Serial No. 5600 Circle:-:Bhagalpur

Serial No. 5600

Book No. :- 1 Deed No. 5554

Deed No 5554

बिहार सरकार

जिला निबंधन कार्यालय भागलपुर

पृष्ठांकन का सारांश

दिनांक **10/05/2019** को **Binod Kumar Singh** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमे रू0 **597060** मुद्रांक शुल्क एवं रू0 **22000** निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 **5554** के रूप में पुस्तक सं0 **1** की जिल्द सं0 **91** के पृष्ठ सं0 **169** से **185** तक **CD 14** में आज निबंधित एवं कुल **17** पृष्ठों में संधारित किया गया ।

दिनांक– 10/05/2019 टोकन नं॰ 5675 /2019

गौतम कुमार
निबंधन पदाधिकारी

Scanned By

Computer Operator

अवध किशोर शर्मा
उच्चवर्गीय लिपिक
जिला निबंधन कार्यालय
भागलपुर

ANUPAMA DEVELOPER PVT LTD
Director

DEVELOPMENT AGREEMENT

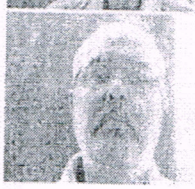
THIS AGREEMENT is made this on 10th Day of May 2019 at Bhagalpur between 1.**Sri Binod Kumar Singh Age-77years** Aadhaar No-649840251996, Mobile No-9934051740, & 2. **Sri Bijoy Kumar Singh Age- 70 years,** Aadhaar No407937386494, Mobile No- 9430064972, both Sons of Late Ram Narayan Singh resident of "INDRALAY" , near Akashvani, Radha Rani Sinha Road, Adampur P.S. Adampur (Kotwali) District and in the town of Bhagalpur, BIHAR, by Nationality- Indian **herein after called "OWNERS" 1st party** (Which expression shall unless excluded by or repugnant to the context, shall mean and include their heirs, Executors, Administrators, legal representative Successor-in-interest and Assigns) of the ONE PART.

जिला अवर निबंधक भागलपुर

SCROLL CHECKED

District Registry Office,Bhagalpur

Token Number 5675 | Reg. Year 2019 | Serial Number 5600 | Deed Number 5554

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Anupama Developers Private Limited Through Managing Director Pradeep Kumar Sharma						
Executant	Bijoy Kumar Singh						
Presented By	Binod Kumar Singh						
Executant	Binod Kumar Singh						
Identified By	Amitabh Sohan						
Sig.							

आदेशानुसार प्रारूपक क्रेता एवं विक्रेता द्वारा दिखाये गयें .....अपार्टमेन्ट के.....फ्लोर पर स्थित फ्लैट नं0.....वार्ड नं0.....हो. नं0..... मुहल्ला.....अन्तर्गत.....पर अवस्थित फ्लैट का दस्तावेज में वर्णित चौहद्दी के अनुसार स्थल जाँच किया गया जाचोपरान्त उक्त फ्लैट नं0.....कुल.....वर्ग फीट सुपर विलडप सहित की डीलक्स संरचना आवासीय/ व्यवसायिक प्रथम/द्वितीय श्रेणी की है।

आदेशानुसार प्रारूपक क्रेता एवं विक्रेता द्वारा दिखाये गये भूखण्ड, मुहल्ला/मौजा आदमपुर वार्ड नं0/ थाना नं0 23 होल्डिंग नं0 27 & 28 अन्तर्गत देउघाट रोड का दस्तावेज में वर्णित चौहद्दी के अनुरूप स्थल जाँच किया गया/जाँचोपरान्त उक्त भूखण्ड पर व्यावसायिक पक्का वर्गफीट मकान/दीवार आर.सी.सी./आर.बी.सी./खपड़ा पोश निर्मित है, जो व्यवसायिक/आवासीय/विकासशील प्रथम/ द्वितीय श्रेणी की है। भूमि मुख्य सड़क के अन्तर्ग भूमि व्यवसायिक श्रेणी की है

