Serial No. 8783 Circle:-:Patna

Book No. :- 1 Deed No. 7963

Serial No 8783

Deed No. 7963

Govt. of Bihar

District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on **05/08/2017** by **Narendra Kumar Sinha**
A stamp duty of Rs. **414220**/- and other fees of Rs. **21000**/- has been paid in it.
The document was found admissible. The names, photographs and 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. **7963** in Book No. **1**, Volume No. **180** on pages from **88** to **105** and has been preserved in total **18** pages in C.D. No. **28** / Year **2017**

Signature with Date
(**Prashant Kumar**)
Registering Officer, **Patna**

Date: 05/08/2017

Token No: 9204 /2017

Prem Aditya Housing Pvt. Ltd.
Director

5/08/17

Blawesh Kumar
5.8.17

SCANNED BY
(RAJESH BHUSHAN PATHAK)
OPERATOR

Development Agreement

This development agreement executed and entered into this .5th.day of August, 2017.

Between

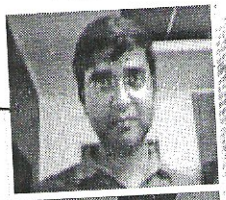
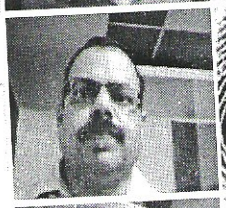
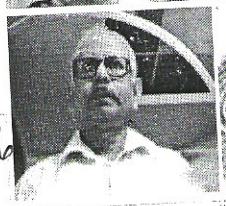
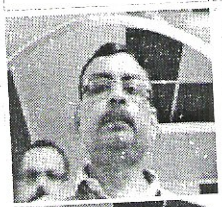
1. Sri Narendra Kumar Sinha, Son of Late Girendra Kumar Sinha alias Girja Singh, resident of Mohalla – Digha Bugurg Kurji, P.O – Sadakat Ashram, P.S - Digha, District – Patna and by nationality Indian.
PAN-AKIPS 7215F
Mobile No. - 8986579251

Executed development agreement read the contents of the deed & found it correct, Vishal Kumar 5.8.17

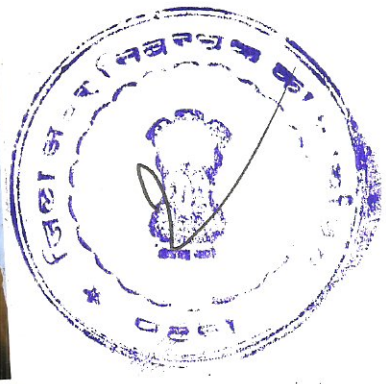
8/5/2017

District Registry Office,Patna

Token Number 9204 | Reg. Year 2017 | Serial Number 8783 | Deed Number 7963

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Kashyap Kumar Singh (M.D)						
Sig.	Kashyap Kumar Singh 05/08/17						
Executant	Bhawesh Kumar						
Sig.	Bhawesh Kumar 5/8/17						
Presented By	Narendra Kumar Sinha						
Sig.	Narendra Kumar Sinha 05/8/17						
Executant	Narendra Kumar Sinha	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	Narendra Kumar Sinha 05/8/17						
Executant	Sunil Kumar						
Sig.	Sunil Kumar 5.8.17						
Identified By	Indu Bhushan Arya						
Sig.	Indu Bhushan Arya 5-8-17						





Narendra Kumar Sinha
05/8/17

2. Sri Sunil Kumar, Son of Late Girendra Kumar Sinha alias Girja Singh, resident of Mohalla – Digha Bugurg Kurji, P.O – Sadakat Ashram, P.S - Digha, District – Patna and by nationality Indian.
PAN-AEVPK 5780L
Mobile No. - 9431066041

