Serial No. 2005 Deed No. 2019

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

This document was presented for registration on **23/02/2018** by **Malti Chaudhary**
A stamp duty of Rs. **186000**/- and other fees of Rs. **26525**/- 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. **2019** in Book No. **1**, Volume No. **54** on pages from **447** to **466** and has been preserved in total **20** pages in C.D. No. **8** / Year **2018**

Signature with Date
(Satya Narayan Choudhary)
Date: 27/02/2018 Token No: 2033 /2018 Registering Officer, **Patna**

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित संख्या विवरणों के अनुरूप सही पाया।
जाँच लिपिक
(अरुण कुमार मल्लराज)

SCANNED BY

DEVELOPMENT AGREEMENT

This Agreement is made and entered into at PATNA on this the 22nd Day of January, 2018 (Two Thousand Eighteen) of the Christian Era

BETWEEN

1. SMT. MALTI CHAUDHARY D/O. MAHANAND CHAUDHARY W/O. LATE LALLAN CHAUDHARY resident of Belaur, P.S.-Udvantnagar, Dist.-Bhojpur. Nationality-Indian and after the death of Lalan Chaudhary, his wife is legal heir and successor of Late Lalan Chaudhary.
2. SHRI SANJAY KUMAR S/O. SHRI DEVI DAYAL CHAUDHARY resident of Belaur, P.S.-Udvantnagar, Dist.-Bhojpur. Nationality-Indian.

Both in the State of Bihar hereinafter referred to as the **'LAND OWNERS'** (which expression shall unless repugnant to the context or meaning there to mean and include their legal heirs, administrators, executors, legal representatives, successors interest and /or assigns) of the **ONE PART.**

For S.M. ENGICON PVT LTD
Managing Director
S.M. ENGICON PVT. LTD.
DIRECTOR

District Registry Office,Patna

Token Number 2033	Reg. Year 2018	Serial Number 2005	Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Suman Kumar Manjhi (M. Dir.)						
Sig.	सुमन कुमार मांझी 23/2/18						
Presented By	Malti Chaudhary						
Sig.	मालती चौधरी 23.2.18						
Executant	Malti Chaudhary	× Photo	× Thumb	× Index	× Middle	× Ring	× Little
Sig.							
Executant	Sanjay Kumar						
Sig.	संजय कुमार 23-2-18						
Identified By	Krishna Murari Singh						
Sig.	Krishna Murari Singh. 23.02.2018						



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मालती चौधरी
मालती चौधरी

For S.M. ENGICON PVT LTD
सुमन कुमार मांझी
Managing Director

S.M. ENGICON PVT. LTD.
Premlata Kumari
DIRECTOR

AND WHEREAS the said property was jointly owned & possessed by Lallan Chaudhary (since deceased) & Sri Sanjay Kumar and after the death of one of the Vendors named Lallan Chaudhary who died on 06/11/2002, the said property is inherited by Smt. Malti Chaudhary w/o. Late Lallan Chaudhary herein as the legal heirs & representative of the said Lallan Chaudhary.

AND

M/S. S.M.ENGICON PRIVATE LIMITED having its Regd. Office situated at G-1, Ground Floor, Sharda Vihar, Kankarbagh P.S.Road, Lohiyanagar, Kankarbagh, Patna-800020, State-Bihar through its Managing Director SUMAN KUMAR MANJHI S/O. LATE YOG NARAYAN MANJHI resident of 301, Sharda Vihar, Kankarbagh P.S. Road, Lohiyanagar, Kankarbagh, Patna-800020, State-Bihar, Nationality-Indian, Profession-Business hereinafter referred to as the **"DEVELOPER"** (which expression shall unless repugnant to the context or meaning there to mean and include its executors, administrators, legal representatives, successor/s in office and/or assigns) of the **OTHER PART.**

WHEREAS the aforesaid Owner/s is/are seized and possessed of and is Owner of or otherwise was and is sufficiently entitled to the free hold Land measuring area 3 (Three) Khathas and 14 (Fourteen) Dhur equal to 11.56(eleven point five six) decimal situated at Danapur Sahzadpur,Mohalla-Arya Samaj Road, Mauza- Danapur Sahzadpur, Survey Thana-Phulwari at present P.S.-Danapur, Thana No.21, Thana Code-181, Tauzi No.5407, Khata No.501, Part of Survey Khesra No.1565 (One Thousand Five Hundred Sixty Five) within the limits of Danapur Nagar Parishad Authority more fully described in schedule of the Land hereunder written, hereinafter referred to as the **SAID PROPERTY**.

