Serial No: 3145 Deed No: 3090

Govt. of Bihar
Sub Registry Office ,Danapur
Summary of Endorsement

This document was presented for registration on **03/03/2016** by **Sanjay Kumar**
A stamp duty of Rs. **345320**/- and other fees of Rs. **20500**/- 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. **3090** in Book No. **1**, Volume No. **64** on pages from **177** to **196** and has been preserved in total **20** pages in C.D. No. **10** / Year **2016**

3/3/2016

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

Date: 03/03/2016 Token No: 3206 /2016

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT is made and entered on the ..03.....day of the month of March, 2016

BETWEEN

(1) SRI SANJAY KUMAR, Son of Shyam Kishore Singh, Resident of At + P.O. + P.S. Srikrishnapuri, District- Patna,

(2) SULEKHA KUMARI, Daughter of Late Shyam Narayan Singh, Resident of Village + P.O.- Korhar, P.S. Bihta, District- Patna, Indian Citizen, hereinafter called the **"LAND OWNERS"** which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives, assigns and successors-in-interest of the **FIRST PART.**

1.PAN-AHAPK4997P

2.PAN-AQCPK3092N

Mob. 9431038781

अवर निबंधन कार्यालय दानापुर (पटना)

M/s Sai Ashray Nirman India Pvt. Ltd.
Director

Subodh Kumar Verma 3/3/16

Sanjay Kumar 3.3.16

Sulekha Kumari 3.3.16

AND

SAI ASHRAY NIRMAN INDIA PVT. LTD., a Company Registered under the Indian Companies Act. 1956, (Registration No. U45201BR2012PTC018527) having its Registered office at 1st Floor, Raj Complex, New Dakbunglow Road, G.P.O. Patna-800001, through its Director **SRI SUBODH KUMAR VERMA,** Son of Late Lalan Prasad Verma, Resident of qr. No.20, Sri Krishna Nagar, Patna-800003, in the state of Bihar, Indian Citizen, hereinafter called the **DEVELOPER,** which expression unless repugnant to the context shall mean and include its heirs, executors, administrators, legal representatives, assignees and successors-in-interest of the **SECOND PART.**

PAN- AARCS4456N

WHEREAS, the **LAND OWNERS** are seized and possessed all that piece and parcel of land is sufficiently entitled to the free hold land bearing Tauzi No. 5855, Thana No. 17, Khata No. 271, Survey Part Plot No. 675, measuring an area of 8.5 Kathas equivalent to 26.5625 Decimals. This land is Situated at Branch Road of Mohalla- Sikandarpur Biscuit Factory, South of Mithila Colony, Mauza- Rustampur Shahpur @ Sikandarpur, Pargana- Phulwari Sharif, Sub Registry office- Danapur and Sadar Registry office- Patna, District- Patna.

AND WHEREAS, the property as fully described in Schedule-I below of this deed is the separately purchased property of the land owners in which the Land owner (1) **Sri Sanjay Kumar** Son of Shyam Kishore Singh, Resident of At + P.O. + P.S. Srikrishnapuri, District- Patna had purchased the land measuring 4 Kathas 5 Dhurs, and the Land owner **(2) Sulekha Kumari,** Daughter of Late Shyam Narayan Singh, Resident of Village + P.O.- Korhar, P.S. Bihta, District- Patna had purchased the land measuring 4 Kathas 5 Dhurs, from (1) Sri Binod Kumar Son of Sri Bishun Mahto and (2) Sri Priya Ranjan Kumar Son of Sri Rambali Prasad, both Resident of Village- Nasriganj, Paithan Toli, P.O.- Batagnj, P.S. Danapur, District- Patna, through two

Sanjay Kumar Sulekha Kumari 3.3.16

M/s Sai Ashray Nirman India Pvt. Ltd. Director 3/3/16

उप निबंधन कार्यालय दानापुर (पटना)

M/s Sai Ashray Nirman India Pvt. Ltd.
Director

separate Registered Sale deed bearing (1) Book No.1, Volume No.66, Pages No. 473 to 480, C.D.-11, Serial No. 5464, Token No. 5585, Deed No. 4588, dated 14.07.2009 and (2) Book No.1, Volume No.66, Pages No. 465 to 472, C.D. No.11, Serial No. 5463, Token No. 5584, Deed No. 4587, dated 14.07.2009, respectively, which is registered in the office of the Sub Registrar- Danapur. Since then they came in actual, physical, possession over the land fully described in Schedule at the foot of this deed and mutated their names in State Sirista and paying rent to the State of Bihar to Circle office- Danapur, vide Mutation case No. 724/7 for the year 2011-12, Zamabandi No. 4486/1 in the name of **Sanjay Kumar** and Mutation case No. 723/7 for the year 2011-12, Jamabandi No. 4485/1 in the name of **Sulekha Kumari**. The property more fully described in Schedule-I below of this deed is free from all liens, encumbrances,claims, charges and attachments, defect in titles.

