Serial No. 2948 Book No. :- 1 Deed No. 3184

Serial No. 2948 Deed No. 3184

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

This document was presented for registration on 07/03/2014 by Shashi Bhushan Prasad
A stamp duty of Rs. 263960/- and other fees of Rs. 25575/- 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. 3184 in Book No. 1, Volume No. 72 on pages from 487 to 507 and has been preserved in total 21 pages in C.D. No. 11 / Year 2014

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

Date: 22/03/2014 Token No: 2974 /2014

SCANNED

अ० नि० ... प्रत्रांक ... 783
दिनांक 22/3/14 से सही है।

DEVELOPMENT AGREEMENT

This development agreement is made on this day 4th Day of March 2014.

Between

Dr. Shashi Bhushan Prasad S/o Late Kameshwar Singh Sharma and Smt. Veena Prasad Singh W/o Dr. Shashi Bhushan Prasad Both Residence of Flat No-401, Chhat apartment Rajendra Nagar, P.S- Kadamkuan Disst.- Patna. Hereinafter called the owner which expression shall unless to be repugnant to the context or meaning there of mean and include their heirs, executors, administrators, legal representatives) of the **FIRST PART**.

AND

M/S Sri Avinash Infrastructure Pvt. Ltd, having its registered office at CA/62, people's Co-operative colony, Kankarbagh, Patna-20 & corporate office at 435

SRI AVINASH INFRASTRUCTURE PVT. LTD.
Managing Director
Managing Director

ADISONS ARCADE Fraser Road Patna, Through its Managing Director Dr. Manindra Nath Mishra, S/O Late Shyam Nath Mishra resident of CA/62,people's co-operative Colony, Kankarbagh, Patna-20, hereinafter called the "Developer" The Developer terms shall unless excluded or repugnant to the subject or context mean and include the developer alone and its legal heirs and legal representatives successors and assign of the **SECOND PART, called Developer, Second Party.**

Whereas, the owner is seized and possessed with vacant land in front of 20 ft. wide road at Arya Samaj Road Near Bali Ram Path, detailed below in schedule -1 at the foot of this indenture.

SCHEDULE-1

The vacant land to be developed is a part of Khata no.-458, Tauzi no. – 5407, Plot No- 1540, Thana No.-21, Thana Code-181, Mauza-Shajadipur(Danapur), Pargana-Phulwari (Danapur), P.S.- Danapur, Measurement of Land- Area 5 Katha 5 dhoor Equivalent to 7145.25 Sq.ft.or 16.40 Decimil, District- Patna. Boundary of the proposed plot subject matter of the agreement as described in scheduled -1

North	:	Branch Road
South	:	Dev Rani Devi
East	:	Kusun Prabha and Nand Kishore
West	:	BranchRoad

RECITAL

WHEREAS the property hereby to be developed into a apartment fully described in schedule I of this development Agreement, measuring 5 kathas 5 dhoor being survey plot no. 1540, Khata no-458, Thana no. 21, Thana code- 181,Mauza -

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najadpur(Danapur) Pargana-Phulwari(Danapur) ,Tauzi no. 5407, situated near Arya Samaj Road Near Bali Ram Path in the town and district of Patna.

WHEREAS, the aforesaid property which was purchased in the name of executants, which was purchased from Laxmi Mahto and Ram Sewak Mahto both S/o Manchit Mahto and Tara Singh and Jadunandan Raut On Patna, Dated 20-05-1980, vide book no-01, Jild No-23, Page No-437 to 445 being sale deed no-2062. Since executent has been coming piecefull, physical and execlusive passion over the said Land and paying rent in their name Vide Jamabandi No-1210.

And whereas, the owner of first part after due negotiation and consultations between them decided to get the property of this development agreement improved and develop from / by the developer. And whereas the developer approached the owner for development of the said property into residential complex from his own source and offered the owner 53% share in the entire developed and constructed area including parking space along with equal right in the common amenities, space and land in lieu of the price of the land. The owner of the first part agreed for development of the said property described in the schedule I of this deed in consideration of the offer made by the developer.

And whereas the developer also agreed to develop the property of this deed and whereas, the developer also agreed to develop the schedule-1 property of this deed on the 53% (owner share) 47% (Developer Share) share in the land and constructed/ developed area along with equal rights in the common space, amenities.