(A) It is further represented and declared by the Owner:

(i) That the owners are seized and possessed of or otherwise well and sufficiently entitled to as the absolute owner in

For S.M. ENGICON PVT LTD

Managing Director

S.M. ENGICON PVT. LTD.

DIRECTOR

respect to the said property more fully described in Schedule – I and the said property is free from all encumbrances and the owner has acquired a good, clear and marketable title over the same.

(ii) 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 Nagar Parishad, Danapur Nizamat/ PRDA(Dissolved), Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iii) That the owner has not entered in the past in any agreement for sale of land or development of the said property or any part thereof nor has made any agreement with anyone whatsoever regarding the said property or any part thereof.

(iv) That there is no notice or case pending before any court or before any Magistrate regarding said property. And if the Developer finds any dispute at any time property, the developer shall be entitled to revoke this agreement and realize the expenses along with interest @ 18% per annum from the land owner.

(v) That except the owners none else is entitled to or has any share, title and interest in the said property and the owner is not benamidar for anyone in respect of the said property.

(vi) That there are no any dies against the said property any Govt. Deptt. Or any local bodies.

AND WHEREAS, the owner is interested in getting constructed a multi-storied building on the said property and to acquire super built up area in the shape of flats and parking in the building premises as consideration for the value of land.

(B) The aforesaid developer, offered to develop and construct at its own cost, expenses, efforts and risk a multi-storied building well equipped with lift and the owners wanted to and have agreed to acquire flats and parking spaces in the said building as consideration for the value of the land from the developer.

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For S.M. ENGICON PVT LTD

Managing Director

S.M. ENGICON PVT. LTD.

DIRECTOR

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the owner as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

(1) The aforesaid owner does hereby appoint the aforesaid Developer as the Developer of the said property and grants to the Developer, who hereby accepts from the Owner the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, condition and stipulation hereinafter mentioned and do other works allied thereto as and when the necessity arises.

(2) That the entire area of land given in Schedule – I of this agreement shall be handed over to the developer for construct of a multi-storeyed building complex and the entire risk, effort, cost and expenses to be incurred for construction of the same shall be borne by the Developer, The Developer will construct the proposed building as per the building plan sanctioned by the Nagar Parishad, Danapur Nizamat / any competent authority.

(3) That the Developer will be exclusively responsible and answerable before the court of law for any accident or incident and the developer shall indemnify the owner against all actions, demands, suits, cost, proceedings and claim arising out of any accident or incident occurring at the site of the said property or that may arise out of Developer's negligence with regards to the development of the said property.

(4) That the developer will accept services of any writs, summons or other legal process or notice and to appear and represent the owner in any court or before any Magistrate Judicial Tribunal; and other Tribunals in connection with the development of the said property and to commence or institute and defend suits, actions or other proceedings in any court or before any public officer or Tribunal relating to the development if the said property or part thereof file all necessary Vakalatmana claims, plants, orders, applications, affidavits, petitions and other document paper and writing.

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For S.M. ENGICON PVT LTD

Managing Director

S.M. ENGICON PVT. LTD.

DIRECTOR

(5) That the entire multistoried building shall be constructed by the Developer and the entire cost to be incurred for construction including lifts, lighting, electrical fittings, power, power backup/generators, flooring, water supply, fire detection and fire-fighting shall be borne by the developer.

