Serial No. 21315 Book No. 1 / Deed No. 17905

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

सत्यमेव जयते

बिहार BIHAR

520986

Serial No. 21315

Deed No. 17905

Govt. of Bihar

District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on 14/06/2012 by Mahendra Prasad
A Stamp Duty of Rs. 344260/- and other Fees of Rs. 1254/- 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. 17905 in Book No. 1, Volume No. 329 on pages from 280 to 303 and has been preserved in total 24 pages in C.D. No. 52 / Year 2012

SCANNED

SCORE 3.0

Date: 14/06/2012 Token No: 21936 /2012

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

DEVELOPMENT AGREEMENT

District Registry Office,Patna

Token Number 21936 | Reg. Year 2012 | Serial Number 21315 | Deed Number 17965

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Mahendra Prasad						
Sig.	14/6/12						
Claimant	Manisha Sinha (M.-Dir.)						
Sig.	14/6/2012						
Executant	Madhulika						
Sig.	14.6.12						
Executant	Mahendra Prasad						
Sig.	14/6/12						
Executant	Yash Kriti						
Sig.	14/6/12						
Identified By	Shailendra Kumar						
Sig.	14.6.12						

☒ Photo ☒ Thumb ☒ Index ☒ Middle ☒ Ring ☒ Little

THIS DEVELOPMENT AGREEMENT made on this

13 day of June'2012.

BETWEEN

(1) Sri Mahendra Prasad Son of Late Raghu Nandan Prasad (2) Sri Yash Kriti Son of Sri Mahendra Prasad both present residents of Ranighat lane, P.O. – Mahendru, P.S.- Sultanganj, Dist.- Patna (3) Smt. Madhulika daughter of Sri Mahendra Prasad and wife of Sri Sanjay Prasad resident of Door no. 21/122, Lane no. -5, Kakani Nagar, Vishakhapatnam, Andhara Pradesh herein after called the LAND OWNERS (which expression shall unless repugnant to the context shall mean and include their heirs, legal representatives assignees, executors, and representatives in interest of the Land owners) of the **FIRST PART.**

AND

M/s Sarvottam Multicon Pvt. Ltd., a company incorporated under the companies Act, 1956, having its Registered office at 402, Suraj Apartment, Ram Krishna Path, North S.K. Puri, Patna -13. and its extension office 001, Dayal Niketan, Tilak Marg, North S.K. Puri, Patna-13 through it's Managing Director Smt. Manisha Sinha W/o Sri Santosh Kumar resident of 402, Suraj Apartment, Ram Krishna Path, North S.K. Puri, Patna -13. Distt.- Patna, hereinafter referred to as THE DEVELOPER (which expression shall unless it is repugnant to the context or meaning there to shall mean and include it's administrators, legal representatives, assigns and/or successor –in – interest) of the **SECOND PART.**

WHEREAS

A. Whereas the land situated at Mauza Danapur Shahzadpur, P.S.- Danapur, Thana No. 21, Distt.- Patna bearing Tauzi no. 5403, Khata no. 391, C.S. plot- 1597,valuation code - measuring one bigha (approx.) was owned and possessed by Late Nathuni Lal Son of Late Nand Lal resident of Mohalla – Sultanpur, Danapur, P.S. Danapur, Distt.- Patna more fully described in schedule below who had been coming in possession of the same as owner and raiyat of his land.

And whereas the raiyat in possession of Nathuni Lal sold his one bigha land (approx.). On receipt of consideration of Sri Raghu Nandan Prasad for total price of Rs. 500/- (five hundred)only by duly executing registered deed of sale dated 4.2.1936 which sale deed is numbered as deed no. 346 and registered in Book no. 01 Volume no.13 Pages 152 to 154 registered in office of registrar vendor Patna and put the purchaser in physical possession of the sold Land who had been coming in physical possession as raiyat and got his name mutated in record of the ex-landlords Raghu Nandan Prasad exercised his acts of owner - ship and physical possession till his life time over the said land mentioned below.

And whereas Raghu Nandan Prasad died leaving behind his two sons Mahendra Prasad and Narendra Prasad as his heirs and successors who came to own and possess the land inherited from their father.

And whereas both the sons of Late Raghu Nandan Prasad effected partition of their inherited Land from their father vide

memo no.452 dated 06.04.2000 issued by circle officer, Danapur and they separately came to own and possess their allotted land.

And whereas the Land described below in schedule A of this agreement in owned and possessed by the land owners First party and the name of the Landowners Mahendra Prasad is mutated in Register II of the circle officer, Danapur who pays rent to the state of Bihar under duly granted rent receipt. The Land which was inherited by the two sons of late Raghu Nandan Prasad from their father, they got the some exchange of land with Smt. Savitri Sinha wife of Late Vijay Kumar Sinha, by registered deed of exchange dated 14.2.2003 bearing deed no. 716 for the year 2003 and the part of land originally inherited by the heirs of Raghu Nandan Prasad has been given to Smt. Savitri Sinha for passage possessed by Mahendra Prasad after exchange who have been coming in possession over the same as owners in possession which land is given in possession to the second party for development by first party of this agreement over which the second party shall make construction of multi storied building according to sanction and approved map.