हस्ताक्षर

स्थल जाँचकर्ता

जिला अवर निबंधक भागलपुर

Binod Kumar Singh
10-5-19

AND

M/s Anupama Developers Pvt. Ltd. a Registered Company under Companies Act 1956, having its office at G D Shree Kunj Apartment, Bose Park, M. G. Road, Bhagalpur, Bihar through its **Managing Director Sri Pradeep Kumar Sharma Age-52 years** S/o Late Nand Lal Sharma **resident of Silver Spring Apartment, Burhanath Road, Khalifabag P.s. Kotwali District and in the town of Bhagalpur,** BIHAR by Nationality Indian hereinafter referred to as **Developer, herein after called to as the "DEVELOPERS" 2nd party. Mobile No. 9934371706, Aadhaar- 92204689808** (which expression shall unless excluded by or repugnant to the context or meaning thereof, mean & include its Executors, Administrators, Successors and Assigns of the SECOND PART.

ANUPAMA DEVELOPERS PVT. LTD. Pradeep Kumar Sharma Director 10/05/19

WHEREAS the terms and expression "Owner and Developer" shall means, unless excluded by or repugnant to the subject or context, their respective transferees, executors, administrators, legal representatives, heirs and assignees;

WHEREAS the Land owners fully described above here have seized and possessed a piece of home stead lands bearing Municipal Khesra no. 1124 (k,kha,ga), Khata no. 84 & Khesra no.1129,Khata no.585 under Municipal ward no.01 old, new 23, circle no. 01 & 10 bearing holding no. 27 & 28 Situated at Mohalla Adampur, Red Cross Road P.s. Adampur (Kotwali) District and in the town of Bhagalpur, under the Zamindari of State of Bihar through Anchal Jagdishpur Zamabandi no. 84 & 3035 Measuring total area of 16.526 Dismals more or less home stead Lands Bounded and butted as Follows :-

Vijay Kumar Singh 10/5/19

Boundary of Sale deed no. 8534 area 08 katha.

North :- Municipal drain & thereafter Land of Himangshu Nath Chatterjee,

South :- Land of Himangshu Nath Chatterjee,

East :- 6' wide common passage and thereafter land & building of executants.

West :- Niz Gali

Binod Kumar Singh 10/5/19

जिला अवर निबंधक भागलपुर

Boundary of Sale deed no. 12614 area 02 katha 06 Dhurki.

North :- Red Cross Road.

South :- Nala after nala the house of the Vendee.,

East :- 6' Common Rasta .

West :- Niz Gali

WHEREAS the land in question here is the purchased land of mother of the executants 1st party here namely Smt. Indira Singh W/o Sri Ram Narayan Singh purchased by virtue of Registered sale deed no. 8534 dated 23.09.1960 for the area of 08 kathas @ 720 sqft. per katha purchased from Sri Himangshu Nath Chatterjee & Sri Suchangsu Bhushan Chatterjee both sons of Late Anukul Chandra Chatterjee who had acquired title by virtue of Law of inheritance of Hindu Law of their paternal property and being the sole legal heirs of Late Anukul Chandra Chatterjee and another Sale deed no. 12614 dated 12.12.1979 for the area of 02 kathas 06 dhurki @ 720 sqft. per katha purchased from Smt. Binapani Chatterjee W/o Late Dr. Himangshu Nath Chatterjee Sri Samir Chatterjee S/o Late Himagsunath Chatterjee & Smt. Pratima Banerjee W/o Major B. Banerjee D/o Late Himagsunath Chatterjee who had acquired title over the land by virtue of Law of inheritance of Hindu Law after the death of Dr. Himansunath Chatterjee who had purchased the land and after transfer of the land here Smt. Indira Singh became absolute owner of the land by mutating her name in both the Sirista State of Bihar through Anchal office Jagdishpur and Municipal office Bhagalpur and also came in peaceful possession over the land in question here fully described above & Schedule below here.

