अनुसूची १—फारम सं० ६६।

बिहार सचिवालय प्रेस
(नं० फी० ह०)

अनुसूची १—फारम सं० ६६।
[नियम १५ (१) देखिए] फारम सं० ७१ (आधा)

जिला

परगना

थाना सं० 22

अभिधारी का नाम; पिता का नाम, जाति और निवास।	क्षेत्र।			पट्टा कब दिया गया।		टिप्पणी।	जिस अवधि अथवा जिसे देने तक के लिए पट्टा दिया गया है।		(१) अभिलेखों में रैयत की हैसियत और पट्टे की अवधि। (२) लगान जिस प्रकार कि किस समय, कहाँ आदि (प्रोसेसिया) देय की विशिष्टियाँ। (३) कोई विशेष शर्तें और उनके संबंधित शर्तें जहाँ हों।
	जरीब संख्या।	पैमाइश।	बही।	वर्ष।	दिन।		उपज्ञात अभिलेखों द्वारा अभिलेखित किया। १। संख्या। २। दिन।	अभिलेखों द्वारा अभिलेखित नहीं हैं। १। संख्या। २। दिन।	
१	२	३	४	५	६	७	८	९	१०

Record of rights & ... Public Medicines ... of the Bengal ... by the ...

Patna ... 1941

Serial No. 8055 Circle:-:Danapur Book No. :- 1 Deed No. 7915

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

W 262454

Serial No. 8055 Deed No. 7915

Govt. of Bihar

Sub Registry Office, Danapur

Summary of Endorsement

This document was presented for registration on **06/07/2016** by **Bishwajeet Kumar Sinha**
A Stamp Duty of Rs. **889500**/- and other Fees of Rs. **21500**/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. **7915** in Book No. **1**, Volume No. **170** on pages from **305** to **324** and has been preserved in total **20** pages in C.D. No. **27** / Year **2016**

6/7/2016

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

Date: 06/07/2016 Token No: 8358 /2016



(Development Agreement)

Sign. of Executant 6/7/2016

This development agreement executed and entered into this 06th. day of July 2016.

BETWEEN

SRI BISHWAJEET KUMAR SINHA son of Late

7/6/2016

Patliputra Engineers Pvt. Ltd.
Director
06/07/16

Patliputra Engineers Pvt. Ltd.
Director
06/07/2016

Sub District Registry Office,Danapur

Token Number 8358 | Reg. Year 2016 | Serial Number 8055 | Deed Number 7915

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajeev Kumar Lakhaiyar						
Sig.	Rajeev Kumar Lakhaiyar 06/07/2016						
Claimant	Sanjeev Kumar Lakhaiyar						
Sig.	Sanjeev Kr. Lakhaiyar 06/07/16						
Presented By	Bishwajeet Kumar Sinha						
Sig.	B K Sinha 6/7/2016						
Executant	Bishwajeet Kumar Sinha	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	B K Sinha 6/7/2016						
Identified By	Rajkumar Lal						
Sig.	राज कुमार लाल 6/7/2016						

SCORE Ver.4.0 Powered by InfoSystem and Solutions,Patna Biometric Captured By 802sop009

7/6/2016

Shivdhari Sinha, resident of Village- Kothwan, P.O.- Khagaul, P.S.- Khagaul, District- Patna, by Nationality, Indian, Hereinafter collectively called and/ or referred to as the **owner** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

Mob. No. 9471002727

AND

M/S PATLIPUTRA ENGINEERS PVT. LTD., a company incorporated under the provision of companies Act., 1956 its Registration No. 03/08616 and having its registered office at Lakhaiyar House, Kadamkuan, Patna-800003, through its Director **Sri Sanjeev Kumar Lakhaiyar** son of Late Bijoy Kumar Lakhaiyar and Director **Sri Rajeev Kumar Lakhaiyar** son of Late Bijoy Kumar Lakhaiyar, both are resident of Lakhaiyar House, Kadamkuan, Patna-800003, Bihar, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART**.

Mob. No. 9431045811

WHEREAS, the property more fully described in schedule-I below at the foot of this deed is the ancestral property and possessed the same as absolute owner, and they are in peaceful physical and exclusive possession over the same.