Hence, Mahendra Prasad (also known as Mahendra Prasad Prajapati) and his son & daughter have become legal natural owners of this property. Hence the first parties seized and possessed of land are owners of or otherwise where and are sufficiently entitled to the free hold land to the schedule land here in written (hereinafter for the sake of gravity referred to as "said property"). As only daughter Smt. Madhulika D/o Sri Mahendra Prasad and W/o Sri Sanjay Prasad resident of door no.21/122, Lane no. – 5, Kakani Nagar, Vishakhapatnam, Andhra Pradesh has voluntarily relinquished her share in favour of her brother Sri Yash Kriti S/o Sri Mahendra Prasad and her father Sri Mahendra Prasad S/o Late Ragu Nandan Prasad . She has admitted not to claim any share and also admitted to sign all necessary and important document at the time or, before registration of this Development Agreement. Hence Sri Yash Kriti S/o Sri Mahendra Prasad and her father Sri Mahendra Prasad S/o Late Raghu Nandan Prasad have become legal natural owners of the property. Though the daughter of Mahendra Prasad has also joined this Development Agreement with full knowledge of the contents off this agreement.

Manisha Sinha 13/6/2012

Madhulika 13.6.12

Yash Kriti 13/6/2012

B. It is further represented and declared by the Land Owners:-

(i) That the said property covered under this agreement is under exclusive possession with valid, clear and marketable, right, title and interest free from all encumbrances of the land owners to the extent of 09(nine) kathas, 8 (eight) dhoor, 16(sixteen) dhurki they are competent to transfer and convey the whole or part of the said property, fully detailed in schedule A at the foot of this agreement and to enter into this Development agreement in respect of said area of plot no.591.

(ii) That the land described in schedule A of this agreement was originally the property of Mr. Nathuni Lal son of Late Nand Lal who sold the scheduled land in the name of Late Raghu Nandan Prasad S/o Late Babu Mukund Prasad for consideration vide registered sale deed dated 03.02.1936 and after death of Raghu Nandan Prasad, Sri Mahendra Prasad and Sri Narendra Prasad jointly as heirs of Late Raghu Nandan Prasad became the owners of the same. The vendor of the land put them in physical possession of the agreement/ sold land described in schedule A of this agreement as absolute owners, and since the date of purchase, the father of land owners have been continuing in possession of the scheduled land of this agreement as owners in their own rights, without, any interference claim or concern of any other person in the said land and the land owners pay the rent of the said land to the state of Bihar as the raiyats of the land under this agreement under duly issued rent receipt.

(iii) 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, assignment, gifts, liens, leave, license, and permission. No charge by the way of inheritance or by any other shorts of encumbrances whatsoever is on the schedule land described in schedule 'A' expect the First parties have got their interest in the same.

(iv) That no notice or notification for acquisition/requisition under any of the statute of the past or presently in force, have been received, served upon the land owners or passed by the P.R.D.A. the P.M.C., Income Tax Department or any other Government authority, for acquisition or requisition of the said property or any part thereof.

(v) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunction, orders, lispendens, notices petitions, or adjudication

orders affecting the title and possession of the landowners in said property or any part thereof.

(vi) That apart from the Land owners, none else is entitled to or has any share, right title or interest, over and in respect of the said property or any part thereof as a partner or partnership or co-partner in any joint family or in my other manner whatsoever.

(vii) That the land Owners are not Benamidar or trustee for anyone in respect of the said property or any part thereof.

(viii) That the Land Owners have not entered into in the past in any agreement for sale or development of the said property or any part thereof nor has made any arrangement with anyone whatsoever regarding the said property or any part thereof to transfer the said property, other than this development agreement which is entered into by the landowners with the developer who has also verified this fact according to his own source and is satisfied with the title and possession of the land owners in the schedule land.

AND WHEREAS the Land Owners are interested in getting a multistoried residential building complex developed and constructed on the said land described in schedule 'A' and for acquiring built up area in the shape of residential flats, parking spaces etc. as consideration for the value of land of the "said property" when conveyed by the land Owner to the Developer.

C. The aforesaid developer offered to develop the land of the land owners and agreed to construct at it's own cost, a multi-storied residential building on the said property of the Land owner, according to approved map by PRDA (dissolved) / PMC/ Competent local authority/approved paneled architects under building bye laws (hereinafter referred to as the said building) and the land owner being desirous to acquire flats and other built up areas of the said residential building as consideration for the said property, in complete and finished condition from the Developer when it is needed to be conveyed by the land owner to Developer or it's nominees, including a Co-operative Housing society, Firm, Association of persons, Body Corporate etc of the portion of the constructed building of the share of owner must be possession before the possession of builder/purchaser or other the same to be land owners by the Developer within the time fixed under this agreement within the grace period to them. The land owner under perfect condition of their body and mind and

without any undue influence and pressure from any side has agreed to give the possession to the Developer of the area of land(Vacant peaceful workable without any physical hindrance even of temporary/permanent/semi permanent natures) more fully described in the schedule - A

D. As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owner as herein recorded, an Agreement for Development of the said property by the aforesaid Developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

1. The above named land owners hereby appoints the aforesaid Developer, as the Developer of the said property and irrevocably grants to the said Developer, who hereby accepts from the land owner exclusive right and license to develop the said property in the schedule A hereunder written in the manner and on the terms and conditions and stipulations hereinafter mentioned and agreed in this Development Agreement.

2. The Developer has to submit a building plan to PRDA (dissolved) / PMC/ Competent local authority/approved paneled architects for sanction for minimum ground plus four-storied building with lift. But as per instruction, the plan submitted to P.R.D.A .the competent authority may be accordingly be revised to suit the norms of P.R.D.A(dissolved). The planning report has already been obtained from P.M.C/P.R.D.A (dissolved) vide letter no. 1966 dt. 28.02.2012.

A. The above built-up areas does not include saleable parking spaces whether open or covered which will be shared by the Land owner and the Developer on the same proportion as that of built up area.

B. The Developer shall construct the building complex called as **PURNIMA NIKUNJ** as per its standard specifications annexed hereto which forms part of this Development Agreement.

