

Serial No. 20207

Book No. :- 1 Deed No. 19461

Serial No. 20207

Deed No. 19461



**Govt. of Bihar
District Registry Office, Patna
Summary of Endorsement**

This document was presented for registration on 26/06/2013 by Narendra Kumar (Dir.)
A stamp duty of Rs. 326000/- and other fees of Rs. 2304/- 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. 19461 in Book No. 1, Volume No. 426 on pages from 198 to 217 and has been preserved in total 20 pages in C.D. No. 66 / Year 2013

Date: 27/06/2013

Token No: 20652 /2013

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

SCANNED

Scanned by
Akhilesh Jha



DEVELOPMENT AGREEMENT

This indenture is made and executed this 26th day of June of Two Thousand Thirteen.
BETWEEN

1. **SRI ANAND KUMAR, S/O SRI KEDARNATH BRAHMACHARI**
2. **SMT. REETA ANAND, W/O SRI ANAND KUMAR**

Both resident of Salempur Baadh Bazar, PO & PS- Baadh, Dist.- Patna
(Bihar), Recent address :- MIG-156, Hanuman Nagar, PS- Patkaar Nagar,
Town & Dist.- Patna (Bihar).

3. **SMT. MADHVI LATA, W/O SRI NAGENDRA PRASAD**

Resident of MIG, Lohianagar, PS- Kankarbagh, Town & Dist. - Patna

hereinafter referred to as the "OWNERS" (which term or expression unless it be repugnant to the context/subject or meaning thereof shall mean and include its executors, administrators, successors, legal heirs and assigns) of the FIRST PART.



Reeta

26/6/13

Madhvi Lata
26/6/13

Nandu Kumar
26/06/13

Anu Anand
26.6.2013

District Registry Office, Patna

Token Number 20652

Reg. Year 2013

Serial Number 20207

Deed Number 1946

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Narendra Kumar (Dir.)						
Sig.	<i>Narendra Kumar</i> 26/06/13						
Claimant	Narendra Kumar (Dir.)						
Sig.	<i>Narendra Kumar</i> 26/06/13						
Executant	Anand Kumar						
Sig.		N/A	N/A	N/A	N/A	N/A	N/A
Executant	Madhvi Lata						
Sig.		N/A	N/A	N/A	N/A	N/A	N/A
Executant	Reeta Anand						
Sig.		N/A	N/A	N/A	N/A	N/A	N/A
Identified By	Navin Kumar						
Sig.	<i>Navin Kumar</i> 26.6.13						

आनंद कुमार पिता केदारनाथ प्रहाराण

की विमा झाड पति आनंद कुमार प्रहाराण

को लक्ष्मी पति कोठार 2013

को धारा-30 के अंतर्गत

26.6.13

AND

M/S PLUTUS INFRASTRUCTURE LIMITED. Bearing a company incorporated under the companies Act 1956 and having its registered office at 310, N.P. Centre, New Dak Bunglow Road, Patna-800001, within the district of Patna represented through its **Director Sri. Narendra Kumar S/o Sri Sukhdeo Sinha**, Resident of Sukhdeo Bhawan, Kankar Bagh, Patna-20, hereinafter referred to as the Developer (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the SECOND PART

WHEREAS the owners are seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land measuring approximately 6.5 katha, equivalent to 20 decimal, bearing Tauzi No 5584, Khata No 1822, C.S.Plot No 1115 (part), Mauza - Digha at Mohalla - Nirala Nagar, Thana Code No.-01, Survey Thana No 01, P.S- Digha, within the limit of P.M.C. and P.R.D.A. and under the jurisdiction of District/ Sub Registrar Sadar Registry office, Patna more fully described in the schedule appearing in the foot of this indenture and hereinafter referred to as "the Land"

AND WHEREAS THE AFORESAID LAND WAS ACQUIRED BY THE OWNERS BY VIRTUE OF DEED NO. 26876, DT. 11.10.2012, 29341 DT. 23.11.2012 & 29343 DT. 23.11.2012.

AND WHEREAS the owners covenant that the scheduled land is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and is in marketable condition and the owners have right, full power and absolute authority and title to transfer the whole or part of the aforesaid scheduled land.

