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बिहार BIHAR 2016

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सुधीर कुमार

मुद्रांक विक्रेता
अनुज्ञापित सं-08/2
कचहरी, भागलपुर**DEVELOPMENT AGREEMENT**

This Development Agreement executed and entered into at Bhagalpur
on this 30 Day of 01 - 2016.

BETWEEN**LAND OWNERS:-**

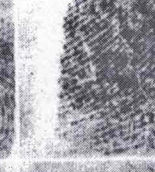
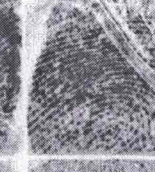
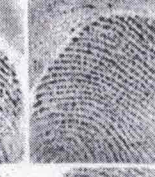
1. Sri Jagdish Chandra Mishra (Age 50 years, Mobile no. 9431214126) S/o Sri Ramesh Chandra Mishra & 2. Srimati Priya Mishra (Age 41 years, Mobile no. 9431214126) W/o, Sri Jagdish Chandra Mishra, both by faith Hindu by profession Business presently residing at Mundichak, Patal Babu Road, P.S. Kotwali, District- Bhagalpur hereinafter referred to as the "LAND OWNERS" (which expression shall unless it be repugnant to the context, shall mean or meaning thereto mean and include their heirs, Administrators, Executor(s), Legal representative(s), Nominee(s) successors-in-interest and/or assigns) of the FIRST PART. Pan no. ADGPM8380A and ADNPM3164F respectively.



Rishu Kumar
30/1/16
Kramshila Developer Pvt. Ltd.
R.K. Kitho,
Director

R.K. Santhosh
30/1/16

District Registry Office, Bhagalpur

Token Number 2250		Reg. Year 2016	Serial Number	Deed Number			
PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Premlata Devi						
Sig.							
Executant	Niraj Kumar Josi						
Sig.							
Presented By	Niraj Kumar Josi						
Sig.							
Identified By	Dinesh Kumar						
Sig.							

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Vikramshila Development Pvt. Ltd.
R. K. Suthra
Director

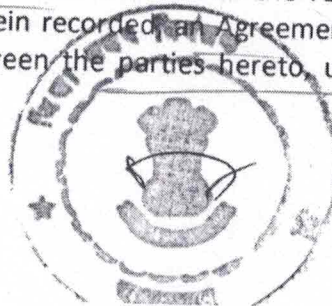
AND WHEREAS IT IS FURTHER REPRESENTED AND DECLARED BY THE LANDOWNERS:-

1. That the Said Property is now under their exclusive possession with absolute right, title and interest free from all encumbrances, and have full right, title and absolute authority to transfer and convey the whole or part of the said property, having a fully marketable title thereby.
2. That the LANDOWNERS have not created any encumbrances on the said property or any part thereof by way of Agreement for Sale, mortgage, exchange, lease, trust, assessment, right, liens, leave and license, permission, rent, possession, charges, or any other encumbrances whatsoever.
3. That no notice or notification for acquisition/ requisition under any of the statutes of the past or present in force, have been received, served or passed by the B.M.C., Income Tax Department or any other Government authorities, for acquisition or requisition of the said Property or any part thereof.
4. That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, lis pendens, notices, petitions, or adjudication orders affecting the Said Property or any part thereof.
5. That apart from the LANDOWNERS, none else is entitled to or has any share, right, title and / or interest, over and in respect of the said property or any part thereof in any manner whatsoever.
6. That the LANDOWNERS have not entered in the past, into any agreement for sale or development of the Said Property or any part thereof nor individually or jointly have made any arrangement with anyone whatsoever regarding the Said Property or any part thereof.

AND WHEREAS the aforesaid LANDOWNERS are interested in getting a multistoried residential building complex developed and constructed on the Said Property measuring an area as per actual measurement 13250 sq. feet, as per purchase deeds as above and also a portion from deed no. 6279, the total area of total 12,720' sq. ft. feet more fully detailed and described in schedule here in after written, through a Reputed Developer, who can develop and construct FLATS at its own cost and to acquire Super Built up area in the said building in the shape of Flats/Car parking's etc. hereinafter called as UNITS of the Said Property.

