



बिहार BIHAR

Serial No. 1110

7 OCT 2016

Deed No. 1079

Govt. of Bihar
Sub Registry Office, Danapur

Summary of Endorsement

This document was presented for registration on 07/02/2017 by Kalpana Prasad. A Stamp Duty of Rs. 243300/- and other Fees of Rs. 20500/- 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. 1079 in Book No. 1, Volume No. 20 on pages from 483 to 501 and has been preserved in total 19 pages in G.D. No. 4 / Year 2017.

Date: 07/02/2017

Token No: 1134 / 2017

7/2/2017

Signature with Date
(Dhananjay kumar Rao)
Registering Officer, Danapur

DEVELOPMENT AGREEMENT



THIS DEVELOPMENT AGREEMENT made and entered into at Patna this 7th day of February 2016 (Two thousand Sixteen).

Kalpana Prasad
7/2/16

27/2/2017

BETWEEN

Smt. Kalpana Prasad W/o Sri Arun Kumar Prasad Sinha, resident of New Purandarpur, P.S.- Jakkampur, Dist- Patna hereinafter referred ~~to~~ as the ~~owner~~ which expression excluded by or repugnant to the context, mean and include their heirs, executors, administrators, legal representative successors, and assigns of the ONE PART

AND

M/s Kutir Housing Developers and Consultants Pvt. Ltd., having its registered office at 50-C. Srikrishna Puri, Patna-1 Through its Director **Mr. Ashok Kumar Sinha** Son of Late R. S. Sahay resident of 13/1, Anandpuri Boring Road, Patna-1, hereinafter referred to as 'Developer' which terms of expression shall unless it be repugnant to the context or meaning thereof, mean and include their successors and assigns of the OTHER PART.

(A) Whereas the owner is seized and possessed of or otherwise sufficiently entitled to the property within the limit of the Patna Municipal Corporation situated at Judges Colony Road, Patna, bearing survey plot no.- 530 (P), khata no. 82 Tauzi No. 5292 At Mauza Saguna, Thana No. 23, Thana - Rupaspur Danapur, within the town and district of Patna within the Jurisdiction of District and sub registrar of Danapur, measuring about 6030 Sqft.(six thousand thirty Sqft.) more or less fully described in the Schedule-1 at the foot of this agreement.

Whereas as the property of Schedule No.1 fully described at the foot of this deed is the purchased property by landowner from Sri Bijendra Prasad alias Bijubabu S/o Late Ram Prasad, resident of mohalla Saguna, Danapur, P.S.- Danapur, Dist.- Patna by a registered deed vide deed No 4557, date 19.09.1980, Book No 1 Volume No. registered at sub registry Danapur dt.19.09.1980. After the purchases the said property the land owner come in physical possession.

Spresed. Kalpana Prasad.
7/2/2016

Ashok Kumar Sinha
7/2/2016



Total land 6030 Sqft. Situated at : Judges Colony. Road, Saguna, Danapur, bearing survey plot no.- 530(P), khata no. 82 Tauzi No. 5292 At Mauza Saguna, Thana No. 23, Thana - Rupaspur, Danapur, within the town and district of Patna within the Jurisdiction of District and sub registrar of Danapur. The govt. value of the land is **Rs 1,21,15000/- (One Crore Twenty One Lakhs Fifteen Thousand Only.)**.

(B) And whereas the owner covenant that the aforesaid property is in her exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments, and is in marketable condition and has in herself good right, full power and absolute authority and title to transfer the whole and part of the said schedule property.

(C) And whereas the owner is interested in getting a residential complex (multi stories Building) and acquire residential built-up area in the same as consideration in exchange for the full and final value of the land.

(D) Whereas the *M/s Kutir Housing Developers and Consultants Pvt. Ltd.* in their own capacity decided to arrange funds from its customers and construct and develop the land offered by the owners on the terms and conditions mentioned herein and authorises its Director *Mr. Ashok Kumar Sinha* Son of Late R. S. Sahay resident of 13/1, Anandpuri Boaring Road, Patna-1, to enter into this agreement /contract.

(E) That the aforesaid company (Developer) offered to construct, at their own cost and out of the funds to be arranged from its members / customers, a residential building on the said premises (land, building) of the owner hereinafter referred to as the building and give a part of the total super built-up area of the building to the owner in construction for the value of the said premises and to allot / sell the remaining built-up area of the building to the members / customers on such terms as to be changed.