AND WHEREAS the owners are interested in getting multistoried residential building complex developed and constructed through a reputed developer on the scheduled land and to acquire built-up area in the shape of flats and parking spaces as consideration in 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, to be known as

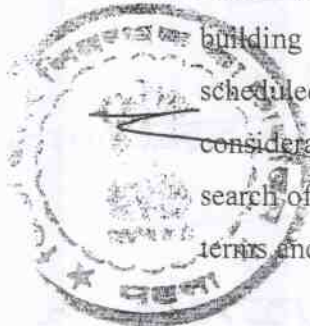
Patna

Madhavilata
26/6/13



Narendra Kumar
26/06/13

Narendra Kumar
26/6/2013



आज 26/6/13 को शाह एम. आर्. जी 156 हेतुमान गल पाना पराट
 गल जिला पटना पहुँचकर आगुल अगुल पिला मे 512 नाथ सम्बन्धित (2)
 शीत आगुल पति आगुल अगुल (3) माध्यमिकता पति गरीब प्रवास
 मे पही पहुँचात जी नही। जिला पटनाक एम निवासि नागि उपवास
 पिला एम शीत अहला एम. आर्. जी 276 पाना के कडकमजिला पति
 ने मेरे लोख के अगुलप की है। उर श्री आगुल अगुल, शीत
 आगुल, एम माध्यमिकता के लोकात की 512 लोख 3-दोमे
 निष्पाडि की है।

समीक्षण
 26/6/13

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 Val 27 Jun 13

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 26/6/13
 Val 27 Jun 2013

Madhavi Ceta 26/6/13

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 Val 27 Jun 2013

Nagendra Prasad
 Late Shri Akshay Kumar
 M.I.G- 276
 Kankarbagh Colony.
 Patna. 800020

dt. 26.06.2013

→ P.T.O

"KSHITIZ VIHAR APARTMENT" hereinafter referred to as "BUILDING" and to give 50% (Fifty) of the total constructed area of the proposed complex as per sanctioned building plan. The developers area would be 50% (Fifty) of the same. The parking area will also be demarcated/ divided in the same ratio and proportion of 50% (Owners share) and 50% (Developers share)

AND WHEREAS Certain terms and conditions were agreed to by and between the owners and the developer with regard to the transfer of the said land by the owners to the developer and the construction of the said building by the developer and disposal of the flats and parking spaces therein the developer's area. The parties hereto are desirous of recording into writing the terms of such agreement as hereunder.

NOW THIS DEED WITNESSTH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The owners above named have agreed to appoint the aforesaid developer as the developer of the aforesaid land and grant him the right to develop the aforesaid land on terms as detailed in the schedule appended herein which forms part of the agreement and in the manner and on the terms, conditions and stipulations hereinafter appearing entirely at its cost and expenses to the extent of permissible F.A.R. at present, which is accepted by the developer.

2. The owners simultaneously upon execution of this indenture, hereby agreed to handover physical possession of the scheduled land to the developer and to entrust him the right to take up preliminary works for development and constructions of building, comprising of flats/shops/office and car parking spaces and to allot, enter into agreement for sale of developer's area of the same to its prospective buyers excluding the owners area/share

3. That the developer on his part agreed to and undertaken that the owners shall have full right, title possession and ownership interest over the owners area referred as per schedule allotted to the owners as their share out of the total built-up & common area and the owners shall be fully entitled to enjoy the above built-up area either themselves individually or collectively or shall be fully entitled to transfer, convey, grant otherwise alienate or transfer their interest in any manner deemed fit by the owners to any person, association of persons, firms, companies, body corporate, co-

Madhavi Chd

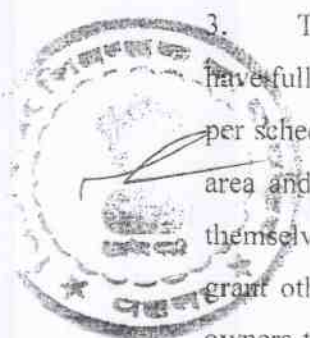
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Anand Kumar

26/6/2013



[Signature]

श्री ११९ कुमा० टीका ज्ञानं च माधवीलम्

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निर्वाण प्रमाणम्

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THE LIBRARY OF THE UNIVERSITY OF CHICAGO
1100 EAST 58TH STREET, CHICAGO, ILL. 60637

1. The first part of the manuscript is a list of names of the authors of the works included in the collection. The names are written in Devanagari script and are arranged in a single column. The list includes the names of the authors of the works included in the collection.