AND WHEREAS the aforesaid Developer accepted the offer to develop and construct at its own cost a multi storied residential building (hereinafter referred to as "JAGDISH NIKETAN") on the said property and the aforesaid LANDOWNERS as agreed are entitled to 45% share of the constructed area in the said building, in the shape of Flats/car parking etc. as consideration, for parting of the said property and the DEVELOPER is entitled to 55% share in the constructed area of the said building, in the shape of Flats/car parking etc. as consideration, towards the cost & expenses to be incurred in the constructions of the said building.

AND WHEREAS after due negotiations between the parties hereto, the aforesaid LANDOWNERS and the aforesaid DEVELOPER and on the representations and declarations made by the LANDOWNERS as herein recorded, an Agreement for Development of the Said Property has been arrived at between the parties hereto, upon the terms and conditions herein after appearing.



Vikramshila Developers Pvt. Ltd.
R.H. Jethava
Director

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R.H. Jethava

AND

DEVELOPER:-

VIKARAM SHILA DEVELOPERS Pvt. Ltd (Pan no. AABCBO906A), having its registered office at Naya Patti Road, Plaza Tower Complex, Block -D2, 4th. Floor, Kolkata 55 and its Camp office at Marwari Tola Lane, mohalla Sujagunj, P.S- Kotwali, Bhagalpur, through Director Ratan Kumar Santhalia (Age 56 years , Mobile no. 9431214613) S/O Late Satya Narayan Santhalia, resident of mohalla Sujagunj, Marwari Tola Lane, Bhagalpur, hereinafter referred to as "**DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereto mean and include its Executor(s), Administrator(s), Nominee(s), Legal representative(s), Successor-in-Office and/ or assigns etc.) of the **SECOND PART**.

WHEREAS the Property described in the Schedule of property written hereunder (hereinafter referred to as the following).

S/L	Deed No	Land Owner	Khata No	Khesra no	Area	Measurement
1.	6286	Sri Jagdish Chandra Mishra S/o- Sri Ramesh Chandra Mishra	126	148	4240'	(5Katha, 17 Dhur, 15X1/2Dhurki)
2.	6287	Sri Jagdish Chandra Mishra S/o- Sri Ramesh Chandra Mishra	126	148	4240'	(5Katha, 17 Dhur, 15X1/2Dhurki)
	6280	Smt. Priya Mishra D/o- Sri Narayan Mishra	126	148	4240'	(5Katha, 17 Dhur, 15X1/2Dhurki)
					12720' Plus 530 Total 13250 sq feet	(Thirteen thousand two hundred fifty sq. ft.) or 30.475 decimal

condemnation Property Value Rs 29,000/-
Residential Party

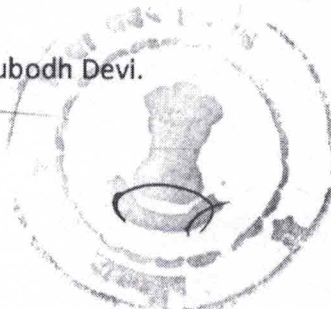
Which is situated at present Mouza Barari, Anchal Sabour, under Thana no. 22 in the district of Bhagalpur, which boundary is as under-

East: - Common Road

West: - Common Road

North: - Common Road

South: - Plot no- 73 & Smt. Subodh Devi.