(6) The name of the proposed multistoried residential building shall be **"DEVI DAYAL ENCLAVE".**

(7) That the dwelling units proposed to be constructed by the Developer shall be owned and possessed by the parties exclusively as under:

Landowner Share

First Floor	-	103	X
Second Floor	-	201	202
Third Floor	-	302	303

Parking space – 5 (Five) Nos. in East Side

As consideration of the cost of land and building in shape of undivided share with all right, title and interest in the said building for the use and occupation of the Land Owner as absolute Owner with all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell, grant lease or otherwise alienate his interest to any person or persons, association of persons, firm, body corporate etc. on such terms and conditions as the owner may deem fit and proper.

Developer Share

Ground Floor	-	G1	X
First Floor	-	101	102
Second Floor	-	203	X
Third Floor	-	301	X

Parking space – 5 (Five) Nos. in West Side

(8) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Nagar Parishad, Danapur Nizamat, building rules and regulations which may be deemed necessary during or after the sanction of the

For S.M. ENGICON PVT LTD

Managing Director

S.M. ENGICON PVT. LTD.

DIRECTOR

building plan shall be done by the developer and the developer may make such alteration or changes by consulting land owner.

(9) That the certificate of the architect regarding the measurement of the super built-up area, built-up area and common service area will be final and binding on the parties.

(10) That, considering the force major causes, that is circumstances beyond the control of developers the total time for the construction shall be 21 months for the project development and for completing the project which the period would be reckoned from the date of registration of the development agreement. If the developer shall fail to construct the building within said stipulated time then further grace period of 6 months' time will be allowed by the land owner to the builder.

(11) The developer shall be entitled to obtain the service of and enter into agreement with any Building Contractor, Architect, Engineer, Electrician, and Plumber etc. and to appoint agents at its own cost, risk and expenses.

(12) That the land Owner is entitled to verify and supervise the quality of materials to be used for the construction of the building. If the land owners find that the material used for construction is not upto mark and not of good quality the they can intimate the same to the Developer and suggest to developer to use the quality materials as per owner's specification.

(13) The owner will at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's Area and the owner will, if necessary execute all such deeds and documents as may be required by the Developer in this regard. However, the stamp duty and all the expenses towards registration shall be borne and paid by the purchasers only and in no case by the Owner.

(14) The owner hereby undertakes not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land or any part thereof and further undertakes not to do any act(s), deed(s) matter(s) or thing(s) as shall be in breach of terms of this Development agreement save and except putting the said Developer thereon for the purpose of Development pursuant to this development agreement. The owner shall at no point of time after the commencement of development activities of the said

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For S.M. ENGICON PVT LTD

Managing Director

S.M. ENGICON PVT. LTD.

DIRECTOR

property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(15) The owner will be fully entitled to enter into agreements for the sale or transfer or otherwise allot UNITS comprised in the Owner's area in the said building which does not form part of the Developer's area, whenever required by the Owner.

(16) **AND WHEREAS** after the Registration of this Development agreement in Registry Office, the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreements to its prospective buyers.

(17) That after the completion of the construction of the building project Developer/Promoter shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per provisions of Bihar Apartment Ownership Act, 2006 u/s. 5(1) & 5(2).

(18) That the final /deed of the flats and parking spaces along with common facilities i.e. common verendah and balconies, lifts, common staircase, lawns, garden lands, setback area, boundary walls, common parking areas, generators, fire-fighting equipments, electrical installations in common areas, pipes fittings, all other fitting and fixtures meant for common areas, shall be executed and registered by the Developer/Promoter or the Land Owner, as the case may be.

THE DEVELOPER FURTHER UNDERTAKES

(A) That they 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 any manner be adversely affected until the Developer has given Delivery of possession of the Owner's area to the Owner.

(B) To indemnify the owner and always keep them indemnify and harmless in respect of all claims, damages, compensation or accidents sustained by any workman, artisan or invitees or other person whether in Employment of the Developer or not while in or upon the said property and during the period of construction of the said building thereon.

For S.M. ENGICON PVT LTD

Managing Director

S.M. ENGICON PVT. LTD.

DIRECTOR

(C) The owner and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up are beyond the area already sanctioned by the Nagar Parishad, Danapur Nizamat/ Competent authority, shall be distributed between the owner and developer in the same proportion as mentioned hereinabove. If any fine i.e. condonation and compounding is levied by any authorises agency/ Nagar Parishad, Danapur Nizamat then the same shall be borne and paid by Developer.

