Serial No. 23932 Circle:-:Mushahari Book No.:- 4 Deed No. 23384

Serial No. 23932 Deed No. ~~322~~ 23384

Govt. of Bihar
District Registry Office ,Muzaffarpur
Summary of Endorsement

This document was presented for registration on 27/11/2014 by Shailendra Chowdhary
A stamp duty of Rs. 371600/- and other fees of Rs. 20525/- 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. 322 in Book No. 4, Volume No. 7 on pages from 71 to 91 and has been preserved in total 21 pages in C.D. No. 1 / Year 2014

Signature with Date
(Nilesh Kumar)
Registering Officer, Muzaffarpur

Date: 27/11/2014 Token No: 24627 /2014

For Shashi Ranjan Construction Pvt. Ltd.
DIRECTOR
27/11/14

Shailendra Chowdhary
27/11/14

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT made and entered into at **Muzaffarpur** on this the 27.11 day of November Two thousand and Fourteen.

District Registry Office,Muzaffarpur

Token Number 24627 | Reg. Year 2014 | Serial Number 23932 | Deed Number ~~22~~ 23384

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Praveer Kumar Sahu (Director)						
Sig.	Praveer Kumar Sahu 27/11/14 85/14						
Executant	Shailendra Chowdhary	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Presented By	Shailendra Chowdhary						
Sig.	Shailendra Chowdhary 27/11/14 85/14						
Identified By	Binay Kumar						
Sig.	विनय कुमार पिता स्व० [illegible] 27/11/14 85/14						

Shailendra Chowdhary.
27-11-2014

SCORE Ver.3.0 | Powered by InfoSystem and Solutions,Patna | Biometric Captured By 1400sop002

BETWEEN

Shri Shailendra Chowdhary, Aged About 38 years son of **Dr. Kiran Shanker Prasad Chowdhary**, resident of Gopalji Lane, Saraiya Gunj, P.S. Town, District Muzaffarpur, hereinafter referred to as the "THE OWNER" (which expression shall, unless it be repugnant to the context or meaning thereto, mean and include its executors, administrators, legal representative, successors in office and/ or nominees of the **FIRST PART**.

AND

M/s Shashi Ranjan Construction Pvt. Ltd., a company incorporated Under the Indian companies Act 1956, having its registered office at Puja Bazar, Motijheel, Muzaffarpur represented through its duly authorized **Director, Praveer Kumar Sahu aged about 41 yrs.** , son of Sri Ashok Kumar, resident of Sahu Road , Muzaffarpur hereinafter referred to as the "DEVELOPER" (which expression shall, unless it be repugnant to the context or meaning thereto, mean and include its executors, administrators, legal representative, successors in office and/ or nominees of the **SECOND PART**.

Whereas the owner **Shri Shailendra Chowdhary** have acquired the demised land vide partition Suit no. 273/06 which was decided by The Court of Permanent Lok Adalat , Muzaffarpur vide which the owner has acquired total 2bigha and 5 kattha of land which he has been mutated in his name; and

For Shashi Ranjan Construction Pvt. Ltd.
DIRECTOR 27/11/14

Shailendra Chowdhary 27/11/14

Whereas the land is situated at Shekhpur Village Police Station - **Ahiyapur** and district **Muzaffarpur,** bearing survey plot No. **17** appertaining to khata No. **468 /469,** Thana No. : **668** with the following boundary:

North: Road
South: Mahendra Maya Ojha
East : Rajendra Misra
West: Sant Nirankari Mandal

AND WHEREAS both the parties have already executed a Memorandum of Understanding on 23.03.2014, which shall form a part of this Agreement, in which according to point no. 2, the **SECOND PARTY** had agreed to give to the **FIRST PARTY,** before executing the final Development Agreement, such amount/s, which shall be as loan to the FIRST PARTY, so as to enable him to clear the dues of the Bank and make the property free from all encumbrances and it was further agreed that all such amount/s paid by the SECOND PARTY shall be in the form of loan, which the FIRST PARTY shall refund in the due course of time with an Interest @12% p.a. from the date of receiving the amount till the date of refund of the amount.

And WHEREAS as per the Memorandum of Understanding, **the Second PARTY** has already given that amount which the First Party that amount which the has used and has cleared all the dues of the Bank and is therefore ready to execute this final Agreement,

AND WHEREAS IT IS now represented and decided by the OWNER:-

1. That the said land is under their exclusive possession with absolute right, title and interest free from all encumbrances and the owner is entitled to transfer and convey the whole or part of the said land, having a fully marketable title thereby.

