Serial No. 9750 Circle:-:Danapur Book No. :- 1 Deed No. 9597

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

बिहार BIHAR AH 924846

Serial No. 9750 Deed No. 9597

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

This document was presented for registration on **07/10/2020** by **Geeta Jha**
A Stamp Duty of Rs. **215100**/- and other Fees of Rs. **20500**/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. **9597** in Book No. **1**, Volume No. **202** on pages from **476** to **491** and has been preserved in total **16** pages in C.D. No. **31** / Year **2020**

Date: 07/10/2020 Token No: 9982 /2020

Signature with Date
(**Aparna Shiva**)
Registering Officer, **Danapur**

Scanned by:

DEVELOPMENT AGREEMENT

This deed of Developmnet Agreement made on 7th day October 2020

BETWEEN

SMT. GEETA JHA, D/o Sri Narayan ji Jha,and W/o Sri Binoda Nand Jha, Resident of Dahaura, P.O.- Dahaura, P.S. - Manigachhi, town and

दस्तावेज जाचाँ

10/7/2020

Supriya Developers (P) Ltd
Director

District Darbhanga, Present R/o Flat No. 3-B Konark Apartment East Boring Canal Road, Patna. hereinafter called the land owner, which expression unless excluded by and repugnant to the context deemed to mean and include her legal heirs, successors, executors administrators etc. in interest of the **FIRST PART**.

Mobile no. 9986369850

AND

M/s Supriya Developers Pvt. Ltd. a company incorporated under the provision of companies Act, 1956 having its Registration No. 03-06356 of 1994-95 having its registered office at G.F.-I Supriya Sarvottam Apartment A.N. Path North S.K. Puri, behind Rajesh Petrol Pump, Boring Road, Patna-800001 through its Managing Director, Sri Brajesh Kumar S/o Raja Prasad Roy, resident of 59, Dalvar StreetBibiganj, Danapur Cantt, Patna-801503, At present - Raj Dulari Mansion, Flat No. 5C, Ranjan Yadav Path, Bailey Road, Patna Indian Citizen Bihar hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning there to mean and include its Administrators, executors, assigns, legal representatives and/or successors in office) or the **Second Part.**

Mobile no. 9334205521

Whereas the land owner had purchased total land having an area 4664 sq.ft. through two separate Sale deed fully mentioned in 1st Schedule below by her own resources from Sr. M.D. Rafiq Khan, S/o Md. Sidiq Khan R/o 25 A Dent Mission, Road P.S. - Ekwalpur, Calcutta through two separate Sale deed bearing Sale Deed No. 3716 and 3722 Filed No. 4139, 4145, duly executed in the court of joint Sub-Registrar, Danapur dated 19.7.2005, and after purchase of the property the vendor got her name mutated in the record of state of Bihar through circle office bearing Zamabandi No 2151 and 2056. Since then, the vendor has been paying the land rent regularly and enjoying the peaceful possession of the property without having dispute of any nature from any corner.

The total land 4664 sft. *is* competent enough to give on conversion basis to the aforesaid developer.

AND WHEREAS IT FURTHER REPRESENTED AND DECLARED BY THE OWNERS :

That the said property is under her exclusive possession with absolute right, title and interest free from all encumbrance, and has full right and absolute authority and title to transfer and cover the whole or part of the said property having a fully marketable title thereby.

(ii) That the owner has not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange,

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Director

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Director

lease, trust, assessment, right, lines, leave and license permission, rent, possession, charges, or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statues of the past or presently in force, have been received, served or passed by **the Patna Municipal Corporation (PMC) or Nagar Parishad Danapur Nizamat,** Income Tax Department or any other Government authorities, for acquisition or requisition of the said land or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, decrees, injections, orders, listeners, notiees, petitions or adjudication orders effecting the said property or any part thereof.

(v) That apart from, the owner none else is entitled to or has any share, right, title and/ .or interest, over and in respect of the said property or any part thereof in any manner howsoever.