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

The land Owners jointly and separately assured the developer that the above noted property is wholly free from all or any type of encumbrance, charges, gifts, liens, attachment liabilities, tenancy, unauthorized occupation, claims or litigation. What so ever, and that no notice of requition or acquisition, verbal or written from any Govt. authority has.

Jai Avinash Infrastructure Pvt. Ltd.
Managing Director

keep the land free from all or any type of encumbrances during the period of final construction there on by the developer.

2. That they undertake in case the said land or any part there of is lost or found wanting on account of any defect in the title or the ownership or right of the owner to transfer the same or any other person or persons claiming title paramount to the owner or account of any cause whatsoever relating to any out standings, claims and demands of taxes payable by the owners, the owners shall be liable for all the damages, losses and cost sustained by the Builder/Developer.

3. That the owners of the land undertake to keep the developers/its nominees, harmless and indemnified against all claims and expenses may be liable to pay on the aforesaid account.

4. That they also undertake that if the aforesaid declaration or any part thereof will be found false, the land owners may be prosecuted by the developer in accordance with law.

5. The owners hereby appoint the aforesaid Developer as the Developers of the said property and grants permission to the Developer to develop the aforesaid land who hereby accepts form the owner to develop the said property, fully described in the schedule-1 here under written in the manners and on the terms. Conditions and stipulations hereinafter mentioned.

6. That the entire area of the land given in scheduled -1 of this agreement shall be handed over to the developer within .... days from the date of execution of this agreement for construction of multistoried building complex and the entire cost to be incurred for sanction of map of the construction of the same shall be borne and paid by the Developer. The developer will construct the proposed building as per the sanction building plan of the PRDA (Dissolved)/**P.M.C.**

7. That the developer will be exclusively responsible for any accident or incident which may be caused during the period of construction and he will be answerable before the court of law for the same. The land owners will not be responsible for the same in any manner.

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8. That the entire multistoried building shall be constructed by the developer and entire cost to be incurred for the construction shall be borne by the developer including the cost of sewerage drainage with all fitting, amenities, electric fitting, water connection, electrification, generator, intercom etc.

9. That the ratio of percentage between Landowners and Developer is 53%, of total constructed area of landowners & 47% of total constructed area is of Developer.

10. That the name of the proposed multistoried building shall be **"SASHI VEENA COMPLEX", BLOCK "B"**OR any other name as fixed by the mutual consent of both the parties.

11. That the Developer agreed to hand over 53% of the total super built –up area to the land owners in consideration of the cost of land in shape of flats, shop car parking space on pro-rata basis along with proportionate 47% undivided share with all right, title and interest in the said **"SHASHI VEENA COMPLEX"**, BLOCK **"B"**) all right and absolute title and possession over the same with and exclusive right to be transfer, convey, sell, grant lease or other wise alienate their interest to any person or persons, association of person, firm body corporate etc. on such term and condition as they may deem fit and proper.

12. That similarity the developer shall be entitled to retain 47% (forty seven percent)of the total super built- up area in shape of flats, car parking space and may transfer, convey, sell grant lease or otherwise alienate their interest to any persons, firm, body corporate etc. on such term and condition as they may deem fit and proper. Both the land owners and developer will have absolute right title and interest over there respective shares.

13. That immediately after execution of this development agreement the Developer shall proceed expeditiously with preparation of building plan and the drawing for the proposed licensed architect or engineer based on present permissible F.A.R rules and regulation and present the same with the signature of the land owners for its approval and/or sanction before the

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Director/Authorised Signatory

sanctioning authorities. The cost expenses to be incurred for sanction of the building plan shall be borne and paid by the builder.

14. That it is further agreed between the parties that any alternation in the approved building plan within the parameter of the PRDA (Dissolved) P.M.C Rules and regulation, which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the Developer may alter such change at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer in the same ratio as mentioned above. The land owners would not be liable in any manner for deviation in construction, if made by the developer in the building.

15. That the Landowners is entitled to get their names mutated in municipal records or in any other authority with respect of 53% (fifty three percent) super built –up area of the land owners share.