C. The penalty For any extra work deviation from standard specifications and alterations will have to be paid by the

developer only on the charges as fixed by the P.M.C. or competent local authority under building bye laws for Developer's customers. All charges/deposits required to be paid by the buyers of Developer's area i.e. charges for electricity connection, generator connection, inter-com connection, maintenance deposit and/or any other charges/deposits will also be payable by the Developer and his purchaser. The Land owners shall pay on the terms and conditions as mentioned in the agreement shall pay the maintenance charges as fixed by the committee of Association of the flat owners for land owners share only.

3. Immediately after the execution of this Development Agreement, the Developer shall proceed expeditiously with preparation of the plans and drawing for the said Building/complex in the name of the land owners and the land owners shall put their signature on map submitted before filing of the same for sanction shall obtain consent of the owners to get the map sanction or to get any modification in the map and the land owners shall accept the sanction map got approved and prepared by the developer.

A. The Developer may apply the map for approval with obtaining consent/approval from the Land owners for the plans of the said Building before submitting the same for sanction to P.R.D.A.. and/or to other local authorities/registered paneled architect.

B. The Land owners shall have no objection if the aforesaid building plans are submitted to the local authority with the consent orally or, in writing and the same or any other permissions, approvals are obtained in the name, of land owners by the developer and land owners agree to sign all such papers that may be deemed necessary by the Developer for the construction and completion of the building. However, all fees, costs, charges, and expenses relating to such approvals/sanction preparation of map by Architect shall be borne by the Developer alone and shall not be claimed from landowners.

C. The Developer shall be entitled to make all necessary corrections, alterations, and revisions in the aforesaid plan under consent and the intimation to the Land Owners which may be required by the Patna Regional Development Authority for approval of the said building plans.

4. The land Owners agree to sell, convey, transfer and or assign, to the Developer and/or its nominees(s) including a Co-operative Housing society, Association of persons, Firm Body Corporate etc. free from attachments, charges, and encumbrances the flats or shops of the share of the Developer in each floor of their, undivided share in the said property at and for consideration and on the terms and conditions mentioned hereinafter.

5. That it has been agreed by and between the landowners and the developer that the land owners shall be owners of 46%(forty six percent) constructed area developed by the Developer in all the floor in their share as consideration for land of the land owners and the Developer shall have his 54% (fifty four percent) share in the constructed flats in all floors with proportionate interest in the land with landowners to the above said extent of 46%(forty six percent) and 54%(fifty four percent).

A. That it has been agreed between the parties that after approval of the map, they shall get the construction of their share divided in the map, so enable them to deal with share of respective flats, shops, offices, garage etc. of their share according to division but without an exclusive claim of 'OCCUPANCY CERTIFICATE' issued by the competent Government or semi Government organization.

6. Land Owners and his nominees shall solely and exclusively be entitled to the Land owner's area and shall be fully entitled to use and enjoy the same either themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person, Association of Persons, Firm, Body Co-operative societies, Government agencies etc. on such terms and conditions as may be decided by the Land owner. The developer or her administrator/legal representatives assignees, heirs or successors in interest shall have no objection whatsoever, to such transfer, convey, grant, otherwise alienation of their interest by the land Owner of their area called Land Owner's area and if any objection shall be raised, the same shall be illegal and not maintainable in courts of law.

7. The Developer and /or it's nominees shall solely and exclusively be entitled to the Developer's area, and they shall have absolute right, marketable title and interest, over the

Developer's area and they shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person, Association of persons, Firm, Body Co-operative societies Government agencies etc. on such terms and conditions as may be decided by the Developer. The land owner or her administrator/legal representatives assigns, heirs or successor in interest shall have no objection what so ever to such transfer convey, grant, otherwise alienation of their interest by the developer of their area called as Developer's area and if any such objection will be raised by the land owner, the same shall be illegal and not maintainable in courts of law. The landowners can only have claim of delivery of possession by the Developers over the finished constructed area of landowners share simultaneously ~~with the builder~~'s share.

7 The Developers agrees to construct and give possession of the land owner's area to the landowners within a period of three and half year from the date, the plan is sanctioned by P.M.C./ registered paneled architect / by the competent authority, the registered power of attorney as per company standard format is given to the developer by the landowner, peaceful, vacant free from any hindrance possession is given by the landowners to the developer and the work related to FOUNDATION TO PLINTH is physically completed any one of the three cases which is later with a further grace period of six months. This period will be subject to ~~force majored~~ and such happenings as fire, tempest, accident exceptionally inclement weather, rioting etc. and any other act of God i.e. vis majeure. If there is any further delay, beyond aforesaid total period in giving delivery of possession of the owner's area without any of the aforesaid reasons then the Developer shall pay to the land owner compensation at the rate of Rs 5,000.00/-(Rupees five thousand)only per month from the date after expiry of the aforesaid grace period till a further period of 06 (six) months ~~after which the amount of compensation~~ shall be increased by Rs. 500/- (Rupees five hundred) only per day till the land owner's portion is finally handed over.

8. It is hereby expressly, irrevocably and irretrievably agreed and declared by the Land owner that delivery of possession of 46% (forty six percent) of total built up area of the landowners ~~share~~ in the said building in the manner provided herein above shall form and always be deemed to form fair, reasonable and adequate consideration for the rest and balance built up area demarcated as Developer's area with full satisfaction of all

demands for the aforesaid property, agreed to be conveyed as hereinabove by the Land Owner to the Developer and/or its nominees. For the sake of clarity schedule 'A' may be referred.

A. The Land Owner shall at no time demand any further sum or premium or any interest in any deal regarding sale of developers area and the land owner shall execute all such deeds and documents as may be required by the developer in this regard on taking delivery of possession over the area of landowners share in the building.