2. That the owner has not created any charges and/or encumbrance on the said land or any part there of by way of sale, exchange, lease, trust assessment rights, liens, leave and license, permission, rent possession, charges inheritances or any other encumbrances whatsoever.

3. That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, has been received, served or passed by the Muzaffarpur Regional Development Authority, Municipal Corporation, Income Tax Department or any other Government authorities 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, notices, petitions, or adjudication orders affecting the said land or any part there of.

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

6. That the owner has not entered in the past into any agreement for sale or development of the said land or any part there of nor has made any arrangement with

anyone whatsoever regarding the said land or any part thereof.

AND WHEREAS the aforesaid owner is interested in getting a multi-storied residential building / complex developed and constructed on **32,364 sq. fts area** of the said land through some reputed Developer who can develop and construct a residential building/ complex at its own cost and to acquire built up area in the said building complex in the shape of flats, and car parking spaces etc, as consideration for the value of the said land to be conveyed by the Owner to the Developer.

AND WHEREAS the aforesaid Developer offered to develop and construct at its own cost a residential/commercial building / complex (hereinafter referred to as the "said Building") on the said land and the aforesaid owner agreed to acquire the flats and car parking spaces in the said building, as consideration for the value of the said land to be conveyed by the owner to the Developer or its nominees including a Co-operative Housing Society, Firm, Association of persons, body corporate etc-

AND WHEREAS as a result of the negotiations between the parties hereto, the aforesaid Owner of the FIRST PART and the aforesaid Developer of the SECOND PART, and on the representations and declarations made by the owner as herein recorded an Agreement for Development of the said land has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

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

1. The owner hereby appoints, the aforesaid Developer as the Developer of the said land and grant to the Developer, who hereby accepts from the Owner, the exclusive right, possession and license to develop the said land in the **Schedule- A** as hereunder written in the manner and on the terms, conditions and stipulations hereinafter mentioned.

2. The total built up area shall be constructed by the Developer as per plan sanctioned by the M.R.D.A./ Nagar Parishad / Muzaffarpur Municipal Corporation/ Gram Panchayat or any other competent authority, which shall be distributed over several floors of the said building. As per mutual understanding of both of the parties the developer has agreed to deliver to the land owner, their shares in the total built up area and will be calculated on basis of map sanctioned by MRDA or MMC or Nagar Parishad or Gram Panchayat. However the Developer and the Owner has jointly agreed that the construction shall be based on maximum permissible F.A.R. as per the NAGAR PARISHAD / MUNICIPAL CORPORATION / COMPETENT AUTHORITY Building Bye-laws.

3. Immediately after the execution of this Development Agreement the Developer shall proceed expeditiously with the construction work.

3.1. The Owner has provided the developer a copy of the sanctioned map, which has been sanctioned in the name of the owner, Shri Shailendra Chowdhary, which has been sanctioned on 07.12.2012 by the Municipal Corporation/ Gram Panchayat and /or any other local Competent Authorities.

3.2. The Owner shall have no objection if the aforesaid building plans is submitted to the local authority (ies) in

the name of the Owner or any other permission, approvals is obtained in their name and agrees to sign all such papers that may be deemed necessary by the Developer for the same. However, all fees, costs, charges and expense relating to such approvals / sanctions, shall be borne by the Developer.

3.3. The Owner shall, after the execution of this agreement, allow every facility to the Developer, their staff, Engineer, Architects, workers etc. to enter upon the said land to carry out the various developmental works as stipulated in this Agreement.

3.4. As per Apartment Act, 2006 the land owner and the developers are the absolute owner of their respective shares and they have the right to execute the Sale Deed or Deeds or Deed of Agreement for Sale as per their own shares and the same can be produced before the Registrar or the competent authority for registration of the aforesaid deeds separately.

3.5. In pursuant of provisions of Apartment Act, 2006, the land owner has executed Development Agreement in favour of the builder / developer and or its nominee/s have handed over the property so that no hindrance under these presents and thereby giving the developer right and authority to have and enjoy peaceful possession of the said property and do all such act and / or things that may be necessary for the development, planning, construction of the said building and sale of the developer's area.

4. The Owner agrees to sell, convey transfer and/ or assign, to the Developer and/or its nominee(s) including a Co-operative Housing Society, Association of persons, firm, Body, Corporate, etc., free from all attachments, charges and encumbrances 57 % (Fifty Seven

percent) undivided share in the said land measuring **32364 sq. ft** (subject to physical Verification / measurement) at the end for a total consideration on completion of the said building and on handing over the owner's area i.e. **43 %** (Forty three percent) of the total built-up area of the said building to the owner on Terms and conditions mentioned hereinafter.