Vikram Shila Developers Pvt. Ltd.
R. K. Santhalia
Director

Priya Mishra
30/11/16

47/13/16
30/11/16

R. K. Santhalia
30/11/16

बिहार सरकार
खतियान से
संस्कार
राजि
नो वो
जिला निवसन कार्यालय
भागलपुर

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

DEVELOPER

1) The LANDOWNERS hereby recognize the aforesaid Developer as the Developer of the Said Property and grants to the Developer, who hereby accepts from the LANDOWNERS the exclusive right of physical possession, license to marketing, sales, construction, design, development, and maintenance in respect of the Said Property from the day of execution of this deed/ agreement fully described in the Schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter mentioned.

FAR

2) The Developer and the LANDOWNERS have jointly assessed the permissible F.A.R. at as per Map Sanction, on the Said Property, which shall be distributed over several floors of the Said Building, however, the actual built-up area shall be as per the plan sanctioned by the local authority has powers in this regard.

PLANS / DRAWINGS

3) The Developer shall proceed expeditiously with preparation of plans and drawings for the Said Building, on the Said Property after execution of this Development Agreement/ deed.

BUILDING PLANS

3.1 The LANDOWNERS shall have no objection if the aforesaid building plans are submitted to the office of the passing authority after discussion with the land owner, or any other authorities in the name of the LANDOWNERS or any other permissions, approvals are obtained in their names and hereby agrees to sign the aforesaid plan(s) along with affidavit(s), declarations(s) and all such papers that may be deemed necessary by the Developer for the same. However, all fees, costs, charges and expenses relating to such approvals/ sanctions, shall be borne by the Developer.

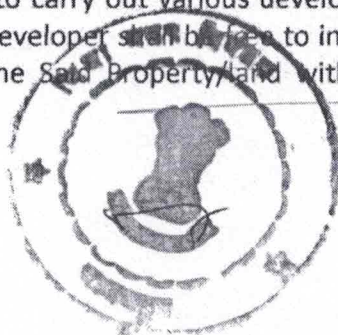
BMC or any other authority

3.2 That LANDOWNERS and the Developer further agreed that any alterations or revision of the aforesaid plans within the parameters of the Building Rules and Regulations, which may be deemed necessary shall not require any further approval of the LANDOWNERS However prior Intimation to the Landowners will be made and, the Developer alone shall be entitled to make such alterations/ revisions which would be binding on the LANDOWNERS.

FREE ACCESS FOR DEVELOPERS

3.3 The LANDOWNERS shall, from the date of 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 and marketing works as stipulated in this agreement. The developer shall be free to install their display boards or any other publicity materials etc on the Said Property/land without consultation of the LAND OWNERS.

SHARE RATIO



Vikramshila Developer Pvt. Ltd.

R.K. Cheloo

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Director

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R.K. Cheloo

4.1 The LANDOWNERS agree to have a share of 45% of the total built up area along with parking etc. and the Developer shall have a share of 55% of the total built up area along with parking etc. and the parties agree that they would share a proportionate right in the schedule land area in the same ratio. However the complete roof rights and rights of further development in additional floor in the building to be constructed by the developer shall remain with the land owners.

SHARE ALLOTMENT

4.2 That simultaneously with sanctioning of the building plan by the concerned authority, and upon the LANDOWNERS exercising the option selecting their area, if any, the LANDOWNERS area and the Developer's area, to be constructed, shall be clearly demarcated and shall be confirmed and acknowledged by a separate letter/agreement duly signed by both the parties and the aforesaid letter/agreement along with copy of the demarcated plan shall form part and parcel of this Agreement.

LAND OWNER'S AREA

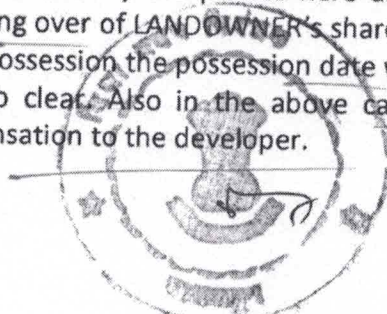
4.3 The LANDOWNERS shall solely and exclusively be entitled to the LANDOWNER's area and they shall have absolute right, title and interest over the LANDOWNER's area 45% and shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person or persons, Association of persons, Firm, Body Corporate, Co-operative Societies, Government agencies etc. on such terms and conditions as may be decided by the LANDOWNERS.