3. Sri Bhawesh Kumar, Son of Late Girendra Kumar Sinha alias Girja Singh, resident of Mohalla – Digha Bugurg Kurji, P.O – Sadakat Ashram, P.S - Digha, District – Patna and by nationality Indian.
PAN- AFLPK 9751L
Mobile No. - 9845180174

hereinafter collectively called and/referred to as the land owners, which expression shall unless repugnant to the context or meaning thereto, mean and include their heirs, administrators, executors, legal representatives and / or successors-in-interest of the **FIRST PART.**

AND

M/s Prem Aditya Homes Pvt. Ltd., a company incorporated under the provision of companies Act 1956, vide its Corporate Identity No. U4520BR2012PTC019373, having its registered office at –New Saraswati Chandra Market, Near Kurji More, P.S –Patliputra, District – Patna, represented through its Managing Director **Sri Kashyap Kumar Singh,** Son of Late Prem Prakash Singh, resident of – Opposite Loyala School, Kurji, Patna, P.S.-Patliputra, District- Patna (Bihar), Pin Code-800010, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context shall include it's administrators, executors, assigns, legal representative and or successors of the **SECOND PART.**
PAN- AAHCP 0045N
Mobile No. - 9431457787

Recital

WHEREAS the land owners are seized and possessed of or other wise well and sufficiently entitled to all that piece and parcel of land fully described in the schedules of this deed given below.

AND WHEREAS Babu Girendra Kumar Sinha alias Girja Singh and his sons namely Sri Narendra Kumar Sinha, Sri Sunil Kumar and Sri Bhawesh Kumar were members of Hindu undivided family

Bhawesh Kumar 5.8.17

Sunil Kumar 5.8.17

Narendra Kumar Sinha 05/8/17

Prem Aditya Homes Pvt. Ltd.
Kashyap Kumar Singh
05/08/17

governed under Mitakshara School of Hindu law and aforesaid Babu Girendra Kumar Sinha alias Girja Singh was Karta.

AND WHEREAS the said joint family owned and possessed several joint properties including the land described below in the schedule of this deed. And aforesaid Babu Girendra Kumar Sinha alias Girja Sinha died intestate in the State of Jointness of the aforesaid sons and his wife Smt. Laxmi Sinha, they jointly succeeded and inherited the entire properties by the law of Hindu succession Act.

AND WHEREAS on 27.03.2017 the aforesaid land owners partitioned their properties by a memorandum of partition and according to the terms of partition the said land have been allotted in the share of the land owners and they got their names mutated in the Jamindari Sirista of State of Bihar, through Circle Officer, Patna Sadar, for that rent receipts have been issued separately under Jamabandi No. 23560, 23561 and 23562 respectively. In this way the land owners are absolutely owning and peaceful possessing the land described below in the Schedule No. I.

AND WHEREAS the land owners named as First Party are desirous of constructing a Multistoried building complex on the said land and acquire built up area in the shape of flats and parking space as consideration for the value of their said land.

AND WHEREAS the developer, Party of the second part, is in construction business, therefore, approached and negotiated with land owners for development of said land and as a result of negotiations and declarations made by the land owners of their perfect and valid right & title over aforesaid land.

It is further represented and declared by the land owners:-

1. That the said land is under their exclusive possession with absolute right, title and interest, free from all encumbrances, to transfer and convey on the basis of sale/long terms lease the whole or part of the said land, having a fully marketable title thereby.

2. That the land owners have not created any encumbrances on the said land or any part thereof by way of sale, mortgage, exchange, lease, trust, gift, lien, lease and licence, permission, rent, possession, charges, inheritance or any other encumbrance whatsoever.

Blawesh Kumar 5.8.17

Sunil Kumar 5-8-17

Narendra Kumar Singh 05/8/17

Prem Aditya Homes Pvt. Ltd.
Director

3. 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.M.C. Income tax department or any other Government authorities including notice under land ceiling for acquisition or requisition of the said land or any part thereof.

4. That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions orders, lispendens, notices, petitions, or adjudication orders affecting the said land or any part thereof.