4.1. As consideration for **57 %** (Fifty Seven percent) of the undivided share in the said land to be conveyed/transferred by the owner of the first part to the developer or its nominee(s) in terms of clause 5 below the developer agrees to build, deliver and give possession to the owner of the First part **43 %** (Forty percent) of the total built-up area in the shape of Shops /offices / Flats and reserved car parking spaces and /or any other built-up area(s) in the said building to be constructed on the said land by the Developer hereinafter referred to as the "OWNER'S AREA". The construction specification and services and amenities to be provided for the owner's area .

4.2. **57 % (Fifty Seven percent)** of the total built -up area of the said building (after excluding the said Owner's area as stipulated in Clause 4.1 above) shall exclusively belong to the Developer and shall hereinafter be called the "**DEVELOPER'S AREA**" to which the Developer alone shall be entitled to, for having constructed the entire building at its own cost and expense.

5. The Owner and their heirs/successors and /or nominee/s shall solely and exclusively be entitled to the Owner's area and they shall have absolute right, title and interest over the Owner's area and shall be fully entitled to use and enjoy the same either themselves individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise alienate their

interests, in any manner as deemed fit by them to any person or persons, association of persons, Firm, Body, Corporate, Co-operative Societies, Government's agencies etc. on such terms and conditions as may be decided by the Owner individually or collectively.

6. The Developer and /or its nominee(s) shall and exclusively be entitled to the Developer's area, and they shall have absolute right, title and interest over the Developer's area and they shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person or persons, Association of persons, Firms, Body, Corporate, Co-operative Societies, Government's agencies,' etc. on such terms and conditions as may be decided by the Developer or its nominee(s) individually or collectively.

7. The Developer agrees to construct and give possession of the Owner's area to the Owner within a period of **Forty Eight (48) months** from **EITHER** the date of sanction of the map from Nagar Parishad / Municipal Corporation. / Muzaffarpur Regional Development Authority/ Gram Panchayat / Any other Competent Authority, **OR** the date of the final Development Agreement, **whichever is later** with a grace period of six (6) months. In case the developer fails to construct and give possession of the owner's area within the stipulated time then the developer shall be liable to pay to the owners a penalty **@ Rs. 2000.00/ day (Rupees Two thousand only per day)** till the date of completion and handing over the owner's area. However the time for completion shall be extended subject to force-majeure and such happenings as is beyond the control of the Developer including fire, floods, tempest, accident, strike, lock-out exceptionally inclement weather, any

legal issues not concerning the Developer and/or any other act of God, and in that case the above mentioned penalty clause shall not apply. The Developer Shall be solely responsible for any civil or criminal case and/or any compensation to be paid to anybody related to construction activities carried out by the Developers and Owner shall have no manner of concern with the same.

8. It is hereby expressly, irrevocable and irretrievably, agreed and declared by the Owner that delivery of possession of built-up area to the Owner in the manner provided in clause 4.1 herein above shall form and always be deemed to form fair and adequate consideration for transfer of **57 %** (Fifty Seven percent) of the undivided right, title, interest and share in the said land agreed to be conveyed as hereinabove by the Owner to the Developer and /or its nominee(s).

8.1. It is hereby clearly agreed between the parties that approval of the building plans, seeking permission from the concerned authorities for carrying out /commencement of construction jobs of multistoried building on the said land shall be the sole responsibility of the Developer.

8.2. The Owner shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owner shall, if necessary, execute all such deeds and documents as may be required by the Developer in this regard.

8.3. This agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

8.4. From the date of delivery of possession of Owner's area to the Owner, the Owner and their heirs/successors and

/or nominee/s and the Developer and its nominee/s shall jointly have or be deemed to have impartibly undivided right, title and interest over the total land of the Schedule I property in the proportion of their respective share in the said building, even without any further act, deed, matters or things done by the owner in this regard.

9. The Owner hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said land (more fully described in Schedule- A) and to take up and proceed with the development, planning and construction of the said building in terms of this agreement.

9.1. It is agreed that any Agreement or arrangement made or entered into at any time by the Owner in breach of or violation of the terms and conditions of this Development agreement shall be null and void.

