

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

क्रम संख्या 9325 दिनांक 2/9/16 मीटर संख्या V 863430

जेलों का नाम एवं पता

Serial No. 10550

Deed No. 9564

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 03/09/2016 by Arshad Khan

A Stamp Duty of Rs. 528000/- and other Fees of Rs. 21525/- 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. 9564 in Book No. 1, Volume No. 223 on pages from 325 to 345 and has been preserved in total 21 pages in C.D. No. 34 / Year 2016

Date: 03/09/2016

Token No: 11032/2016

Signature with Date
(Prashant Kumar)
Registering Officer, Patna**DEVELOPMENT AGREEMENT**THIS INDENTURE IS MADE AND EXECUTED
ON 03RD DAY OF THE MONTH OF SEPTEMBER IN
THE YEAR 2016

EMPIRE ENGICON PVT. LTD.

DIRECTOR

BETWEEN

1. **Mr. Arshad Khan**
2. **Mr. Rasheed Khan both sons of Late Idris Khan** permanent resident of "Ismail Manzil", Sabzibagh, P.S. Pirbahore, P.O. Bankipore, District – Patna-800004, Nationality Indian, refer to which term or expression unless it is repugnant to the context/subject or meaning thereof shall mean and include its executors, administrators, successors, legal heirs and assignees of the **FIRST PART.**

Mob. 9431017323

AND

M/S EMPIRE ENGICON PRIVATE LIMITED, a private limited company registered under The Companies Act 2013, under sub section (2) of section 7 and rule 8 of The Companies (Incorporation) Rules 2014, bearing its corporate Identity CIN: U45200BR2016PTC032410, having its office at 158, Akbar Market, First Floor Subzibagh, P.O. Bankipore, P.S. Pirbahore, Patna, Bihar 800004, through its Directors **1. Sajid Akbar son of Late Nesar Ahmad,** resident of 158, Akbar Market, First Floor Subzibagh, P.O. Bankipore, P.S. Pirbahore, District Patna, Bihar 800004 and **2. Mr. Neyaz Alam son of Mr. Ajaz Alam,** resident of Ali Nagar, P.O. Anisabad, P.S. Gardanibagh, District Patna-800002, hereafter called the **PROMOTER/BUILDER** (Which expression unless otherwise excluded by repugnant to the context or meaning there to mean and include its Administrators, legal representatives, assignees and/or successors-in-interest) of the **SECOND PART.**

Mob. 8294000000

WHEREAS, the property more fully describe in Schedule-A of this deed measuring an area of 6000 sq. ft. equivalent to 13.97 decimals situated at lying at M.S. Plot No. 783, Circle No. 16, Ward No. 8 (Old) thereafter Ward No. 15 present Ward No. 28, Sheet

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No. 63 under Tauzi No. 349, Thana No. 137, Holding No. 39/1 to 39/10 thereafter Holding No. 64 present Holding No. 78/71 present Ward No. 40 obtained by Md. Ismail Khan by virtue of registered Sale Deed dated 23.05.1924 as Deed No. 2084 & 2085 which was registered at Patna registry office from Vijendra Nath Bhattacharya son of Babu Kedarnath Bhattacharya and since then the said Md. Ismail Khan separately owned & possessed the as absolute owner till his death.

AND WHEREAS, the said Md. Ismail Khan died leaving behind only one son namely Md. Idris Khan as his legal heir under Mohammedan Law governed by Sunni Law of inheritance and after his death son Md. Idris Khan owned & possessed the same as absolute owner thereof.

AND WHEREAS, the said Md. Idris Khan filed and application before the Circle Office Patna Sadar to mutate his name which was registered as Mutation Case No. 32/2/1990-1991 which was allotted and thereafter rent is being paid and rent receipt has been issued by the Circle Officer Patna Sadar in the name of Md. Idris Khan vide Jamabandi No. 155.

AND WHEREAS, the said Md. Idris Khan also transferred the said property to his wife Ejaz Fatma by way of oral gift and the said Ejaz Fatma a had accepted the same and she came and continued in peaceful physical and exclusively possession over the same as absolute owner thereof.

AND WHEREAS, the said Ejaz Fatma was recorded in Patna Municipal corporation Patna and she was paying Holding tax to the Patna Nagar Nigam and where upon the Holding tax receipt has been issued in her name vide Holding No. 71, Circle No. 16.