DEVELOPER'S AREA

5.1 The Developer shall solely and exclusively be entitled to the Developer's area, and they shall have absolute right, title and interest over the Developer's area (55%) and they shall be fully entitled to transfer, (sale) convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person or persons. Association of persons, Firms, Body, Corporate, Co-operative Societies, Government agencies, etc. on such terms and conditions as may be decided by the Developer.

POSSESSION AFTER CONSTRUCTION

7. The Developer agrees to construct the said building and start delivering possession of the LANDOWNER's share to the LANDOWNERS within a period of 3 years (Three years) from the date of sanction of plans by Map Passing Authority. Whichever is later, with a grace period of one year subject to FORCE MAJEURE and such happenings as are beyond the control of the Developer i.e. fire, tempest, accident, strike, lockout, exceptionally inclement weather and any other act of God etc. If there is any further delay beyond the aforesaid period in delivery of possession of the LANDOWNER's share then the Developer shall pay to the LANDOWNER compensation as mutually decided by the parties here under after expiry of the aforesaid grace period up to the handing over of LANDOWNER's share. If any defect in title of the deeds is found before the date of possession the possession date will be automatically extend by the duration of time it takes to clear. Also in the above case on non clearance of title the landowners shall pay compensation to the developer.



Vikramshila Developers Pvt. Ltd.

R.K. Jaiswal

Director

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31/11/16
R.K. Jaiswal

CONSIDERATION

8. The LANDOWNERS hereby expressly, irrevocably and irretrievably, agrees and declares that delivery of possession of their share of super built up area to them in the manner provided herein above shall form and always be deemed to be formed as fair, just and adequate consideration for transfer of undivided right, title and interest and share in the land as per ratio described in this agreement thereon of the said property agreed to be conveyed as here in above by the LANDOWNERS to the Developer.

NO PARTNERSHIP

9. This agreement shall not be deemed to constitute a Partnership or Principal -Agent Relationship of any sort between the parties hereto.

POSSESSION OF LANDOWNERS SHARE

10. From the date of delivery of possession of LANDOWNERS share, to the LANDOWNERS, the LANDOWNERS and/ 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 entire land as detailed in the schedule property in the proportion of their respective share in the said building, even without any further act, deed, matters or things done by the LANDOWNERS in this regard.

LICENSE TO ACCESS & START WORK

11. The LANDOWNERS hereby from the date of execution of this agreement put the Developer in actual peaceful possession and grant exclusive license to the Developer to enter upon the said property (more fully described in Schedule of property written hereunder) and to take up and proceed with the development, planning and construction of the said building in terms of this development agreement. This license granted to the Developer by the LANDOWNERS.

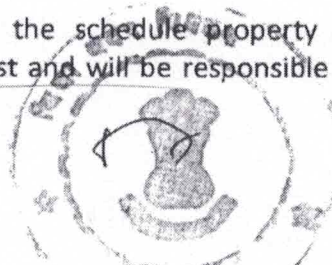
LANDOWNERS RIGHT RESTRICTED

12. It is mutually agreed that any agreement or arrangement made or entered into at any time by the LANDOWNERS in breach of or violation of the terms and conditions of this Development Agreement shall be null and void during the subsistence of this Development Agreement.

12.1 The LANDOWNERS hereby irrevocably undertakes not to sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said land and/ or property or any part thereof and undertakes not to do any act(s), deed(s), matter(s) or thing(s) as shall be in breach of the terms of this Development Agreement. The LANDOWNERS shall do all acts, things, which shall be necessary to secure the physical possession of the Said Property, by the said Developer for the purpose of development, pursuant to this Development Agreement. The LANDOWNERS shall at no point of time during the subsistence of this Development Agreement try directly or indirectly to dispossess the said Developer from the Said Property.

