Serial No. 906 Circle:-:Patna Book No. :- 1 Deed No. 828

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

बिहार BIHAR AU 538856

Serial No. 906 Deed No. 828

अशोक कुमार, मुद्रांक बिक्रेता
Govt. of Bihar
District Registrar Office, Patna
अनुज्ञप्ति सं० 34/1987

Summary of Endorsement

This document was presented for registration on **24/01/2023** by **Rajiv Ranjan Prasad**
A Stamp Duty of Rs. **479300**/- and other Fees of Rs. **21500**/- 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. **828** in Book No. **1**, Volume No. **19** on pages from **548** to **564** and has been preserved in total **17** pages in C.D. No. **3** / Year **2023**

24/1/2023

Signature with Date
(**Dhananjay Kumar Rao**)
Registering Officer, **Patna**

Date: 24/01/2023 Token No: 917 /2023

SHREYA CONSTRUCTION PVT. LTD.

24/1/23

24/01/2023

जिला अवर निबंधक पटना

DEVELOPMENT AGREEMENT

This Development Agreement executed and entered into this **24th** day of **January, 2023**;

BETWEEN

(1) SHRI RAJIV RANJAN PRASAD, aged about 71

Rajiv Ranjan Prasad 24/01/2023

1/24/2023

years, occupation- Retired **& (II) SHRI RAJANI RANJAN,** aged about 67 years, occupation- Retired, both sons of Late Baidya Nath Prasad, both are resident of Road No. 3C, House No. 252, New Patliputra Colony, P.O. & P.S.- Patliputra, District- Patna, PIN- 800013, Bihar, by Nationality Indians, Hereinafter collectively called and/ or referred to as the **Land Owners** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

PAN- AHVPP6627N (Rajiv Ranjan Prasad).

Mobile No. 9304972629 (Rajiv Ranjan Prasad).

PAN- ACOPR0918E (Rajani Ranjan).

Mobile No. 7779927463 (Rajani Ranjan).

AND

M/S SHREYA CONSTRUCTION, a proprietorship firm having its Office at Prem Kunj Apartment, Road No. 1/C, Rajendra Nagar, P.S.- Kadamkuan, District- Patna, PIN- 800016, Bihar, through its **Proprietor Mr. Amrendra Kumar Sinha,** aged about 51 years son of Late Sibeshwar Prasad Sinha, resident of Khazanchi Road, P.S.- Pirbahore, District- Patna, Pin-800004, State- Bihar, Occupation- Business, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART .**

PAN- AMZPS3340Q.

Mobile No. 9931593072.

WHEREAS, the property more fully described in Schedule-I below at the foot of this deed is the ancestral property of the land owners which is acquired by them through Deed of Partiton made in two original copies dated 10.09.1990 which is registered in the office of the District Registration Office Patna in Book No. 1, Volume No. 46 for 93, Pages from 24 to 32 bearing Deed No. 7018 and dated 10.09.1990 which is registered in the office of the District Registration Office Patna in Book No. 1, Volume 46 for 93, Pages from 24 to 32

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bearing Deed No. 7019.

Both land owner possessed the same as absolute owner, and they are in peaceful physical and exclusive possession over the same.

Since then they came in actual, physical, possession over the land fully described in Schedule no. I at the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar through Circle Office, Patna Sadar.

AND WHEREAS, the said land owners expressed their desire to develop the landed property and to construct multi-storied building on Survey Plot No. 1039 (P), Khata No. 621, in Mauza- Mainpura, Mohalla- New Patliputra Colony, Thana No. 2, measuring an area of 4 Katthas more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Owner:-

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved)/PMC, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

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

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

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whatsoever regarding the said property or any part thereof.

AND WHEREAS, the owners are interested in getting constructed multi-storied residential flats on the said property and acquire super built up area in the shape of, residential flats, parking spaces, etc. as consideration for the value of the lands of the said property when conveyed by the owners to the Developer.

(B) The aforesaid Developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the owners (hereinafter referred to as the said building) and the owners wanted and agreed to acquire flats, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the owners to the Developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

(1) The aforesaid owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule- I of this agreement shall be handed over to the Developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The Developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC.

(3) That the Developer will be exclusively responsible for any

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Ranjan Ranjan
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accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The land Owners will not be responsible for the same in any way.

(4) That the entire multistoried building shall be constructed by the Developer and the entire cost to be incurred for construction shall be borne by the Developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be **"BAIDHYA VANSHI VIHAR"**, or as mutually agreed upon by both the parties.