5. That apart from the land owners, none else is entitled to or has any share, right, title or interest, over and in respect of the said land or any part thereof as a partner or partnership or co-partner in any joint family or in any other manner howsoever.

6. That the land owners are not benamidar or trustee for any one in respect of the said land or any part thereof.

7. That the land owners have not entered in the past in any agreement for sale or development of the said land or any part thereof nor has made any arrangement with any one whatsoever regarding the said land or any part thereof.

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

1. The aforesaid land owners do hereby appoint the aforesaid developer as the developer of the said land and irrevocably grant to the Developer, who hereby accepts from the owners the exclusive right, possession and license to develop the said land 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 the Schedules 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 P.R.D.A. (dissolved)/M.C.Patna.

Bhawesh Kumar 5.8.17

Sunil Kumar 5.8.17

Narendra Kumar Gupta 05/8/17

Prem Aditya Homes Pvt. Ltd.

Director

05/08/17

3. That the developer will be exclusive responsible for any 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 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 **"AASHIRWAAD ENCLAVE"** as mutually agreed upon by both the parties.

6. That it is agreed between the parties that the land owners will have full right, title & interest over the total 50% (Fifty percent) area allotted to the shares of the land owners to be constructed by the builder in accordance with the plan approved by the P.M.C. and the land owners will be entitled to enjoy the 50% of the allotted super built up area in the shape of flats and car parking space either them self and will be entitled to transfer convey, alienate or transfer their right, title and interest in any manner as deemed fit by the land owners to any person, firm etc. on such terms and conditions as may be decided upon by the land owners.

7. In case land owners 50% of the super built-up area is not covered in the form of the complete flat, the developer will have to pay the equivalent market price to the owners for the area.

8. That similarly the developer will retain 50% 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 have full right to transfer, convey, sell, grant lease of otherwise alienate their right, title and interest to any person or persons, association of persons, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

Bhanwesh Kumar 5.8.17

Sunil Kumar 5.8.17

Narendra Kumar Gupta 05/8/17

Prem Aditya Homes Pvt. Ltd.
Director
05/08/17

9. That it is further agreed by the parties that any alteration in the approved building plan with the parameter of the PRDA (dissolved)/Municipal corporation 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 demolished 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 of any part 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 land 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 3 years (three years) from the date of sanction of the building plan, with a further grace period of 6 months (six months). That in case the building is not fully developed as per the sanctioned plan and possession is not given to the land owners area to the land owners within the aforesaid period of 42 months from the date of sanction plan of the building, then the developer shall be liable to pay Rs. 40,000/- (Rupees Forty thousand) only of per month to the land owners.

13. That the developer shall develop the said land themselves or through any agency, company etc. of their choice, at their own cost and will be owners responsible for the development of the said land, but the

Bhavesh Kumar 5.8.17

Sunil Kumar 5.8.17

Narendra Kumar Singh 5/8/17

Prem Aditya Homes Pvt. Ltd.
Director
05/08/17

landowners will have the said multistoried building. The developer will use the standard materials as specified in Schedule No. II

14. That the land owners is entitled to 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 mark and not of good quality, then they should intimate the same to the developer and suggest to use better quality materials. The developer will be bound to ractify sub standard construction.

15. The land owners shall at no time demand further sum at premium or any interest, 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.

16. From the date of delivery of possession of owner's area of the owners, or its allottees and the developer and/or its allottees shall jointly have or be deemed to have undivided right, title and interests 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 other wise transfer the said land or any part thereof during the currency of this agreement 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 developer in possession 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 land as per the agreement try to disposes the said developer directly or indirectly from the said land.

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 part of the owner's area whenever required by the developer.

Bhavesh Kumar 5.8.17

Sunil Kumar 5.8.17

Narendra Kumar Singh 05/8/17

Prem Aditya Homes Pvt. Ltd.
Director

19. Similarly the owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the owner's area in the said building and which does not from part of the Developer's area. Whenever required by the owner.