WHEREAS Late Indira Devi and Late Ram Narayan Singh died leaving behind two sons and one widow daughter who is issueless as their legal heirs who have jointly inherited the title over the land as per the Law of Inheritance of Hindu Succession Act of Hindu Law the executants 1st party are executing this agreement in the capacity of owner of the property as well as karta of their family for the welfare of their family members fully mentioned above of this agreement and both the legal heirs of Late Indira Singh obtained up-to-date ~~Anchal rent-receipt for the year of~~

2017-18 of Anchal office Jagdishpur by mutating their name. The widow daughter namely Smt.Bina Devi has no interest in this property and is attesting this deed as one of the witness. Executants 1st party have not mutated their name in the Municipal office,anchal office as well as and obtained up to date rent receipt with respect to the land in question here for the year of 2017-18. And still coming in peaceful possession over the entire land fully mentioned above here of this agreement.

AND

WHEREAS the owners herein are in peaceful Possession of the property fully described above of this agreement as owner and have got good marketable title, interest and possession therein and said owner has not created any encumbrance till date over the same property nor deal in any manner with anybody else. If found any shall be treated as null and void.

WHEREAS the land owners are interested to construct a Multi storied complex thereon by amalgamating the Lands as Residential cum Commercial accommodation of flat/flats etc, for which the land owners are not in a position to do and therefore they were/are in search of a suitable and experience developer/builder to make constructions of a Multi storied building over the property fully described above here at his costs on the terms and conditions to be agreed between them and they expressed their intention before the interest developer and lastly negotiated with the 2nd party of this agreement being their Full satisfaction, who is a reputed company having experience in the construction work.

AND

WHEREAS it is agreed that the landowners shall get 50 % share and the developer shall get 50% share in the total apartment. Total 50% of the constructed habitable area including parking space will be in the apartment will be given to the owners of the premises on the proportionate basis as said above and the exact respective areas will be finally determined after the plan is sanctioned by B.M.C. All the remaining unconstructed or constructed portion i.e. Road, Sahan passage, Staircase, Space for fitted lift with all such construction for common use and other facility for water supply, electricity or other spaces with common wall or any place of common use, the Developer, their allotees or transferees and assigns will have the right to, and rules if ever framed by the occupants of the entire premises.

ANUPAMA DEVELOPER PVT LTD
Director

Pradeep Kumar Singh
10/5/19

Pradeep Kumar Singh
10/5/19

WHEREAS the Landowners and Developer have amicably divided the flats floor wise in ratio of 50 % each and that will be treated as part & Parcel of this agreement.

The name of proposed Multi storied complex will be "INDRALAY"

WHEREAS as a result of the negotiations between the parties hereto and on the representation and declaration made by the owners as herein recorded in the agreement for development of the said schedule property written hereunder has been arrived in between the parties here to upon terms and conditions here-in-after appearing.

NOW THESE PRESENT WITNESSTH AND IT IS HERE BY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS: -

1. The aforesaid owners hereby appoints the aforesaid Developer as Developer of the schedule party hereunder, irrevocably, who hereby accepted from the owners, the exclusive right possession and license to develop the said landed property detailed in schedule hereunder in the manner and on the terms conditions and stipulations here in after mentioned.
2. The owners herein shall always be cooperative in all manners with the developer and its nominees to whom so appointed by the Developer, for development of the schedule property, so that the development works of a multistoried building/ complex could proceed without any hindrances.
3. It is further agreed that the terrace will be in common use of the occupant till date as and when if there is change in existing B.M.C. act or other act or new enactment which shall permit to enhance the building height from present, in that case the owners shall have the full and absolute right and title to make agreement afresh for further development or extension of the building giving priority and consideration to this developer, if the other terms and conditions are agreed upon.
4. The Developer and the Owners have jointly decided and agreed that the said building will be constructed as per building plan sanctioned by the competent

ANUPAM REALTECH PVT LTD Director

Authority and it is on the basis that this agreement is being entered into by and between the parties hereto.

5. The Owners shall, after the execution of this Agreement, allow every facility to the Developer, their staff, engineers, architects, and workers etc., to enter upon the said land to enable the Developer to carry out the various development works as stipulated in this agreement.