16. That after delivery of possession of the land owners share to the land owners, all outgoing expenses i.e. Holding tax, ground rent or any other tax or rent shall be borne and paid by land owners similarly, all outgoing expenses with respect of the developer's share ,the same shall be borne and paid by the developer or its nominees. During the period of the construction of the multistoried building complex, all out going expenses related to the land shall be borne and paid by the developer.

17. That the developer is entitled to get loan from bank for construction of the Building in which Landowners will have no objection.

18. That the certificate of the architect regarding measurement of the super built up area and common service area will be the final and binding of the both the parties subject to verification by or on the part of the owners.

19. The owners shall after execution of this agreement allow every facility to the developer their staff .Engineers, Workers, etc. will to enter upon the said property to enable the developer to carry out various development works as stipulated in this agreement

20. That the builder will develop and construct the proposed multistoried building with all amenities and facilities, to the owner within 30 month

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from the date of sanction of the building plan by the PRDA (Dissolved)P.M.C or from the date of handing over the vacant possession of the land to the developer, which ever is later with further grace period of 6 month, in case of any accidental or such happening which are beyond the control of the developer such as fire, tempest, accident, strike and any other act of god and in case of any damage or collapse in the building in any natural calamity, the owners shall remain the owner of 53% of the total land .

21. That if the land owners asks the developer for any extra work and extra fitting in the landowners share other than the specification mentioned in schedule -2 of this development Agreement then the Landowners will have to pay the cost of such extra work and extra fitting at the prevailing market rate. To verify everything initial stage.

22. That the developer shall develop the said property through themselves or through any agency, company, etc. of their choice at their own cost in accordance with the sanctioned map and plan and will be responsible for the development of the said complex neither the owner nor any persons claiming through the owners shall have any right to interfere in the development of the said land but the developer will use the standard materials as required for the same and deviation is done by the builder.

23. The owners shall at no time demand further sum of premium or any interest for development of the aforesaid land or area and the owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard for construction. However, the stamp duty and all expenses towards registration of this agreement of development shall be borne and paid by the developer only.

24. From the date of delivery of possession of the owner's finished area to the land owners the owners and their its allottees and the developer and /or its allottees shall jointly have or to be deemed to have undivided right, title and interest over respective share in the said property in proportion of their respective share in the said building even without any further act, deed, matter or thing done by the owners in this regard.

25. The owners hereby undertake not to sell dispose off, alienate, charge, sub, lease or otherwise transfer the said land /or property of any part thereof

05.03.2014

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Managing Director

and further undertakes not to do any acts (s) ,deed(s) , matter (s)or thing (s),as shall be in breach of terms of this development agreement. The owners shall at no point of time commencement of the said property as per the agreement try to disposes the said developer directly or in directly from the said property. It is made clear that the after expiry of the period fixed in agreement for completion of construction, the land owners shall be free to deal with their land with the other persons.

26. Where necessary developer should discuss the mater with owners at every step where any confusion regarding building works or fittings or utility works prior to alter any changes from proposal scheme.

27. The developer shall be entitled to enter into agreement for sale or other wise allot units on the developers area in the said building, details in clause 4.1 above, subject to completion of the land owners share and which does not form part of the owners area whenever required by the developer the owner will join as confirming party in all such agreement sale deeds of allotment etc. and the developer may enter into and shall exclusively be entitled to realize all amounts receivable under such agreement etc. for development and construction of the said building for its own use.

28. Similarly the owners shall be fully entitled to enter into agreement for sale or otherwise allot units comprised in the owner's area in the said building as detailed in clause 4.1 & 4.2 above and which does not form part of the developer's area. whenever required by the owners, the developer will join as confirming party in all such agreement, sale deed, deeds of allotment etc. so that the owners may enter into, and the owners shall exclusively be entitled to realize all amounts receivable under such agreement , sale deed, deed of allotment etc. for its own use.

29. The owners agrees and undertakes that he shall execute and give power of Attorney in favour of the developer and / or its nominees for development of the aforesaid land so that no hindrance or obstruction is caused to the developer in carrying out and discharging its obligation for construction and there by giving the developer right and authority to have enjoy peaceful possession of the said property for construction and do all such acts or things that may be necessary for the development , planning,

Veena Prasad Singh
05.03.2014

05.03.2014

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construction of the said building and to book, sale, receive money, Mortgage, the flats/shop for sale of the developers area and planning construction of the said building. It is how ever, expressly agreed and understood between the parties that the aforesaid General power of Attorney shall be governed by the provision of this development agreement and in case of conflict between the provision of the aforesaid general power of attorney and in this development agreement the provision of development agreement shall prevail.

