/2019

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Manoj Kumar Singh' age '44' Sex 'M', 'Suresh Pd Singh', resident of 'Maurya Jubli Palace,sabour,bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Bhagalpur

Date : 28/11/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 242 on pages on 323 -342, for the year 2019 and stored in CD volume No. CD-38 year 2019 .The document no. is printed on the Front Page of the document.

Registering Officer
Bhagalpur

Date : 28/11/2019

Token No. : 14902 Year : 2019 S.No. : 14714 SCORE Ver.4.1 Deed No . :d No . : 14505