(6) That the Developer agreed to hand over 50 % (Fifty percent) of the total Super-built up area to the land Owners in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(7) In case Owner's 50 % (Fifty percent) of the Super built-up area is not covered in the form of the complete flat taken, the Developer will have to pay the equivalent Market Price to the Owners for the area.

(8) That similarly, the Developer will retain 50 % (Fifty percent) of the total Super built-up area. In the shape of flats and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem

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Rajiv V Ramjee Pasayat
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fit and proper. Both the land Owners and the Developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the Developer with the prior consent of the land Owners and the Developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land Owners and Developer as per the above mentioned share.

In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

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

(11) The Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(12) That the builder will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within **2 (Two) Years** from the date of sanction of the approved building map plan and after handing over vacant possession, with further grace period of **6 (Six) Months**.

(13) That the Developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried

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building. The Developer will use the standard materials as specified in Schedule-II.

(14) That the land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the land Owners find that the materials used for construction is not up to the marks and not of good quality then they should intimate the same to the Developer and suggest to use better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard, However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the Owners.

(16) Form the date of delivery of possession of Owner's area to the Owners, the and or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

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

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

(19) Similarly the Owners shall be fully entitled to enter

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Ramram Ramram
24/10/2023

Rajiv Ranjan Prasad
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into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area. Whenever required by the Owner.

(20) A separate list of detailed specifications for the said building in schedule II is part of this Development Agreement.

(21) AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

(22) That after the completion of the construction of the building project Developer/Promoter/Land owners shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

(i) 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 owners, as the case may be, as per sub-section (1) in favour of the prospective apartment purchasers.

THE DEVELOPER FURTHER UNDERTAKES:-

(A)That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,

(B)To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period

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of construction of the said building thereon.

(C) The Owners and the Developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Patna Regional Development Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D) The Owners will deliver to the Developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the Developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the Developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The Developer shall be entitled to retain only photocopies/ Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owners/ allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the Developer manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 50 % (Fifty percent) in the residential constructed area to the land owner and 50 % (Fifty percent) in the residential constructed area to the Developer.

(G) The Developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization

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formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time, and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(H) The nominee/s of the Developer shall own and hold possession of the building comprised in the Developer's area according to the standard agreement finalized by the Developer, the Owners and its nominees(s) shall be bound to hold and own possession of the Owner's area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreement.

(I) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(J) The Owners agree that if any levy is imposed by Patna Regional Development Authority / PMC or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the Developer (or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

However, during the construction work the Land Owners shall not pay any levy is imposed by Patna Regional Development Authority / PMC or any other public body or bodies or the government but GST etc. shall be paid by the

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Ranjan Kumar
24/01/2023

Rajiv Ranjan Prasad
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Owners and the Developer (or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

(K) The Owners agree that in case any fine or penalty/fee/ fine to be imposed on the said building for any alleged deviation form the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the Developer.

(L) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(M) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claming to be the co-sharer or contained in the Schedule- I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule- I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the Developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(N) That the entire cost to be incurred for registration of this Development Agreement shall borne by the Developer and the land Owners will have no concern with that.

(O) That in case of any dispute or differences between the parties arising out of relating to this Development Agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall he conducted under the provisions of The Arbitration & Conciliation Act, 1996 as amended from time to time at Patna.

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

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

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Rajiv Ranjan Prabhat
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land for the construction of multistoried building with amalgamation of the adjacent land and Schedule land altogether and land owner/s will have no objection regarding the same in future.

(R) That after handing over the possession of the flats of the land owners share by the developer, the land owner shall be liable for the taxes, rents, cess, duties etc. in respect of their share such as service tax, Municipal Tax, VAT, any other taxes as charged by the Govt. or competent authority.

(S) That the Developer shall develop the land as per the law established by the Real Estate Regulation and Development Act, 2016, and get the registration done of real estate project with Real Estate Authority established under the said act. Where the real estate project is to be developed in phases, every such phases shall be considered a stand alone real estate project, and the developer shall obtain registration under the said act for each phase separately, in such form and manner within such time and accompanied by such fee as may be specified by the regulations made by the Authority.