AND WHEREAS the aforesaid owner is interested in getting a multi-stored building complex, developed and constructed on the said property through a Reputed developer, who can develop and construct a RESIDETIAL building complex at its own cost and to acquire Super Built up area in the said complex in the shape of flat and Car Parking etc. hereinafter called as UNITS as consideration for the value of the said property to be conveyed by the owner to the Developer in exchange for the full and final value of the proportionate land and according approached the Developer.

AND WHEREAS the aforesaid Developer offered to develop and construct at its own cost a RESIDENTIAL building complex (hereinafter referred to as "Said Building") on the said property and the aforesaid Owner agreed to acquire UNITS in the said building, as consideration, for value of the said property to be conveyed by the owner to the Developer.

AND WHEREAS as result of the negotiations between the parties hereto, the aforesaid OWNER OF THE FIRST PART and the aforesaid DEVELOPER OF THE SECOND PART and on the representations and declarations made by the owner as herein recorded, as Agreement for Development of the said property has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

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

1. The owner hereby appoints the aforesaid Developer as the developer of the said property and irrevocably grants to the Developer, who hereby accepts from the Owner the exclusive right, possession and license to develop the said property full described in the schedule hereunder written

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in the manner and on the terms and conditions and stipulations hereinafter mentioned.

2. The Developer and the Owner have jointly assessed the presently permissible F.A.R. as per Danapur Municipal Corporation or Patna Municipal Corporation Building Bye-laws, on the said land,

which shall be distributed over several floors of the said building. However actual "built up area shall be as per the plan enetioned by the Danapur Municipal Corporation on or Patna Municipal Corporation.

3. Immediately before execution of this Development Agreement, the Developer will proceed expeditiously preparation of plans and drawings for the **said building**.

The Developers, with the confirmation of the land owner's will submit the building plans to the Patna Municipal Corporation or Danapur Municipal Corporation at his own cost.

It is further agreed that any minor alternations or revision of the aforesaid plans within the parameters of the Patna Municipal Corporation or Danapur Municipal Corporation Building Rules and Regulations, which may become necessary, shall not require any further approval of the Owners and the Developer alone shall be entitled to make such alternations revisions which would be binding on the owners.

The owner shall, after the execution of this agreement allow ever." facility to the Developer, their staff, engineers, Architects, workers etc. to enter upon the said property to enable the developer to carry out various development works as stipulated in this agreement.

4. The owner agreed to sell, convey, transfer and/or assigns, to the Developer free from at attachments, charges and encumbrances all their right, title and interest in the land the residential building thereon as per schedule and plan attached at and for a total consider. i and on terms and conditions hereinafter mentioned

4.1 As a consideration for the total land and building along with all right title & interest therein to be conveyed/transferred by the Owner to the Developer in terms of clause 4 above, the Developer agree to give to the owner 50% of the super built up area in the residential units and its parking on pro rata basis along with proportionate undivided share/right/interest in the land.

That owner's area and the Developer's area to be constructed only SUPER DELUXE FLAT and each Room of Flat ceiling shall corniced and shall be clearly demarcated and shall be confirmed by a separate letter duly signed by both the parties and that letter along with copy of the demarcated plan shall be part of this agreement and the apartment will be named as **"GEETA ENCLAVE"**. The entire 2nd floor (Second) of the Apartment shall be exclusively land' owners share out of 50% share s and rest shares will be on 3rd floor.

5. The balance of the total super deluxe built-up area along with the 50% undivided share/right in the land of the said building after excluding the

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said owner's areas stipulated in clause 4.1 shall exclusively belong to the Developer and shall hereinafter called the "DEVELOPERS AREA" which it alone shall be entitled having constructed the same at its own cost the expenses.

6. The owner shall and exclusively be entitled to the Owner's and she shall have absolute right, title and Interest over the Owner's area and shall be fully entitled to transfer, convey, grant, otherwise eliminate its interest, in any manner a deemed fit by them to any person or persons. Associations of persons, firm body corporate Cooperative Societies. government's agencies etc. on such terms and conditions as may be decided by the owners.