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AND WHEREAS, the said Ejaz Fatma had also gifted away her said property to her two sons namely Arshad Khan & Rashid Khan (Land owners) on 25.06.1994 and then both brothers/Land owners had jointly accepted and came and have been coming in peaceful physical and exclusive possession over the said property as absolute owners thereof and in pursuance to the said oral gift the name of land owners also stood recorded and they have been paying Holding tax/rent to the concern authority in their own legal right.

AND WHEREAS the owners covenant that the aforesaid land is in his exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, attachments and is in marketable condition and above property is inherited ancestral property of the land owners who has right, full power and absolute authority and title to transfer the whole or part of the aforesaid Schedule land.

AND WHEREAS the owners was interested in getting multistoried building/complex developed and constructed through a developer on the schedule land and to acquire built up area in the shape of flats, parking spaces and other tenement areas as consideration in the exchange for the full and final value of Scheduled land.

That the developer has entered into development agreement with the owners of Schedule-A land to construct multistoried complex as per norms of the Competent Authority.

AND WHEREAS the aforesaid developer offered to construct at its own cost the multistoried building on the Schedule land of the owners herein after referred to as the building and to give 50% in the total built-up area as well as 50% in the parking space on the ground floor respective of total constructed built up area of the building as per specification detailed in annexure-1 to the owners

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herein after referred to as the owner's area in full , final and adequate consideration for the value of the aforesaid land which shall be conveyed by the owners in favour of the developer and/or its nominee(s) including a co-operative society after completing and handing over of the owner's area/by the developer and to retain the remaining built-up area of the building with proportionate right over the land herein after referred to as the developer's area for its prospective buyers who may form an association of buyer of buying and owning flats in the said building whichever is found most suitable by the developer in consultation with the land owners. The said owner's area of 50% in the built-up area and additional 50% area in the parking space at ground floor is taken into consideration for the Schedule land for which there shall be no additional claim.

Certain terms and conditions were agreed to between the owners & the developer with regard to the transfer of the said land by the owners to the developer and the disposal of the habitable area and parking spaces or any other tenements therein. Whereas the developer is bound to execute this contract for development himself and in no case he will be entitled to transfer this contract for development to others. Violation shall make this contract null and void.

The parties hereto are desirous of recording into writing the terms of such agreement as hereunder.

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN PARTIES HERETO AS FOLLOWS:-

1. The owners above named has agreed to appoint the aforesaid developer for the aforesaid land and grant to the developer , who hereby accept from the owners the right to develop, the aforesaid land detailed in the Schedule. A hereunder written in the manner and on the terms, conditions and stipulations herein after appearing.

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2. The owners simultaneously with execution of this indenture, has granted physical possession of the Schedule-1 to the developer and has entrusted the right to develop the Schedule land by way of construction thereon multistoried building, comprising of flats, car parking space and any other tenements area and to allot and sell the same to its prospective buyers to the exclusion of the owner's area.

3. The Developer will build 300 sq. ft. room with attach bathroom for the office purpose of land owners (which may include some part of land owners parking) and a small servant quarter/ driver room for the developer (which will be located below stair case)

4. The owners shall convey transfer and/or assign to the developer and/or its nominee(s) free from all the encumbrances the Schedule land in proportion to the percentage of developer's built-up area of said multistoried complex at/or consideration of the owner's area referred to above after completion and handing over of physical possession of the owners as per the terms and conditions mentioned herein.

5. The developer shall start construction and on completion of the construction, the developer shall hand over the owner's area to the owners as consideration for the value of the aforesaid land and building to be transferred by the owners to the developer or its nominee/nominees including a co-operative society.

6. That after the construction and completion of the land owners and the Developer/Promoter, shall be the absolute owners of their share and they will be entitled to sell/transfer their share as per the Bihar Apartment Ownership Act 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared their share as absolute OWNERS and in the light of Bihar Apartment Ownership Act 2006.

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That the land owners and the developer also mutually decided to divide their share of which details are hereunder:-

Land Owner's Share:-

- (a) Half of **Second Floor** i.e. 50% constructed area of the **Second Floor (Flat 101 & 102).**
- (b) Entire **Third Floor** i.e. 100% constructed area of the **Third Floor**
- (c) Total no of flats given to the owners by the developer will be **6(six) Flats.**
- (d) 50% share of the entire car parking space.