THE DEVELOPER FURTHER UNDERTAKES:-

I. That he will not do any act of omission or omissions expressly or impliedly, directly or indirectly, by which the owner's right, title and interest over the said property may by any manner be adversely affected.

II. To indemnify the owners and always keep them indemnified and harmless in respect of all claims, compensation or expenses payable in consequence of any injury/ or accident sustained by any workman, artisan or invitees or other persons in the property whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon and this will exclusively be developer's liability to compensate for any loss or damage to the life and the property if any.

III. The developer shall develop/construct the entire multi storied building exclusively from his own sources and capital.

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

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Managing Director

V. That owners will deliver to the developer and /or its duly authorized representative , certified copies /photo copies of all original title deeds, documents and papers relating to the said property for complete examination of the owners title there to and the owners agree to co- operate with the developer in such examination of the title and to answer and /or comply with all reasonable requisition that may be made by the developer and/or its representative in this regard to establish to marketable title to the said property . The developer has already verified and seen the relevant papers of the landowners in respect the land for his satisfaction.

VI. In case because of defective title or there by any liability or any encumbrance on the owners then in such event the developer shall be entitled to have such defects rectified and /or liability cleared for and on behalf of the owners at cost and expenses of the owners. All must be verified in the beginning of building development process.

VII. The developer shall be entitled to retain only photocopies/ certified copies of the original documents pertaining to the said property including title deeds etc. however the original documents will be produced by the owners for inspection and will be shown whenever required by the developer. However, after completion of the building / project all original documents shall be handed over to the society/ association of owners /allottees of units and always will be kept in the office of the society.

VIII. In any event the developer without prejudice to forgoing declarations, agree and undertake to remove all obstacles and clear all outstanding, doubts or defect, relating to the title of the property at the owners cost and expenses so as to ultimately vesting the said land / property proportionately in the developer or its nominees on delivery of the owners share free from all encumbrances and defects.

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The developer may form as it deems proper a co- operative housing society/ association of persons, body corporate etc. for maintenance of common service of the building. And in the due course , the unit owners and their nominee (S) shall become members of such an organization formed by the developer and the unit owner , their nominees respective agents ,servants, licenses, tenants etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

X. The nominees of the developer shall own and hold portion of the building comprised in the developer in the developer area according to the standard agreement finalized by the developer, the owner and their nominees shall bound to hold and own portion of the owners area in the said building on the same terms and condition as be contained in the aforesaid standard agreement and to execute similar agreement.

XI. The common area shall jointly be owned by all the unit owners of the said building with equal entitlements to use, all common area and facilities extended for utilization by the occupants of the said building on the said terms and condition applicable to all, for such utilization. No unit owner 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.

XII. The owner agree that if any levy is imposed by the Patna regional development authority Bihar state housing Board or any other public body or bodies or the government bodies for the development/ betterment of the area in which the said property is located or any other /levy becomes applicable on the said land or the building thereon then the same shall be

Vasna Patna 05.03.2014

05.03.2014

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paid by the owners and the developer jointly in the same proportion as their built-up area in the said building.

XIII. The developer agrees that in case any fine or penalty /fee/ fine or condition is imposed on the said building for any alleged deviation from the sanctioned plan resulting in any excess construction of the super built up area then the same shall be borne and paid by the developer. If such fine and/or penalty is imposed by the any authority as a consequence of violation of any law, by the developer it shall be exclusively borne by the developer.

XIV. That is the agreed that in all transfer / conveyance made both respect to the constructed area the respective purchaser (s), transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges / expenses etc.

XV. Those only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

XVI. That the development agreement is prepared and types in two copies and the original copies will be by the developer and its duplicate copy retained by the land owner and the same are true and exact of each others.

XVII. **IN WITNESS WHERE OF THE PARTIES HERE TO HAVE** executed this deed of development agreement on the date , month and year first above mentioned after going through the contents of the same in presence of the witnesses who have also singed hereunder after understanding the contents of this deed.