B. This Agreement shall not ever be deemed to constitute a partnership of any kind between the parties hereto.

C. The Land owner and their nominees and the Developer and its nominees shall jointly have undivided right, title and interest over the total land of the said property in their respective shares of 46% (forty six percent) of total built up area to the land owner and the rest and balance built up area to the Developer, i.e. 54% (fifty four percent) of the total built up area after being conveyed as aforesaid.

9. The Land owner hereby from the date of this agreement grants, exclusive right and license to the Developer to take up and proceed with the Development, planning, and construction of the said building in terms of this Agreement and land owners have hand over vacant possession of the said property more fully described in schedule hereunder written. This license granted to the Developer by the Land Owner shall be as contemplated in section 60 of the Indian Easement Act, 1882.

9.1 It is agreed that any Agreement made or entered into at any time by the Land Owner in breach of or violation of the terms and conditions of this 'Development Agreement shall be null and void and not maintainable in courts of law.

9.2 The Land Owners hereby irrevocably undertakes not to sell, dispose off, alienate, charge, encumber, lease or otherwise, transfer the said property or any part thereof during the currency of this Agreement save and except putting the Developer in possession thereof for the purpose of Development pursuant to this Agreement. The Land owners shall at no period of time

during the currency of this Agreement try or would have right to dispossess the Developer from the property aforesaid.

9.3 The Developer shall develop the said property in it's own name and account and at it's own cost and shall alone be responsible for the development of the said property and neither the Land Owners nor any persons(s) claming through the owner shall have any right or interest in the development of the said property except in relation to the land owner's area.

9.4 After the date of approval of plan PRDA (dissolved) / PMC/ Competent local authority/approved paneled architects the Developer shall be deemed to be in possession of the said property and shall be free to do all acts, deeds and things required for development, and construction of the said buildings at the Developer's own cost and expenses in terms of this Development Agreement. The period for completion of building would be from time of peaceful/vacant/legal possession free from all encumbrances temporary or, permanent or, of any type and FOUNDATION TO PLINTH work is over physically.

9.5 The Developer shall be entitled to develop the said property and construct thereon one or more building or partly over the said property or partly over the adjoining plots of another land owner consisting of dwelling units, flats, parking spaces and other structures in accordance with building plan sanctioned by the P.R.D.A.

9.6 The Developer shall be entitled to enter into agreement for sale or otherwise allot flats, parking spaces and other tenements comprised in the developer's area in the said Building which is 54% (fifty four percent) only of the total built up area and which does not form part of the land owner's area. Whenever required by the Developer, the Land Owners will join as confirming party in all such Agreements, sale deeds, deeds of allotment etc. that the Developer may enter into and shall exclusively be entitled to realise all amounts receivable under such agreements, sale deeds, deeds of allotment etc. for development and construction of the said Building and for its own use.

10. The Land Owners agree and undertake that if so required by the developer they shall execute and give a General power of

Attorney in favour of Developer and/or it's nominee or nominees within 15 days from the date of requisition by builder verbally or in writing so that no hindrance or obstruction is caused to the Developer in carrying out and discharging it's obligations under these presents and thereby giving the Developer right and authority to have and enjoy peaceful possession of the said property and to do all such acts, and/or things that may be necessary for the development, planning, construction of the said Building and sale of the Developer's area. It is however expressly agreed and understood between the parties that the aforesaid General power Attorney shall be govern by the provisions of this Development Agreement and in case of any conflict between provisions of the aforesaid General power Attorney and this Development Agreement the provisions of the latter shall prevail.

11. The Developer further undertakes:-

11.1 That it will not do any act of commission, omission, expressly or impliedly directly or indirectly by which the land owners right, title and interest over the said property may in any manner be adversely affected to the extent of land owners share until the Developer, has given delivery of possession of the land owner's Area to the Land Owners.

11.2 That it will indemnify the land owner and shall always keep them indemnified and harmless in respect of all claims, damages compensation or expenses payable in consequence of any injury or accident sustained by any working artisan, or invitees or other person on the property whether in the employment of the Developer or not while in or upon the said property during the period of construction of the said building thereon and the Developer shall take out an insurance for this purpose. The landowners have not any responsibility over above damages.

11.3 During the construction of the said Building, the Developer may require to create equitable or any legal mortgage of the land and the construction of his share thereon for obtaining loan or for the individual purchasers of flats the Developer shall mortgage the built up area of his share and/or land. In such an event, the owner if required shall join the Developer in creation of such mortgages on terms to be mutually agreed. However the

Developer affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the said property or creating charges on the said property(land and building under construction)shall exclusively be invested for construction and development of the said building only and such moneys shall not be diverted in any other project work or any other purpose of the Developer. In case the Developer does not repay the loan obtained from bank or from any financial Institution, the same will the realized from the built up area of the Developer's share. The Land Owner's area will remain free from encumbrance always by any act of Developer. However the builder company is always free to take project loan/term loan for speedy/smooth construction of the project at any stage of construction.

12. The Land Owners will deliver to the Developer and/or its duly authorized Advocate all original title deeds, documents and papers relating to the said property for complete examination of the Land owner's title thereto and the land Owners agree to co-operate with the Developer in such examination of Land owner's title and to answer and/or comply with all reasonable requisition that may be the Developer and/or its Advocate require in this regard. However landowners are entitled to keep all the original documents whatever they have in possession till the map is approved by the competent authority (Government or semi Government whatever the may be). The original documents will be returned to the landowners at the time of giving their share of possession of flat.