20. A Separate list of detailed specifications for the said building in Schedule No. II is part of this development agreement.

21. And whereas after the registration of the development agreement in the registration office, the land owners and developer 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 institution. It is further agreed between the parties that individual purchaser of the flats may obtain loan from any financial institution for purchase of the flat by mortgaging the said unit and the purchaser is safely responsible to repay the said loan.

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 other/provisions.

(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, generator, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures mean 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.

23. That the land owners or any men through under them shall not interfere with or obstruct in any manner with execution and completion of the said building.

24. That the land owners and the developers shall jointly have undivided right, title and interest over the total land of the apartment.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly, directly or indirectly by which the owner's right, title and

Bhanwesh Kumar 5.8.17

Sunil Kumar 5.8.17

Narendra Kumar Singh 05/8/17

Prem Aditya Homes Pvt. Ltd.
Director
05/08/17

interest over the said land may in any manner be adversely affected unit, the developer has given delivery of possession of the owner's area to the owners.

(B) To indemnify the land 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 land and during the period of construction of the said building thereon.

(C) The land 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 competent Authority shall be distributed between the land owners and the 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 lands for complete examination of the land owner's title hereto and the land owners agree to co-operative 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 lands.

(E) The developer shall be entitled to retain photocopies/ Certified copies of the original documents pertaining to the said land 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 as per the detailed specification attached as schedule IV (Two) and part of the agreement and if the developers manage to construct any additional area (within approved norms more than the mentioned total area, the land owners

Bhavesh Kumar 5.8.17

Sunil Kumar 5.8.17

Narender Kumar Garg 05/08/17

Prem Aditya Homes Pvt. Ltd. 05/08/17 Director

and the developers will share the additional area in said proportion i.e. 50% (Fifty percent) in the residential constructed area to the land owners and 50% (Fifty percent) in the residential & constructed area to the developers.

(G) The developer may forms 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 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 framed 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 nominees of the developer shall own and hold possession of the building comprised in the developer's area according to the agreement finalized by the developer, the owners and its nominee(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 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 land owners agree that after completion of the building if any levy is imposed by Regional Development authority/Municipal Corporation or any other public body or bodies or the Government for the development/betterment of the area in which the said land 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

Bhavesh Kumar 5.8.17

Sunil Kumar 5.8.17

Narender Kumar 5/8/17

Prem Aditya Homes Pvt. Ltd.
Director

its allottees) 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 paid by the developer.

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

(M) That the land owners agree and undertake that in case of any dispute or litigation by person (s) claiming to be the co-sharer or contained in the schedule-I, ~~II & III~~ land or claiming his/their right title or interest though the owner(s) relating to the right, title and interest regarding the said property as 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 the 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 be conducted under the provisions of the arbitration & conciliation Act 1996 as amended from time to time.

(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.

Prem Aditya Homes Pvt. Ltd.
Director

DETAILS OF THE LAND UNDER DEVELOPMENT

Schedule-I

ALL THAT piece and parcel of Residential Vacant land with compound wall, lying on the Branch Road, measuring an area of 25.20 decimal (Twenty five point two zero decimal) equivalent to 10967 sq. ft., out of the total 30 decimals land, the land measuring 4.80 decimals have been left the land owners for the widening of the branch roads, including easements etc. bearing its Cadastral Survey Part Plot No. 3415 (Three thousand four hundred fifteen), under Khata No. 1355 (One thousand three hundred fifty five), Touzi No.5240 (Five thousand two hundred forty), Thana No 1 (Digha), Jamabandi No. 23560, 23561 and 23562, M.V.R. Code-013, Situated at Mohalla – Digha Bagicha, Revenue Mauza – Digha, Pargana and Revenue P.S. – Phulwari Sharif, Present P.S – Digha, District – Patna, Sub Registration Office and District Registration Office Patna, Which is within the Jurisdiction of Municipal Corporation, Patna. Land rent payable to the Circle Officer Patna Sadar Rs. १२०/- annually. Dimension and Boundary are as follows:-