6. That immediately after the execution of this agreement, the Developer shall proceed expeditiously with preparation of the plans and drawings for the said building as approved and sanctioned by Bhagalpur Municipal Corporation vide Approval No BPA/00005/2019-20 Dated 04th April 2019.

7. The Owners shall sign, execute and verify if so required, all document/ papers as may be necessary from time to time including the Multistoried building plans and the other documents to be submitted for Sanction, subject to the provisions of this agreement.

8. The Developer shall be entitled for the built up area of their share and to give it and to allot the same to its allottees on ownership basis or any other basis and to receive and appropriate amount to their own account. The purchasers of the flat/ shops and other testaments may do mortgage of the said build up property to be purchased by them with financial institution for enabling them to obtain loan against their flat/ testaments etc., without involving land and the owner's share.

9. The Owners hereby restrained for transferring or dealing with and / or disposing of and/or part without possession of the schedule property during the subsistence of the agreement.

10. All rates, taxes and outgoings in respect of the schedule property hereunder shall be paid and borne by the owners till the date of delivering of possession of the said property to the developer and/or till the date of the execution of this agreement.

Thereafter the same shall be on the account of the Developer till time owners allocation as mentioned below is handed over to the owners.

11. The Owners and their nominee(s) shall solely and exclusively be entitled to the owners area and they shall have absolute right, title and interest over the owner's area and they shall be fully entitled to use and enjoy the same either himself individually and collectively or shall be fully entitled to transfer cover, grant, otherwise alienate his/ their interest, in any manner as deemed fit by them to any person or persons, Association of persons, Firms, Body Corporate, Co-operative Societies, Govt. Agencies etc., on such terms and conditions as may be decided by the owner individually or collectively.

AMUPAMA DEVELOPER PVT LTD
Director

12. The Developer and/ or its nominee(s) shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and they shall fully entitled to transfer, convey, grant, otherwise alienate his/their interest in any manner as deemed fit by them to any person or persons, Firms Body Corporate, Co-operative Societies, Govt. Agencies etc., on such terms and conditions as may be decided by the Developer or its nominee(s) individually or collectively. In Such Transfer Deed the Owner may be confirming Party if required. The Act and rules of Bihar Apartment ownership Act will be applicable here.

13. The Developer shall have exclusive right to execute the deed of conveyance in respect of the Developer's allocation in favour of its nominee or nominees / allottee or allottees in such part or part as shall be required by the Developer including the undivided proportionate share in the land on pro rata basis together with right in all the common facilities etc. and for the aforesaid purpose, the Developer shall if required obtain the certificate under section 230A of the Income -Tax Act 1961 as amended from time to time and shall also obtain all other Permission approvals and/ or Sanctions as are required in law.

14. The Developer's agrees to construct and give possession of the owner's allocated area to the owners with in the period of 3 (Three) years from the date of sanction

जिला अवर निबंधक

of the building plan by the competent Authority with a grace period of six months subject to, the force majeure and such happenings as beyond the control of the Developer including fire, tempest, strike, lock out, exceptionally inclement weather and/or other act of nature, or on such other extended period as mutually agreed by them after the expiry of the said period a fine of Rs. 25000/- per month will be payable to the owner for the additional six months. Thereafter the developer shall be seized to function as developer and the entire land including the incomplete constructed building with entire materials will automatically vest in the legal possession of the owners having complete title and ownership and the owners shall be entitled to utilize, dispose of the same according to their own wishes and further it is made clear that if it happens so the owners shall be free to enter into the agreement afresh with other developer or developers for further development without any let and hindrance by this developer. On the other hands it will fail if due to delay caused to the land owners any and developer shall be entitled to get the fulfill the entire.

15. The Owners hereby from the date of this Agreement grants exclusive right and license to Developer to enter upon the said land and to take up and proceed with the Development, planning and construction of the said proposed building in terms of this agreement and handover vacant possession of the said landed property more fully described in the schedule hereunder written. This license grants to the Developer a license as contemplated in law.

16. The Owners hereby undertake not to sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said land or part thereof during the continuance of this Agreement and undertake not to do any act, deed, charge, matter of things as shall be in breach of the terms of this agreement save and except putting the Developer thereon for the purpose of development pursuant to this agreement.