Sanjay Kumar Sulekha Kumari 3.3.16 3.3.16

The Owner/first part is the absolute owner of the said property and the same is in their peaceful possession and the said property is free from all encumbrances, liens, charges, attachments, litigations, whatsoever, that there is no notice of requisition or acquisition from the government authority or authorities in respect to the said property and the owner has got the right of transfer and convey the whole or part of the said property and after negotiation between the parties, the owner is agreeable to give the said property to the developer for developing and construction of residential multistoried building and the developer is agreeable to take up the development and construction of the residential multistoried building on the said property on the terms and condition given hereunder.

M/s Sai Ashray Nirman India Pvt. Ltd. Director 3/3/16

AND WHEREAS the OWNER was interested in getting multistoreyed residential building complex developed and constructed through a reputed developer on the scheduled land and to acquire residential built up area in the shape of flats and parking spaces as consideration in

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Director

exchange for the full and final value of the scheduled land and was in search of a reputed developer who could develop the aforesaid land on the reasonable terms and conditions.

AND WHEREAS the aforesaid developer offered to construct at its own cost residential building complex on the scheduled land of the owners here-in-after referred to the building and to give 42.5% of the total constructed built up area and Parking area & common space of the building with all fitting & fixture as per the specifications detailed in ANNEXURE-1 to the owners here-in-after referred to as the 'the owner's area' in full, final and adequate consideration for the value of 100% of the aforesaid land which shall be conveyed by the owner in favour of the Developer and/or its nominee or nominees including a cooperative society after completing and handling over of the owners area duly completed in all respect by the developer to the owners and to retain the remaining 57.5% built up area of the building here-in-after referred to as the 'Developer area' for its prospective buyers said as nominees who may form a association of apartment or a new cooperative housing society for the purpose of owning flats in the said building complex, which ever is found most suitable by the Developer.

AND WHEREAS, the Owners are interested in getting a multistoried residential building, developed and constructed on the Scheduled property and acquired residential built-up area in the same.

AND WHEREAS, after due negotiations between the aforesaid party **THE DEVELOPER** has finally decided to take the said property for development and has assured and guaranteed the Land owners, the joint Owners of the plot, to develop the said property without putting the Land Owners to any loss or damage and also immune and identify

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Director

the Land owners of any body after the execution of this agreement on the following terms and conditions.

AND as a result or the aforesaid development negotiation between the parties, agreement for development of the property by developers has been arrived at upon terms and conditions here after appearing.

AND WHEREAS, Land owners passed his/their map from Nagar Parisad Danapur Nizamat has accorded permission vide Plan Case No. HPD/Sikandarpur(R)5-128/11, in the past, for construction of the Residential multistoried Building but they are not able to construct building due to lac of fund and a new building is to be constructed on the said land by **SAI ASHRAY NIRMAN INDIA PVT. LTD.**, Patna, in the name and Style of **"SHREE SIDDHIVINAYAK APARTMENT"** Hereinafter referred to as the **"BUILDING"** comprising several residential flats. The Car Parking spaces in the building are constructed as per the approved Plan sanctioned from the Competent authorities.

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

1. **THAT** the Owners of the land hereby grant to the developer and the developer hereby accepts from the Land Owners the right to develop the said property more particularly mentioned in the Schedule-I of this agreement.

2. **THAT** the developer shall appoint an Architect for drawing and preparing the plans, design, drawing and elevation for the intended building complex to be construct on the said property. All expenses, to be incurred and fees to be paid to the

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said Architect shall be paid and borne by the developer. It is further agreed and settled that the developer shall develop the said property ensuring the construction to the maximum permissible F.A.R.

3. **THAT** the owners of the land shall allow every facility to the developers, their staff, workers, engineer, architect and agents etc. to enter in to the said property to enable the developer to carry out the various development work as stipulated in this agreement. Such facilities shall, however be allowed to the developers after the execution this agreement.

