Serial No. 14869 **Circle:-:Bhagalpur** **Book No. :- 1** **Deed No. 14665**

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR25748031200376T
Certificate Issued Date	:	17-Nov-2021 10:32 AM
Account Reference	:	SHCIL (FI)/ brshcil01/ BHAGALPUR/ BR-BHG/ BGP
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01352164875868 83T
Purchased by	:	MS AD MD 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	:	Not Applicable
Second Party	:	MS AD MD PRADEEP KR SHARMA
Stamp Duty Paid By	:	MS AD MD PRADEEP KR SHARMA
Stamp Duty Paid (Rs.)	:	1,760(One Thousand Seven Hundred And Sixty only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	2,260 (Two Thousand Two Hundred And Sixty only)

SHCIL BHAGALPUR

15007

SCROLL CHECKED

Serial No. 14869 **Deed No. 14665**

बिहार सरकार
जिला निबंधन कार्यालय, भागलपुर

पृष्ठांकन का सारांश

दिनांक **17/11/2021** को **Manish Chandra Mishra** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमे रू0 **448460** मुद्रांक शुल्क एवं रू0 **21500** 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 **14665** के रूप में पुस्तक सं0 **1** की जिल्द सं0 **251** के पृष्ठ सं0 **323** से **337** तक **CD 39** में आज निबंधित एवं कुल **15** पृष्ठों में संधारित किया गया ।

बिहार सरकार

पंकज कुमार बसाक
निबंधन पदाधिकारी

दिनांक– **17/11/2021** टोकन नं. 15007 / 2021

Do not write or type below this line

Pradeep Kumar Sharma
17/11/21
Manish Chandra Mishra
17/11/21

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0003470274

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DEVELOPMENT AGREEMENT

This agreement made on 17th Day of November 2021 at Bhagalpur.

BETWEEN

1. **SRI MANISH CHANDRA MISHRA Age 44 year,** Pan No: AWBPM1349P Aadhaar No: 5948 2139 7406 Son of Late Shankar Mishra Resident of Gautam Nagar, Gangjala, Ward No 12, Block Kahra, Saharsa, Bihar.

2. **KUMAR SHIRISH CHANDRA MISHRA Age-41 year,** Pan No: AOIPM0369J Aadhaar No: 2458 6800 0968 Son of Late Shankar Mishra Resident Of 203, Vanshee Solitaire, 4th Main, 1st Cross, Chinnapanna Halli,Bangalore North, Marathahali Colony, Karnataka.

3. **BABITA KUMARI Age- 44 year,** Aadhaar No: 8369 9235 7349 W/o. Late Kumar Girish Chandra Resident Of C-1/3, T.T.P.S Colony Lalpania, Kodwatand, Gomia, Bokaro, Jharkhand.

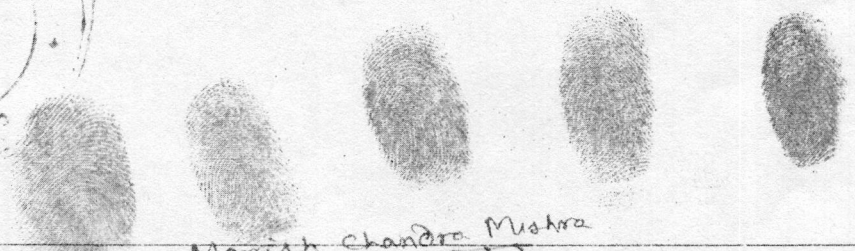
जिला अवर निबंधक भागलपुर

District Registry Office,Bhagalpur

Token Number 15007 | Reg. Year 2021 | Serial Number 14869 | Deed Number 14665

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	M/S Anupama Developers Pvt. Ltd. Through Managing Director Pradeep Kumar Sharma						
Sig.	Pradeep Kumar Sharma 17/11/21						
Executant	Babita Kumari						
Sig.	Babita Kumari 17/11/21						
Executant	Kumar Shirish Chandra Mishra						
Sig.	K. S. C. Mishra 17/11/21						
Presented By	Manish Chandra Mishra						
Sig.	Manish Chandra Mishra 17/11/21						
Executant	Manish Chandra Mishra						
Sig.	Manish Chandra Mishra 17/11/21						
Identified By	Md. Kashif Raza Khan						
Sig.	Kashif Raza Khan 17/11/21						