12.1 In any event the Land Owner without prejudice to the foregoing declarations agree and undertake to remove all the obstacles and clear all outstanding, doubts, or defects, save as hereinabove provided at their own cost so as to ultimately vest the said property after construction in the Developers to the extent of its share or it's nominees free from all encumbrances and defects whatsoever.

12.2 All outgoing including municipal tax and other charges in respect of the said property on the existing building thereon shall be borne and paid by the Land Owner till the date of eviction of the tenants, if any and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Land Owner's area to the land Owner.

12.3 However the builder declares that he will have to keep the landowner always indemnified as far as Bank interest, sales tax, labour Act or labour department, statutory duty imposed by state or central Govt., P.R.D.A., municipal corporation, any type of temporary, semi temporary, permanent, semi permanent also from any type of deviation if occurs at the time of construction and also from income tax department or any other Govt. offices or officials.

12.4 After delivery of the Land Owner's area to the Land Owner all outgoing in respect of the said property and the said building thereon shall be borne and paid by the Land Owner of the area of their share and the Developer and their nominees proportionately in the proportion of their respective shares in the total built up area(the word proportionately with all its cognate variations 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 areas in the building).

13. Upon delivery of possession of the Land Owner's Area to the land owner by the Developer and subject to the other terms and conditions contained herein before at such earlier time as may be mutually agreed upon, the Land Owner shall execute and convey agreemented exclusive share in the said property in favour of the Developer or its nominees/assigns including a Co-operative Housing society or Association of persons or Body corporate etc. In default of the land Owner's executing such transfer/conveyance for such other deeds as may be deemed necessary by the Developer, in spite of notice in writing of 15 days, the Developer shall be entitled to take all steps as may be necessary for execution and registration of all such documents of transfer/conveyance for this purpose. The Developer shall nominate and appoint two nominees of the Developer, who may be nominated from time to time by the developer for the said purpose as their true and lawful Attorneys to act jointly and severally, to apply for and 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 Land Owner and also to execute, present and admit execution of the said documents of transfer/conveyance before the Registration authority and to do all acts, deeds as may be deemed necessary by the Developer and/or its nominees and the

Land Owners have agreed to execute a General power of attorney in this regard within 15 days of the date of this Development Agreement.

14. The Developer/Land Owners shall form as may deem proper, a co-operative Housing society/Association of persons/body corporate, of all he persons owning tenements in the said building. The land Owners and their nominees shall become members of such an organization formed by the Developer and the Land Owner, their nominees, respective agents, servants, licensees, tenants, etc. shall be bound to abide by the rule and regulations as be framed by such organization from time to time, and they shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as be fixed for the maintenance and management of the ~~entire building~~ complex.

14.1 The nominees of the Developer shall own and hold portions of the building comprised in the Developer's Area according to the standard Agreements finalized by the Developer only. The Land owners and their nominees shall be bound to hold and own portions of the Land Owner's Area in the said building on the same terms and conditions as be contained in the aforesaid standard Agreement and to execute similar agreements.

14.2 The common area shall jointly be owned by all the owners of all the portions of the said building with equal entitlements to use all common area and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner of any part of the said building will have any exclusive rights, title and interest over the common area and common facilities except the right of common use.

15. Both the developer and land owner will always be jointly entitled to do all permissible further vertical and/or horizontal development/exploitation of the said property and building thereon even if all the flats are sold/transferred, and the construction, sharing, owning and selling of all such additional built up area will be done in the same proportion and in the same terms and conditions in this agreement. However the regularization ~~of map, payment of condo nation~~ fee is the

responsibility of builder and the land owners in the same proportion as agreed upon e.i. it includes the construction cost also.

16. In case the developer makes any unlawful construction and if for that illegal construction any fine is imposed on the developer or, prosecution is initiated the full responsibility shall lie on the developer and not on the Land Owners. The land owners should not and can not be hold responsible for benefit or liability of this.

17. The Developer agrees that if any levy is imposed by the P.R.D.A.(dissolved), P.M.C. or any other public body or bodies or the Government/semi-Government/even private societies for the development /betterment of the area in which the said property is located or any other levy becomes applicable on the said property or the Building thereon, then the same shall be paid by the Developer only.

18. It is agreed that in all transfers/conveyance of land and/or built up area, the purchaser(s)/Transferee(s) shall bear the cost of stamp Duty, court fees and other Registration charges.

19. That in case of any dispute or difference between the parties arising out of or relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration Act,1940, as amended from time to time. Finally the court situated in Patna is the only last and final forum binding upon the parties.

20. That after completion of the construction of the complex in question the builder shall handover to the land owners the 46 % share in built up to the land owners equivalent to 46% and the remaining built up area of 54% shall remain with the builder and accordingly the land owners shall have jointly free, valid, proper and right title and interest over the said 46% built up area allotted to the land owner under landowner's share over which the builder shall have no right, title and interest whatsoever. Similarly the builder shall have valid, clear and marketable right, title and interest and possession over the remaining 54%built up area of

the complex under Developer's share and they will be entitled to transfer/sale the same to any person, individual/society or to association in whatever manner they deem fit and necessary. The land owners have no right, title and interest whatsoever over the share of the developer and shall have no objection to any transfer or sale of any flat or area under DEVELOPER'S share to any person, society or association.

How ever the developer has given a non - refundable security amount Rs 2.5 lacs (S.B.I. cheque no. 100632 dt. 26.03.12- Rs.1.5 lac & S.B.I. cheque no. 100666 dt. 13.06.12- Rs. 1.0 lac) to Sri yash kriti who has received the two cheques on the behalf of land owners

21. Any other agreement in future which is meant to clarity, for the sake of brevity, to make the clauses more meaningful without diluting the contents of this agreement, shall come under the supplementary agreement. But this agreement shall be treated as principal agreement always.