4. **THAT** the Owners of the Land has possessed the total Land area is approximately 26.5625 Decimals, more or less.

5. **THAT** the developer shall submit the revised building plan after construction of multistoried building by the said architect to Nagar Parisad Danapur Nizamat and/or other authorities in the name of the owner who shall sign the said building revised plan on behalf of the owner for obtaining the sanction of the said building plan and expenses relating to the above shall be paid and borne by the developer.

6. EXCEPT under force-major causes the total time for the construction shall be **Three years** with further grace period of **6 months**, for development and completing the project that the total time for construction shall be calculated from the date of Registered Development Agreement.

7. **THAT** the developer shall on construction of the intended building and development work over the said property Delivered possession of the land owner 42.5% (Forty Two point five percent) of the total saleable super built-up area on pro rata basis which shall form and be deemed to form always an adequate consideration for enable the owner to transfer their right, title and interest in the balance 57.5% (Fifty Seven point five percent) of

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Director

the saleable super built-up area to the developer which shall be deemed to be adequate consideration for the conveyance of right, title and interest in the proportionate portion of the said property of the owner. Detail of the share of both part has been mentioned in **Annexure-A**

8. However in pursuance of the 42.5% (Forty Two point Five percent) of the owner share in the super-built-up area the portion to be allotted is mentioned in **Annexure** – A given below.

9. IT is expressly irrevocable and irretrievably agreed and declared by the owner that the delivery of possession of the total super built-up area of land owner's share on prorata basis in the said building complex on the said property given in the Schedule by developer to the owner.

10. As per the provisions of Bihar Apartment Act, 2006, the builder/developer, and land owner shall be absolute Owner of their respective shares, and at the time of the construction of the building project and they will be entitled to sell/transfer/ lease/mortgage/gift their shares respectively. This Development Agreement is being done in the light of said act will be full applicable to this development agreement.

11. That, under this Development Agreement, the Developer/Builder, is liable to do the following acts, after completion of the building project as mentioned above, as per his share, hereunder:-

A. To execute or sign on agreement for sale, Deed of absolute sale or other documents for effectuating the lawful transfer of the Flats/Parking Space failing in the share of the Developers.

B. To present or file the above documents/Deeds before the registering authority for getting them registered, as per the Developer's share only.

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C. To engage advocate, vakil solicitor pertaining to the proceeding and to sign on Vakalatnama, suit, plaint, written statement etc. and to compromise the same in respect of the transferring of the properties, falling in the share of the Developers.

D. To mortgage the Developers share in the built-up area with Financial Institution for enabling the Purchasers of Flats, parking space, tenements etc., to obtain loan against their flats, Parking Space, tenements etc.

E. To allot and sell directly his share as mentioned above to its prospective Buyers and shall be entitled to executes Sale Deeds in their favour in respect of developed area and received the payments from the Buyers.

F. To have the plans of the proposed building/buildings to be constructed on the said property prepared/amended in accordance with rules and regulation of the concerned authorities in the name of the owner with the application for the approval and sanction and to do and sign all writings and under takings including legal statutory papers as may be necessary in connection of such plans and procurement of project finance loan from the Bank and/or Financial Institutions on Developer's risk exclusively on Developers share only.

12. It has been hereby agreed by the Developer and the Land Owner that the building would not be used for any kind of commercial, whether Private or Public, for example business/Teaching purposes, but the building would be fully residential by nature and shall be occupied for residential purpose itself, No office of any kind shall be run in the said building.

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Director

(a) **AND WHEREAS,** when the building shall be completed by the Builder and the developed portions shall be handed over to the respective buyers and land Owner, a society shall be formed by the Builder in the said building. Also, the buyers/Owner of their respective shares, shall abide by the rules and regulations formed by the Society of the Building and also pay their proportionate maintenance charges to the above formed society.

13. **The land owner hereby declare :-**

A. That, no notice or notification for requisition or acquisition under the statutes for the time being in force has been received by the owner relating to the said property or any part thereof and the owner entitle in develop and/or cause to develop the property.

B. That, there is no notice or order passed by the Nagar Parisad Danapur Nizamat or any other body or authority for setback there of and there is not requisition of whatsoever nature by the municipality or other body or authority.