2. The second part of the manuscript is a list of the titles of the works included in the collection. The titles are written in Devanagari script and are arranged in a single column. The list includes the titles of the works included in the collection.

3. The third part of the manuscript is a list of the subjects of the works included in the collection. The subjects are written in Devanagari script and are arranged in a single column. The list includes the subjects of the works included in the collection.



operative societies, government agencies etc. on such terms and conditions as may be decided by the owners individually or collectively. All cost of construction and otherwise of the aforesaid owners area shall be borne and paid by the developer.

4. The developer undertakes that the construction of the apartment shall be finished within three years from the date of actual physical possession or sanction of the MAP except the time lost for force majeure, fire, tempest, and court cases or other inevitable causes beyond the control of developer.

5. As after the date here of, the developer shall be deemed to be in possession of the said premises for the purpose of development only and shall be free to do all acts, deeds and things required for development and construction of building complex. Once the developer ceases to develop the property for any reason whatsoever, the developer shall restore the land in whatever condition forthwith to the owners along with any development/construction made, for which the developer shall not be entitled to any compensation whatsoever from the owners.

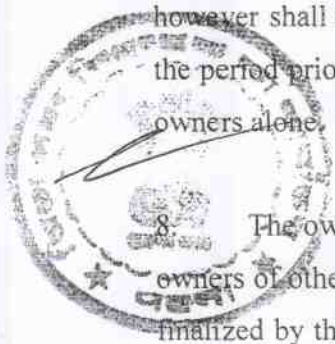
6. After delivery of ~~owners area to owners~~, fully and completely built and finished as per specification with interior, common space facilities and exterior completion of the total building including electrical fittings, water connections, sewerage line, bath room fittings and lift & generator and on its acceptance by the owners which is the consideration for transfer or exchange, parties to the agreement shall execute instrument of exchange or transfer as may be advised transferring the proportionate share of flat comprising developers and/or his nominees, as assigns belonging to the owners. From this date, the agreeing parties or their nominee, assigns will be absolute owners of their respective areas of flats and that will be the date of deemed transfer of flat by the owners.

7. All the outgoing in respect of the said premises from the date when the possession is given to the developer shall be borne and paid by the developer, who however shall not be liable for any of the outgoings on the said premises relating to the period prior to the date of such possession, which shall be the sole liability of the owners alone.

8. The owners shall hold the owners area on the same terms and conditions as the owners of other portions of the building according to standard agreement that may be finalized by the developer. The owners or their assigns shall become members of the



Handwritten signatures and dates:
 Navin Kumar 26/06/13
 Navin Kumar 26/06/13
 Navin Kumar 26/06/13
 Navin Kumar 26/06/13



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association of persons or a co-operative housing society which ever is found suitable and every person occupying the building shall abide by the rules, regulations of the association of Co-operative Housing Society or the Body Corporate. The owners shall be entitled to use common facilities in the building complex intended for the utilization of the occupants of the building complex on the usual terms and conditions applicable to all for such utilization.

9. That developer after giving possession of a completed and habitable building of owners share in all respect then the developer will be entitled to transfer his share of the developed area at his discretion to any party or parties and receive and realize the prices in respect of that area.

10. That the Developer shall act as an independent developer in constructing the said building over the scheduled land and shall keep the owners indemnified from and against all third parties claims arising out of any act or omissions against the development in or relating to construction of the said building.

The owners hereby authorize the developer to do, if required, all acts, deeds, matter, things given under :-

(i) To have the plans of the proposed building to be constructed on the aforesaid land prepared/amended in accordance with Rules and Regulations of the concerned authorities and other statutory provisions However, the owners will also sign all the necessary plans, specifications, declarations, affidavits and other legal and statutory papers for getting the plan of the building amended if necessary in future subject to official requirement.