CONSTRUCTION & ASSIGNMENT

13. The Developer shall develop the schedule property themselves or through its company at their own account and cost and will be responsible for the development of the



Vikramshila Developers Pvt. Ltd.
A. K. K. Director
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A. K. K. Director
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said land and neither the LANDOWNERS nor any person(s) claiming through the LANDOWNERS shall have any right to interfere in the development of the said property.

13.1 That the multistoried building will be named as "JAGDISH NIKETAN", with the logo of the Developer.

SALE DEEDS BY DEVELOPER(S):-

14. The Developer shall be entitled to enter into agreements on and from the date of development agreement during the period of development, and after development sign the requisites, agreement for sale and sale, or otherwise allot Flats in the Developer's share in the said building as said here in above and which does not form part of the LANDOWNER's share. The Developer shall have further right exclusively and absolutely to sign and execute sale deed/deeds in respect of its Developers area allotted in its share in the said multistoried building together with undivided proportionate share in land area and further permit the purchaser to live and enjoy the common utilities and facilities provided in the said building commonly with other holders of the unit/units in the said building.

Further the land owner here to duly authorized the Developer to alone execute, sign and register necessary sale deed/deeds or any other documents/agreements etc in respect of its Developer's share in favor of intending purchaser(s), person firm, body corporate etc. the deeds executed and registered by Developers alone be treated as valid and legal even without joining the land owners in the said deed. The Developer shall also be in title to receive any amount as consideration, premium, rent, etc from the concerned person.

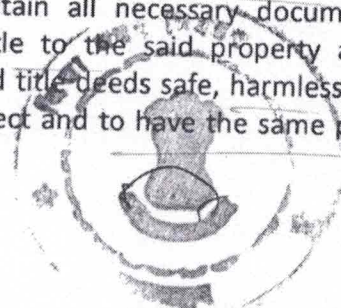
SALE DEEDS BY LANDOWNER

15. Similarly the LANDOWNERS shall be fully entitled to enter into Agreement for sale or otherwise allot Flats comprised in the LANDOWNER's share in the said building as said here in above and which does not form part of the Developer's share. Whenever required by the LANDOWNER, the Developers will join as confirming party in all such agreements, Sale Deeds, Deeds of Allotment etc. So that the LANDOWNERS may enter into and the LANDOWNERS shall exclusively be entitled to realize all amounts receivable under such agreements, sale deeds, deeds of allotment etc. for its own use.

TITLE DEEDS BY LANDOWNER(S)

16. The LANDOWNERS 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 LANDOWNER's title thereto and the LANDOWNERS agree to co-operate with the Developer in such examination of the LANDOWNER'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.

16.1 That the Developer for the purpose to show the title deeds to the Banks and Government Authority (for the purpose of housing loan etc. from the bank by the proposed flat owners) shall be entitled to retain all necessary documents including the original documents of the LANDOWNER's title to the said property and in such an event, the Developer undertakes to keep the said title deeds safe, harmless and un obliterated and the LANDOWNERS will be entitled to inspect and to have the same produced for inspection and



Vikramshila Developers Pvt. Ltd.

R.K. Kalia

Director

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R.K. Kalia
30/11/16

take extracts there from wherever required, and finally all the original documents shall be returned back to the LANDOWNER.

16.2 In case because of non availability of original title deed(s) and /or defective title deed(s) or there be any liability or any encumbrance on the LANDOWNERS, then in such event, the Developer shall be entitled to have such defect, cured and/ or liability cleared for and on behalf of the LANDOWNERS at the LANDOWNER's cost and expenses. And the LANDOWNERS agree to indemnify the Developer for all losses including consequential losses arising out of such defect.

16.3 In any event the LANDOWNERS without prejudice to forgoing declarations agree and undertake to remove all obstacles and clear all outstanding, doubts or defects, relating to the title of the property at the LANDOWNER are cost and expense.