(F) Certain terms and conditions have been agreed to by and between the owner and the Developer with regard to handover of the said premises by the owner to the developer and the construction of the said building by the developer and disposal of the flats / shops and parking spaces or any other tenements therein. The parties hereto are desirous of recording into writing the terms of such agreement as hereunder. Now this deed

Sahay Prasad
7/2/2018

Ashok Kumar Sinha
7/2/2018



witnesses and is hereby irrevocably agreed and declared by and between the parties hereto as follows:

1. The owner above named hereby engage ***M/s Kutir Housing Developers and Consultants Pvt Ltd.*** as the Developer of the said premises (land with building) and entrust the rights to develop and make construction and to allot, sell, transfer and convey the said premises (land with buildings) to the members / customers / non-members of the company (hereinafter referred as developers) and or their nominees and the developers have agreed to undertake the Development of the said premises and to develop, plan, construction the said premises out of the funds arranged by them from its members/purchasers and to allot / sell the flats and parking spaces, tenements etc, in the multi storeyed building constructed on the said premises.

2. As consideration for the value of the said premises to be handed over to the developer who agrees to construct, complete and deliver to the owner 50 percent of the total new construction of the said premises in the shape of super built-up area.

3. Whenever required by the Developer, the owner will join as under and/or the confirming party in any agreement that the developers may enter into with any person or persons who desire to acquire a portion of land being transferred by the Developers along with flats on ownership basis. All amounts receivable against developer's share of built up area under such agreement for flats will be received by the developer as their own money for their own use.

4. Upon completion of the "Super structure work and as and when desired by the developer, the owner will make, execute and register in favour of the developer or their nominees, allottees a proper conveyance or such other deeds for developers share only, as the developer may deem ' necessary for assuring or perfecting the legal title of the Developer and/or their allottees to the said land and also to their respective flats with their undivided proportionate share and rights in the land.

5. That the Land Owner hereby grant to the said Developer / Builder the said property mentioned in the above paras and

Kalbansha Resigned.
7/2/2017

Agreed and
7/2/2017



more fully described in Schedule-I at the foot of this Agreement in the manner hereinafter appearing on the terms, conditions and stipulations hereinafter mentioned.

6. That owners hereby, give possession of the said premises and make entire land available to the Developer which is more fully and clearly described above and in the Schedule below on the date of signing of this Agreement to develop plan, construct, allot, sell and transfer the proposed building.

7. That the land owner have assured that the entire land are free from all encumbrances, charges, and there has not been any notifications, for its acquisition either from Govt. or P. M. C. or P. R. D. A. etc. nor there is any prohibitory order or restriction in construction of Multi storied building on the said land and on the assurance being given by the land owners that there will be no obstacle in getting the Map and Plan sanctioned for Construction of Multi Storied building (Residential or of any type in the name of the Land Owner. The owner to provide all the relevant / required original documents to prove their title on the premises to the satisfaction of local development authorities and financial bodies.

The Developer too has agreed to develop the said property described in its schedule by constructing thereon one or more buildings consisting of Blocks - flats spaces, dwelling units, garages and other tenements in accordance with the building plans duly approved by the P.M.C. in the name of the land owner. The building will be constructed by the Developer in the name and style of "ARUNAM KUTIR".

8. That the entire multi storied complex shall be constructed in one blocks as per the planning or design allows and duly sanctioned by the P.M.C. after the construction of the said complex at the cost or out of the finance arranged by the developer who will hold 50 (Fifty) percent of the constructed habitable area of the land with building, the developer shall give 50 (Fifty) percent of the constructed habitable area to the land owner jointly on proportionate basis in all floors of the multi storied Complex constructed therein. The share distribution is as per anexture 'A' at the foot of this agreement. All the remaining constructed or un constructed portion e.g. Road, Sahan, passages, Stair case Space for lift and the lift if fitted together with all such constructions for common use and for facilities of supplying water; electricity or generator room and even

Kaffang Passad.
 7/2/2017
 Agde veng.
 7/2/2017



common hall or after such construction for common use by the owner, their heirs, allottees, transferees and assigns and by the Developer and their heirs, nominees, allottees, transferees and assignees ~~as well who all shall~~ have the right to use such common premises or space as per convenience and rules if any ever framed by the occupants of the entire premises or the owners and the developers.