SCHEDULE – A
SCHEDULE OF PROPERTY

All that piece and parcel of land measuring approximately measuring 09(nine) Kathas,8 dhur,16 dhurki (29.5 dec.)situated at Mouza – Danapur Shahzadpur(Gola Road), Survey P.S.- Phulwarisharif, Registry office- Danapur, P.S.- Danapur, Thana No.- 21, valuation code-117, Tauzi No.- 5403 (five thousand four hundred three), Khata No.- 391, Survey plot no.- 1597,(one thousand five hundred ninety seven) annual rent Rs. 18.65 only including cess, through circle officer Danapur, Patna, Bihar and bounded as under:-

BOUNDARY

North -	20' wide kutcha road
South -	Narendra Prasad
East -	Main Road
West -	Smt. Savitri Sinha

Cost of Land :- Rs. 1,69,63,000.00(rupees one carore sixty nine lac sixty three thousand)only

SIGNED, SEALED AND DELIVERRED BY THE WITHIN NAMED LAND OWNERS IN PRESENCE OF WITNESSESS BELOW:-

Mahendra Pd. 13/6/12
Yash Kirti 13/6/2012
Madhulika 13.6.12

SIGNATURE OF LAND OWNER

WITNESSE:-

1. Shailendra Kumar 13.6.12
S/o Sri Banwari Pd. Singh
At & P.O - Chitpura
via - Punpun
Dist - Patna

2.

SIGNED,SEALED AND DELIVERED BYTHE WITHIN NAMED DEVELOPERS IN PRESENCE OF WITNESSESS BELOW:-

Mamta Sinha 13/6/2012

SIGNATURE OF DEVELOPER

WITNESSE:-

1. Abinash Kumar Singh
S/o Late Deonath Prasad
Salimpur Ahara
Patna - 13
13/6/12

2.

Annexure – 1

FEATURES AND SPECIFICATIONS OF RESIDENTIAL FLATS [Subject to consultant decision of Elevation of the said building]

A. FLOOR & FINISH :

1. The flooring in the living room, bed room, dinning area, Kitchen and balcony will be marble flooring with minimum 24" x 24" and drawing vitrified tiles (2' x 2').
2. The Flooring in bath rooms, toilets will be of Mat finish ceramics tiles
3. Ceramic/glazed tiles will be provided in toilets up to full height from finished floor level ~~and in kitchen it~~ will be up to ht. of 24" from kitchen plat form should be Granite.

B. SANITARY WARE & FITTINGS :

1. All water closet and wash basins will be in white ceramic, with low level white cisterns made up of PVC of ISI mark(all sanitary were Hindwere/ Parywere/Cera/Jal)or, equivalent brand.

2. All top fitting will be chromium- plated brass of standard mark(Essco/Zoloto/Cera/Jal)or, equivalent brand.

3. G.I. pipe should be of Tata or Jindal or I.S.I. approved make and all P.V.C. pipe to be of standard make with I.S.I. making. C.P.V.C. of standard brand not less than ASHIRBAD range.

C. KITCHEN PLATFORM & SINK:

Top of kitchen platform will be of Granite with steel sink.

D. DOOR & WINDOW :

1. All Door frame will be made of locally available sal wood, door shutters will be of factory made 32 mm thick hard core water proof I.S.I. mark flush door shutters painted with two coats of synthetic enamel paint over a coat of primer.

2. Window frame and shutters will be of wood odonised Aluminium section/tubuler sanction with 4 mm. pin headed glass. Frame and grills will be finished with enamel paints over primer.

3. The main door will be provided with a height latch, magic eye and an aldrop. All other door fittings will be of anodized aluminium. The doors of bed rooms will have aldrops. The other doors will be provided only with door bolts.

WALL AND OTHER CIVIL WORKS:

1. Interior walls will be decorated by plaster of Paris only.

2. Exterior wall will be finished with cement based snoweem/permanent finish.

3. Brick work, R.C.C. outer & inner plaster as per P.W.D. specification and materials should be obtained from approved P.W.D. quarry.

PLUMBING AND WASTE WATER LINES:

1. All concealed plumbing for supply water will of G.I. pipes of standard company and external soil or waste water lines will be PVC pipe/ Hume pipe in a two stack system.

2. Commode, Indian Pan, Wash Basin should be of standard make like Hindustan, Parry ware, Cream etc. but of white colour.

ELECTRICITY SUPPLY AND WIRING:

1. Wiring will be concealed and suitable for 3-phase supply. The actual supply may, be of single or 3-phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energized by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer, the flat owners shall be deemed to have give permission to SARVOTTAM MULTICON PVT. LTD. for allotment of such space. Location of transformer and main board will be decided by the company and Bihar State Electricity Board. If three phase wiring is carried out inside flats, extra

payment shall be made by the land owners to builder on actual basis.

2. Each flat will be provided with a separate meter located on the main electrical panel board. A separate meter (s) for common services will be provided on main electrical board.

3. All bed rooms, livings and dinning areas shall have I (one) plug point, 2(two) light points, 1(one) fan point, one 5Amp plug point. In addition the master bed room, living and dining area shall have a 15A plug point. One 15A plug point will also be provided in kitchen and toilet one additional 5 Amp points for Aquaguard on demand may be provided by the builder company.

TELEPHONE AND T.V. CABLES:

1. Telephone cables will be provided from each flat upto common junction point (tag-block) at the gate or other suitable location. No wires will be drawn over this stretch.

2. Individual Television cables will be provided through concealed conduits for televisions connection from the terrace to each flat.

EXHAUST FAN OPENING:

If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provided. But it is strictly dependent on consultant drawings and provisions.