7. That considering the force major clauses, that circumstances beyond the control of the Developers, the Total time for the construction shall be Two years from the date of RERA Registration for Project Development and for completing the project in all respects and in finished condition which period would be reckoned w.e.f, the date of execution of this agreement. Further grace periods of six months may me allowed only in black and white if exigencies so exist and owner agree to entertain to the grace period.

8. It is agreed by the Developer that in case of non completion of building within the period of mentioned above the developer shall pay damage to the owner @ 25,000/- (Twenty five thousand) Rupees only per month for another one year or the date of completion of the Project whichever will be lesser. If the building is not completed during the above extra of one year including ground period as mentioned in para (7) above this agreement shall stand terminated and the owner shall be entitled for realization of the damage amount from the Developer.

9. And the Developer will be under obligation to pay the damage amicably, not forcing the owners to take recourse to legal option. It is further mentioned here that if the Developer will not pay damage within three month due to failure on this part from any reason in completion of building within aforesaid agreed time, in that event the owner will have right to realize the same from seizing all that, title interest and possession of the flats from the share of Developer. And the Developer will not put any objection/obstruction in the same. On consideration, the Developer agreed to construct, complete and to deliver the owner 50% (Fifty percent) of the total super built up area and absolutely in one side or as per owner's choice parking spaces in complete and finished condition of building without charging any amount from the owners out of the total super deluxe built up area. The flats shall be on free hold) basis and this built up area will be called owner's area and the balance 50% (Fifty percent) of total super deluxe built up area shall be called developer area. The project name will be "**GEETA ENCLAVE.**"

10. The land owner have right to examine the construction work and owner's will be entitled to stop the construction work till rectification

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takes place on the decision the architect/Engineer. The Developer will develop the property as per Std. Engineering practices as per specification annexed.

11. That the Developer further undertake to pay all charges of penalty if imposed by authority on account of any deviation or otherwise. Old tax on land would be payable by the land owners.

12. The Developer will not make any third party assignment for development of the proposed multistoried building.

13. The land owner will have no objection if the Developer develops the owner's land jointly after amalgamating building in one or several blocks. Developers have the right to give the land owners; share in any part of the building or buildings in respective of whose land that portion of the building or buildings is made or falls subject to the satisfaction of the land owners taking into consideration and compensation for such as doing.

14. That the land owner's further agreed that if the construction work is obstructed or stopped in any ways or due to lack of title or the situation beyond control of the developer then in that case the land owners will have to extend the period of completion of work accordingly.

15. The Owner hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said Property (more fully described in schedule of property written hereunder) and to take up and proceed with the development. Planning and construction of the building in terms of this development agreement it. This license granted to the developer by the Owners shall be a license as contemplated in section 60(b) of the Indian Easement Act. 1982.

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

17. The owner hereby irrevocably undertakes not to sell, dispose off, alienate., charge, encumber, lease or otherwise transfer the said land and/or property or any part thereof and undertake not to do any act(s), deed(s) matter(s) or thing(s) as shall be in breach of the terms of this development agreement save and except putting the said developer thereon for the purpose of development pursuant to this Development Agreement. The owners shall no point of time during the currency of this Agreement try to disposes the said Developer from the said property.

18. The Developer shall develop the said property himself or through any agency, person, company etc, of his choice at their own account and cost and will be responsible for the development of the said land and neither the owner nor any person(s) claiming through the owner shall have any right to interest in the development of the said property.

19. The Developer shall entitled to develop the said property by constructing thereon building/s consisting of UNITS accordance with the building plans approved by owners and sanctioned by the Patna

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Municipal Corporation or Danapur Municipal Corporation as stated herein above.

20. The Owner agree and undertake that they shall execute and give an Irrevocable/General power of attorney in favour of the Developers and/or its nominee(s) so that i hindrance or obstruction is caused to the developer in carrying out and discharging its obligations under these presents and thereby giving the developer right and authority to have and enjoy peaceful possession of the said property and do all such acts, and/or things that may be necessary for the development, planning construction of the said building and sale of the Developers area. It is however, expressly agreed and understood between the parties that the aforesaid Irrevocable/General power or attorney shall be governed by the provisions of this Development Agreement in case of any conflict between provisions of the aforesaid Irrevocable/ General Power of attorney and this Development Agreement, the provision of DEVELOPMENT AGREEMENT shall prevail.