-:: BOUNDARY ::-

NORTH	-	94'-00"
SOUTH	-	94'-00"
EAST	-	116'-08"
WEST	-	116'-08"

-:: BOUNDARY ::-

NORTH	-	Branch Road.
SOUTH	-	Smt. Kamla Devi Wife of Sri Vimal Kumar Arya.
EAST	-	Branch Road.
WEST	-	Sri Ram Pukar Singh.

1. Valuation of the land	-	Rs. 2,01,61,000/-
2. Valuation of the compound wall	-	Rs. 5,00,000/-
Total	-	**Rs. 2,06,61,000/-**

(Rupees Two crore six lakh sixty one thousand) only.

Prem Aditya Homes Pvt. Ltd.

Schedule-II

Specification

Foundation	As per structural consultants based on Soil Test Report
Structure	Earthquake resistance, R.C.C Framed Structure as per BIS: 456 standard grade mixes with best cement , Fine aggregates, Coarse aggregates and Standard TMT Steel bar as per specification of structural consultants.
Masonry	5" Thick First class brick masonry wall and plaster as per BIS standard grade mix , Internally finished with J.K wall putty and Externally with Berger weather coat over wall Putty.
Door	Door Frame (Choukhat) of sal wood with 32mm. thick flush / panel door of ISI mark (Century Plyboards), Painted with two coat of Berger Synthetic enamel paint over a coat of Berger primer.
Windows	Fully glazed windows with sal wood frame (Choukhat).
Flooring	Marbel/vitrified flooring for the entire flat and common space. Bath Room shall have mat finished vitrified floor tiles.
Kitchen	Granite kitchen Plateform with best quality stainless steel sink and glazed tile (Johnson) dado upto 2ft height.
Toilets	Provision for hot and cold water system glazed tiles (Johnson) on wall upto windows sill level, Iron Pipe (Tata M) and fitting (Sun),Standard PVC Pipe sanitary ware (parryware) and C.P. fixtures of standard ISI mark.
Electrical	Concealed Electrification with fire retardant Anchor copper wire and Anchor Modular switches and Anchor electrical accessories. Provision for adequate light and power point, TV and telephone point and intercom facility in Living Room and Master Bed room as per suggestion of electrical consultant.
Lift	Lift (Standard make as per BIS Specification) will be installed from ground floor to upper floor by the builder at his own cost
Generator	Silent Generator (kriloskar/Mahindra) of sufficient capacity for providing 500 watt in each flat emergency would be provided
Water supply	24 Hours water supply from own deep tube well.
Sewerage	Suitable arrangement for rain and waste water disposal shall be provided as per the design of P.H. Consultant.

Bhavesh Kumar 5.8.17

Amit Kumar 5.8.17

Narendra Kumar 05/8/17

Prem Aditya Homes Pvt. Ltd.

In witnesses whereof the land owners and the developer have executed this development apartment on the day month & year aforesaid mentioned in presence of witnesses.

WITNESSES:-

1. Indu Bhushan Arya
S/o- Sri Bhupal Manisingh
Vill- Chhitauwan
P.S. - Maner
Dist - Patna
05/08/2017

Signature of the land owners

1. Narendra Kumar Singh 05/8/17
2. Sunil Kumar 5.8.17
3. Bhawesh Kumar 5.8.17.

2. Dipu Kumar
Mahesh Prasad
At- Ramjee chak
Dighs. P.S. Digha
District- Patna
05/08/2017

Signature of the developer

Prem Aditya Homes Pvt. Ltd.
Kushy p Kumar Singh
05/08/17
Director

Typed By:-
Sunil kr. yadav
Patna collectorate
Patna

Drafted by:-
K.K. Jha Advocate,
5/8/2017.
D.B.A. Collectorate, Patna.
E.N.- 485/72