Developer's Share:-

- (a) Entire **First Floor** i.e. 100% constructed area of the **First Floor.**
- (b) Half of **Second Floor** i.e. 50% constructed area of the **Second Floor (Flat No. 103 & 104).**
- (c) 50 % share of the entire Car Parking Space plus guard room, generator room on the ground Floor.

7. The owners hereby agreed to sell/transfer and convey the schedule land in proportion of percentage of the developer's area in the said complex, to the developer or its nominees including simultaneously taking over of the owner's area from the developer which shall be deemed to be considered as full and final, and adequate consideration of the land as aforesaid. The owners thereafter shall have no right, title or interest over the land conveyed as aforesaid.

8. It is further agreed and undertaken by the developer that the owners shall have full right, title ownership interest over the owner's area referred to above allotted to the owners as his share out of the total built up area and the owners shall be fully entitled to enjoy the above built up area either himself individually or collectively or shall be fully entitled to transfer, convey, grant or otherwise alienate or transfer their interest in any manner deemed fit by the owners to any person, association of persons, firms, companies, bodies

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corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the owners. All cost of construction, finishing and otherwise of the aforesaid owner's area shall be borne and paid by the developer.

9. That the developer has assured to complete this construction of the building within a period of two years with a grace period of **Six months** only, any delay beyond this period will invite imposition of minimum **Rs 30,000/-** per month as compensation to the owners by the developer.

9.1. The Developer has also agreed to provide accommodation to the owners till completion of the building, and for that matter a sum of **Rs 30,000/- (Rupees Thirty Thousand Only)** will be paid per month to the land owners by the developer till completion of the project or possession of the land owner's share flat.

9.2 A sum of **Rs 2,00,000/- (Rupees Two Lacs only)** will be given to the Land owners by the Developer, as initial payment of the accommodation provided, by -

i. A sum of **Rs. 1,00,000/-** only through Cheque no 019788 dated 03.09.2016 of Axis Bank Ltd. Branch Anisabad Patna payable to the land owner Arshad Khan.

ii. A sum of **Rs. 1,00,000/-** only Cheque no 001815 dated 03.09.2016 of Axis Bank Ltd. Branch Anisabad Patna payable to the land owner Rasheed Khan.

10. The Owners hereby and from the date of execution of this deed puts the developer in actual peaceful vacant possession of the said land to develop, plan, construct and sell the proposed multistoried building and as such the possession of the developer on the aforesaid land will be deemed to be final and conclusive and the title will pass after the execution of the registration of the sale deed or deeds of release and the owners shall be only entitled to the consideration amount in shape of aforesaid agreed owner's area.

Rasheed Khan
Arshad Khan
 EMPIRE ENGICON PVT. LTD.
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Arshad Khan

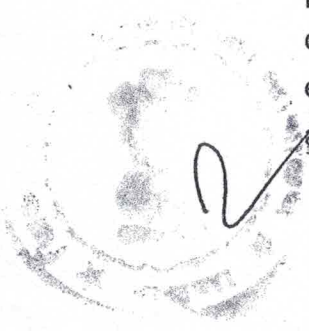
Arshad Khan
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11. That the developer shall act as an independent developer in construction of the said building/s over the scheduled land and shall keep the owners indemnified from and against all third parties claims arising out of any act or against the development in or relating to construction of the said building.

The owners hereby authorize the developer to do, if required, all acts, deeds, matters, things and in particular subject to other provisions of this agreement.

(i) To have the plans of the proposed building/buildings to be constructed on the aforesaid land prepared /amended as per the sole discretion of the developer in accordance with rules and regulations of the concerned authorities and to submit the said or amended plans to the Patna Regional Development Authority/ competent authorities with the application for the approval and sanction and to do and sign all writings and undertakings as may be necessary in connection with the approval and sanction of such plans. However, if desired by the developer, the owners has also agreed to sign all the necessary plans, specifications, declarations, affidavits and other legal and statutory papers for getting the plan of the building sanctioned by the PRDA.

(ii) To appoint architects, surveyors, engineers and contractors and other person or persons.

(iii) To make applications to the concerned authorities for obtaining electrical connections etc.

(iv) To accept service of any writ, summons or other legal process or notice and to appear and represent the owners in any courts or before any magistrate, judicial tribunal and other tribunals in connection with the development of the said property and to commence or file suits, actions or other proceedings in any court, before any public officer or tribunal relating to the development of the said land or part or parts thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary Vakalatnama, claims, plaints, written statements, applications, affidavits, petitions and other documents, papers and writings.