TAXES

17. All outgoings including Municipal Taxes, Land revenue, Cass and any other charges in respect of the Said Property shall be borne and paid by the LANDOWNERS till the date of execution of these presents and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the LANDOWNER's share to the LANDOWNERS.

17.1 After delivery of possession of the LANDOWNER's share to the LANDOWNERS all outgoings in respect of the Said Property and the said building thereon shall be borne and paid by the LANDOWNERS and the Developer proportionately in the proportion of their respective shares in the total Super built-up area (the word proportionately with all its cognate variation whenever used in these presents shall mean the proportion in which the parties hereto and/ or their nominees acquiring portions of the building are entitled to the covered area in the said building.

17.2 Service Tax on Landowners' portion will be borne and paid by the Developer as per the prevailing law .Apart from Service Tax any other Statutory Levy will be borne by the respective parties as per the express provisions of the Statute governing the same at the point of time liability arises.

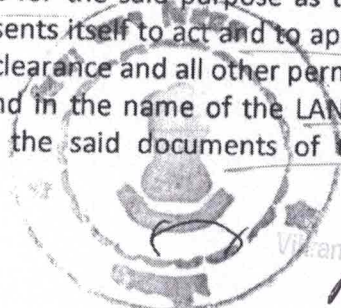
CONVEYANCE

18. Upon receipt of its share in the constructed area as per share (as described in clause above) by the LANDOWNERS and subject to the other terms and conditions contained herein at such earlier time as may be mutually agreed upon, the LANDOWNERS shall execute and register conveyance(s) of the proportionate share of land in the said property described hereinabove in favor of the Developer. In default of the LANDOWNERS in executing such transfer/ conveyance or such other deeds as may be deemed necessary by the Developer, in spite of service of notice in writing, the Developer shall be entitled to take all steps as may be necessary for execution and registration of all such documents, transfer/ conveyance after expiry of 15 days from the date of service of notice in writing and for this purpose the DEVELOPERS hereby nominate and appoint or her nominee(s) as proposed and nominated by the Developer from time to time for the said purpose as their true and lawful Attorney in favour of the said nominee(s) presents itself to act and to apply for and to obtain Income Tax clearance certificates, urban land clearance and all other permissions and approvals as may be necessary for and on behalf of and in the name of the LANDOWNERS and also to execute, present and admit execution of the said documents of transfer/conveyance before the

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Vikramshila Developers Pvt. Ltd.
A.K. Jaiswal

Registration Authority and to do all acts, deeds as may be deemed necessary by the Developer in this regard for granting such documents of title to the Developer and / or its nominee(s).

18.1 That all communications / notices between the parties hereto shall be sent through Speed Post/ Registered Post A/D or receipt by hand at the address of the parties given above on the first page of this deed Agreement and if duly sent on said address that shall be deemed to be proper notice/ communications. If any change in address, the party shall inform the other party in writing.

COMMON MAINTENANCE

19. The Developer shall have the right to form a Society/ Association of Persons/ Body Corporate etc. for maintenance of common services i.e. to preserve sanctity, Design and decoration (exterior and interior) of the building, to issue sanctions (NOC) to obtain electric connections in the said building or as it deems proper and necessary upon the demand of the Association of the building. And in due course, All the Unit Owners and their nominee(s) shall become members of such an organization formed by the Developer and the land Owners, Unit owners their nominees, respective agents, servants, licensees, tenants etc. shall be bound to abide by the rules and regulations as shall be framed by the Developer or the organization from time to time, and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as be fixed and revised from time to time by the Developer owners for the maintenance and management of the entire building complex. The right of the developer/land owners to form and run the Association shall not exceed a period of two years when all the right/intents and localities shall be handed over to the association constituting of the members / unit owners of the said multistoried complex. The Two years period shall start w.e.f. the date of 1st possession of a flat to its owner.