(ii) Notwithstanding anything contained in this agreement, the owners or their authorized representative(s) hereby reserve their right to be consulted, supervise and have their say in the entire process of planning and construction with a view to maintain its quality of construction in respect of the owner's area.

(iii) To appoint architects, surveyors, engineers and contractors and other person or persons.

(iv) To make applications to the concerned authorities for obtaining electrical connections and developer will pay the electric bill regularly and permits or quota for cement, steel and other controlled building materials.

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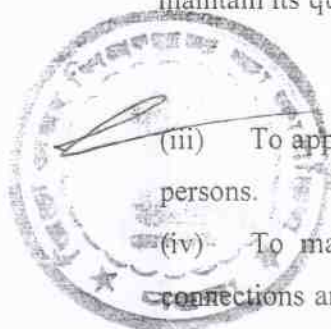
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(v) To accept service of any writ, summons or other legal process or notice and to appear and represent the owners in any court or before any magistrate, judicial tribunal and other tribunals in connection with the development of said property and to commence or file suits, actions or other proceedings in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary vakalatnama, claims, complaints, orders, applications, affidavits, petitions and other documents, papers and writings and also sign all document & plan for the propose of approval of plan.

(vi) To enter into agreements for sale of or otherwise allot flats/parking spaces etc. in the aforesaid building to the purchasers in respect of the developer's share.

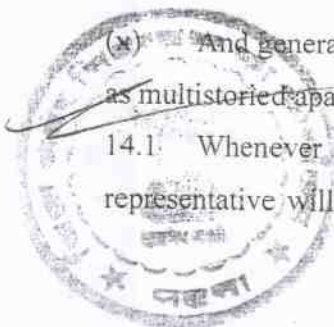
(vii) The developers at his own risk and responsibility can mortgage developer's share of built-up area with Bank/and or financial institution for obtaining loan/working capital/short term loan/finance and also to obtain loan for purchasers of flats/shops/offices and parking spaces as the said developer will use the said finance only for development purpose and not to divert or invest for any other purpose.

(viii) To transfer the developers area or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchasers of flats in the aforesaid building subject to the condition that the delivery of possession to such purchasers will be made only after owners area to the owners.

(ix) To give on ownership basis or other basis the said developers area in the property and the flats in the building to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.

(x) And generally to do all Acts, deeds and things for developing the said property as multistoried apartment for residential purposes on entire land.

14.1. Whenever required by the developer, the owners or their duly authorized representative will join as the confirming party in any agreement that the developer



Deputy

Madhavji (ata)

26/6/13

Wardha Ram

26/06/13

Anand Ram

26/6/2013

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may enter into with any person or persons who desires to acquire flats or portions in the developer's area of the building on ownership basis.

14.2 Upon completion of the development work or before and subject to the terms and conditions contained herein as may be desired by developer, the owners shall make and execute in favor of the developers or their nominee(s) including co-operative housing society or association or persons or a body corporate, a proper conveyance or such other deeds of developers share i.e. 50% in writing as the developer may deem necessary for assuring or perfecting the title of the developer and/or their nominees to the aforesaid constructed apartment.

14.3 Simultaneously on the completion of the building and handing over of the owners area to the owners, the owners shall execute or join in the execution of all documents necessary for giving the flats/parking spaces to buyers in respect of legal title to their respective spaces including their un-divided proportionate share and rights in their respective flat area/building area.

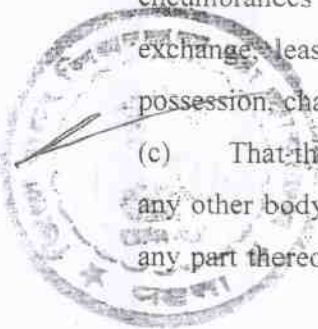
15. The developer shall use standard material which should be earthquake resistant as per rules and regulation for construction of earthquake proof building and get the work supervised by certified engineers. Any fault found in the construction will be entirely the developers responsibility and liability and not that of the owners. The developer must remain vigilant about the construction work. That the owners hereby declare:

That the area of the aforesaid land is about 20 Decimal.