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(v) To enter into agreements for sale of or otherwise allot flats and tenements in the aforesaid building/buildings to the purchasers in respect of the developer's area.

(a) To mortgage the aforesaid land with bank and/or financial institutions for obtaining loan/working capital/short term loan/finance for their aforesaid building/buildings and also to obtain loan for purchaser of flats etc. as the said developer will decide at their sole discretion. The developer further affirms and undertakes that all moneys obtained as loan by pledging, hypothecating or mortgaging the aforesaid land shall be exclusively invested for the development of the said land only and such moneys shall not be diverted in any other project work or purpose of the developer.

(b) To transfer the developer's area in the said property or part or parts thereof from time to time to individual purchasers or one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchaser of flats and tenements in the aforesaid building and to execute and get registered the necessary and appropriate deed of conveyance/transfer.

(c) To give on ownership basis or other basis of the flats, tenements and or other habitable area and parking space etc. in the building to be constructed on the aforesaid land in respect of the builder's area and to receive and appropriate to his own accounts the sale price in respect thereof.

(d) And generally to do all acts deeds and things for developing the said property.

12. The developer shall be entitled to allot and sell the developer's area of the building to be constructed on the said land and realize the sale proceeds thereof for development and construction of the building and for his own use.

12.1. Whenever required for the execution of sale, mortgage of his share by the developer, the owners will join as the confirming party in any agreement that the

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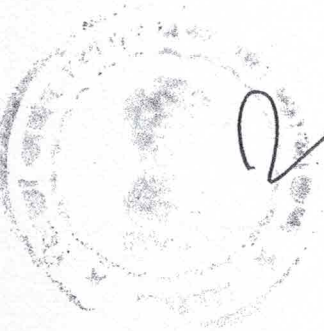
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developer may enter into with other person or persons who desire to acquire flats or portions in building on ownership basis. All amounts receivable under such agreements for habitable tenements and parking spaces etc. shall be received by the developer for his own use and the owners shall have no share in the same.

12.2. On completion of the owner's area, the owners shall execute or join the execution of all documents necessary for giving the flats to the buyers in respect of legal title to their respective flats including their undivided proportionate share and rights in the land.

13. That the owners has agreed to execute any other deed of agreement or agreements or deed of release, if required, for execution of the development work as agreed upon between the parties besides the irrevocable power of attorney and absolute transfer deed mentioned herein before.

14. That the owners hereby declare:

- (a) That the area of the aforesaid land is 6000 sq. ft. approx equivalent to 13.77 decimals.
- (b) That the property is free hold and the owners has title to the same free from all defects and encumbrance.
- (c) That no notice or notification for acquisition or acquisition under the statute for the time being enforce have been received and served or issued affecting the said land or any part thereof and the owners is entitled to develop and/or cause to be developed the said entire land.
- (d) That there is no notice or order passed by the Patna Regional Development Authority, the Patna Municipal Corporation or any statutory body or authority for set back or either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning or affecting the said property and any part thereof.

15. The development of the said land shall be for and on account of the developer and neither the owners nor any other person or persons claiming through the owners shall have any right or interest in the development of the

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said land. The developer shall develop the said land in its own name and at its own cost and shall alone be responsible for the development of the said land without any interference on the part of the owners or their nominee or nominees.

16. All the outgoings in respect of the aforesaid land, from the date of physical possession given to the developer hereunder shall be borne and paid by the developer who, however shall not be liable for any of the outgoings of the aforesaid land relating to the period prior to such possession, which shall be the liability of the owners alone.

17. That as the owners will receive the consideration for the Scheduled land and existing building, in the shape of built-up area and car parking space agreed as aforesaid, the owners shall at no time demand any further habitable area, tenements or parking space etc. whatsoever, premium or have any interest in future dealings regarding the sale of developer's share of built-up area.