17. The Developer shall develop the said land in its own account and at its own cost and shall alone be responsible for the development of the said land as fully described in the schedule attached with this agreement and neither the owner nor

ANUPAMA DEVELOPER PVT LTD
Director

जिला अवर निबंधक

any persons claiming through the owners shall have any right or interest in the development of the said land except in relation to the owner's area.

18. As after the date hereof the Developer shall be deemed to be in possession of the said land and shall be fully entitled to do any act, deeds and things required for development and construction of the said building at the Developer's own cost and expenses.

19. The Developer shall be entitled to develop the said land by constructing thereon one or more building(s) consisting of dwelling units, flats, shops, parking spaces and other structures in accordance with building plans approved by the owners and sanctioned by Bhagalpur Municipal Corporation as stated herein above.

20. The Owners hereby authorize the Developer / or its nominee to negotiate and execute agreement for sale with any purchaser and owner will execute and get it registered sale deed in favour of the said purchaser along with the developers if required. If the owner or developer or any of them neglect and refuse to execute the sale deed in favour of the said purchaser, the purchaser will have the right to get it registered through competent court of law.

21. The Developer & Land owners further undertake:

(a) That it 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 land may in any manner be adversely affected until the Developer has given delivery of possession of the owner's area to the owners.

(b) Indemnify the owners against all third parties claim and always keep them indemnified and harmless in respect of all claims, damages (even arising out of cheating and forgery of any kind compensation or expenses payable in consequence of any injury of accident sustained by any workmen, artisan, or invitees or other persons in the property who were in the

ANUPAMA DEVELOPER PVT LTD
Director

Pankaj Kumar Singh
10/5/19

Bimal Kumar Singh
10/5/19

employment of the Developer while in or upon the said land and during the period of construction of the said building thereon.

22. The Landlord shall be entitled to retain the original documents pertaining to the said land including title deeds, Land Receipt etc. However, the original documents will be produced by the Landlord for inspection whenever required. However the Landlords are bound to handover all the relevant original documents to the society formed for the maintenance of the Building/Apartment.

23. After delivery of possession of the owner's allocated area all outgoing in respect of the land and the said building thereon shall be borne and paid by the owners and the Developer and/or their nominee(s) proportionately in the proportion of their respective shares in the total built up area (the word proportionately with all its cognative variation whenever used in these presents shall mean, the proportion in which the parties to and/or their nominee(s) acquiring portions of the building are entitled to the covered areas in the said building).

24. The Developer shall form, as it deems best, a Co-operative Housing Society / Association of person / Body Corporate of all the persons owning /tenants in the said building. The Owner and his nominee(s) shall become member of such an organization formed by the Developer and the owner/ their nominee(s), respective agents, servants, licenses, tenants etc. shall be bound to abide by the rules regulations as be framed by such organization for time to time they shall be bound to contributes towards the best formation of such organization as well as to pay the regular maintenance charges etc. which ever be fixed by the associations of the apartment.

25. The nominee(s) of the Developer shall own and hold portion of the building comprised in the Developer's area to the Standard Agreement finalized by the Developer. The Owners and their nominee(s) shall be bound to hold and own proportions of the Owners area in the said building of the same terms and conditions as be contained in the aforesaid Standard Agreement and to execute similar agreements.

ANUPAMA DEVELOPERS PVT. LTD.
Director

Pradeep Kumar Singh
10/5/19

Dinesh Kumar Singh
10/5/19

26. The common areas shall jointly be owned by all owners/ purchasers of the said building with equal entitlements to use all common areas and facilities intended for utilization by the occupants of the said building on the same terms and conditions. No Owner of any part of the said building will have exclusive right, title and interest over the common facilities except the right of common use no one shall have any objection to such common use.

27. The owners declare that in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan and/or in any excess construction of the of the built up area then the same shall be borne and paid by the Developer or on the terms as mutually agreed upon.