(a) That the property is a freehold and the owners have title to the same free from all encumbrances.

(b) That the said land is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and is in marketable condition and the owners, have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, gift, right lien, leave license, permission, rent, possession, charge, inheritance or any other encumbrances whatsoever.

(c) That there is no notice or order passed by the Patna Municipal Corporation or any other body or authority for set back or either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality



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or other body or authority concerning or affecting the said property or any part thereof.

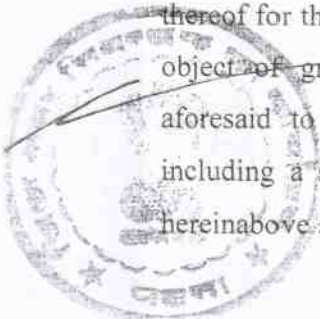
(d) That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities, revenue authorities, Municipal authorities or any government or other local bodies or authorities concerning or affecting the said property or any part thereof.

(e) That there are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders lispence, notices, insolvency notice, petitions or adjudication orders made or issued by or at the instance of any part thereof.

(f) That a apart from the owners none else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or coparcener in any joint family or otherwise, and that the owners are not binomials or trustees for any one in respect of the aforesaid land the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.

(g) The Land Owners declare that the schedule land is cleared under the Urban Ceiling Act. In case any fact to the contrary is found later on or detected by the concerned authority it would be the responsibility of the landowners to get the same cleared at their own cost to enable the developer to go ahead with the development work. And it is agreed between the parties that if the developer finds any undisclosed defects in the title of the owners to the scheduled land or that the scheduled land is subject to any notice etc or due to which the developer is being debarred or restrained from the development work, in that event the developers shall be entitled to rescind this agreement and recover all the outgoing expenses incurred in constructions along with interest @12% p.a. and damages. Similarly if the rights and interest of the owners is risked compromised or flouted by the developer, the owners will be entitled to legal remedies and compensation and vice-versa.

16. That the owners hereby irrevocably undertake not to sell, dispose, alienate the said property or any part thereof save and except putting the developer in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed as aforesaid to the developer or person or persons nominated by the developer including a society or societies or an incorporated body or limited company as hereinabove stated and further irrevocably undertake not to do any act, deed, matter



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Maohavika

26/6/13

Nandu Kumar

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Anwar-ul-Haque

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or thing as shall be in contravention of the declarations made by them in the present clauses.

17. In any event the owners without prejudice to foregoing declarations agree and undertake to remove all obstacles and clear all outstanding dues or defects at their own cost and keep the developer or its nominee/s indemnified against any loss to that effect.

18. For the purpose of verifying the correctness of the declaration hereinabove made by the owners and in particular the declarations made above regarding the absolute ownership of the said land and their title hereto being marketable free from all encumbrances and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof save and except as hereinabove provided, that the developer shall be entitled to obtain copy of all documents including of title relating to the land for the purpose of the verification as aforesaid including investigation of the owners title to the property. The owners undertake to show all such relevant papers in original as and when required by the developer or its representative including financial institution.

19. The development of the said land shall be for and on account of the developer and neither the owners nor any other person or persons claiming through the owners shall have any right or interest in the development of the said land. The developer shall develop the said land and its own name and at their own cost and shall alone be responsible for the development of the said land. However the building/complex will be named as **"KSHITIZ VIHAR APARTMENT"**

20. All the outgoings in respect of the aforesaid land from the date of physical possession to be given to the developer hereunder shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the aforesaid land relating to the period prior to such possession, which shall be the liability of the owners alone.

21. That as the owners will receive the consideration for the scheduled land in the shape of built up area agreed as aforesaid or market price for adjustment of area, the owners shall at no time demand any further premium or have any interest in future dealings regarding the sale of developers share of built-up area. However, the owners reserves the right after completion of the apartment, for future

Pradhami (at)

26/6/13

Amrinder Singh

26/06/13

Dr. Anand Kumar

26/6/2013



development/construction in the building in future in case as per existing by-laws/ amended by-laws of PMC or Bihar Govt. increase of FAR, if so permits. The owners also reserve right for further construction on the roof of apartment, if any construction is being approved by the PMC in future due to change of plans of the government and if the developer doesn't want to extend the building as the new plans of government. In that event the land owners shall have right of enter into fresh agreement with another developer for construction of further extended area after taking written consent of the Developer of this Agreement, in case of failure of development of the proposed plan within three month from the date of written communication.

22. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

23. The owners shall hold the owner's area on the same terms and conditions as the buyers of other portions of the building according to the standard agreement of the owners association of "**KSHITIZ VIHAR APARTMENT**" which may be mutually formed by the owners as well as the purchasers of the developer's area on due consent and approval of the developer. The owners and the purchasers of the developers area and their nominees, respective agents, servants, licenses shall abide by the rules and regulations of the terms of agreement/bye-laws of the said owners association and the owners and/or their authorized representatives and purchaser of the developers area shall pay common utilities maintenance charges to the association on no loss no profit basis as per prevailing norm and be entitled to use all common facilities in the building complex intended for the utilization.

24. The owners agree that if any levy is imposed by the Patna Municipal Corporation or any other public body or the government for the development/betterment of the area in which the said land is located or any other levy becomes applicable on the said land, the developer shall pay.

25. It is agreed that after the execution of these presents the developer or their nominee, including a co-operative society shall be entitled to construct godowns and put up signboards and hoardings on the said land and if desired, fence the entire premises according to their requirements.

26. After completion of the building Owners & Developers shall become automatic owner of their shares as per The Bihar Apartment Ownership Act. 2006.

Madhavi Lata

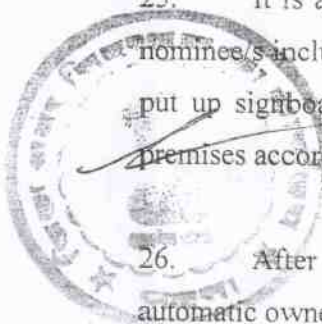
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Navin Kumar

26/06/13

Anand Kumar

26/6/2013



27. It is agreed that in all transfers/conveyance of built-up area, the purchaser/transferee shall bear the cost of stamp duty, court fees and other registration charges.

28. In the event of any dispute or difference between the parties, that will be referred to Sole Arbitration of a retired Judge of Patna High Court, who will act under its the provision of The Arbitration Act 1940 (Conciliation under its article), as amended from time to time, and his decision shall be binding on the parties.

29. Land value Rs. 1,62,50,000 /- (Rupees: One Caror Sixty Two Lac & Fifty Thousand) Only.

30. After this development agreement the developers agree to acquire 3.5 Katha land, behind this land to develop and construct Apartment on the same terms and condition as above, if the land situated on west side (Back Side) is being purchased by the this land owner.

31. Share distribution of flats shall base on alternate choice of flats, by the owners & developer one by one.

ANNEXTURE I TO THIS AGREEMENT

BRIEF ARCHITECTURAL AND STRUCTURAL SPECIFICATIONS OF THE OWNERS

AREA

1. FOUNDATION : R.C.C. Group pilling Foundation.
2. STRUCTURAL : R.C.C. frame structure, Earthquake Resistant.
3. CIVIL WORK : No.1 (One) Brick work in 1:6 cement mortar.
4. FLOORING : Vitrified tiles flooring in all, flats. However all common movement area and stairs shall be kota /stone/ Marble.
5. PLASTER : $\frac{1}{2}$ " plaster in cement mortar 1:6 on brick and 1:4 on R.C.C. Surface.
6. DOORS : water proof Flush doors and sal wood
choukhat Front Door solid wood.
7. WINDOWS : UPVC Window

Mathurani 26/6/13

Nandini 26/6/13

Anand Kumar 26/6/2013

8. TOILETS : Glazed tiles up to 7'-0" height with wash basin, shower, wall mounted E.W.C. in all toilets. Concealed PVC. Pipes TATA / Supreme PVC with hot and cold arrangements in showers and wash basin, with wash basins Flooring in toilets non skid Glazed Tiles(1'X 6")or of standard size.
9. KITCHEN : Working platform of granite top with stainless steel sink, glazed tiles dado upto 2' height above working top.
- 10.ELECTRICAL : Concealed P.V.C. conduit with copper wiring and standard electric accessories, Adequate light, Power points (without fan, tube, bulb etc.). Provision for A.C. Points in all bedrooms and Drawing Room, Geyser - Point in all toilets and kitchen
- 11.PLUMBERING : All internal PVC Pipes shall be concealed.
- 12.FINISH : All internal walls and ceiling in Plaster of Paris and finished with plastic emulsions paints.