C. The Land owners have assured that the premises of Schedule is free from any acquisition any notice from any Govt. department such as Nagar Parisad Danapur Nizamat/P.M.C., and others and is free from all encumbrances, debts, liens, charges dues and attachment and in marketable condition and have in themselves full right, full power and absolute authority to0 title to transfer the whole and part of the said property and is free in all respect with their absolute right and in their exclusive possession and clear title and possession to be delivered to the Developer for development. The owner also assured that land does not affect the master Plan of the Nagar Parisad Danapur Nizamat or any other competent authority and there will be no obstacle in construction of the building on the said land. Further to say by the Land

M/s Sai Ashray Nirman India Pvt. Ltd.
Director

Owner that old taxes (all) due prior to the date of this Agreement would be payable by the Land owner.

D. The land owners have not entered into any other development agreement with any other company or any other institution prior to this development agreement.

14. The Developers shall strictly comply with the provisions of Nagar Parisad Danapur Nizamat and all other relevant laws/buy-laws and rules and regulations. The Developers shall always keep the owner absolutely indemnified and harmless against all actions, claims and demands whatsoever which may arise due to deviation from the said sanctioned plan and/or to violation of the provisions of the law relating to the construction of the intended building complex and the developers shall provide for all civil work including installation of overhead tanks, provisions of water supply, drainage, compound wall, car parking spaces, electricity etc. as per the specification and amenities set out in the plan approved by the Nagar Parisad Danapur Nizamat or any other competent authority.

15. The Land owners hereby promise that they shall hand over the original papers, and documents in respect to the Schedule property, to the Builder duly, within the stipulated period of time of One Week, calculated from the date of execution of this Development Agreement, failing which the Land owners shall be liable to pay the Stamp Duty, registration charges, court fees, Commission etc. all expenses in respect of the registration of this Development Agreement to the Builder, along with the calculated interest charged by the legal institutions.

16. The name of the building shall be "**SHREE SIDDHIVINAYAK APARTMENT**" as per the mutual agreement of the land owners and builder.

M/s Sai Ashray Nirman India Pvt. Ltd.
M/s Sai Ashray Nirman India Pvt. Ltd.
Director

अंचल निबंधन कार्यालय
दानापुर (पटना)

Sanjay Kumar Sulekha Kumari 3.3.16

M/s Sai Ashray Nirman India Pvt. Ltd.
Director 3/3/16

17. That the Land owners have assured to the builder that the scheduled property is free from all kinds of claim or claims and demand or demands whatsoever, and in case the builder effected or deprived of whole and any part thereof either due to all kinds of claim or claims and demand or demands the land owners are only responsible for this.

18. Whereas, the Service tax, on the land owner's share (flats) will be paid by the land owner/owners himself or by the buyer/buyers of the flat/flats to the Builders.

SCHEDULE ABOVE REFERRED TO

The piece and parcel of vacant land measuring an area of approximately **11568.5 Sq. ft. approx 8.5 Kathas equivalent to 26.5625 decimals** more or less, Situated at Branch Road of Mohalla- **Sikandarpur Biscuit Factory, (Danapur MVR Serial No. 041, Zone-2, year-2016),** South of Mithila Colony, Mauza- Rustampur Shahpur @ Sikandarpur, Pargana- Phulwari Sharif, P.S. Danapur, District- Patna, in the state of Bihar, within the limit of Nagar Parisad Danapur Nizamat, bearing Tauzi No. 5855, Thana No.17, Khata No. 271, Survey Plot No. 675, within the jurisdiction of Sub Registry office- Danapur, District Registration office- Patna Sadar and the same is bounded as follows:-

BOUNDARY:-

NORTH	:	Plot No. 676 and 678
SOUTH	:	Plot No. 673 and 674
EAST	:	Part Plot No. 675 Thakur Prasad and others.
WEST	:	Survey Ahar.

Govt. Value of the Property- Rs. 1,72,66,000/- (Rupees One Crore Seventy Two Lacs Sixty Six Thousand) only.

M/s Sai Ashray Nirman India Pvt. Ltd.

Director

M/s Sai Ashray Nirman India Pvt. Ltd.