AND WHEREAS, the property of Schedule No. I fully described at the foot of this deed is the ancestral property of the land owner, which is recorded in the Survey Khatiyan in the name of Dwarika Singh and Mathura Singh. Mathura Singh died issueless. Accordingly Dwarika Singh came in actual physical possession over the land and he died leaving behind his one son namely Shiv Dhari Sinha. After death of his father Shiv Dhari Sinha came in actual physical possession over the land and he died leaving behind his one son namely Bishwajeet Kumar Sinha. After death of his father Bishwajeet Kumar Sinha land owner came in actual physical possession over the land and mutated his name in the state serista and paying rent to the Government of Bihar through Circle Officer Danapur vide Zamabandi No. 5179.

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AND WHEREAS, the said land owner expressed his desire to develop the landed property and to construct multi-storied building on municipal survey plot no. 339, Khata No. 207, Tauzi No. 5292, Thana No. 22, situated at Mauza- Jalalpur, Mohalla- Abhimanyu Nagar, Survey Thana- Danapur, at present P. S.- Khagaul, Distt- Patna, measuring an area of 38 Decimals more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

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

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby. If any defect in title found in future due to which the developer dispossessed then land owner shall be fully responsible.

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

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

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

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

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

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

However the developer may construct the residential cum commercial units in the shape of Flats/Shops/Offices/ Godowns etc. if the map plan is approved which allows the construction of commercial units.

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

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

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

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

(3) That the developer will be exclusively 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

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

(5) The name of the proposed multistoried residential building complex shall be **"SUSHEELA ENCLAVE".**

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

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

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

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/NPDN 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

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construction will be made then the same shall be distributed between the land Owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

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

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

(12) That the builder will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within **3 Years 6 months** from the date of sanction of the building plan, with further grace period of **6 months** (Six months), if the developer fails to hand over owner's area even in grace period, then developer will pay **₹ 50,000/-** (Rupees Fifty thousand) only per month to the owner till possession of owner's area.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in Schedule- II.

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

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of

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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, in case of Owner's need developer shall also execute all such deeds and documents, whenever required. However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the Owners.

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

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

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

(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 form part of the Developer's area. Whenever required by the Owner.

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

(21) AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares only after share division of 50% area as per approved building plan directly to its prospective buyers or any financial Institutions.

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

(i) That the final /deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the developer/promoter or the land owner, as the case may be, as per sub-section (1) in favour of the prospective apartment purchasers.

THE DEVELOPER FURTHER UNDERTAKES:-

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

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

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

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

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

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

(G) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners including land owner 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 formed by the developer or the organization from time to time, and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

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

(I) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the

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occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

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

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

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

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

(N) That the entire cost to be incurred for registration of this development agreement shall borne by the developer and the land Owner 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

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the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

(Q) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and Schedule land altogether and land owner/s will have no objection regarding the same in future.

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

(S) That the developer shall pay ₹ 4,50,000/- (Rupees four lac fifty thousand) per katha to the land owner as non refundable and non adjustable amount in which Rs. 27,00,000/- has been paid before the time of this registered development agreement, as follows :-

Payment Details :-

Date	Mode	Amount
28.06.2016	RTGS	10,00,000/-
	(UTR No. ICICIR52016062800688l2)	
01.07.2016	RTGS	17,00,000/-
	(UTR No. ICICIR52016070100023l010	
		Total Rs. 27,00,000/-

and rest 50% amount shall be paid within 30 days, after the sanction of map plan.

DETAILS OF THE PROPERTY:

SCHEDULE-I

Land measuring 38 Decimals (Thirty Eight Decimals) more or less subject to actual measurement bearing survey plot no. 339 (Three hundred Thirty nine), Khata No. 207, Tauzi No. 5292, Thana No. 22, situated at Mauza- Jalalpur, Mohalla- Abhimanyu Nagar, Survey Thana- Danapur, at present P. S.- Khagaul, in town and district of the Patna within the Limit of Nagar Parisad Danapur Nizamat, Sub Registration Office

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Danapur and District Registration Office Patna and **Bounded as follows-**

NORTH :- Sri Sudhanshu Kumar at present Purchaser
SOUTH :- Main Road.
EAST :- Present Purchaser other.
WEST :- Jay Kishore Singh & Sri Sudhanshu Kumar.