28. It is agreed that in all transfers / conveyances 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.

29. That the developer will give possession to the land owner before giving any possession to the other buyer.

30. That the land owner will have the right to inspect the construction / material either by themselves or through their agent. If any objection raised by the Landowners pertaining to the material or quality of construction or any waiver from the sanction plan the Developer will look into it and will resolve it to the satisfaction of the landowners.

31. The Developer and the owner's mutually agree the following specification for the building and the owner's share of flats:-

Walls: Red class I Brick with Cement Mortar.

Wall finish: All external walls shall be painted with weather coat paint. All internal walls, ceilings shall have finish of white cement based putty. of Birla White.

Floors: Vitrified tiles 2X2

Doors: External and internal doors of sakwan frame with flush doors (Green Ply).

Windows: Aluminum window with plain glass & fitted with iron grill

Kitchen: Granite cooking platform with ceramic tiles dado up to 24'' height and stainless-steel sink.

Toilets: Flooring in ceramic tiles and wall ceramic tiles up to seven feet.

ANDANA DEVELOPER PVT. LTD. Director

जिला अवर निबंधक

Kitchen: Granite cooking platform with ceramic tiles dado up to 24'' height and stainless-steel sink.

Toilets: Flooring in ceramic tiles and wall ceramic tiles up to seven feet.

Sanitary fittings: All C.P fittings of standard make like Jaguar or equivalent. Sanitary cistern & commode of white acrylic color of Parry ware.

Electrical: Concealed conduit copper wiring having ISI mark with Modular Switches of Havel's or equivalent make as per the choice of the owners. (Tube lights, fans and other fixtures not provided). One power point each in drawing room and one in master bed room.

Lift: Elevator of a standard company of 6-person capacity will be installed.

Generator: Silent Generator of adequate capacity will be provided for stand by power supply.

32. That in case of any dispute or difference between the parties arising out of relating to this Development Agreement the same shall be settled by reference to dispute or differences to the Arbitrators appointed by both the parties and as such arbitration shall be conducted under the provisions of Indian Arbitration Act, 1940 as amended from time to time.

SCHEDULE OF PROPERTY

Measuring total area 16.526 Dismals equal to 7198.7256 sq ft more or less home stead & Commercial lands bearing Municipal Survey **Khata no. 84, khesra no. 1124 k. kh, g & Khata no. 585, khesra no. 1129,** Survey Ward No-5, under **Municipal ward 23,** circle no. 01 bearing **holding no. 27 & 28** Situated at Mohalla Adampur, **Red Cross Road** P.s. Adampur (Kotwali) District and in the town of Bhagalpur, under the Zamindari of State of Bihar through **Anchal Jagdishpur** Zamabandi no. 84 & 3035 Bounded and butted as Follows :-

North :- Red Cross Road.

South :- Nala thereafter house of Achuta Nand Singh

East :- Nij Gali & thereafter Pratibha Apartment.

West :- Niz Gali

Total area :- 16.526 Dismals.

Govt. rate @ Rs. 18,00,000/- Per dismal Commercial.

जिला अवर निबंधक भागलपुर

Total Govt. Value Rs 2,98,03,000/-

The property comes within Grade -2.Commercial &Vacant Land,

That the Land Owners and Developer have divided their share in the apartment fully described below:

Sri Binod Kumar Singh (Land Owner)	Ground Floor First Floor Fourth Floor	G1 103 401, 402, 403, 404
Sri Bijoy Kumar Singh (Land Owner)	Ground Floor First Floor Third Floor	G2 104 301, 302, 303, 304
M/s. Anupama Developer Pvt Ltd (Developer)	Ground Floor First Floor Fifth Floor	G3, G4 101, 102 501, 502, 503, 504

IN WITNESS whereof the parties here to have set their respective hands to this agreement after have read and understood its content on the day, month, year as written above in the presence of the attesting witness who have signed in presence of each other with.