(T) That the Developer has paid Rs. 2,00,000/- (Rupees Two lakh only) as non refundable amount to the Land Owners in which Rs. 1,00,000/- vide Ch. No. 631342 issued fro S.B.I., Kadamkuan Patna dated 15.01.2023 to Rajeev Ranjan Prasad and Rs. 1,00,000/- vide Ch. No. 631343 issued fro S.B.I., Kadamkuan Patna dated 15.01.2023 to Rajani Ranjan.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel of land measuring an area of 4 Katthas more or less equivalent to 12.5 Decimals, with a single storied house constructed over measuring Ground Floor area 3000 sq.ft., situated at Survey Plot No. 1039 (P), Khata No. 621, in Mauza- Mainpura, Mohalla- New Patliputra Colony, Thana No. 2, , P.S. Digha, in town and district of the Patna within the Municipal Corporation area in Ward No. 22, Circle No. 249, Holding No. 221B/41 in the name of Rajani Ranjan and Holding No. 221A/41 in the name of Rajiv Ranjan Prasad and under the District Registrar, Patna and detailed & bounded

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24/1/23

Rajiv Ranjan Prasad
24/01/2023

Rajani Ranjan
24/01/2023

खेसरा पंजी अप्राप्त है।

24/1/2023

सभी प्रकार क [illegible] मुक्त पाये।
24/1/2023
जाच लिपिक

as follows:-

Revenue Details of land.

1. Name of the District- Patna
2. Name of the Revenue Anchal- Patna Sadar
3. Name of the Revenue Halka- Patliputra
4. Name of the Revenue Village- Mainpura
5. Revenue Thana no. - 02
6. Name of the Revenue Thana- Phulwari

BOUNDARY OF THE LAND:

NORTH	:	Land of Achhaibat Prasad
SOUTH	:	Survey Plot No. 1039 (P).
EAST	:	16 Feet 2 Inches wide Branch Road.
WEST	:	Multistoried Building.

Note:- Govt. value is mentioned at **Code No. 225 & Zone- 4** of M.V.R. 2016-17.

M.V.R. value of above land is	Rs. 2,03,13,000/-
Cost of Construction	Rs. 30,00,000/-
Cost of Boundary wall	Rs. 4,00,000/-
	Rs. 2,37,13,000/-

SHARE DISTRIBUTION

Land Owner's:

*Entire First Floor

*One Two Bedroom Flat on Ground Floor (as per sanctioned map Plan)

* Barsati shall be constructed by Developer on the Terrace (as per sanctioned map Plan)

* Open Parking spaces for all flats

Developer's:

*Entire Second Floor

* Open Parking spaces for all flats

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

DEV:-SHREYA CONSTRUCTION

FOUNDATION : As per standard applicable Design

STRUCTURE :-RCC Framed Structure with / **Brickwork Number 01 quality.**

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Rajan Ramdan
24/11/2023

Rajiv Ranjan Prasad
24/11/2023

FLOORING : Complete **Vitrified (Nitco, Kazaria equivalent) double Charge** Flooring Master Bedroom wooden Flooring

EXTERNAL FINISH : Permanent finish with good quality Apex Asian / Berger paint over wall putty

INTERNAL FINISH : Wall putty and providing gypsum board false ceiling in drawing room and Bedroom (Internaml wall paints shall be done by the respective owners)

DOORS : Sal wood door frame, water proof flush Door (Century, Green Ply, Alpro),door with 2 coats of synthetic enamel paints over a coat of primer & Internal door with a Coat of primer.

MAIN DOOR Main Door Finished with 4mm thick teak veneers over flush door.

WINDOWS Fully Glazed Wooden UPVC windows of SLEEK or equivalent company

TOILETS : ceramic tiles floors, **(Nitco, Kazaria equivalent** Non Slippery) 7'0"" high glazed tiles Dado, white glazed vitreous Sanitary wares (**Parryware/ Hindware**) & good quality chromium plated fittings (**Jaquar/ Kohler**). All toilets provide with hot & cold points.(hanging WC with conceal cistern and Flush Valve)

KITCHEN : Working Platform finishes with black Granite stone and Ceramic wall tiles2'6" high over the platform. With well furnish Modular Kitchen

ELECTRICALS : Concealed wiring (Finolex/Havells) of copper conferring ISO 9002,adequate lighting & power points ,sockets & Modular switches of ISI marks (**Anchor/Havells/North-West/ Philips**) will be provided.AC point in each bedroom & drawing / Dining. One TV & Telephone Point in each flat. S.S RAILING S.S.Railing providing in staircase and balcony

WATER SUPPLY : 24 Hours water supply from own submersible tube well.

GEN.CONNECTION : Generator of Kirlosker 40 K.V.A. or of the same quality shall be provided for 500 watts emergency power supply in each flats.