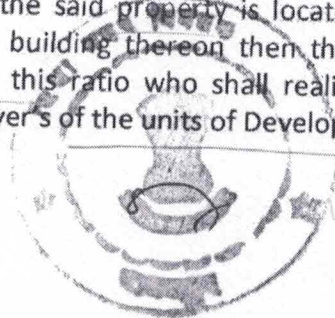
19.1 Any cost applicable on account of cost on behalf of flat owner by the developers such as extra club house, Gym, community hall etc and shall be collected and paid by the respective seller i.e developer or land owner.

COMMON AREA

20. 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 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 to common use, for ingress and egress only in change roof right.

GOVERNMENT LEVY

21. The parties agree that since the date of execution of this indenture, if any levy is imposed by the any 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 borne by the Developer, and land owner as per this ratio who shall realize the same as EDC (External Development Charges), from the buyer's of the units of Developer's & the landowners share.



Vikramshila Developers Pvt. Ltd.

A.K. Kuthia

Director

20/11/16
Prigam

20/11/16
17.09.16

20/11/16
A.K. Kuthia

					Total 13250 sq feet	
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Which is situated at present Mouza Barari , Anchal Sabour, Thana No Barari, District Bhagalpur in the district and town of Bhagalpur which boundary is as under-

East: - Common Road

West: - Common Road

North: - Common Road

South: - Plot no-73 & Subodh Devi

Be it noted that this land is not attracted in ceiling settlement graveyard waft board trust board and any other legal proceeding.

IN WITNESS WHEREOF the parties have hereto set and subscribed their respective hands and SIGNED AND DELIVERED.

Date: 30th January 2016

Place: Bhagalpur

WITNESS

1. Umakant Kumar
S/o Sri Manmohan Kumar
Ramesh, Under Bazaar Road
Bhagalpur 301116

2. Nitesh Santholia
S/o Sri Ratan Santholia
Mouza tola lane
Bhagalpur 301116

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(LANDOWNERS)