21. The Developer further undertakes :-

21.1 That it will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in manner be adversely affected until the Development has given delivery of possession of the Owner's areas to the Owner's.

21.2 To identify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequence of any injury or accident sustained by any workmen artisan, or invites or other persons whether in the employment of the Development or not while in or upon the said property and during the period of construction of the said building thereon.

21.3 That the Developer shall not create any charge or encumbrance over the said property for its own benefit without the written consent of the Owners.

21.4 During the construction of the said building, the Developer may be required to create equitable or any legal mortgage of the said land and the construction thereon either in full or in part of for obtaining loan either for itself for expediting the construction or for the individual purchaser of UNITS. In such event the Owners shall have no objection and they shall, join the developer in creation of such mortgage but such mortgage shall be limited to the 50% undivided interest in the land of the Developer.

21.5 That it is also agreed by the developer that the developer has to pay entire charges for electric connection, transformer, generator, lift, etc. for owner's shares of 50% of the aforesaid building.

22. The owners and the Developer hereby agree that in case, in future, at any time, due to relaxation in the Building bye-laws, if it is possible to construct and extra-built-up area beyond the area already sanctioned by the Patna Municipal Corporation or Nagar Parisad Danapur Nizamat, that

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shall be distributed between the owners and Developer in the same proportion, as mentioned here in above.

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

23.1 In case because of non availability or original title deed(s) and or defective title deed(s) or there be any liability or any encumbrance on the owners then in such event, the Developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the owners and at the owner's cost and expenses. And the owners agree to indemnify the Developer for all losses including consequential losses arising out of such defects.

23.2 The Developer shall be entitle to retain only photocopies/certified copies of the original documents pertaining the said property including title deeds etc. However, the original documents will be produced by the owner's for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Society/Association of Owners/allottee(s) of UNITS.

23.3 In any event the owner without prejudice to forgoing declarations agree and undertake to remove all obstacles and clear all outstanding, doubts or defects, relating to the title or the property at the owners as well as developer cost and expenses so as to ultimately vest the said land/ property in the Developer or its nominee/s free from all encumbrances and defects.

23.4 All outgoings including Municipal Taxes Land revenue, cess etc. and any other charges in respect of the said land shall be borne and paid by the Owners till the date of handing over to vacant possession of the said property and thereafter the same including GST and other Taxes shall be borne and paid by the Developer till the delivery or possession of the Owner's area to the owners.

24. The development may form as it deems proper, a co-operative Housing Society/Association of Persons/Body corporate etc. for maintenance of common services of the building. And in due course, the unit owners and their nominee(s) shall become members of such an organization formed by the Developer and the unit owners tenants etc. shall be bound to abide by the rules and regulations as be framed by the Developer or the organization from time to time, and they shall be bound to contribute towards the costs 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 or by flat owners association for the maintenance and management of the entire building complex.

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Director

25. The nominee/s of the Developer shall own and hold portion of the building comprised in the Developers area according to the standard Agreement finalized by the Developer. The owner and her nominee(s) shall be bound to hold and own portions of the Owners area in the said building on the same terms and conditions as be contained in the aforesaid standard agreement and to execute similar agreement.

26. The common area shall jointly be owned by all the unit owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all for such utilization. No unit owners of any part of the said building will have any exclusive right title and interest over the common area and common facilities except the right to common use.

27. The Developer agree that in case any fine or penalty akin to condonation is imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the Super Deluxe built up area or change within the bye laws then the same shall be born of and paid by the Developer only in all constructed shares in the said building. But if such fine and/or penalty is imposed by any authority as a consequence of violation of any law, by the developer it shall be exclusively born by the Developer.

28. That it is express intention of the owner and the developer that by executing this agreement for the development of the land of the owner by the Developer, the Owner is not transferring the Ownership of the Property or any part thereof to the Developer but are only licensing the Developer for the purposes of Development of the Property.