सभी प्रकार के सेक्स से मुक्त रहेंगे।

(महेजबीन रजा)

(आनंद कुमार)

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.	414220/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	435220/-

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	0	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	20000

LLR + Proc Fee		Service Charge
LLR	0	1000
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Registering Officer
Patna

Date: 05/08/2017

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 05th August 2017 by Narendra Kumar Sinha Late Griendra Kumar Singh Ailas Girja Singh by profession Others. Status - Executant

Narendra Kumar Sinha 05/8/17

Signature/L.T.I. of Presentant **Date:05/08/2017**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Indu Bhushan Arya' age '36' Sex 'M', 'Bhupal Mani Singh', resident of 'Maner,chhitnawan,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 05/08/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 180 on pages on 88 -105, for the year 2017 and stored in CD volume No. CD-28 year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 05/08/2017

Token No. : 9204 Year : 2017 S.No. : 8783 SCORE Ver.4.1 Deed No . :d No . : 7963

अंकों में ..... शब्दों में (रु. .....) मात्र

चतुर्थ प्रति
(कोषागार कार्यालय हेतु)

बिहार सरकार
निबंधन विभाग
गैरमानक

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

1. पक्षकार का नाम/पता M/s Poem Aditya Homes Pvt. Ltd. New Sareshpur chauraha market Near Kurji more, P.S. Patliputra, District Patna.
(जिसकी ओर से जमा किया जा रहा है)
2. दस्तावेज का प्रकार Development Agreement
3. निबंधन कार्यालय D.S.R. Office Patna.
4. बैंक का नाम एवं शाखा SBI main branch Patna.
5. भुगतान की जानेवाली राशि का विवरण

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष-103 दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष 0001, सकल प्राप्तियाँ प्राथमिक इकाई-7549 सकल प्राप्तियाँ **विपत्र कोड-R0030021030001**	4,13,220=00 + 1000=00 = 4,14,220=00
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104 दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष 0001, प्राथमिक इकाई-7549 सकल प्राप्तियाँ **विपत्र कोड-R0030031040001**	20,000=00
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ उप शीर्ष-0006 अन्य मदें प्राथमिक इकाई-7549 भूमि निबंधन शुल्क से आय **विपत्र कोड-R0029008000006**	/
	भुगतान का माध्यम : नगद/चेक/ड्राफ्ट कुल राशि शब्दों में Rs Four lakh thirty four thousand two hundred twenty only.	4,34,220=00 कुल राशि

स्थान Patna
तारीख 5/8/2017

जमाकर्त्ता का नाम एवं हस्ताक्षर
जयश्री कुमारी

चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।
चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी।

FOR USE OF THE BANK

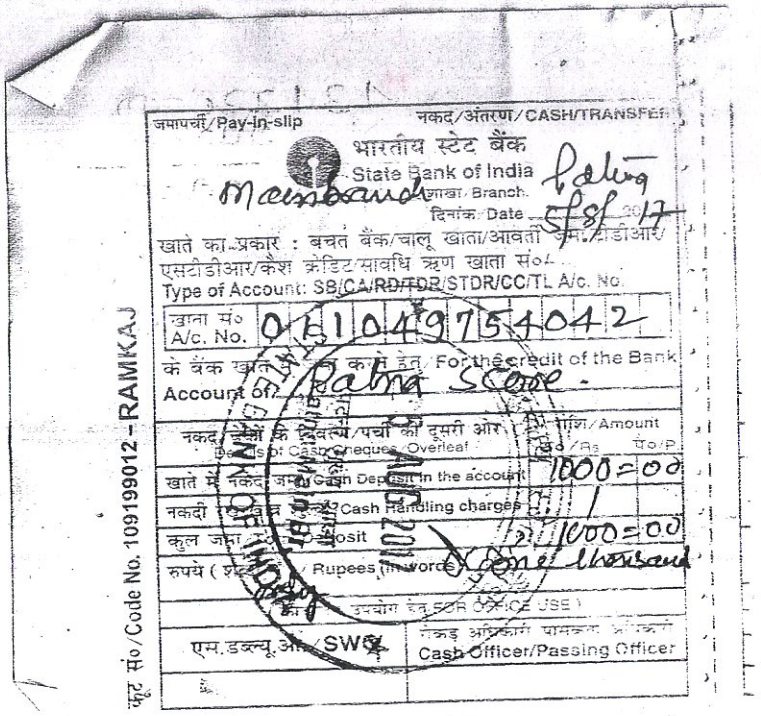
स्क्रोल नं० ..... तारीख ..... उपर्युक्त कॉलम संख्या 05 में दिए गये विवरण के अनुसार रु० ..... शब्दों में ..... प्राप्त किया।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु सर्विस चार्ज जमा करने का विवरण