Manish Chandra Mishra

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2200sop035

(Which expression shall unless excluded by or repugnant to context, shall mean and include their heirs, Executors, Administrators, Legal representatives, Successors – in – interest and assigns etc.) **hereinafter called 1st party. Land Owner.**

And

M/S ANUPAMA DEVELOPERS PRIAVTE LIMITED a registered company under Companies Act 1956, having its office at GD, Shree Kunj Apartment, Bose Park, M.G.Road, Bhagalpur, Bihar through its **Managing Director Pradeep Kumar Sharma Age 54 year, Mob 9934371706, Aadhaar- 9220 4689 8082** Son of Late Nandlal Sharma resident of Silver Spring Apartment, Khalifabagh, P.s. Jogsar (Kotwali) District and in the town of Bhagalpur hereinafter referred to as " THE DEVELOPERS (which expression shall mean and include its successors, survivors and assigns etc.) **hereinafter called 2nd party Developer.**

WHAREAS the executant's 1st part of this agreement seized and possessed a piece of Paternal land measuring 0.600 Hectare or 6458.96 Sqft or 14.8555 Decimal with 50 ft x 3.5 ftx10 Inch = 146 Quibic Ft.Boundary Wall Situated at Mohalla Tilkamanjhi, off Central Jail Road P.S. Tilkamanjhi (Kotwali) District and in the town of Bhagalpur appertaining to Khata no. 259 bearing Khesra no. 805 ka, kha, under Bhagalpur Municipal Corporation old ward no. 9, New 31. Holding no. 321 Under Jamindari of Bihar Sarkar through Anchal office Jagdishpur Jamabandi no. 259. Bounded and butted as follows: -

North: - Siyaram Singh, Sunita Devi, Ram Prasad Choudhary & Dilip Kumar Deen
South: - Road 25 Feet
East: - Rajiv Ranjan Jha
West: - Road 25 Feet

Khata	Khesra	Area	Value
259	805 Ka	3337.13 Sqft or 7.6753 Decimal	Rs 1,15,14,000/-
259	805 Kha	3121.83 Sqft or 7.1802 Decimal	Rs 1,07,71,000/-

Total Area of Land 6458.96 Sqft =14.855 Decimal Value-Rs 2,22,85,000/-

Value of Boundary Wall 146 Qubic Ft----------Rs.88.000/-

Total Value Rs. 2,23,73,000/-

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WHEREAS

The Land in Question here is the Paternal Land of Executants First Party of this Agreement & name of Late Damodar Mishra S/o. Late Madhusudan Mishra is recorded in the Khatiyan of 1985. Babu Damodar Mishra died leaving behind only One Son Late Shankar Mishra & Babu Shankar Mishra also died leaving behind 3 Sons namely 1. Kumar Girish Chandra, 2. Manish Chandra Mishra & 3. Kumar Shirish Chandra Mishra. Late Kumar Girish Chandra Mishra also died leaving behind a widow Smt. Babita Kumari & One minor Daughter Anoushka Vatsa as his legal Heir, who have acquired title over the Land here by virtue of Law of Inheritance of Hindu law who are coming in peaceful possession over the Land by mutating their names in the Siristia of Bihar Sarkar through Anchal Office Bhagalpur & obtaining up to date rent & tax receipt & still in peaceful possession over the Land & building thereupon fully mentioned above of this Agreement.

WHEREAS the executant's 1st party of this deed has decided to construct a multi storied building over the land here and was in search of a reputed & experienced builder.