SECURITY 24 hours security with close circuit T.V. in reception & facility of Intercom

SPECIAL FEATURES :- EARTHQUAKE RESISTANT BUILDINGS & PROVISION FIRE SAFETY EQIPMENT

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LIFT : OTTIS/KONE 06 PASSENGERS TERRACE
Water proof and Heat Treatment with non slippery tiles

PARKING SPACE : Proper Landscaping in the setback area with design floor tiles

RECEPTION : Well Design reception counter with wood finishing

STAIR AND LOBBY :- Finishes with Granite Flooring and False ceiling

LIGHTING : Focus Lighting to illuminate the exterior facade of the building.

CAMERA : Facility of CCTV Camera in common area

IN WITNESSES WHEREOF, the parties have executed this deed of Development Agreement on the date, month and year first mentioned above it.

WITNESSES:-

1. 24/01/2023
ANIL SHARMA
S/o. G.R. Sharma
C/o. Narendra Kishore Sinha
Jagatnarayan Road
Kadam Kuan
Patna - 800003

2. Rajani Ranjan
Suchitra Kashyap
wife / Rajani Ranjan
3C/252
New P.P. Colony
Patna
24/01/2023

1. Rajiv Ranjan Prasad
24/01/2023

2. Rajani Ranjan 24/01/2023

Signature of Land owners.

For SHREYA CONSTRUCTION
24/1/23
Proprietor

Signature of Developer.

"MAY I HELP YOU PATNA SADAR"

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. 479300/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 499800/-

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		
							TOTAL-		21000

LLR + Proc Fee		Service Charge
LLR	0	
Proc.Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21500

Date: 24/01/2023

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 24th January 2023 by Rajiv Ranjan Prasad S/O Late Baidya Nath Prasad by profession Others. Status - Executant

Rajiv Ranjan Prasad
24/01/2023

Signature/L.T.I. of Presentant **Date:24/01/2023**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anil Sharma' age '52' Sex 'M', 'Late Gopi Ram Sharma', resident of 'Narebndra Kishor Sinha, Jagat Narayn Road, Kadamkuan, Patna-800003'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 24/01/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 19 on pages on 548 -564, for the year 2023 and stored in CD volume No. CD-3 year 2023 .The document no. is printed on the Front Page of the document.

Date : 24/01/2023

Registering Officer
Patna

Token No. : 917 **Year : 2023** **S.No. : 906** **SCORE Ver.4.1** **Deed No . :d No . : 828**

1/24/2023

बिहार सरकार

Help

Download Challan Details

View GRN Details

GRN	: BHR20230100579882M VIEW
Party Name	Shreya Construction
Stamp Duty-(R0030021030001)	274300
Registration & Other Fees-(R0030031040001)	21000
LLR & Proc Fee-(R0029008000006)	0
Challan Total Amount	295300
Status	**Success**

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विहार सरकार

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View GRN Details

GRN	: BHR20230100579605M VIEW
Party Name	Shreya Construction
Stamp Duty-(R0030021030001)	200000
Registration & Other Fees-(R0030031040001)	0
LLR & Proc Fee-(R0029008000006)	0
Challan Total Amount	200000
Status	**Success**

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View GRN Details Live

Download e-Challan

GRN	: BHR20230100608075E VIEW
DSRO CODE	**2800**
Party Name	**Shreya Construction**
Stamp Duty-(R0030021030001)	**4000**
Registration & Other Fees-(R0030031040001)	**0**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**4000**
Status	**Success**
Payment Date	2023-01-24 11:18:24.0
CIN	00001532023012486959

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भारत सरकार
GOVERNMENT OF INDIA



अनिल शर्मा
Anil Sharma
जन्म तिथि/ DOB: 18/12/1972
पुरुष / MALE

9687 5649 2175

आधार-आम आदमी का अधिकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: स्व गोपी राम शर्मा,
सी/ओ-नरेन्द्र किशोर सिन्हा,
जगत नारायण रोड,
कदमकुआं, पटना,
बिहार - 800003

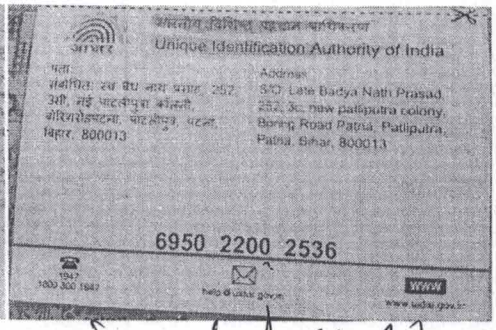
Address:
S/O: Late Gopi Ram Sharma, C/o-
Narendra Kishore Sinha, Jagat
Narayan Road, Kadamkuan, Patna,
Bihar - 800003