AMENTIES

WATER:

A 24 hrs. water supply will be provided to all the flats or common area from own central boring systems as per the design of P.H. consultants.

SWERAGE:

Suitable arrangement for rain strom and soil water disposal shall be provided as per the design of P.H. consultants.

DRIVE WAY:

A paved drive way finished with cheqcured tiles or grey cement based mosaic tiles or simple grey based mosaic work will be provided and the campus will have its own compound wall with M.S. gate and security check post. If the exiting wall are in good condition company reserve rights to retain/rectify/ modify them.

SERVANT ROOM/PARKING:

There is a provision of reserve parking space as per requirement of Patna Regional Development Authority some of them may be opened and some covered depending upon the availability of space.

OTHER CHARGES AND DEPOSITS: FOR RESIDENTIAL FLATS:

(i) Electric connection and other liasoning charges: As per B.S.E.B. requirement including security deposit.

(ii) Generator: Rs. 30,000/-(Rupees thirty thousand) only per flat connection for providing 500 watts emergency power supply from Generator. Additional power may be given if feasible @ Rs. 1,500/- for 100 watts.

(iii) Intercom connection: Rs.5000/-per connection per flat.

(iv) Proposed cooperative membership fee and other formation charge: As required.

(v) Lift :- Otis or equivalent.

(vi) Generator :- Kirloskar or equivalent.

DUPLICATE

भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

BR/35/207/558223



निर्वाचक का नाम	शैलेन्द्र कुमार
Elector's Name	Shailendra Kumar
पिता का नाम	बनवारी प्रसाद सिंह
Father's Name	Banavari Prasad Singh
लिंग /Sex	पुरुष/Male
जन्म तिथि Date of Birth	X X X X 1 9 6 5

BR/35/207/558223

Address : Chipura Khurd
Town/Vill : Chipura
Anchal : Sampatchak,
Distt. : Patna 804453

दिनांक / Date : 30/8/2010

Signature of Electoral Registration Officer 185 Fatuha.

In case of change in address, mention this card no. in the relevant form for including your name in the roll at the changed address and to obtain the card with the same number.

Shailendra Kumar
13.6.12

Mahabir Singh
13/6/2012

Yash Kri H 13/6/2012
Nandlal K 13.6.12

FOR THE COMPANY

FOR THE LAND OWNER

WITNESS:-

1. Shailendra Kumar 13.6.12
S/o Sri Banwari Pd. Singh
At & P.O - Chipura
Via - Punpun
Dist - Patna

1.

2. Sanjay Kumar
S/o Late Rajendra Nr. Lal Das
Kamla Niwas
Bhushan Lane
East Lohanipur
Patna - 3.

2.

ANIL KUMAR
ADVOCATE
Registration No.-1030/07
P. B. A. PATNA

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

चतुर्थ प्रति
(जमाकर्त्ता हेतु)

बिहार सरकार
निबंधन विभाग

गैर मानक

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

1. पक्षकार का नाम/पता Sarvottam multicom Pvt Ltd M/D Manish Singh
(जिसकी ओर से किया जा रहा है) G02 Suraj Apartment Ram Krishnapath
2. दस्तावेज का प्रकार North S.K. Puri Road
3. निबंधन कार्यालय Development Agreement
4. बैंक का नाम एवं शाखा Patna Sadar Registry
5. भुगतान की जानेवाली राशि का विवरण S.B.I. Mukhy Branch

क्र.सं.	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 700	3,00,000
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष-0001, प्राथमिक इकाई-75 49 सकल प्राप्तियाँ विपत्र कोड-R0030031040001	
	भूस्वामी शुल्क-मुख्य शीर्ष-0029-भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष 0006- अन्य मदें-प्राथमिक इकाई-7549 भूमि निबंधन शुल्क से आय विपत्र कोड-R0029008000006	
	भुगतान का माध्यम:नगद/चेक/ड्राफ्ट Shree Cal कुल राशि शब्दों में	3,00,000

कृते Sarvottam Multicom Pvt Ltd.

Manish Singh

स्थान Patna
तारीख 12-6-12

जमाकर्त्ता का नाम एवं हस्ताक्षर

Managing Director

चेक/ड्राफ्ट का विवरण पीछे पर अंकित कर दें।
चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही चालान वैध।

FOR USE OF THE BANK

रु. 3,00,000/- तारीख ..... उपर्युक्त कॉलम

संख्या 05 में दिए गए विवरण के अनुसार रु० ..... /
शब्दों में ..... प्राप्त किया।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु सर्विस चार्ज जमा करने का विवरण

रसीद रु० ...../शब्दों में ..... एस्को लेखा नं.

जमाकर्त्ता की विधि :

बैंक स्टाफ सं. .....

बैंक की प्राप्ति एवं मुहर

जमा पर्ची/Pay-in-slip नकद/अंतरण/CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

_____ शाखा/Branch

दिनांक/Date _____ 20___

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्ती जमा/कैश क्रेडिट खाता/सावधि ऋण खाता सं०/ Type of Account : SB / CA / RD / CC / DL / TL / A/c No.