Note :- Govt. value is mentioned at **Code No. 126 & Zone - 3** of M.V.R. 2016-17.

which market value of above land is ₹ **3,89,50,000/-** (Rupees Three crore eighty nine lac fifty thousand) only.

SCHEDULE- II

FEATURES AND SPECIFICATION OF FLATS

1. Foundation: As per the design of the structural Engineers.

2. Structure: RCC Framed structure.

3. Super Structure: 5" thick 1st Class Burnt Brick Masonry in frames or as per the design of the Architect.

4. Flooring: 1'6" X 2'0" Marbles / ISO Certified 2'0" X 2'0" Vitrified Tiles in all rooms and hall. 1'0" X 1'3" Marbles or 12" X 12" Ceramic Tiles in Bathrooms & Kitchens.

5. Doors: Sal wood frames and water proof flush doors panel, painted with two coats of synthetic enamel paints over a coat of primer.

6. Windows: Fully Glazed aluminium windows having mosquito net arrangement. Grills shall be charged extra.

7. Toilets: 7'0" high Glazed tiles dado, with glazed branded vitreous sanitary wares, good quality chromium plated fittings of Jaquar or equivalent brand, one hot and cold point in each bathroom.

8. Kitchen: Granite platform, 2ft. high glazed tiles dado over it, steel kitchen sink.

9. Electricals: Concealed Copper wiring of Havells or equivalent brand, modular switches and accessories of ISImark, one telephone & T.V. points in Hall & Master Bed Room, sufficient Lighting / Fan points in each rooms and Drawing / Dining Hall.

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Director

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10. **Internal Finishes:** Sand cement plaster on walls covered with plain POP. Paints will be charged extra.
11. **External Finishes:** Sand cement plaster covered with 2 coats of weather coat / exterior emulsion paint over a coat of wall putty.
12. **Loft:** in Kitchen & Rooms shall be charged extra.
13. **Generator Connections:** Kirloskar or equivalent brand silent DG set.
14. **Intercom Connection:** shall be charged extra.
15. **Lift:** Kone/Otis or equivalent brand shall be provided with V3F drive arrangement.
16. **Fire safety:** shall be provided as per the sanctioned plan.
17. **Water supply:** through deep tube well submersible pump of Crompton or equivalent brand of sufficient capacity.

IN WITNESS WHEREOF the Land Owner and Developer set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :-

1. राज कुमार लाल
पिता - स्व० लाल दास
मु० - खिपारा
थाना - बाढ़ (पटना)
06/07/2016

2. जय किशोर सिंह
पिता - स्व० दुर्गेश्वर सिंह
ग्राम - कोथुवा
थाना - खगौल
जिला - पटना
6/7/16

Signature of the Land Owner
6/7/16

Patliputra Engineers Pvt. Ltd.
Director

Signature of the Developer
06/07/2016

Patliputra Engineers Pvt. Ltd.
Director

Drafted on the format provided by the Govt. of Bihar, Department of Registration website www.registration.bih.nic.in and as per instructions by the parties :-

Printed:-

(SANJEEV KUMAR)
Advocate
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association,
Patna

6/7/2016

(Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate
'Chamber', Collectorate Bar Association
Patna

Sign. of Executant
6/7/2016

दस्तावेज जाँचा
6/7/16
हस्ताक्षर

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. 889500/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 910000/-

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

Registering Officer
Danapur

Date: 06/07/2016

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Wednesday, 06th July 2016 by Bishwajeet Kumar Sinha Late Shivdhari Sinha by profession Others. Status - Executant

B.K. Sinha
6/7/2016

Signature/L.T.I. of Presentant **Date:06/07/2016**

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rajkumar Lal' age '40' Sex 'M', 'Lal Das ', resident of 'Sipara Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Danapur

Date : 06/07/2016

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 170 on pages on 305 -324 , for the year 2016 and stored in CD volume No. CD-27 year 2016 .The document no. is printed on the Front Page of the document.