SIGNATURE

05.03.2014

(Landowners)

Veera Prasad Singh
05.03.2014

SIGNATURE

SRI AVINASH INFRASTRUCTURE PVT. LTD.

Managing Director

(DEVELOPER)

5/3/14

(SRI AVINASH INFRASTRUCTURE PVT.LTD)

WITNESS WITH FULL ADDRESS

1.

2.

3. Manoj Kumar
East Mohanpur
Kadam Kuan Patna-03
Manoj
08/03/14

Schedule-1

All the piece and parcel of land about 5 katha 5 Dhoor equivalent to 7145.25 Sq.ft or 16.40 Decimil, little more or less pertaining to Survey Plot No:-1640,Khata No:- 458, Thana No:-21, Tauzi No:-5407, Thana Code-181, Mauza-Shajadipur(Danapur), Pargana- Phulwari (Danapur), P.S.- Danapur, District - Patna which is bounded as follows:-

Boundary

North - Branch Road

South - Dev Rani Devi

East - Kusun Prabha and Nand Kishore

West - Branch Road

VALUATION OF PROPERTY/LAND/HOUSE

1. Total area of land about 5 katha 5dhoor

Equivalent 7145sq.ft. or 16.40 decimil.

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2. Govt. value of the land- RS 1,31,48,000.000
(one crore Thirty One Lacs Fourty Eight Thousand Only)

Total value = RS. RS 1,31,48,000.000(one crore Thirty One Lacs Fourty Eight Thousand Only)

DISTRIBUTION OF FLATS

LAND OWNERS SHARE	BUILDER SHARE
First floor all flat "B"	Second Floor all flat "D"
Third floor flat No-302 (North-East).	Third floor flat No- 301 (North-West)
Third Floor Flat No-304 (South-West)	Third Floor Flat No-303 (South-East)

Signature of Land owners-

05.03.14

05.03.2014

Signature of Developer-

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SCHEDULE-B

(Features & Specification of the Flats)

1. Foundation :- R.C.C. Frame structure with brick working cement mortar as per design and

1. Foundation	:-	R.C.C. Frame structure with brick working cement mortar as per design and Specification the structural consultants.
2. Chowkhats	:-	Door frame of Sal wood (hard wood)
3. Maindoor	:-	Penal door of flush door with bidding with both side polish. Hard wood door+wooden window frame forghened glass(clear).
4. Other door	:-	30mm thick ISI mark flush door
5. Window	:-	Wooden window with 03 mm plain glass.
6. Flooring	: -	Tiles flooring in all area of the flat. Marble kitchen + full space for free noshing machine.
7. Kitchen	: -	a) Flooring - ceramic tiles b)Working Platform- Granite. c) Dado – 24" high tiles. d) Sink- Steel sinks.
8. Dinning Space	: -	Provision of one wash basin in related space.
9. Bathroom/ toilet	:-	a) Flooring - Tiles b) Walls - Glazed tiles up to 7' height. c) Sanitary – White glazed vitreous sanitary ware of ISI mark (Hardware/ Parry ware) or equivalent d) Fitting:- Chromium plated fitting of essoco/ mare or equivalent. e) Cistern: -Acrylic/Fibre glass cistern in white colour. f) Washing machine point with inlet pout let provision.

05.03.2014

05.03.2014

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10. Electrical work.	:-	a)All internal wiring in concealed conduits with copper wires of ISI work. b) All electrical switches and accessories of Standard make/good make durability, in both bed room Tv point.
11. TV. Telephone	:-	Two TV point and two telephone point provided in the Drawing room and master Bed room .
12. Cable	:-	Two cable points provide in the in the drawing bed room and master bed room.
13. Internal wall	:-	All internal wall shall be finished with Plaster of Paris.
14. External wall	:-	All external walls shall be finished with weather coat.
15. Parking	:-	Marble carzy flooring.
16. Toilet	:-	Double coat of techoxy treatment of choksey chemical or equivalent.
17. Boring	:-	Boring & tube well of adequate capacity by direct reserve circulation machine white adequate capacity KSB or equivalent mark submersible pump.
18. Common toilet	:-	Common toilet for servants at ground floor.
19. Lift	:-	Elevator of a standard company of six passengers capacity will be installed.