GENERAL :

1. Konne/OTIS/Johnson lifts with collapsible gate. Flooring of the entire uncovered parking and setback area will be kalazy floor mosaic.
2. CEMENT to be used shall be J.P./K.C./Satna/Century/Modi/L&T/Ambuja/Lafarge/Maihar. Stone chips shall be black Sasaram/pakur origin. Iron-Rods of heavy gauge shall be of Bokaro/SAIL or of any standard make.
3. Cable connection points in drawing room and all bedrooms.
4. 24 hours water supply from own tube well and overhead tank.
5. Generator for common services, water supply and 500 wt. load to each flat.
6. Telephone point (not Connection) at two points.
7. Intercom facility from each flat to security.



Handwritten signature

Handwritten signature: Nand Kumar Madhavilata
26/06/13

Handwritten signature: Anand Kumar
26/6/2013

NOTE: The above specifications are subject to such minor changes as may be decided by the promoters/Architects and Builder in the overall interest of the project, subject to written approval of the owners.

SCHEDULE REFERRED AS ABOVE

All that piece and parcel of land measuring about 6.5 katha, equivalent to 20 decimal. Situated at MAUZA- Digha, bearing TAUZI NO. 5584 (Five Thousand Five Hundred and Eighty Four), THANA No. -01 (One), Cadastral Survey Plot No. 1115 (One Thousand One Hundred and Fifteen) Part, Khata No.1822 (One Thousand Eight Hundred and Twenty Two), of THANA - Digha at present, SADAR REGISTRY OFFICE, PATNA, , bounded as follows: -

North : Self
South : Banshi Singh
East : Road ~~BRANCH~~
West : Mahendra Jha

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY MONTH AND YEAR WRITTEN HEREINAFTER.

WITNESSES:

1. *Navin Kumar*
Advocate
Patna
26.6.13

Nagendra Prasad
late son of Akshaybhar Ram
M.I.G - 276, Kankarbagh
Patna - 800020. 26.06.13

2. *Akshaybhar Ram*
M.I.G - 276
Patna



1. *Anand Kumar*
26/6/2013
2. *Ram*
3. *Madhavi Lata*

SIGNATURE OF THE OWNERS

Navin Kumar
26/06/13
SIGNATURE OF THE DEVELOPER

Drafted By,

Navin Kumar
26.6.13
Navin Kumar, Advocate
Civil Court, Patna.

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. The Document is kept pending for Commission

Stamp duty paid under Indian Stamp Act

Rs. 326000/-

Addl. Stamp duty paid under Municipal Act

Rs. 0/-

Amt. Paid By N.J Stamp Paper

Rs. 0/-

Amt. paid through Bank Challan

Rs. 328304/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	0	C	0	H1b	0	K1a	0	Lii	0	LLR	0	500
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	1500	Mb	0	Total	0	
	A10	0	E	250	J1	0	K2	0	Na	54			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-									1804			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -												2304	

Date: 26/06/2013

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 26th June 2013 by Narendra Kumar (Dir.) S/O-Sri Sukhdeo Sinha by profession Others. Status - Claimant

Narendra Kumar
26/06/13

Signature/L.T.I. of Presentant

Date: 26/06/2013

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Navin Kumar' age '42' Sex 'M', 'S/O-Sukhnandan Pd. Singh', resident of 'R/O-House No.-137, Kumharar Sadar, Agamkuan, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 26/06/2013

Registering Officer
Patna



Token No. : 20652

Year : 2013

S.No. : 20207

SCORE Ver.3.0

Deed No. : P

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 426 on page no. 198 to 217 for the year 2013 and stored in CD Volume No. 66, year 2013. The document no. is printed on the front Page of the document.


**Registering Officer
Patna**

Date : 27/06/2013

DEED NO: 19461