ANNEXURE- 1

BRIEF ARCHITECTURAL AND STRUCTURAL SPECIFICATIONS OF THE BUILDING

i) Structure shall be RCC frame type.

ii) Foundation will be isolated, combined, strip/raft or pile foundations as the case may be.

iii) Grade of concrete for RCC works shall not be leaner than M15 & M20 as per structural engineer & designer.

iv) Brick work in load bearing walls shall consists of first class bricks in cement mortar 1:6 and for half brick masonry cement mortar shall be 1:4

v) DOOR - Door frames of Malaysia sal wood Door Shutters be-factory built flush doors of good quality, of ISI marks and will be painted with synthetic enamel paint.

vi) WINDOWS :- frame will be hard wood/Aluminum. Shutter will be fully glazed.

vii) FLOORING :- All covered areas inside the flat will have Vitrified Floor tiles.

viii) BATH ROOMS :- All C.P. fittings will be of standard make like essco.

A Chromium plated, cistern of fiberglass/acrylic white glazed vitreous china sanitary ware of standard make Ceramic/Glazed tiles dado up to 7" height. Arrangements for Hot & Cold Water for master bedroom toilet (Geysers will not be provided).

ix) KITCHEN :- shall have working platform with Marble top & Glazed tiles dado 18" height above the platform with Stainless Steel sink will be provided.

x) WALL FINISH :- All internal walls & ceilings to be plastered finished with Birla White Putty. External walls to be plastered and painted with best quality cement based paints.

xi) ELECTRICAL :- Concealed P.V.C. conduit wiring with standard electric accessories. Adequate light, power points.

A) PLUMBING :- all internal G.I. Pipes shall be concealed.

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Director

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Director

अवर निबंधन कार्यालय
दानापुर (पटना)

SERVICE & AMENITIES (Payable)

WATER	:-	24 hour water supply from own over head tank.
ELECTRICITY	:-	Electricity supply for the complex shall be taken from the State Electricity Board for all the flats and other areas will have individual connection as per the rule.
TELEPHONE	:-	One telephone point (not connection) will be provided in each flat.
ELEVATOR	:-	OTIS/kone/equivalent make Company.
GENERATOR	:-	A stand by generator of 15KVA capacity shall be provided to run the Tube well lighting of common areas and restricted lighting (maximum 400 watts) inside the flats.
INTERCOM	:-	All flats will be linked to Reception Counter on the ground floor by intercom.
MENTENANCE CHARGES	:-	Proposed Society membership fee and other formation charges as required. One time Maintenance – Rs.1,50,000/-

M/s Sai Ashray Nirman India Pvt. Ltd.

Director

M/s Sai Ashray Nirman India Pvt. Ltd.

Director

Annexure – A

The property as fully described in Schedule-I of this deed will be developed in Super built-up Area 34708 Sq. Ft. and will shared by **BOTH PARTS** as follows:-

I. LAND OWNER'S Share

Flat No.	Super Built-up Area Sq.ft.
201	1243
202	1228
203	1215
204	1220
205	954
206	985
207	909
208	923
403	1215
404	1220
405	954
406	985
407	909
408	923
	14883

II. DEVELOPER"'S Share

Flat No.	Super Built-up Area Sq.ft.
101	1243
102	1228
103	1215
104	1220
105	954
106	985
107	909
108	923
301	1243
302	1228
303	1215
304	1220
305	954
306	985
307	909
308	923
401	1243
402	1228
	19825

Land Owner will pay consideration as per government value for extra share of developed area (132.10 Sq. Ft.) to Developers.

Sanjay Kumar Sukula Kumari
3.3.16

M/s Sai Ashray Nirman India Pvt. Ltd.
Subodh Kumar Verma
3/3/16

M/s Sai Ashray Nirman India Pvt. Ltd.
Subodh Kumar Verma
Director

अवर निबंधक कार्यालय
दानापुर (पटना)

IN WITNESS thereof both the land owner and builder/developer have put their respective signature in token of acceptance of the terms and conditions as settled above in presence of the following witnesses.

WITNESSES:-

1. प्रकाश कुमार पाण्डेय
पिता - शिव सुन्दर पाण्डेय
ग्रा०+पो० - ब्रह्मपुर
जिला - बक्सर
बिहार (802112)

2. 3/3/2016

SIGNATURE OF THE LAND OWNERS.

1. Sanjay Kumar
3.3.16

2. Sulekha Tamani
3.3.16

SIGNATURE OF THE DEVELOPRS

M/s Sai Ashray Nirman India Pvt. Ltd.
Director 3/3/16

Typed by :

Amit Kumar
Collectorate, Patna.