9.2. The Owner hereby irrevocably undertake not to sell, dispose off, alienate, create charge encumbrance, lease or otherwise transfer the said land or any part there of during the currency of this Agreement and undertakes not to do any act/s, deed/s, matter/s or thing/s as shall be in breach of the terms of this agreement save and except putting the said Developer thereon for the purpose of development pursuant to this Agreement. The Owner shall at no point of time during the currency of this Agreement try to dispose the said Developer from the said Land subject to observance of the clauses of this Agreement faithfully by the Developer within the time stipulated herein. The Developer shall abide by the time schedule stipulated herein. That developer and owners have mutually agreed that the name and style of this building Complex shall be **RIVER VEIW APARTMENTS (PHASE 1).**

9.3 The Developer shall be entitled to develop the said land by constructing thereon building/s consisting of shops/Offices/ flats & parking space/s and other structures in accordance with the building plans approved by the owner and sanctioned by the Nagar Parishad / M.R.D.A. / M.M.C. / Competent Authority as stated hereinabove. The Developer shall be entitled to enter into Agreements for sale or otherwise allot flats, parking spaces and other tenements in the Developer's area in the said building which comprises of 57 % (Fifty Seven percent) of the total built-up area of the said building excluding the 43 % (Forty three percent) of total built-up area forming part of the Owner's area. Whenever required by the Developer, the Owner will join as confirming party in all such Agreements, Sale Deeds, deeds of Allotments etc. so that the Developer may enter into and shall exclusively be entitled to realize all amounts receivable under such arrangements. Sale Deeds, deed of allotments etc. for development and construction of the said building.

9.4. Similarly the Owner shall be fully entitled to enter into agreements for sale or otherwise allot flats and parking spaces and other tenements comprised in Owner's area in the said building as detailed in clause 4.1 above and which does not form part of the Developer's area, whenever required by the owner, the Developer will join as confirming party in all such Agreements, Sale Deeds, Deeds of allotments etc. that the owner may enter into and the Owner shall exclusively be entitled to realize all amounts receivable under such Agreements, Sale Deeds, Deeds of allotment etc. for its own use.

10. The Developer undertakes: -

10.1. That it will not do any act of commission, expressly or impliedly, directly, or indirectly by which the owner's

right, title and interest over the said land may in any manner be adversely affected until the Developer has given delivery of possession of the owner's area to the owner.

10.2. To indemnify the owner and always keep him 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 persons, whether in the employment of the Developer or not while in or upon the said land and during the period of construction of the building thereon.

10.3. That the Developer shall not create any charge, encumbrance over the said land for its own benefit. Handing over of the flats to the individual purchasers and liability towards the purchasers, if any, shall be borne by the Developer and shall be his sole responsibility.

10.4. During the construction of the said building, the Developer may be required to create equitable or any legal mortgage of the said construction there on either in full or in part of Developer's area for obtaining loan either for itself for expediting the construction or for the individual purchasers of Flats & parking spaces etc. In such event the owner shall have no objection and he shall join the Developer in creation of such mortgages on terms to be mutually agreed. However, the Developer affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the said Construction or creating charges on the said construction of developer's area and building under construction shall be exclusively invested for construction and development of the said building only and such money shall not be diverted or invested in any

other project work or purposes of the Developer. The Developer would be solely responsible for repayment of the loan taken and the Owner shall have no manner of concern the loan taken.

11. The Owner 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 mentioned in this Development Agreement, the same shall be distributed between the owner and Developer in the proportion of their respective shares mentioned hereinabove.

12. The Owner will deliver to the Developer and/ or its duly authorized Advocate, certified copies/ photocopies of all original title deeds, documents and papers relating to the said property for complete examination of the owner's title thereto and agrees 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 Advocate in this regard to establish a marketable title to the said property.

13.1. In case there be any defect in the title of the owner(s) or there be any liability or any encumbrance, then in such event, the Developer shall be entitled to have such defects cured and/ or liability cleared for and on behalf of the owner at the owner's cost.

13.2. 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 owner for inspection, whenever required by the Developer.

13.3. All outgoings including municipal/ land revenue or any other applicable taxes and any other charges in respect

of the said land shall be borne and paid by the owner till the date of handing over of vacant possession of the said land and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the owner's area to the Owner.

13.4. After delivery of possession of the Owner's area to the Owner all outgoing in respect of the said land shall be borne and paid by the Owner 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 cognate variation whenever used in these presents shall mean the proportion which the hereto and/or their nominee/'s acquiring portions of the building is entitled to the covered areas in the said building).

14. The owner shall execute such transfer/conveyance of such other deeds as may be deemed necessary by the Developer. The Developer shall be entitled to take all steps as may be necessary for transfer conveyance and for this purpose the owner hereby nominate and appoint **Sri Praveer Kumar Sahu, son of Sri Ashok Kumar, resident of Sahu Road, Muzaffarpur** for the said purpose as their true and lawful Attorney to act jointly and severally, to apply for and obtain income-tax clearance and all other permission and approvals as may be necessary for and on behalf of and in the name of the owner and also to execute, present and admit execution of the said documents of transfer/conveyance before the Registration Authority and to do all acts, deeds as may be deemed necessary by the Developer in this regard for granting such documents of title to the Developer and/or its nominee/s.