बैंक में संधारण हेतु
जमाकर्त्ता / पता :
राशि रु० ..... शब्दों में ..... एस्क्रो लेखा सं० :
जमा करने की तिथि :
एक स्क्रोल सं०

बैंक की प्राप्ति एवं मुहर



mobile - 8986579251
Narendra Kumar Singh
05/8/17

भारत सरकार
GOVERNMENT OF INDIA



Indu Bhushan Arya
DOB: 01/12/1982
Male / MALE

4647 6523 1006

Aadhaar-Aam Aadmi ka Adhikar

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O: Bhupal Mani Singh, 94,
MANER, Chhitnawan, Patna,
Bihar - 801502

4647 6523 1006

Aadhaar-Aam Admi ka Adhikar

Indu Bhushan Arya

Advocate

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AKIPS7215F



नाम /NAME

NARENDRA KUMAR SINHA

पिता का नाम /FATHER'S NAME

GIRENDRA KUMAR SINHA

जन्म तिथि /DATE OF BIRTH

20-10-1960

हस्ताक्षर /SIGNATURE

N.K. Sinha

आयकर आयुक्त, पटना

COMMISSIONER OF INCOME-TAX, PATNA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त, पटना,
केन्द्रीय राजस्व भवन,
बीरचन्द पटेल मार्ग,
पटना - 800 001.

In case this card is lost/found,kindly inform/return to the issuing authority :
Commissioner of Income-tax, Patna,
C.R.Building,
Birchand Patel Marg,
Patna - 800 001.

N.K. Sinha

Narendra Kumar Singh

सत्यमेव जयते

ELECTION COMMISSION OF INDIA
IDENTITY CARD
भारत निर्वाचन आयोग
पहचान पत्र

JBX1797398



Elector's Name	: Narendra Kumar Sinha
निर्वाचक का नाम	: नरेंद्र कुमार सिन्हा
Father's Name	: Girendra Kumar Sinha
पिता का नाम	: गिरेन्द्र कुमार सिन्हा
Sex / लिंग	: Male / पुरुष
Age	: 42 Years as on 1.1.2002
आयु	: ४२ वर्ष १.१.२००२ को

Narendra Kumar Sinha

JBX1797398

Facsimile Signature of
Electoral Registration Officer
188, PATNA (WEST) Constituency
१८८, पटना (पश्चिम) निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रीकरण अधिकारी
के हस्ताक्षर की अनुकृति

e : Patna Sadar Date : 20/03/2003
: पटना सदर दिनांक :२०/०३/२००३

This Card may be used as an Identity Card
under different Government Schemes.
इस पत्र का विभिन्न सरकारी योजनाओं के अन्तर्गत
पहचान पत्र के रूप में प्रयोग किया जा सकता है ।

ss : 193,Bujurg Digha, Balu Par,
Town/Vill - Patna,
Anchal - Patna Sadar,
Distt - Patna - 800010