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 therein and said owners have not created any encumbrance till date over the same property or deal in any manner with anybody else.

WHEREAS the land owners fully described above here are interested in constructing a Multi storied complex thereon 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 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 interested developer fully described above here and lastly negotiated with the terms and conditions with the developer herein, who is a reputed company having experience in the construction line.

AND

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WHEREAS it is agreed that the landowner 50% share and the developer shall get 50 % share in the total apartment in Commercial cum Residential building in total of the constructed habitable area including car parking space in the apartment will be given to the owners of the premises on the proportionate basis as said above and the exact respective areas. 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.

WHEREAS the landowners & developer will take their share in 50-50% in constructed & saleable area as follows:

Land Owner		**Developer**
Babita Kumari 1st Floor	Flat No-102 & 104	Flat No-101 & 103 1st Floor
Manish Chandra Mishra 3rd Floor	Flat No-302 & 304	Flat No-201,202,203 & 204 2nd Floor
Kumar Shirish Chandra Mishra 3rd Floor	Flat No-301 & 303	
Ground Floor 50% will be shared equally among owners.		Ground Floor 50%

The name of proposed Multi storied complex will be "**SHREE GANESH ENCLAVE**". This proposed building will consist of B+G+3.

WHEREAS as a result of the negotiations between the parties hereto and on the representation and declaration made by the owner 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.

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

1. The aforesaid owners hereby appoint the aforesaid Developer as Developer of the schedule party hereunder, irrevocably, who hereby accepted from the owners, the exclusive right possession and license to demolish the old building, develop the said landed property & also Sanction the Plan of the detailed in schedule hereunder in the manner and on the term's conditions and stipulations here in after mentioned.
2. The owner 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.R.D.A. 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 the 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 Authority by the developer and it is on the basis that this agreement is being entered into by and between the parties hereto.
5. That immediately after the execution of this Agreement, the Developer shall proceed expeditiously with preparation of the plans and drawings, for the said building after passing Map.
6. The owners shall have no objection if the building plans are submitted to the local authorities in the name of the owner for sanction and also for any other permission, approvals and agrees to sign all such papers that may be deemed necessary by the Developer for the same. However, all fees, costs, charges, and expenses relating to such approval/ sanction and any other expenses on this score shall be borne by the Developer.
7. 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

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land to enable the Developer to carry out the various development works as stipulated in this agreement.

8. 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.

9. 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.

10. The Owners are hereby restrained for transferring or dealing with and / or disposing of and/or part of land with possession of the schedule property during the subsistence of the agreement.

11. All rates, taxes and outgoings in respect of the schedule property hereunder shall be paid and borne by the owners till the date of handling over 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.

12. The Owner 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 covey, 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.

13. 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

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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.

14. 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.

15. The Developer agree to demolish & to construct and give possession of the owner's allocated area to the owners with in the period of **Three years** from the date of sanction of the building plan by the competent Authority with a grace period of six months subject to, the force major 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. 500/- per day 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. Agreement will fail if delay caused to the land owners.

16. 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.

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17. It is agreed that any Agreement or arrangements made or entered into at any time by the owners or the Developer in breach of or violation of terms and conditions of this Development Agreement shall be null and void.

18. The Owners hereby undertakes 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.

19. 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 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.

20. 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.

21. 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 Regional Development Authority as stated herein above.

22. The Owners hereby authorize the Developer / or its nominee of his share 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.

23. Sale Deed in favour of the said purchaser, the purchaser will have the to get it registered through competent court of law.

24. 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

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FOR MAGNUM DEVELOPER PVT LTD
Director

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

25. The Developer shall be entitled to retain only photocopies or certified copies of the original documents pertaining to the said land including title deeds etc. However, the original documents will be produced by the owner for inspection whenever required by the Developer.

26. 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 cognitive 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).