15. The Developer shall form as it deems best, a Co-operative Housing Society/Association of persons/Body

corporate of all the persons owning tenements in the said building. The owner and their nominee/s shall become members of such an organization formed by the Developer and the owner, their nominee/s, respective, agents, servants, licensee/s, tenant/s, shall be bound to abide by the rules and regulations as be framed by such organization from time to time, and they shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as fixed for the maintenance and management of the entire building complex.

16. The nominee/s of the Developer shall own and hold portion of the building comprised in the Developer's area according to the standard agreement finalized by the Developer. The Developer and her nominee/s shall not be bound to hold and own portions of the owner's area in the said building on the same terms and conditions as be contained in the aforesaid Standard Agreement and to execute similar Agreement.

17. The common areas shall jointly be owned by the entire owner's of all the portions 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 owner/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.

18. It is agreed that in all transfers/conveyance 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.

19. That in case of any dispute regarding this development Agreement, the same shall be referred to an Arbitrator appointed under the provisions of THE ARBITRATION AND CONCILIATION ACT 1996 under the jurisdiction of Muzaffarpur Courts only.

20. The Development Agreement is made only for the purpose of construction of Flats and Parking space by the Developer and under no circumstances it would be a transfer by the Owner to the Developer under transfer of property act.

21. It has been agreed by both the parties that after passing of the map for the property to be constructed, the owner and the developer would enter into a separate agreement to specify the floor wise share in the proposed building complex which may or may not be registered as decided between both the parties.

SCHEDULE 'A'

(Description of land to be developed)

Total Land for an area of **32,364 sq ft** which situates at Shekhpur Village Police Station - **Ahiyapur** and district **Muzaffarpur,** bearing Khata No. **17** appertaining to khesra No. **468 ,469,** Thana No. : **668** . **Nature of the land is Branch road residential**

North: Road
South: Shailendra Chowdhary
East : Rajendra Misra
West: 14 feet Private Road through land owner.

VALUATION OF PROPERTY / LAND:-

1. Total area of Land = 18.5 Kathas= 74 **Decimal**

2. Govt. Value of the Land@ **Rs.** 2,50,000/- /- per **Decimal**

= 1,85,00,000 /-

Say **Rs** 1,85,80,000/-

(Rupees One crore, eighty five lacs eighty thousand **only)**

SIGNED, SEALED & DELIVERED DELIVERED
BY THE WITHIN NAMED THE

DEVELOPER

SIGNED &
BY WITHIN NAMED

OWNER

In the presence of
Witnesses

1. गवाह विनय कुमार
पिता स्व० शिवशंकर सिंह
ग्राम+पो०+थाना- मधुबनी
जिला- पूर्वी चम्पारण

2. सुभाष कुमार सिंह पिता स्वर्गीय- बालेश्वर प्रसाद सिंह
~~ग्राम~~- केमई
सोनदीप, भवानीपुर राजधाम
पूर्णियाँ 27.11.14

Certified that this deed has been prepared by me.
Vijay Kumar
Advocate
Mirzafarpur 27/11/2014
Enrol. 718/80.

Sheila Chaly 27/11/14

Sheila Chaly 27/11/14

Dated the 27th day of November 2014.

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. 371600/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 392125/-

Registration Fee

FEE PAID

A1	0	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	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		20000

LLR + Proc Fee		Service Charge
LLR	0	525
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20525

Registering Officer
Muzaffarpur

Date: 27/11/2014

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Thursday, 27th November 2014 by Shailendra Chowdhary Kiran Shankar Pd. Chowdhary by profession Agriculture. Status - Executant

Signature/L.T.I. of Presentant **Date:27/11/2014**

Registering Officer
Muzaffarpur Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Binay Kumar' age '45' Sex 'M', 'Shiv Shankar Kumar', resident of 'Madhuban,ps-Madhuban,e.Champaran'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Muzaffarpur

Date : 27/11/2014

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur Sadar in Book 1 Volume No. ~~7~~ 290 on pages ~~71~~ 289-310 ~~91~~ , for the year 2014 and stored in CD volume No. CD-~~1~~ 50 year 2014 .The document no. is printed on the Front Page of the document.

Registering Officer
Muzaffarpur

Date : 27/11/2014

Token No. : 24627 Year : 2014 S.No. : 23932 SCORE Ver.3.0 Deed No. : 322

23894