9. That the land owner shall have right to deal with, allot, enter into agreement transfer, by way of sale, gifts, lease etc the aforesaid 50 (Fifty) percent of the constructed area i.e. owner's share in the way he likes and similarly the developer/builder shall have the right to deal with, allot enter into agreement or transfer by way of sale, gift, lease etc the aforesaid 50 (Fifty) percent of the constructed area i.e. developer's share with the facilities give under this agreement as per provisions of Bihar Apartment ownership Act 2006.

10. The owners jointly, hereby, authorize the Developer to do if required all acts, deeds, matters, things and particulars for the furtherance and execution of the Scheme as per sanctioned plan :-

(a) To have the plans of the proposed building or buildings to be constructed on the said property as per approved plan or amended in accordance with rules and regulations of the concerned authorities and in the name of the owner with the consent and to do and sign, all writings and undertakings as may be necessary in connection with the approval and sanction of such plan.

(b) To engage Architects, Surveyors, Engineers and Contractors or petty contractors or other persons relating, to development over the premise in question.

(c) To make applications to the concerned Authorities for obtaining permits after applying for quotas of cement, steel and other control building materials and for obtaining electrical connection or water connection or sewerage and drainage connection etc.

(d) To accept service of any writ, summons or other legal notices and to appear and represent the owner in any court Judicial Tribunals and other Statutory authorities or Board in connection with the said development work and to commence or

Satish Prasad
7/2/2017

Abu Umar
7/2/2017



file suits, action / actions, or other proceedings in any court or before Public Officer or tribunal relating to the said work of development over the said property and for any of the purposes aforesaid, to sign, execute and deliver or file all necessary Vakalatnamas Affidavits, Plaints, orders application and other documents, papers and writings etc. subject to the terms of this agreement.

(e) To give and grant on ownership basis or other basis the said flats / tenements etc. in the building constructed on the said land and to receive and appropriate to their own account the sale price in respect thereof and like wise the owner will do the same in respect of their shares as per the agreed terms and stipulations stated above and earmarked for them.

(f) To mortgage out of the said property to the limit of 50 (Fifty) percent of the saleable area i.e. developer's share with financing institutions, or bank for enabling the purchasers of flats / tenements etc. to obtain loans against their flats etc.

(g) To display by the Developer his Sign Board at the site and to give it under advertisement in local papers and daily News Papers.

(h) To sign and execute and to deliver any conveyance or conveyances for the proposed said flat and parking spaces and all other deeds instruments and assurances which they shall consider necessary and to join as confirming party in the conveyance of the proposed sale and to present any such conveyance or conveyances for registration to admit execution and receipt of consideration before the Sub Registrar having authority, for and to have the said conveyance registered.

(i) To transfer the said property or part or parts thereof from time to time to its members or purchaser of the flats.

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

(k) That after the completion of the construction of the building project developer/promoter shall be absolute owner of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Owner-ship Act, 2006 u/s 5 (1) & 5 (2) and others.

Kabana Pasad.
7/2/2016
Ashok Kumar
7/2/2016



(l) That the final/deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the developer/promoter or the land owner, as the case may be, as per sub-section.(K) in favor of the prospective flat purchasers.

11. The Development of the said property shall be by and on account of the Developer and neither the Owner herself jointly or individually nor any other persons claiming through the owner shall have any right in the Development of the said property as per agreed and approved plan and specification by the P.M.C. The Developer shall alone be responsible and liable to the Govt./ P.M.C. and such other concerned authorities for the discharge of the said work and shall alone be like wise liable for the loss if any or for any claim arising from the Development work and shall keep the owner well indemnified in respect of all his actions, proceedings, demands, claims, costs, charge, expenses, losses, damages, compensations or penalties of any sort or nature whatsoever the owner may be put to sustain or in connection with the said work or for the default, failure or breach of contract by the Developer till the period of completion of the constructions. Similarly because of the owner or anyone of the owners, if the developer, or the work of development is hampered in any way the owner will in dignify the developer / developers or their agents and representatives.

12. All the outgoings in respect of the said property from the date of possession to be given to the Developer hereunder shall be borne and paid by the Developer but prior to the period relating to such possession shall be the liability of the owners alone.