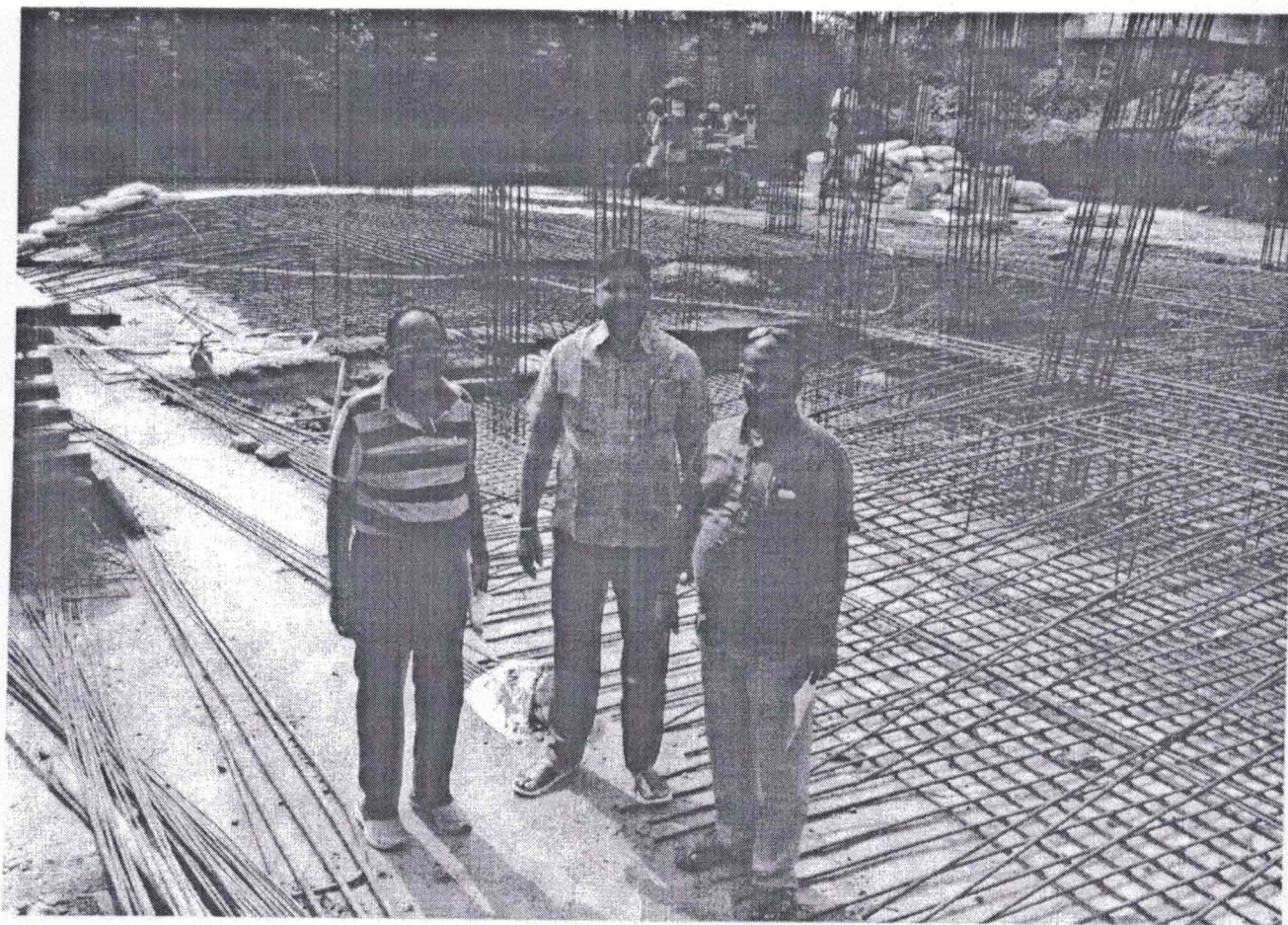
Vikramshila Developers Pvt. Ltd.

R. K. Santholia
30/1/16
(DEVELOPER)

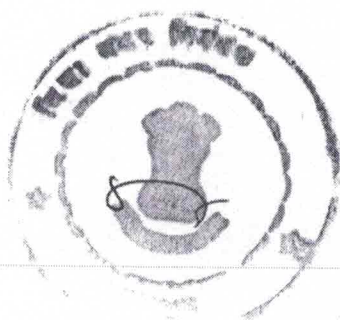


Vikramshila Developers Pvt. Ltd.

R. K. Santholia
Director



शुभिर कुमार
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Vikramshila Developers Pvt. Ltd.

R. K. Jaiswal

Director

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. 165580/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Amt. paid through Bank Challan	Rs. 186325/-

FEE PAID

Registration Fee										LLR + Proc Fee	Service Charge
A1	21045	C	0	H1b	0	K1a	0	Lii	0	700	
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		0		
TOTAL-									21045		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21745											

Date: 30/01/2016


Registering Officer
Bhagalpur

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Saturday, 30th January 2016 by Jagdish Chandra Mishra Ramesh Chanra Mishra by profession Agriculture. Status - Executant

Signature/L.T.I. of Presentant

Date: 30/01/2016


Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nitesh Santhalia' age '26' Sex 'M', 'Dr. Ratan Kumar', resident of 'Marwari Tola Lane, Bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 30/01/2016


Registering Officer
Bhagalpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 35 on pages on 580 -593 , for the year 2016 and stored in CD volume No. CD-6 year 2016 .The document no. is printed on the Front Page of the document.

Date : 30/01/2016


Registering Officer
Bhagalpur

Token No. : 2550

Year : 2016

S.No. : 2316

SCORE Ver.3.0

Deed No. : 2212

Vikramshila Developers Pvt. Ltd.



Director

Scanned By :

Computer Operator