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

Anil Sharma
24/01/2023

IDENTIFIER


भारत सरकार
Government of India
रजनी रंजन
Rajani Ranjan
जन्म तिथि / DOB : 01/01/1956
पुरुष / Male
6950 2200 2536
आधार - आम आदमी का अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
पता:
S/O लेट बद्री नाथ प्रसाद, 252, 3सी, नई पाटलीपुत्रा कॉलनी, बोरिंगरोडपटना, पाटलीपुत्र, पटना, बिहार, 800013
Address:
S/O Late Badya Nath Prasad, 252, 3c, new patliputra colony, Boring Road Patna, Patliputra, Patna, Bihar, 800013
6950 2200 2536
1947
1800 300 1947
help@uidai.gov.in
www
www.uidai.gov.in

Rajani. Ranjan
24/11/2023

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

RAJANI RANJAN

BAIDYANATH PRASAD

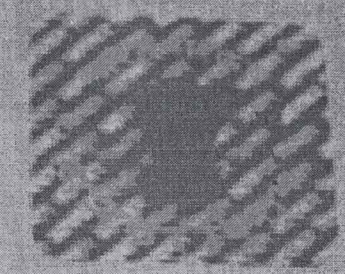
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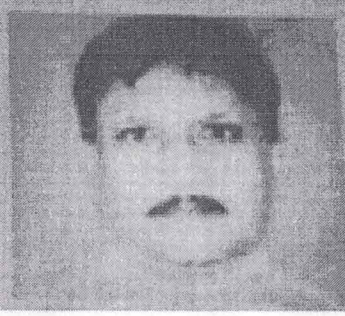
Permanent Account Number

ACOPR0918E

Signature

Rajani Ranjan
21/07/2023





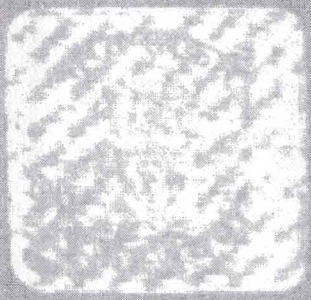
03012013

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA



RAJIV RANJAN PRASAD

BAIDYA NATH PRASAD

18/03/1951

Permanent Account Number

AHVPP6627N

Rajiv Ranjan Prasad

Signature



19122012

Rajiv Ranjan Prasad

24/01/2023


भारत सरकार
GOVERNMENT OF INDIA

राजीव रंजन प्रसाद
Rajiv Ranjan Prasad
जन्म तिथि/ DOB: 18/03/1951
पुरुष / MALE

3055 5059 8880

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: वैद्यनाथ प्रसाद,
252, रोड न-3,सी, न्यू
पाटलीपुत्रा कॉलोनी,
बोरिंगरोडपटना, पटना,
बिहार - 800013

Address:
S/O: Baidyanath Prasad, 252, ROAD NO-3,C, NEW PATLIPURA COLONY, Boring Road Patna, Patna, Bihar - 800013

3055 5059 8880

Aadhaar-Aam Admi ka Adhikar

Rajiv Ranjan Prasad
24/01/2023

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

AMRENDRA KUMAR SINHA

SIBESHWAR PRASAD SINHA

03/01/1971

Permanent Account Number

AMZPS3340Q

Signature



For SHREYA CONSTRUCTION

24/1/23

Proprietor


भारत सरकार
Government of India
अमरेन्द्र कुमार सिन्हा
Amrendra Kumar Sinha
जन्म तिथि / DOB : 03/01/1971
पुरुष / Male
7363 4146 0816
आधार - आम आदमी का अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
पता:
सबोधित: श्री सिबेश्वर प्रसाद सिन्हा, 179, खजांची रोड, महावीर स्थान के पास, पीरबहोर, आर्या कुमार रोड, बांकीपुर, पटना, बिहार, 800004
Address:
S/O: Sri Sibeshwar Prasad Sinha, 179, khazanchi road, near mahavir asthan, pirbahore, Arya Kumar Road, Bankipore, Patna, Bihar, 800004
7363 4146 0816
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1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

For SHREYA CONSTRUCTION

Prop. 24/11/23