13. All out of pocket costs, charges and expenses of incidental charges including the stamp duty and Registry fees on conveyances or conveyances be borne and paid by the allottees / or the transferees in respect of their allotted flats, tenements fallen under the share of each parties/Any other expenditure relating to the Advocates relating to Development will be borne by the Developer.

Kalyan Prasad
7/2/2017

For Owner's
7/2/2017
7/2/2017



14. The developer alone shall be entitled to recover or accept refund of any deposit made after this Agreement with any concerned authorities e.g. P.M.C., Collector, or Town planning authorities or. With any Govt. or Semi Govt. Bodies, courts.

15 That the project will be completed within two and half years from the date of sanction of plans from P.M.C. or the date of handing over the said promises to the developers is later. The Owner agrees to allow a grace period of Six months over the aforesaid period. The period of completion is subject to the principle of force majeure, fire, tempest, neighbor problem, handing over of vacant possession of the entire premises, owners problem or other inevitable ect, God or government effecting work, then so much of the time as is so lost will further added to the period of completion.

16. That development of the said property shall be by and on account of the developer and neither the owner nor any other person or persons claiming through the owners shall have any right in the development of the said property as per agreed plan and specification and as approved by P.M.C. The developers. The developers shall develop the said property at its own cost for development of the said property and shall alone be liable for the loss, if any or for any claim arising from the development of the said property and shall indemnify and keep indemnified the owners and their estate against and in respect of all actions, proceedings, demands, claims, costs, charges, expenses, losses, damages, compensation and / or penalties of all sort or nature what-so-ever the owner may be put to, sustain or incur due to and / or arising out of or in connection with the development of the said property.

17. That on completion of the construction of buildings in terms of this Agreement and handing over of owner's share of the built-up area thereof to the land owner, the land owner shall execute and register all deeds and documents and do all things as may be necessary for finally perfecting the right title and possession of the developer in respect of their allottees or in favour of its nominees and assignees individually or collectively in case it is

Lalpara Road.
7/2/2018
For Kutir Housing Developer
& Consultants (P) Ltd.
Asst. Secy.
7/2/2018



allotted or assigned to any co-operative society as and when so required by the developer and similarly the developer shall also execute and register all deeds and documents that may be necessary for perfecting the rights, title and possession of the land owner over the owner's share of the built-up area allotted to them in their favour individually or collectively as and when so required by the land owner.

18. The Owner will have no right to interfere or to put any obstruction in construction being executed as per the map approved by the P.M.C.

19. The Land Owner shall execute an irrevocable power of Attorney and Register the same in the Registering Officer as the developers desire, to get the work successfully and smoothly done as lawful Attorney for and on behalf of the land owner to do any act, things, deeds for the interest of the project and to carry on the Development work legally without let or hindrance from any person through or under land owner.

20. That the owner will not be entitled to take steps to dispossess the Developer society or their men provided the construction work is carried on and completed in terms of this development agreement within the specified period as stated above and the owner will be bound to execute and register the deed of conveyance of the absolute transfer deed or deed of release as stated hereinafter and in case of failure to do so the developer will have all right to maintain possession over the land and built up area and will also have right to get the sale deed executed and registered through the process of the court at cost of the owner and the owner will have no objection or plea to refuse or object to the execution and registration of the sale deed / transfer deed / deed of release/ deed of conveyance /deed of exchange etc. as per provisions of Bihar Apartment Ownership Act, 2006.

21. For the purpose of verifying the correctness of the declaration made above regarding the absolute ownership of the said property and their hereto being marketable free from all encumbrances, and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof same and except as herein above provided the developers will be entitled to accesse all necessary

Lalpara Road
7/2/2016

Asst. Director
7/2/2016



original documents including title relating to the property for the purpose of verification as aforesaid including investigation of the owner title to the property. The owner undertakes to hand over copies of all such relevant papers of its use at the time of execution of this development agreement and shall hand over the respective original as and when required by the developer.

22. The Land Owners hereby undertake not to sell, dispose, alienate the said property or any part thereof and except putting the Developer in possession thereof for the purpose of Developments in pursuant to this Agreement with the ultimate object of granting, conveying and transferring the same to get it developed by the Developer and shall do nothing in contravention of the Agreement and as otherwise agreed upon by the owners and Developers in writing.