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

नकद/चेकों के विवरण पर्ची की दूसरी ओर/ Details of Cash / Cheque's Overleaf	राशि/Amount रु०/Rs.	पै०/P.
खाते में नकद जमा/Cash Deposit in the Account	175	
फुटकर खरचाई शुल्क/Cash handling charges		
कुल जमा/Total Deposit	175	

रुपये (शब्दों में)/Rupees (in words) One Hundred Seventy Five only

कार्यालय उपयोग हेतु/FOR OFFICE USE

(एस.डब्लू.ओ./SWO)	नकद अधिकारी/पासकर्ता अधिकारी Cash Officer/Passing Office

5 Lacs / Roy

Code No-696 / 2005964 /

अक्षर मो० ..... शब्दों में (रू० .....) मात्र

चतुर्थ प्रति **बिहार सरकार**

(जमाकर्ता कार्यालय हेतु) **निबंधन विभाग** गैर मानक

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

1. पक्षकार का नाम/पता Sarvottam Multicon Pvt Ltd. M/D Manisha (जिसकी ओर से जमा किया जा रहा है) Sinha 402 Suraj Apartment
2. दस्तावेज का प्रकार Ram Krishna Path - North S.K. Puri Pady.
3. निबंधन कार्यालय Development Department
4. बैंक का नाम एवं शाखा Patna Sadar Kankarbagh.
5. भुगतान की जानेवाली राशि का विवरण S.B.I. Main

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प शुल्क, लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क तथा-उप शीर्ष 0001 प्राथमिक इकाई-7549 सकल प्राप्तियाँ **विपत्र कोड-R0030021030001**	39260
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-05 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष 0001 प्राथमिक इकाई-7549 सकल प्राप्तियाँ **विपत्र कोड-R0030051040001**	254 250 175 479
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य मदें-प्राथमिक इकाई-7549 भूमि निबंधन शुल्क से आय **विपत्र कोड-R0029008000006**	
	भुगतान का माध्यम : नगद/चेक/ड्राफ्ट कुल राशि शब्दों में Thirty nine thousand seven hundred thirty nine कुल योग	39739

स्थान Patna Sarvottam Multicon Pvt Ltd. जमाकर्ता का नाम एवं हस्ताक्षर

तारीख 17/6/2012

चेक/ड्राफ्ट का विवरण पीठ पर अंकित करें।

चेक/ड्राफ्ट की राशि अन्तिम होने के पश्चात ही मान्य होगी।

FOR USE OF THE BANK

स्क्रॉल नं० ..... प्रारूप ..... उपर्युक्त कॉलम

संख्या 05 में दिए गये विवरण के अनुसार रु० ...../-

शब्दों में ..... प्राप्त किया।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु सर्विस चार्ज जमा करने का विवरण

राशि रु० ..... शब्दों में ..... एस्क्रो लेखा सं० :

जमा करने की तिथि :

बैंक स्क्रॉल सं०

बैंक की प्राप्ति एवं मुहर

जमा पर्ची/Pay-in-slip नकद/अंतरण/CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

शाखा/Branch

दिनांक/Date 21/2 2012

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्ती जमा/ऋण/क्रेडिट खाता/सावधि ऋण खाता सं०/ Type of Account : SB / CA / RD / CC / DL / TL / A/c No.

0 1 1 1 0 4 1 4 7 6 5 4 1 0 4 1 2

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

नकद/चेक के विवरण, पत्र संख्या आदि/ Details of Cash / Cheque Overleaf

खाते में नकद जमा/Cash Deposit in the Account

क्रमांक रेलवाहन शुल्क/Cash handling charges

कुल जमा/Total Deposit

रुपये (शब्दों में)/Rupees (in words)

कार्यालय उपयोग हेतु/FOR OFFICE USE

(एस.डब्लू.ओ./SWO) लिपिक अधिकारी/नकद अधिकारी Cash Officer/Passing Officer

राशि/Amount रु०/Rs. प०/P.

2 5 0 0 0 0

2 5 0 0 0 0

Code No. 596 / 200564 /

5 Lacs / Roy

जमा पर्ची/Pay-in-slip नकद/अंतरण/CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

शाखा/Branch

दिनांक/Date 3/2 2012

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्ती जमा/ऋण/क्रेडिट खाता/सावधि ऋण खाता सं०/ Type of Account : SB / CA / RD / CC / DL / TL / A/c No.

1 1 1 0 4 1 4 7 5 1 0 4 0 9 8

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

नकद/चेक के विवरण, पत्र संख्या आदि/ Details of Cash / Cheque Overleaf

खाते में नकद जमा/Cash Deposit in the Account

क्रमांक रेलवाहन शुल्क/Cash handling charges

कुल जमा/Total Deposit

रुपये (शब्दों में)/Rupees (in words)

कार्यालय उपयोग हेतु/FOR OFFICE USE

(एस.डब्लू.ओ./SWO) लिपिक अधिकारी/नकद अधिकारी Cash Officer/Passing Officer

राशि/Amount रु०/Rs. प०/P.

6 0 0 0 0

6 0 0 0 0

Code No. 596 / 200564 /

5 Lacs / Roy

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. 344260/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 340514/-

Registration Fee

FEE PAID

A1	0	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	150	K1c	0	Mb	25
A10	0	E	250	J1	0	K2	0	Na	54
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	479

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1254

LLR + Proc Fee		Service Charge
LLR	0	775
Proc.Fee	0	
Total	0	

Date: 14/06/2012

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 14th June 2012 by Mahendra Prasad of S/O-Late Raghu Nandan Prasad by profession Others. Status - Executant

Mahendra Prasad
14/6/12

Signature/L.T.I. of Presentant

Date:14/06/2012

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Shailendra Kumar' age '47' Sex 'M', 'S/O-Banwari Pd. Singh', resident of 'Chipura Khurad, Sampatchak, Patna-804453'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 14/06/2012

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 329 on pages on 280 -303 , for the year 2012 and stored in CD volume No. CD-52 year 2012 .The document no. is printed on the Front Page of the document.

Date : 14/06/2012

Registering Officer
Patna

Orien No. : 21936 Year : 2012 S.No. : 21315 SCORE Ver.3.0 Deed No . : 17905