27. The Developer shall form, as it deems best, a Co-operative Housing Society / Association of person / Body Corporate of all the persons owning tent aments 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. whichever be fixed by the associations of the apartment.

28. Owners and occupiers and purchasers for the maintenance and management of the entire building complex and after forming of Co-Operative Society the land owner shall deposit the entire original papers/ documents with respect to the land here on proper receipt from Society.

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भागलपुर

29. 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.

30. 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.

31. 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.

32. 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.

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

FOUNDATION	:-	R.C.C foundation as per the design of structural consultant
STRUCTURE	:-	R.C.C framed structured with Bricks/ Hollow bricks in cement mortar as per design & specification of structural consultant.
WALL FINISH	:-	All wall and ceilings internally cement plastered and putty Externally exposed bricks work / plaster with cement base putty & Paint.
DOOR	:-	Door frames (Choukhats) of mild steel angle. Door shutters will be Flush shutter, painted with synthetic enamel paint.
WINDOWS	:-	Fully glazed steel windows with grills painted with synthetic enamel Paint.
ELECTRICALS	:-	Concealed PVC wiring using copper conductors with standard (ISI) Quality materials, electrical accessories, fixture like, lamps, tubes, fans etc. shall not be provided.

FLOORING	:-	2X2 Vertified tiles branded
BATHROOMS	:-	Vertified flooring & 7' high ceramic tiles in walls fittings – all C.P. Fittings of standard made, sanitary ware, Cera/Jaguar/Asian white glazed Vitreous sanitary Ware.
KITCHEN	:-	Flooring – Vertified tiles, Working platform – Granite, Dado 2' high ceramic tiles on working platform.
LIFT	:-	Lift of appropriate and permissible capacity shall be installed by the Developer.
STAIR RAILING	:-	Stainless Steel.
WATER FACILITY	:-	Minimum 10" wide and 380 'deep with befitting and required Motor Pump and other accessories shall be installed by the Developer with rain water harvesting.

34. 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.

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.

Kardeep Kumar Thakur
17/11/21

Signature of the Developers

WITNESSES:

1. Kashif Raza Khan
S/o Fakhruddin Khan
Near Patarpur Masjid
Patarpur Bhagalpur
17/11/21

2. Lakhnauy Alam
S/o Late Md Rauzan Ali
Of Gari Chak
Bhagalpur
17/11/21

Manish Chandra Mishra
17/11/21

Babita Kumari
17/11/21

17/11/21

Signature of the landowners

जिला निबंधन कार्यालय, भागलपुर

-:स्थल निरीक्षण प्रतिवेदन:-

जाँचकर्ता का नाम व पदनाम:- चन्द्रशेखर सिंह (UDC) निरीक्षण की तिथि:- 17/11/21

दस्तावेज का सं0:- टोकन सं0:- 15007/2021

बिक्रेता का नाम:- Sri Manish Chandra Mishra

केता का नाम:- Pradeep Kr Sharma

मौजा- Tilkamanjha/वार्ड न0- 31 थाना न0- 2

अंचल- Jagdishpur खाता सं0- 959

खेसरा सं0- 805 Kg Khg रकवा- 14.855 Decmal

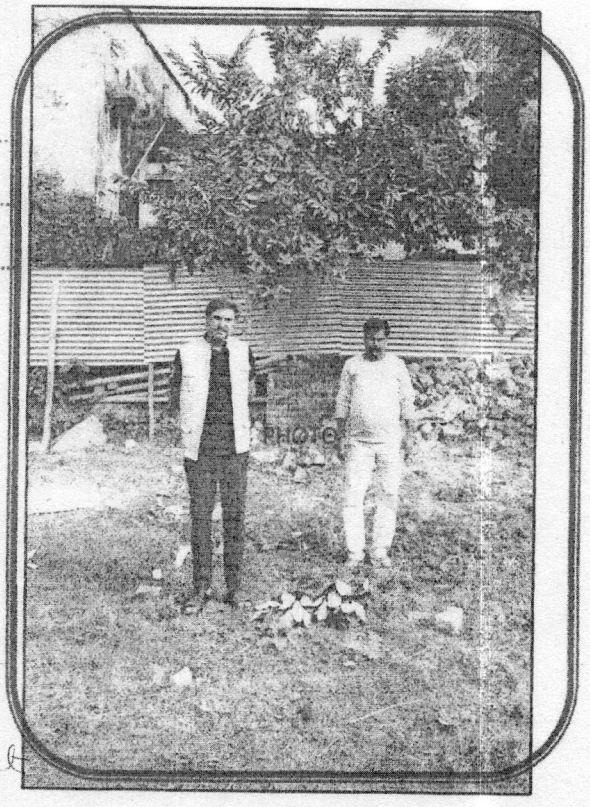
भूमि की किस्म- Residental, Cammeycial

संरचना/फ्लैट का विवरण- Baundary wall 146 Qubic ft

पेड़ एवं अन्य विवरण-

रोड का नाम- Off Central Jail Road होल्डिंग नं0- 321

अवस्थिति:- ~~शहरी~~ / ~~पेरिफेरल~~ / ~~ग्रामीण~~



-:चौहदी:-

उत्तर:- Siyaram Singh Sunita Devi Ram Prasad Choudhary Dilip kr Deen दक्षिण:- Road 25 Feet

पूरब:- Rajiv Ranjan Jha पश्चिम:- Road 25 Feet

अंतरित भूमि की अवस्थिति:- ~~सरंचना सहित~~ / रहित

जाँचकर्ता का अभिमत:- मोहल्ला - तिलकामाँझी वार्ड न0 - 31, ऑफ सेन्ट्रल जेल रोड, व्यवसायिक परती भूमि/जिस पर 146 घन फीट डेवार

भूमि की प्रकृति- व्यवसायिक द्वितीय श्रेणी

रकवा- 14.855 डेo प्रति डिसमल मूल्य- 1500000/-

सरंचना की प्रकृति- दीवार

क्षेत्रफल- 146 घनफीट लंबाई- 50 ईंट चौड़ाई 10 ईंट एवं ऊँचाई 3.5 ईंट

प्रति वर्गफिट मूल्य- 600/-

पेड़ एवं अन्य- X

जिला अवर निबंधक भागलपुर

चन्द्रशेखर सिंह
17/11/21
चन्द्रशेखर सिंह
उच्चवर्गीय लिपिक
जिला निबंधन कार्यालय,
जाँचकर्ता का हस्ताक्षर

Manish Chandra Mishra 17/11/21
लेख्यकारी का हस्ताक्षर

Babita Kumari 17/11/21
K.S.C.O 17/11/21

KRISHNA DEVELOPER PVT LTD
Director
Pradeep Kumar Sharma
लेख्यधारी का हस्ताक्षर
17/11/21

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. 448460/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 469960/-

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	500
Proc.Fee	0	
Total	0	

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

Registering Officer
Bhagalpur

Date: 17/11/2021

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Wednesday, 17th November 2021 by Manish Chandra Mishra Shankar Mishra by profession Agriculture, Status - Executant

Manish Chandra Mishra
17/11/21

Signature/L.T.I. of Presentant

Date:17/11/2021

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Kashif Raza Khan' age '33' Sex 'M', 'Fakhruddin Khan', resident of 'Near Tatarpur Masjid, Bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Bhagalpur

Date : 17/11/2021

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 251 on pages on 323 -337, for the year 2021 and stored in CD volume No. CD-39 year 2021 .The document no. is printed on the Front Page of the document.

Registering Officer
Bhagalpur

Date : 17/11/2021

Token No. : 15007 Year : 2021 S.No. : 14869 SCORE Ver.4.1 Deed No . :d No . : 14665