: १९३,बुजुर्ग दिघा, बालु पर,
शहर/गाँव - पटना,
अंचल - पटना सदर,
जिला - पटना - ८०००१०

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEVPK5780L



नाम /NAME

SUNIL KUMAR

पिता का नाम /FATHER'S NAME

GIRENDRA KUMAR SINHA

जन्म तिथि /DATE OF BIRTH

11-06-1965

हस्ताक्षर /SIGNATURE

Sunil Kumar

आयकर आयुक्त, पटना

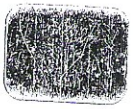
COMMISSIONER OF INCOME-TAX, PATNA

Sunil Kumar
5/8/17

FORM-7

INDIAN DRIVING LICENCE

GOVERNMENT OF BIHAR

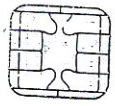


DL: BR-0120100095159

Name : SUNIL KUMAR

S/W/D of : LATE G.K SINHA

Address : L.G HOUSE, KURJI, BUJURG DIGHA, PATNA



Valid Till (Transport)



D O B : 11/06/1965 **BG** : A+

Valid Till (Non-Transport)
10/06/2020

Badge No :

*Authorisation to drive the following vehicle class throughout India.
Type of Vehicles : LMV-NT MCWG only

Signature of Holder

Sign. of Licencing Authority
DTO - PATNA

Issued on : 20/08/2010

DL: BR-0120100095159

Original LA : DTO,PATNA

Old DL No :

Date Of Issue: 11/07/2015

Class Of Vehicles

Vehicle Class	Issue Date
LMV-NT	20/08/2010
MCWG	20/08/2010

BR10DL0045978

Sunil Kumar
5/8/17

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFLPK9751L



नाम /NAME

BHAWESH KUMAR

पिता का नाम /FATHER'S NAME

GIRENDRA KUMAR SINHA

जन्म तिथि /DATE OF BIRTH

09-07-1969

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा

Chief Commissioner of Income-tax, Karnataka & Goa

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस करें
मुख्य आयकर आयुक्त,
कर्नाटक एवं गोवा,
सी. आर. बिल्डिंग, क्वीन्स रोड,
बेंगलूर - 560 001.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Karnataka and Goa,
C.R. Building, Queen's Road,
Bangalore - 560 001.

Bhawesh Kumar

ಕರ್ನಾಟಕ ರಾಜ್ಯ KARNATAKA STATE

INDIAN UNION MOTOR DRIVING LICENCE

DWA111489

ಸಾರಿಗೆ ಇಲಾಖೆ
TRANSPORT DEPARTMENT

DL No. : BR01 19980002074
NAME : BHAWESH KUMAR
D.O.B : 09/07/1969
VALID TILL : 08/07/2019(NT)

DOI : 28/03/1998

B.G. :

FORM - 7
[See Rule 16(2)]



VALID THROUGHOUT INDIA
COV: MCWG 28/03/1998
: LMV 28/03/1998

CDOI : 19/10/2010

S/o : SINHA G K
ADDRESS : # E-207, PRIDE APTS, BILEKAHALLI, B G ROAD, BANGALORE 560076

Sign. Of Holder

Sign. Licencing Authority
ECITY-BANGALORE

Bhawesh Kumar

भारत सरकार
Government of India



कश्यप कुमार सिंह
Kashyap Kumar Singh
जन्म तिथि / DOB : 23/04/1980
पुरुष / Male

7525 1567 2396

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आत्मज: प्रेम प्रकाश सिंह, न्यू सरस्वती चंद्र मार्केट कुर्जी, फुलवारी, पटना, सदाकत आश्रम, बिहार, 800010

Address:
S/O: Prem Prakash Singh, New Sarswati Chandra Market Kurji, Phulwari, Patna, Sadaquat Ashram, Bihar, 800010

7525 1567 2396

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Kashyap Kumar Singh
05/08/17
Developer