29. That it is only upon completion of the building and after the owners have satisfied themselves with regard to the super built up area allotted and falling in their share being the correct area the owner at the direction of the Developer would be bound and liable to convey or causes to be conveyed transfer or cause to transfer the whole of their interest right & title in the land aforesaid to such person(s)/ Association(s), co-operative society, Company, etc. to nominated by the Developer and the Owner hereby agrees and confirm the same, for the consideration mentioned hereinabove.

30. That it is agreed that in all transfer/conveyance of land and/or super built up area, the purchaser(s) transferee (s) shall bear the cost of stamp duty, court fees and other registration charges/expenses etc.

31. That 50% (fifty) share of the roof top of the said Apartment shall be on one side of land owner's area and it shall be fully demareated.

32. That It is agreed all Transfer/ sale of Flats of Super built-up area of the developers share will be executed with the consent of owner

33. That in case of any dispute or differences between the parties arising out of relating to this Development agreement, the same

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Director

shall be settled by reference to the both the parties and such arbitration shall be conducted under the provisions of the Arbitration - conciliation act, 1996 as amended from time to time.

34. That only courts of Patna shall have the exclusive jurisdiction over all the matters of disputes arising in respect of and from this agreement.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land measuring **4664 sft.** (four thousand six hundred sixty four) equivalent to **10.7090** Decimals, with Tin Shed construction measuring- **120** sq. ft., situated in Mohalla- Anand Vihar Colony, Mauza Rukunpura, Thana Danapur, Present Thana-Rupaspur, Circle- Danapur, Sub-Registry Office - Danapur, District Registry office Patna. Town and District - Patna bearing Thana No. 18, Tauzi No. 5282 present, Tauzi No. 28C, Khata No. 230, Survey Plot Khesra No. 588 (Part) land rent paise seventy 70, under Sub Registration Office Danapur bounded as follows :-

North - Survey Plot No. 588 (Part)
South - Survey Plot No. 588 (Part) Smt, Babita Sharrna
East - Survey Plot No. 588 (Part)
West - 20 Feet Branch Road

That the above property is situated on Branch Road and is in residential cum commercial Zone and the Value of property is **Rs. 1,07,42,000/- (Rupees One Crore Seven Lakh forty two thousand) only** in which cost of land Rs. **1,04,42,000/-** (One crore four Lakh forty two thousand only) cost of construction is Rs. **84,000/-** (Eighty four thousand) only & Boundary wall Rs. **2,16,000/-** (two Lakh sixteen thousand) only.

SCHEPULE-II
Specification

Foundation : R.C.C. foundation as per design of structural Consultants (Steel-Tata-Tiscon/Magadh) (Cement-UItratech/ Jaypee/Birla Gold).

Structure : R.C.C. frame Earthquake Resistance Structure) (Steel-TataTiscon/Magadh) (Cement- Ultratech/ Jaypee/Birla Gold).

Walls : Each ceiling till the cornice wall shall be constructed with first class red brick. External wall thickness will be as per design and pecification in cement mortal 1:6/1:4.

Flooring : Somany vitrified tiles/Marble flooring, Balcony & openTerrace
flooring : Floor Tiles/Marble as per choice of land owners-.

Water Proofing: All roofs and toilets shall be treated with water proofing compound

External wall finish :All external wall shall be finished with all wall putty over two coat of weather shield paint