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05.03.2014
05.03.2014

[illegible]	[illegible]	Generators of adequate capacity for stand by power supply.
[illegible] Transformer	[illegible]	If required and permitted from PESU will be installed.
[illegible] Intercom	[illegible]	Intercom facilities provided in each flats.
[illegible] Stairs	[illegible]	Marble Fittings.

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Endorsement of Certificate of Admissibility

under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian , 1899, Schedule I or I-A, No. '05'.Also admissible under section 26(a) of the B. T. Act.

duty paid under Indian Stamp Act	Rs. 263960/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
tamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 289535/-

FEE PAID

Registration Fee

A1	19000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		25025

LLR + Proc Fee		Service Charge
LLR	0	550
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 25575

Registering Officer
Patna

Date: 07/03/2014

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 07th March 2014 by Shashi Bhushan Prasad S/O- Late Kameshwar Singh Sharma by profession Others. Status - Executant

07.03.2014

Signature/L.T.I. of Presentant **Date:07/03/2014**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Arun Kumar' age '40' Sex 'M', 'S/O-Sri Randhir Kumar Singh', resident of 'Daudpur,jehanabad'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 07/03/2014

ken No. : 2974 **Year : 2014** **S.No. : 2948** **SCORE Ver.3.0** **Deed No . :**

PAN No – AANC 82

जमा पर्ची/Pay-in-slip नकद/अंतरण/CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

Main शाखा/Branch

दिनांक/Date 7/3/2014

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्त्ती जमा/कैश क्रेडिट खाता/सावधि ऋण खाता सं०/ Type of Account : SB / CA / RD / CC / DL / TL / A/c No.

0 1 1 0 4 9 7 5 4 0 4 2

के बैंक खाते में जमा करने हेतु / For the credit of the Bank Account of Patna Score

नकद/चेकों के विवरण पर्ची की दूसरी ओर/ Details of Cash / Cheque Overleaf	राशि/Amount रु०/Rs. पै०/P.
खाते में नकद जमा/Cash Deposit in the Account	550
नकदी रखरखाव शुल्क/Cash handling charges	
कुल जमा/Total Deposit	
रुपये (शब्दों में)/Rupees (in words) Fifty Hundred Thirty only	
कार्यालय उपयोग हेतु/FOR OFFICE USE	
(एस.डब्ल्यू.ओ./SWO)	रोकड़ अधिकारी/पारकर्ता अधिकारी Cash Officer/Passing Office

Code No. 596 / 2005964 / 5 Lacs / Roy

9939292515

अन्दर मो० ..... शब्दों में (रू० .....)

चतुर्थ प्रति (कोषागार कार्यालय हेतु)

बिहार सरकार
निबंधन विभाग

गैरमानक

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

1. पक्षकार का नाम/पता Sri Avinash Infrastructure Pvt. Ltd. (जिसकी ओर से जमा किया जा रहा है) through its Managing Director
2. दस्तावेज का प्रकार Development Agreement, Dr. Manindra Nath Mishra
3. निबंधन कार्यालय Patna, S/o Late Shyam Nath Mishra
4. बैंक का नाम एवं शाखा R/o-CA/62, People's Co-operative
5. भुगतान की जानेवाली राशि का विवरण Kankarbagh, Patna.

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष 0001, सकल प्राप्तियाँ प्राथमिक इकाई-7549 सकल प्राप्तियाँ विपत्र कोड-R0030021030001 (125)	2,63,960
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष 0001, प्राथमिक इकाई-7549 सकल प्राप्तियाँ विपत्र कोड-R0030031040001	20,000 5,000 25 25,025
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य मदें-प्राथमिक इकाई-7549 भूमि निबंधन शुल्क से आय विपत्र कोड-R0029008000006	
	भुगतान का माध्यम : नगद/चेक/ड्राफ्ट कुल राशि शब्दों में..... कुल योग	2,88,985