Drafted by:

3.3.16

Sushil Kumar Sinha
Advocate
C.B.A., PATNA
Reg. No.-4062/96

M/s Sai Ashray Nirman India Pvt. Ltd.
Director

अवर निबंधन कार्यालय
दानापुर (पटना)

दस्तावेज वापिस
3/3/16

अंदर मो0---------- शब्दों में (रू0 ----------) मात्र
प्रथम प्रति
(जमाकर्त्ता हेतु)

बिहार सरकार
निबंधन विभाग
गैर मानक

(1)

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

1. पक्षकार का नाम/ पता SAI ASHRAY NIRMAN INDIA PVT LTD. AT RAJ
(जिसकी ओर से जमा किया जा रहा है) COMPLEX NEW DAKBUNGLOW ROAD
2. दस्तावेज का प्रकार DEVELOPMENT AGREEMENT PATNA-1
3. निबंधन कार्यालय ---DANAPUR
4. बैंक का नाम एवं शाखा ---SBI, DANAPUR.
5. भुगतान की जानेवाली राशि का विवरण :

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एंव पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष -103- दस्तावेजों पर स्टाम्प शुल्क लगाना उप शीर्ष 0001 सकल प्राप्तियाँ प्राथमिक इकाई- 75 49 सकल प्राप्तियाँ विपत्र कोड-R0030021030001, A/c No.- 10963226587	3,45,320/-	3,45,320/-
निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एंव पंजीकरण शुल्क उप मुख्य शीर्ष -03 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष-0001, प्राथमिक इकाई 75 49 सकल प्राप्तियाँ विपत्र कोड - R0030031040001, A/c No.- 10963226576	20,000/-	20,000/-
भूस्वामी शुल्क-मुख्य शीर्ष-0029-भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष -0006- अन्य मदें - प्राथमिक इकाई- 75 49 भूमि निबंधन शुल्क से आय विपत्र कोड - R0029008000006, A/c No.- 10963226598	/	/

भुगतान का माध्यम : नगद/ चेक/ ड्राफ्ट कुल योग 3,65,320/-
कुल राशि शब्दों में THREE LAC SIXTY FIVE THOUSAND THREE HUNDRED TWENTY ONLY,
स्थान-DANAPUR.
तारीख-03-03-2016

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

जमाकर्त्ता का नाम
एवं हस्ताक्षर

FOR USE OF THE BANK

स्क्रॉल नं0---------- तारीख---------- उपर्युक्त कालम
संख्या 05 में दिये गए विवरण के अनुसार रू0---------- / शब्दों में ----------
रूपये प्राप्त किया

3,65,320/-
500/-
3,65,820/-

प्राधिकृत पदाधिकारी 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 सं0: ---------- बैंक की प्राप्ति एव मुहर
* (दस्तावेज के पृष्ठ की संख्या +2) X रू0 25/-

M/s Sai Ashray Nirman India Pvt. Ltd.
Director

भारत सरकार
Government of India



प्रकाश कुमार पाण्डेय
Prakash Kumar Pandey
जन्म तिथि / DOB : 20/02/1994
पुरुष / Male

4428 5226 6891

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: शिव सुन्दर पाण्डेय, बरहामपुर, बक्सर, ब्रहमपुर, बिहार, 802112

Address:
S/O: Shiv Sundar Pandey, Barhampur, Buxar, Brahampur, Bihar, 802112

4428 5226 6891

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

पहचान

प्रकाश कुमार पाण्डेय

M/s Sai Ashray Nirman India Pvt. Ltd.
Director

अवर निबंधन कार्यालय
दानापुर (पटना)

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. 345320/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 365820/-

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	500
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20500

Registering Officer
Danapur

Date: 03/03/2016

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Thursday, 03rd March 2016 by Sanjay Kumar Shyam Kishore Singh by profession Others. Status - Executant

Sanjay Kumar
3.3.16

Signature/L.T.I. of Presentant **Date:03/03/2016**

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Prakash Kumar Panday' age '35' Sex 'M', 'Shiv Sun Dar Panday', resident of 'Buxar'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Danapur

Date : 03/03/2016

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 64 on pages on 177 -196 , for the year 2016 and stored in CD volume No. CD-10 year 2016 .The document no. is printed on the Front Page of the document.

Registering Officer
Danapur

Date : 03/03/2016

Token No. : 3206 Year : 2016 S.No. : 3145 SCORE Ver.4.0 Deed No . : 3090

SCANNED
By Checked By

M/s Sai Ashray Nirman India Pvt. Ltd.
Director