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Internal wall finish	:	All internal wall accept due wall finished with in the drawing room shall be finished with wall putty over two coat of weather shield paint
Chowkhats	:	Doors with good quality hard wood (sal) frame with sagwan bit
Doors	:	Main door will be of Sagwan & Shakhua 30mm thick ISI marks flush doors shutters/designer, with stopper and peeping glass,.
Window	:	Aluminum windows with Tinted glass
Kitchen	:	Flooring floor tiles Vitrified/Marble floor (Somany). Working Platform Granite/Green slab marble.
Dado	:	Premium quality painted 24 "height Glazed tiles
Sink	:	Stainless steel.
Bathroom	:	Flooring Floor tiles (Antiskid)/Marble Floor.
Walls	:	Glazed tiles up to 7 feet level
Sanitary	:	White Glazed vitreous sanitary ware of Parryware/standard ISI marked or as per land owner's choice.
Fittings	:	ESCCO/Jaguar.
Cistern	:	White acrylic/fiber glass cistern or Parryware/standard ISI mark or as per land owner's choice.
Plumbing	:	Double line (hot & cold) plumbing and SUPREME/PRINCE Fitting provided in all bathrooms, dinning space & kitchen.
Electrical	:	All internal wiring concealed conduits with ISI mark Copper cable. All electrical switches and accessories of Anchor/havells. Adequate lighting/ sockets, outlets, etc provided in all bedrooms drawing rooms and dining rooms.
T.V. Cable	:	One T.V. point provided in drawing room and master bed room and power point in every room.
Telephone Point	:	One telephone plug provided in drawing room and master bed room.
Water supply	:	Deep boring Bacteria free (Zeolite purified) water supply shall be provided.
Power Supply	:	Three phase connection (separate meter with 5 KVA load from each units).
Power Backup	:	Provided 500 watts emergency power back-up with Automatic change over facility through Genset (Jackson/ Kirloskar).
Lift	:	1 No. of 5 passenger Auto door lift of OTIS/KONE/Adam make will be installed.

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Director

Supriya Developers (P) Ltd
Director

7.12.20

IN WITNESSES WHEREOF the parties have executed this deed of development agreement on the date, month and year first mentioned above it.

WITNESSES :-

1.

Ravi Kumar
S/o - Sri Kamta Paswan
Jui prakash Nagar
Hanuman - Shastri Nagar, Patna
- 800025
7/10/2020

2.

Jaimendra Kumar
S/o Late Nageshwar Pd. Singh
S.K. Nagar
Patna



गीता भा
7.10.20

Signature of the

Supriya Developers (P) Ltd
Director
7/10/20

Signature of the Developer

Printed By:-

(Ram nagina Singh)

UDDYOGIJI'S CHAMBER,
Beltal, Takiyapar, Danapur,Patna.

Drafted as per instruction of the parties.

(Dr. *ANIL KUMAR SINHA "UDDYOGI")*

Advocate,

'Chamber', Beltal, Takiyapar, Danapur,
Patna.

Supriya Developers (P) Ltd
Director

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. 214840/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 234600/-

Registration Fee

FEE PAID										
	A1	0	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	20000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	20000

LLR + Proc Fee		Service Charge
LLR	0	500
Proc.Fee	0	
Total	0	

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

Registering Officer
Danapur

Date: 07/10/2020

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Wednesday, 07th October 2020 by Geeta Jha D/O-Sri Narayan Ji Jha by profession Others. Status - Executant

गीता झा
7.10.2020

Registering Officer
Danapur

Signature/L.T.I. of Presentant **Date:07/10/2020**

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravi Kumar' age '35' Sex 'M', 'S/O-Sri Kamta Paswan', resident of 'A.G.Colony, Jai Prakash Nagar, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Danapur

Date : 07/10/2020

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 202 on pages on 476 -491, for the year 2020 and stored in CD volume No. CD-31 year 2020 .The document no. is printed on the Front Page of the document.

अवर निबंधक कार्यालय दानापुर (बिहार)

Registering Officer
Danapur

Date : 07/10/2020

Token No. : 9982 **Year : 2020** **S.No. : 9760** **SCORE Ver.4.1** **Deed No . :d No . : 9597**

10/7/2020

Supriya Developers (P) Ltd

Director

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR13054526799297S
Certificate Issued Date	:	06-Oct-2020 12:24 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01159006654874 18S
Purchased by	:	MS SUPRIYA DEVELOPERS PVT LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	MS SUPRIYA DEVELOPERS PVT LTD
Stamp Duty Paid By	:	MS SUPRIYA DEVELOPERS PVT LTD
Stamp Duty Paid (Rs.)	:	2,14,000(Two Lakh Fourteen Thousand only)
Reg. fee (Rs.)	:	20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	2,34,500 (Two Lakh Thirty Four Thousand Five Hundred only)

Stock Holding Corporation of India Ltd.

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Do not write or type below this line

Supriya Developers (P) Ltd

Director

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