23 .. That in case of any difference and disputes arising out or so called to arise relating to the lands and construction thereon out of this Agreement, will be settled by reference to the Arbitrators one each to be nominated by the parties and the two together will mutually select and umpire and their decision, findings and verdicts so given, shall be binding, and conclusive under the provision of the Arbitration Act with the jurisdiction of the court at Patna.

24. That even in case of any difference or dispute the construction once started cannot be stopped as per the sanctioned plan by any of the parties, but the Arbitrators or the court as the case may be can only get the site, and construction inspected by any expert and call for a report.

25. That this agreement is development agreement cum agreement for sale and at any stage of the development construction or on completion of the same the land owner will have option to waive and forego her rights under this agreement regarding development of the land and to treat this agreement only as agreement for sale for the entire land noted in Schedule-.

Lalendra Prasad
7/2/2017

Adarsh Verma
7/2/2017



26. In any event the owner without prejudice to foregoing declaration agree and undertake to remove all obstacles and clear outstanding doubts or defects if traced out / pointed out at their own cost to vest the said property in Developer or their nominees as said in preceding clauses.

27. The owner agree that if any levy is imposed by the P. R. D. A./ P. M. C. or any other public body(ies) or the Govt. for the development! Betterment of the area in which the said premises is located then the same shall be borne and paid by the owner and the developer jointly in the same proportion as their respective shares of land and built up area in the building.

28. In case, at any time in future additional built-up area above proposed square feet on the said premises is permitted or sanctioned or constructed by the developer, this will be shared mutually with the same terms as contained in this agreement with the consent of the owner.

29. That the land owner and builder will register the sale deed in favour of purchaser with terms and conditions stipulated in the declaration approved by the P.M.C. or Competent authority.

30. This agreement has two Schedules i.e. Schedule No- I of total land of this agreement and Schedule No-II Salient features of flats/shops/office.

31. All legal and lawful procedures and action are subject to Patna Civil/High Court Jurisdiction.

Agreement Passed
7/2/2017
7/2/2017
Agreement



SCHEDULE-I .

Description of the land/property under this development agreement. All that part and parcel situated at : R.P.S.Road, Near Baily Road, Saguna, Patna, bearing survey plot no.- 530, khata no. 82 Tauzi No. 5292 At Mauza Saguna, Thana No. 23, Thana - Danapur, within the town and district of Patna within the Jurisdiction of District and sub registrar of Danapur, measuring about 6030 Sqft.(six thousand thirty sqft) more or less, within the limits of Patna Municipal Corporation and the same is bounded as follow :-

North :- Branch Road
South :- Pryag Mahto
East :- Ghashita Lal
West :- Satish Prasad & Part Plot No.530

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

A) FLOOR & WALL TILING:

1. The flooring in the living room, bedroom, dining area, kitchen and balcony will be of Marble slab
2. The flooring in bath rooms, toilets will be of ceramic tiles flooring.
3. Ceramic/glazed tiles will be provided in toilets up to 7' ht. from finished floor level in kitchen it will be up to ht. 2'-0" from kitchen platform.



Handwritten notes:
Left hand Prasad.
7/2/2017
As per drawing
7/2/2017

B) SANITARY WARE & FITTINGS:-

1. All water closet and wash basins will be in white ceramic of Parryware or Hindware, with low level white cisterns made up of PVC of Parryware or Hindware.
2. All top fittings will be of chromium plated brass of Parryware or Essco.

C) KITCHEN PLATFORM & SINK:-

Top of kitchen platform will be of granite with Stainless steel sink.

D) DOORS & WINDOWS:

1. R.C.C. door frame in toilet, kitchen and other door frame will be made of good quality of wood and front solid doors shutters will be factory made flush doors duly painted.
2. Window frame and shutters will be fully glazed sliding aluminium shutter.
3. Front doors will be provided with a night latch, magic eye and a brass lock. All other door fittings will be of onodised brass.

WALLS:

1. Interior walls will be decorated by plaster of paris with one coat of cement primer.
2. Exterior wall will be finished with cement based snowcem permanent finish depending upon bulk availability.

Latona Poojari
7/2/2017
Ashu Rana
7/2/2017



PLUMBING AND WASTEWATER LINES:

All concealed plumbing for supply water will of CPVC pipes and external soil of waste water lines will be PVC pipe in a two stack system with geyser line connection in bath room.