18. That this agreement shall not ever be deemed constitute a partnership of any sort between the parties hereto.

19. The owners shall hold the owners area on the same terms and conditions as the buyer of other portions of the building according to the standard agreement/BYE LAWS of the OWNERSS ASSOCIATION that may be finalized by the developer. The owners and their assignees, nominees, heirs and purchasers shall become member of the aforesaid association of the owners or any other society whichever are found suitable by the developer and formed by them and the owners as well as their nominees/ respective agents/ servants/ licensees shall abide by the rules and regulations of the bye laws of the association or society. They shall pay common utilization maintenance charges as per prevailing norm and shall be titled to use all common facilities in the building complex intended for the utilization of all the occupants (for such utilization). The owners will also be entitled for equitable undivided proportionate share in land as per law and the owners or the nominee/s will not be entitled to ask for partition of owner's area in the said complex. The owners, their nominees, the developer or its nominee/s will jointly use the common spaces of the said multi-storied complex without having any exclusive right of any of them on any proportion of such common spaces except mentioned in Para-5 of this instrument.

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20. The land owners will have leading hands in its property management with proper management and upkeep and maintenance of owners as well as their nominee shall abide by the rule and regulation of the association cooperative housing society to be form with the written consent of the owner and developer.
21. It is agreed that after the execution of the Development Agreement, the developer or the nominee/s shall be entitled to construct temporary go-downs and put up sign boards and hoardings on the said land and if desired, fence the entire premises according to the requirements.
22. It is agreed that in all transfer/conveyance of the land and /or built-up area, the purchaser/ transferee shall bear the cost of stamp duty, court fees and other registration charges.
23. That the present project is in approval process for this project.
24. ~~That the owners and developer shall after the execution of this agreement will face every problem related to this property from the neighborhood together.~~
25. That in case of dispute and differences arising out relating to this development agreement, the same shall be settled by reference of the dispute of differences to the arbitration appointed by both the parties under the provisions of the Indian Arbitration act, as amended from time to time.
26. That it's unanimously agreed by both the parties this project (apartment) as Ismail Residency.
27. Both parties (Owners and Builder) agreed upon that the land owners will give developer the vacant property by first quarter of March 2017 and after that demolition of the property will start.
28. Project "Ismail Residency" completion duration of 2 years will only start after the demolition of schedule 'A' property.
29. Courts of Patna shall have jurisdiction in all matters of disputes.
30. That both directors namely Sajid Akbar & Neyaz Alam the company M/S EMPIRE ENGICON PRIVATE LIMITED hereby by bound to sign jointly of all documents, cheques, deeds, agreement of the said project till the disposal If any. Single signature is not valid.

SPECIFICATION:-

Foundation

- R.C.C. Cast in under reamed bore pile foundation.

Super Structure

- R.C.C. Framed Structure.

Brick work

- First class brick masonry

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- partition walls with cement mortar.
- Internal walls** - In cement mortar 1:6 on brick work and 1:4 on R.C.C. work. All wall and ceilings will be finished with double coat of wall putty and plastic paint.
- External walls** - Painted with syntax matte / synthetic paint/weather coat.
- Flooring** - Branded vitrified tiles, digital
- Doors** - Flush doors with veneer finish and brass fittings, flush doors. Decorative main door with SS lock. Magic Eye in the main door.
- Windows** - Aluminum sliding window or Aluminum window with safety grills.
- Sanitary** - (a) Provision for hot and cold water connection fitting in all bathrooms and kitchens, taps, fittings etc. of standard make C.P.
(b) Floor in Bath rooms will be of marble/ceramic tiles up to 7 feet height.
(c) Branded ISI mark or equivalent.
(d) In two land owners flat ceramic tiles will be up to the roof level.
- Bath fitting** - Branded ISI mark or equivalent.
- Iron** - The Tata Tiscon only shall be used or captain 600(six hundred) E.Q.R.
- Electrical Items** - Concealed P.V.C. conduits shall be laid with copper wire as required, Power plug for A.C. in all bed rooms, all modular Switches of Havells Company.
- Kitchen** - Cooking platform with Granite top, Steel sink, Glazed tiles up to 3 ft. above working top. Two Land owners flats kitchen will be completely furnished by the developer.

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- Point Intercom - To be provided in drawing room as well as in all bedrooms.
- Generator - Generator set of required capacity Green Kirloskar.
- Lifts - Six passengers I.S.I. company lifts (Standard Company).
- Cement - Ultra tech or equivalent.