Registering Officer
Danapur

Date : 06/07/2016

Token No. : 8358 Year : 2016 S.No. : 8055 SCORE Ver.4.0 Deed No . : 7915

अवर निबंधन पदाधिकारी दानापुर (पटना)

SCANNED

By Checked By

7/6/2016

अन्दर नो. ..... शब्दों में (रू. .....) मात्र।

(1)

मूल प्रति
(महालेखाकार कार्यालय हेतु)

बिहार सरकार
निबंधन विभाग
गैर मानक

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

1.पक्षकार का नाम पिता/पति का नाम/पता (जिसकी ओर से जमा किया जा रहा है) M/s Patliputra Engineers Pvt. Ltd., having its registered Office at Lakhaiyar House, Kadamkuan, Patna- 800003.

2.दस्तावेज का प्रकार Development Agreement

3.निबंधन कार्यालय अवर निबंधन कार्यालय, दानापुर

4.बैंक का नाम एवं शाखा भारतीय स्टेट बैंक, दानापुर

5.भुगतान की जानेवाली राशि का विवरण:

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
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 प्राप्तिया प्राथमिक इकाई 75 49 सकल प्राप्तिया विपत्र कोड - **R0030021030001, A/c NO. 10963226587**	888500	888500
निबंधन शुल्क-मुख्य शीर्ष - 0030- स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष- 03 पंजीकरण शुल्क, लघु शीर्ष-104- दस्तावेजों पर पंजीकरण शुल्क- उपशीर्ष- 0001, प्राथमिक इकाई 75 49 सकल प्राप्तिया विपत्र कोड - **R0030031040001, A/c NO. 10963226576**	20000 1000	21000
भूस्वामी शुल्क-मुख्य शीर्ष-0029- भू राजस्व लघु शीर्ष-800 अन्य प्राप्तिया- उपशीर्ष-0006-अन्य मदं-प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड - **R0029008000006, A/c NO. 10963226598**		0
	कुल योग	909500

भुगतान का माध्यम: नगद/ चेक*/ड्राफ्ट* Nine Lac Nine thousand five Hundred Only.
कुल राशि शब्दों में

स्थान दानापुर
तारीख 06/7/16

Rajeshwar Lakhaiyar

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

जमाकर्ता का नाम एवं हस्ताक्षर	909500
	500
	910000

FOR USE OF THE BANK

स्क्रॉल नं. ----------तारीख ---------- उपर्युक्त कालम संख्या -05 में दिए गये विवरण के अनुसार
रु0 ----------/ शब्दों में ----------रुपये प्राप्त किया।

प्राधिकृत पदाधकारी का
हस्ताक्षर एवं मुहर

निबंधन हेतु सर्विस चार्ज * जमा करने का विवरण

एस्को लेखा सं0: : **A/c No. - 30978446198**
जमा करने की तिथि:
बैंक स्क्रॉल नं. ----------
(दस्तावेज के पृष्ठ की संख्या +2) × रू0 25/-

बैंक की प्राप्ति एवं मुहर

अवर निबंधन कार्यालय दानापुर (पटना)

ELECTION COMMISSION OF INDIA
IDENTITY CARD
भारत निर्वाचन आयोग
पहचान पत्र

BR/35/206/905085



Elector's Name	:	RAJKUMAR LAL
निर्वाचक का नाम	:	राजकुमार लाल
Father/Mother/Husband's Name	:	LAL DAS
पिता/माता/पति का नाम	:	लाल दास
Sex/ लिंग	:	Male/ पुरुष
Age as on 1.1.1995	:	40 Years
१.१.१९९५ को आयु	:	40 वर्ष

Address : H.NO. 72,
SIPARA,
PATNA. DISTT. PATNA

पता : म.सं. 72,
सिपारा,
पटना, जिला पटना

Facsimile Signature of
Electoral Registration Officer
for 206-PATNA WEST Constituency

206–पटना पश्चिम निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रीकरण अधिकारी
के हस्ताक्षर की अनुकृति

Place	: PATNA SADAR	Date	: 21.03.96
स्थान	: पटना सदर	दिनांक	: 21.03.95

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।

राज कुमार लाल
06/07/2016

अवर निबंधन कार्यालय
दानापुर (पटना)