Binod Kumar Singh

Signature of the landowners 10/5/19

Bijoy Kumar Singh 10/5/19

WITNESSES:

1. Bina Devi w/o - late. Hitendra Narayan Singh Bhagalpur.
2. Ami Subh Sahay S/o Late Ram Bikshi Lish Singh S.K. Puri, Patna 10/5/19

10/5/19

Drafted by:-

Binod Kumar Singh 10/5/19

Signature of the Developer

ANUPAMA DEVELOPER PVT LTD
Director

Pradeep Kumar Sharma 10/05/19

जिला अवर निबंधक भागलपुर

जिला अवर निबंधक भागलपुर



आदेशानुसार प्रारूपक क्रेता एवं विक्रेता द्वारा दिखाये गये
भूखण्ड, मुहल्ला / मौजा आदमपुर वार्ड नं0
थाना नं0 23 हो0नं0 27 & 28 अन्तर्गत ग्रेड ग्रासरोड
रोड का दस्तावेज में वर्णित चौहद्दी के अनुरूप स्थल जाँच
किया गया / जाँचोपरान्त उक्त भूखण्ड पर व्यावसायिक पट्टी
वर्गफीट मकान / दीवार आर.सी.सी. / आर.बी.सी. / खपड़ा पोश
निर्मित है, जो व्यवसायिक / आवासीय / विकासशील प्रथम /
द्वितीय श्रेणी की है। मुख्य सड़क के अन्तर्गत
भूमि व्यवसायिक श्रेणी की है

हस्ताक्षर

आदेशानुसार प्रारूपक क्रेता एवं विक्रेता द्वारा दिखाये गयें
इन्द्रोत्थय अपार्टमेन्ट के फ्लोर पर
स्थित फ्लैट नं0 वार्ड नं0 हो. नं0
मुहल्ला अन्तर्गत पर अवस्थित
फ्लैट का दस्तावेज में वर्णित चौहद्दी के अनुसार स्थल जाँच
किया गया जाचोपरान्त उक्त फ्लैट नं0 कुल वर्ग
फीट सुपर बिलडप सहित की डीलक्स संरचना आवासीय /
व्यवसायिक प्रथम/द्वितीय श्रेणी की है।

स्थल जाँचकर्त्ता

जिला अवर निबंधक
आगरा

Pradeep Kumar Sharma
10/08/19

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR02887213549075R
Certificate Issued Date	:	10-May-2019 11:42 AM
Account Reference	:	SHCIL (FI)/ brshcil01/ BHAGALPUR/ BR-BHG/ BGP
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01032537388508 10R
Purchased by	:	MS ANUPAMA DEVELOPER PVT LTD DIR PRADEEP KR SHARMA
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	MS ANUPAMA DEVELOPER PVT LTD DIR PRADEEP KR SHARMA
Second Party	:	NA
Stamp Duty Paid By	:	MS ANUPAMA DEVELOPER PVT LTD DIR PRADEEP KR SHARMA
Stamp Duty Paid (Rs.)	:	5,97,060(Five Lakh Ninety Seven Thousand And Sixty only)
Reg. fee (Rs.)	:	21,000 (Twenty One Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	6,19,060 (Six Lakh Ninteen Thousand And Sixty only)

SCROLL CHECKED

Locked By
Deepak Kumar

Do not write or type below this line

जिला अवर निबंधक
भागलपुर

SR 0001958587

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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. 597060/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 619060/-

Registration Fee

FEE PAID

A1	21000	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	0	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	1000
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 22000

Registering Officer
Bhagalpur

Date: 10/05/2019

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Friday, 10th May 2019 by Binod Kumar Singh Ram Narayan Singh by profession Others. Status - Executant

Binod Kumar Singh
10/5/19

Signature/L.T.I. of Presentant

Date:10/05/2019

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Amitabh Sohan' age '54' Sex 'M', 'Rajesh Singh' resident of 'Krishna Apartment Ke Pass,phulwari,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Bhagalpur

Date : 10/05/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 91 on pages on 169 -185, for the year 2019 and stored in CD volume No. CD-14 year 2019 .The document no. is printed on the Front Page of the document.

Registering Officer
Bhagalpur

Date : 10/05/2019

Token No. : 5675 Year : 2019 S.No. : 5600 SCORE Ver.4.1 Deed No . :d No . : 5554