स्थान Patna

तारीख 7/3/14

जमाकर्त्ता का नाम एवं हस्ताक्षर
अजय कुमार

चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

चेक/ड्राफ्ट की राशि आकृति होने के पश्चात ही मान्य होगी।

FOR USE OF THE BANK

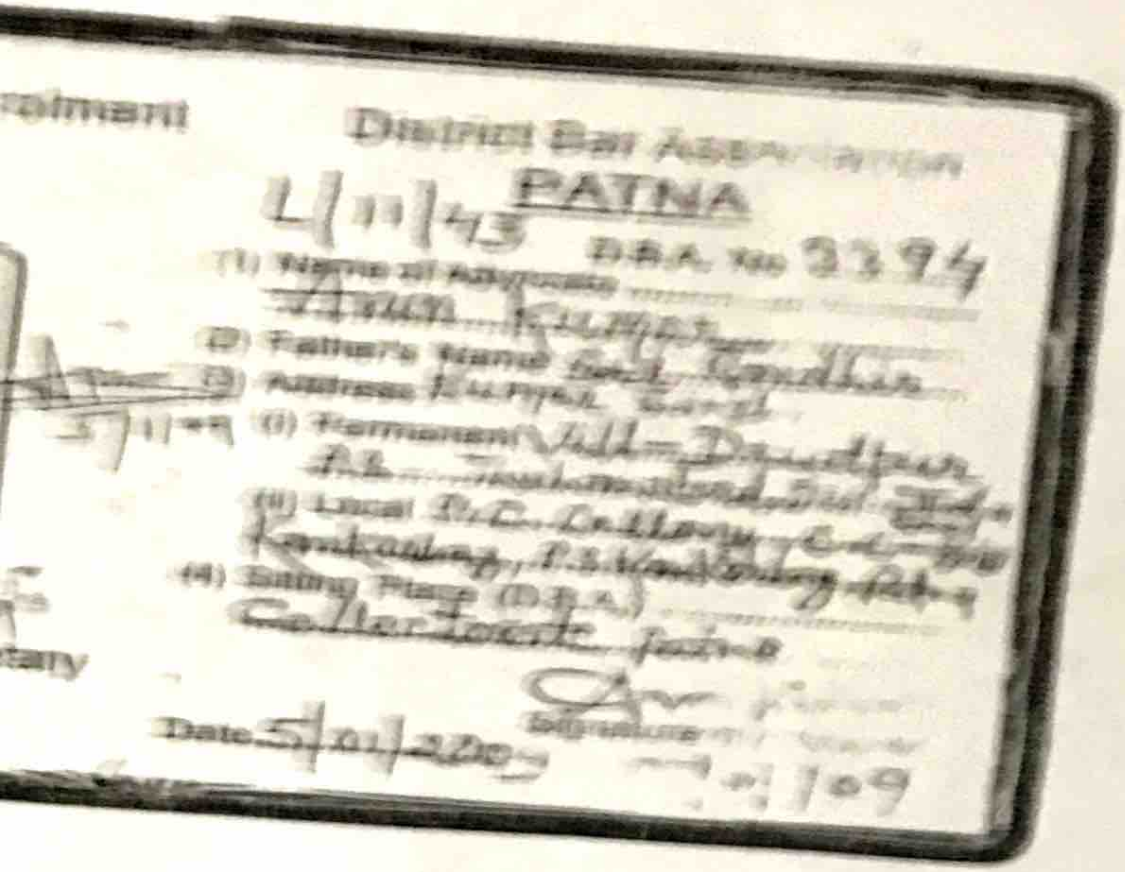
स्क्रॉल नं०..... तारीख..... आयुक्त कॉलम संख्या 05 में दिए गये विवरण के अनुसार रु०..... शब्दों में..... प्राप्त किया।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु सर्विस चार्ज जमा करने का विवरण

बैंक में संधारण हेतु

...rolment



District Bar Association

PATNA

L/11/43

D.B.A. No 3394

(1) Name of Advocate Arun Kumar

(2) Father's Name Sri Gandhi

(3) Address Kumar Sarai

5/1/09 (i) Permanent Vill-Daudpur P.S. Jalalpur Dist. Jhalpur

(ii) Local P.C. Colony Sd-Bio Kankarbag, P.S. Kankarbag Patna

(4) Sitting Place (D.B.A.) Collectorate patna

...tary

Signature

Date 5/01/2009

5/01/09

[illegible]

[illegible]



134386

Dl. . BR 0120130205347

Original LA	:	DTO,PATNA
Old DL No	:	
Date Of Issue	:	01-03-2013

Class Of Vehicles:

Vehicle Class	Issue Date
MCWG	01-03-2013

मनोज कुमार