ELECTRICITY SUPPLY AND WIRING:

1. 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.
2. All bed rooms, living and dining areas shall have 1 plug point, 2 light points, 1 fan point, 1-5 A plug point. In addition the master bed room living and dining area shall have a 15 A plug point. One 15 A plug point will also be provided in kitchen and toilet of maser bed room.

TELEPHONE AND TV CABLES:

1. Telephone cable will be provided from each flat upto common junction point (tag-block) at the gate or other suitable location. No wires will be drawn beyond this stretch.
2. Individual television cables will be provided through concealed conduits for television connection from the terrace to each flats.
3. Intercom facility shall be provided to the flats.

EXHAUST FAN OPENING:

- If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provided.

Notes:- All specification, sizes and layout etc. are subject to minor variations additions alteration by the company upon suggestion of its consultants. Any features not included in this list but desired by a flat owner may be provided at company's discretion at additional cost.

Kalpana Prasad
7/2/2017

Asoka Ramesh
7/2/2017



AMENITIES:

WATER:

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

SWERAGE:

Suitable arrangement for rain storm and soil water diposal shall be provided as per the design of P.H.A.D consultants.

SERVANT ROOM/PARKING:

There is a provision of reserve parking space as per requirements 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 FLATS.

1. Electic connection: Rs. 8,000/- (for single phase), Rs. 15,000/-(for three phase) per flat connection.
- 2 Generator : Rs. 30,000/- per flat/ connection for providing 300 watts emergency power supply from Generator.
- 3 Proposed cooperative membership fee and other formation charges: as required.
- 4 An extra amount of Rs. 4,500/- (L.S. per unit will be charged for intercom facility).

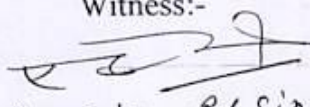
Labrang Prasad
7/2/2017

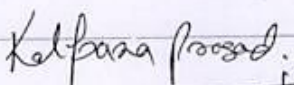
Asst. Engineer
7/2/2017

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In witness whereof the parties hereto have set their respective hands to this agreement made in duplicate which is the true and exact copy of each other on the day month and year as 1st written above in presence of the attesting witnesses after having been read over and explained its contents and being understood by both the parties thereto.

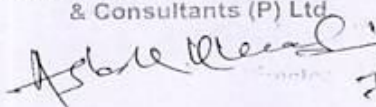
Witness:-


Arun K. P. D. Singh
S/O Late Sri Jaganmohan P. D.
Ambastha
7/2/2017


Kelpana Prasad
7/2/2017
Signature of the Landowner 7/2/2017

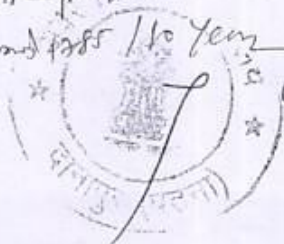
2. Rakesh Kumar Singh.
S/O Yagendra Singh.
Sainik colony
Chanakya Puri
Gola Road Banpur
Patna.
07.02.2017

Signature of the Developer
For Kutir Housing Developers
& Consultants (P) Ltd


Ashok Kumar
7/2/2017

Drafted by

Anand Kumar
Enrol 1285 / 10 Year



Online Bank channel of funds

Signature

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. 243300/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 1000/-
Amt. paid through Bank Challan Rs. 262800/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	20000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	500
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	0	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-										20000		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										20500			

Date: 07/02/2017

Registering Officer
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Tuesday, 07th February 2017 by Kalpana Prasad - Arun Kumar Prasad Sinha by profession Others. Status - Executant

Kalpana Prasad
07/02/17

Signature/L.T.I. of Presentant

Date: 07/02/2017

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rabish Kumar Singh' age '40' Sex 'M', 'Yogendra Singh', resident of 'Sainik Colony Danapur Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 07/02/2017

Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 20 on pages on 483 -501, for the year 2017 and stored in CD volume No. CD-4 year 2017 .The document no. is printed on the Front Page of the document.