SCHEDULE-1**REFERRED TO ABOVE**

ALL THAT an old brick built residential house with land known as Ismail Manzil, with all kinds of easements claim right, title and interest with possession thereon and therein, measuring 6000 sq. ft. approx, (equivalent to 13.77 Decimals), Situated at Mauza Sabzibagh, P.S. Pirbahore, P.O. Bankipore, District Patna, within the jurisdiction of sub-and-Sadar Registry Office, Patna, lying in M.S. Plot No. 783, Circle No. 16, Ward No. 8 (Old) thereafter Ward No. 15 present Ward No. 28, Sheet No. 63 under Tauzi No. 349, Thana No. 137, Holding No. 39/1 to 39/10 thereafter Holding No. 64 present Holding No. 78/71 present Ward No. 40, Government valuation serial List No. 443, Zone-4, which is within the limit of Patna Municipal Corporation and bounded as follows:-

BOUNDARY

- NORTH : Mr. Rafique Ahmad
- SOUTH : PMC Lane
- EAST : House of Late Hamida Begum and Rajendra Rajak
- WEST : House of Mr. Shahid Khan, Mr. Abid Khan and Sabiha Khanam

FULL DETAILS OF VALUATION:-

1. Total Area of vacant 6000 Sq. Ft. = 13.77 Decimals
2. Total cost of Land value comes to Rs. 2,51,50,000/- Only @ Rs. 18,25,000/- Only per Decimal.
3. Stamp Duty is according paid a sum of Rs. 5,03,000/- only @ 2% of the Total land valuation amount + Rs. 1000/- Only.
4. Adjustable amount Rs. 2,00,000/-only and stamp duty is paid a sum of Rs. 4,000/-only
5. old structure 1000 Sq. Ft. valuation comes to Rs. 10,00,000/-only and stamp duty is paid Rs. 20,000/-only
6. Registration Fee and scanning Fee also paid as per requirement.

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IN WITNESSES WHEREOF the parties here to have set and subscribed their respective hands on 03rd day of month September and year 2016.

WITNESSES:-

F. Md. Sanjaya
S/O MD. FIROZ

NEEM TOLI
DARZI TOLA
SABZI BAH
PATNA - 800004
03/09/2016

Arshad Khan
(Arshad Khan) 03/9/16



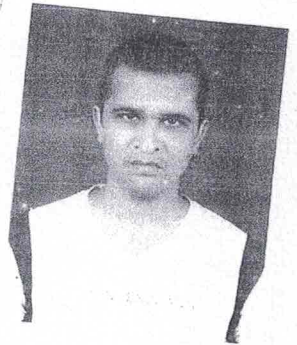
Rasheed Khan
(Rasheed Khan)

Signature of the Land Owners



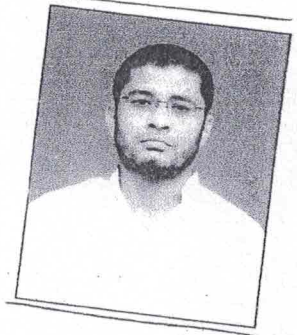
2. Abhay Ranjani
S/O - Umakant Prasad
South Mandira Patna.
03/09/16

EMPIRE ENGICON PVT. LTD.
Sajid Akbar
(Sajid Akbar) 03/09/16
DIRECTOR



EMPIRE ENGICON PVT. LTD.
Neyaz Alam
(Neyaz Alam) 03/09/16
DIRECTOR

Signature of the Developer



बैंक स्टॉल से चालान मिलाया
एवं सत्यापित किया।
03/09/16
रजिस्ट्रार लिपिक

कार के रोक से मुक्त था
03/09/16
रजिस्ट्रार लिपिक

EMPIRE ENGICON PVT. LTD.
Sajid Akbar
DIRECTOR

Endorsement of Certificate of Admissibility

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 : _____

Stamp duty paid under Indian Stamp Act

Rs. 528000/-

Act
Addl. Stamp duty paid under Municipal
Act

Rs. 0/-

Amt. Paid By N.J Stamp Paper :
Amt. paid through Bank :

Rs. 1000/-

Amt. paid through Bank Challan

Rs. 525/-

Registration Fee

FEE PAID									
A1	20000	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	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		0
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -								TOTAL-	21000
									21525

LLR + Proc Fee

LLR	0
Proc.Fee	0
Total	0

Service Charge

525

Date: 03/09/2016

**Registering Officer
Patna**

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 03rd September 2016 by Arshad Khan Lae
 Idris Khan by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date:03/09/2016

**Registering Officer
Patna**

Endorsement under section 58

Enforcement under section 58
Execution is admitted by those Executants and Identified by the person (Identified by 'Md Sarfaraz' age '40' Sex 'M', 'Md Fioj', resident of 'Sabjibagh,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 03/09/2016

**Registering Officer
Patna**

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna. in Book-1 Volume No. 223 on pages on 325 -345 , for the year 2016 and stored in CD volume No. CD-34 year 2016 .The document no. is printed on the Front Page of the document.