Date : 07/02/2017

Registering Officer
Danapur

Token No. : 1134 Year : 2017 S.No. : 1110 SCORE Ver.4.1

Deed No. : d No. : 1079

2/7/20

12/11/15, 000 2

अंदर मां०----- शब्दों में (रु०-----) मात्र

मूल प्रति

(महालेखाकार कार्यालय हेतु)

बिहार सरकार

निबंधन विभाग

गैर मानक

(1)

दस्तावेजों के निबंधन के लिए जमा किये जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूस्वामी के निबंधन शुल्क :-

भुगतान के लिए बैंक चालान

1. पक्षकार का नाम /पता M/S KUTIR HOUSING DEVELOPERS & CONSULTANTS PVT. LTD. Director
(जिसकी ओर से जमा किया जा रहा है) ASHOK KR SRIVASTAVA AT-13/11 Anandpur Boring road Patna
2. दस्तावेज का प्रकार Development Agreement
3. निबंधन कार्यालय Danapur
4. बैंक का नाम एवं शाखा S.B.I. Danapur
5. भुगतान की जानेवाली उशी का विवरण :

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
स्टाम्प शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02- स्टाम्प गैर व्यापिक सपु शीर्ष -103- दस्तावेजों पर स्टाम्प शुल्क लगाया उप शीर्ष 0001 सकल प्राप्तिपत्र प्राथमिक इकाई -75 49 सकल प्राप्तिपत्र विपय कोड -R0030021030001, A/c No.-10963226587	9,42,300 20	2,42,300 20
निबंधन शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष -03 पंजीकरण शुल्क, सपु शीर्ष -104- दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष -0001, प्राथमिक इकाई 75 49 सकल प्राप्तिपत्र विपय कोड - R0030031040001, A/c No.-10963226576	20,000 20	20,000 20
भूस्वामी शुल्क-मुख्य शीर्ष -0029- भू राजस्व सपु शीर्ष -800- अन्य प्राप्तिपत्र-उप शीर्ष -0006- अन्य मदें - प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपय कोड- R0029008000006, A/c.No.-10963226598	/	/

भुगतान का माध्यम : नगद/ चेक/ ड्राफ्ट

कुल योग

2,62,300 20

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स्थान Danapur

For Kutir Housing Developers
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तारीख 2/12/17

Ashok Kr Srivastava
Director

* चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

जमाकर्ता का नाम

* चेक/ड्राफ्ट की राशि अन्तर्गत होने के परचात ही मान्य होगी

एवं हस्ताक्षर

FOR USE OF THE BANK

स्कॉल नं०

तारीख

संख्या 05 में दिये गए विवरण के अनुसार रु०

1. शब्दों में

रूपसे प्राप्त किया

प्राधिकृत पदाधिकारी का

हस्ताक्षर एवं मुहर

2,62,300 20

निबंधन हेतु सर्विस चार्ज * जमा करने का विवरण

2,62,800 20

एम्को लेखा सं० : A/c No, 30978446198

जमा करने की तिथि :

बैंक स्कॉल सं०:

बैंक की प्राप्ति एवं मुहर

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E-Aadhaar Letter.

नामांकन क्रमांक/Enrolment No.: 2017/95080/23294

Rabish Kumar Singh (रविश कुमार सिंह)

रूचना

S/O: Yougendra Singh, 04, Chankyapuri, Lane NO-02,
Sainik Colony, Gola Road, Danapur, Dinapur Cum-
Khagaul, Patna,
Bihar - 801503

- 1 आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- 2 पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- 3 यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

Date: 05/01/2015

आपका आधार क्रमांक/ Your Aadhaar No.:

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INFORMATION

- 1 Aadhaar is a proof of identity, not of citizenship.
- 2 To establish identity, authenticate online.
- 3 This is electronically generated letter.

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- 1 आधार देश भर में मान्य है।
- 2 आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- 3 कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।

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रविश कुमार सिंह
Rabish Kumar Singh
जन्म तिथि/ DOB: 05/01/1979
पुरुष / MALE



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चणक्यापुरी, लेन न-02,
सैनिक कॉलोनी, गोला रोड,
दानापुर, दीनपुर कम
खगोल, पटना,
बिहार - 801503

Address:

S/O: Yougendra Singh, 04,
Chankyapuri, Lane NO-02, Sainik
Colony, Gola Road, Danapur,
Dinapur-Cum-Khagaul, Patna,
Bihar - 801503

Rabish Kumar Singh

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आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