Date : 03/09/2016

Token No. : 11032

Year : 2016 S.No. 10550 SCORE Ver.4.0

SCORE Ver.4.0

SCORE VER.
Slebar
DIRECTOR

**Registering Officer
Patna**

Deed No . : 9564

अन्दर मो० 548000 शब्दों में (रु०) मात्र
चतुर्थ प्रति बिहार सरकार

(कोषागार कार्यालय हेतु) निबन्धन विभाग गैरमानक
दस्तावेजों के निबन्धन के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबन्धन शुल्क एवं
भूस्वामी के निबन्धन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम/पता M/S Empire Engicon
(जिसकी ओर से जमा किया जा रहा है) Pr 12d Office
2. दस्तावेज का प्रकार Yearly Subscription
3. निबन्धन कार्यालय Patna
4. बैंक का नाम एवं शाखा First Bank
5. भुगतान की जानेवाली राशि का विवरण 548000

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-7549 सकल प्राप्तियाँ विपत्र कोड-R0030021030001	503000 201000 40000 527000
(ख)	निबन्धन 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-7549 सकल प्राप्तियाँ विपत्र कोड-R0030031040001	201000 1000 21000
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य मदें-प्राथमिक इकाई-7549 भूमि निबन्धन शुल्क से आय विपत्र कोड-R0029008000006	/
	भुगतान का माध्यम : <u>साद/चेक/ड्राफ्ट</u> कुल राशि शब्दों में <u>Five Lakh Four Thousand</u> कुल योग	548000

स्थान Patna जमकर्ता का नाम एवं हस्ताक्षर
तारीख 31/12

चेक/ड्राफ्ट का विवरण पीठ पर अंकित करना।
चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात् ही मान्य होगी

FOR USE OF THE BANK

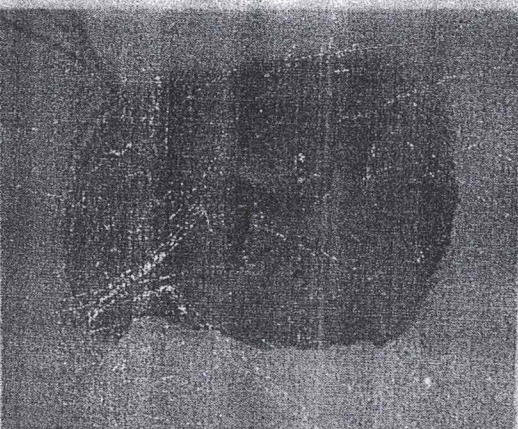
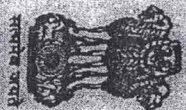
स्कौल नं० उपर्युक्त कांलम
संख्या 05 में दिए गये विवरण प्राप्त किया।
शब्दों में प्राप्ति

निबन्धन हेतु सर्विस चार्ज जमा करने का विवरण प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

बैंक में संधारण हेतु
जमाकर्ता का पता :
राशि रु० : शब्दों में
जमा करने की तिथि : एस्कॉ लेखा सं० :
बैंक स्कौल सं०

EMPIRE ENGICON PVT. LTD.

DIRECTOR



भारत सरकार

Government of India

मो सरफराज

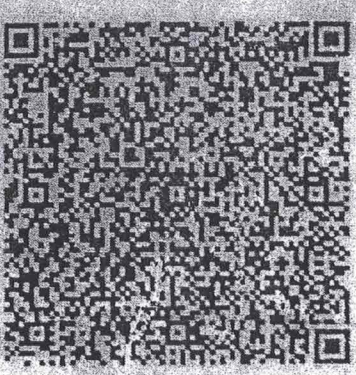
Md Sarfaraz

जन्म तिथि / DOB : 05/01/1976

पुरुष / Male

Md. Sarfaraz
03/09/2016

5472 1033 0224



आधार - आम आदमी का अधिकार

EMPIRE ENGICON PVT. LTD.

Skhsan
DIRECTOR