(D) The owner will deliver to the Developer and/or its duly authorised 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 cooperate with the developer in such examination of the owner's title and to answer and/or comply with all reasonable requisitions that may be made by the Developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only photocopies/Certified Copies of the original documents pertaining to the said property including title deeds etc. However, the original documents will be produced by the owner for inspection and photocopies will be given whenever required by the Developer. However finally all the original documents shall be handed over to the Owner's Society/ Association of owner/Allottees of UNITS.

(F) The Construction of the said building will be of deluxe quality and the detailed specification is to be attached and be part of the agreement.

(G) The Developer may form as it deems proper, a Cooperative housing society / association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owner and his nominee(s) shall become member of such an organisation formed by the Developer and the unit Owner, their nominees, respective agents, servants, licenses, tenants, etc. shall be bound to abide by the rule and regulation as may be formed by the developer or the organisation from time to time, and they shall be bound to contribute towards the costs of formation of such organisation as well as to pay the regular maintenance charges as may be fixed and revised from time to

For S.M. ENGICON PVT LTD

Managing Director

S.M. ENGICON PVT. LTD.

DIRECTOR

time by the a Cooperative Housing Society/ Association for the maintenance and management of the entire building complex.

(H) The nominee/s of the Developer shall own and hold possession of the building comprised in the Developer's area. The Owner and her nominees(s) shall be bound to hold and own possession of the Owner's area in the said building both on the same terms and conditions as contained in the aforesaid agreement.

(I) The Common area shall jointly be owned by all the Unit Owner 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 Owner/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(J) The Owner agrees that if any levy is imposed by Nagar Parishad, Danapur Nizamat or any other public body or bodies or the government 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 building thereon then the same shall be paid by the owner and the developer jointly in the same proportion as their respective shares of super built-up area in the said building.

(K) The Owner agree that in case any fine or penalty fees/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the Developer.

(L) That it is agreed that in all transfer/conveyance of the land and/or built-up area, the purchasers(s) transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(M) That the Owner agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer in the property contained in the schedule –I or claiming his their right title or interest though the owner the on-going construction and development activities shall not be stopped or affected in any

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For S.M. ENGICON PVT LTD

Managing Director

S.M. ENGICON PVT. LTD.

DIRECTOR

manner and the same shall be matter for the owner to handle and the Owner will keep the Developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(N) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provision of the Arbitration & Conciliation Act, 1996 as amended from time to time at Patna.

(O) That only court of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and out of this agreement.

SCHEDULE OF PROPERTY

All that piece and parcel of Land measuring and area of approx 3 (Three) Katha 14 (Fourteen) Dhur equal to 11.56 (Eleven point Fifty Six) decimal situated at Danapur Sahzadpur, P.S.- Phulwarisharif, Mauza-Danapur Sahzadpur, Survey Thana- Phulwari at present P.S. - Danapur, Thana no. 21, Thana code - 181, Tauzi no. 5407(Five Thousand Four Hundred Seven), Khata no.501 (Five Hundred One), Part of Survey Khesra No.1565 (One Thousand Five Hundred Sixty Five) within the limits of Danapur Nagar Parishad Authority and with the Jurisdiction of District Sub Registrar of Patna sadar and Sub Registrar Office Danapur and bounded as follows:-

BOUNDARY OF LAND:-

North :- 16 (sixteen) feet wide Road

South :- Survey Plot No.1567

East :- Part Plot No.1505

West :- Part Plot No.1565 Hal Digar Kharidaar

For S.M. ENGICON PVT LTD

Managing Director

S.M. ENGICON PVT. LTD.

DIRECTOR

STANDARD SPECIFICATION

1. Structure: Good quality RCC structure with brickwork in cement mortar as per design and specification of structural consultant.

2. Door : (A) Door Frames (Choukhats) of hard wood. (B) 35 mm thich flush/panel door shutters, painted with a coat of wood primer and two coats of synthetic enamel paint of good brand quality (C) Common areas - wooden doors and choukhats of good quality.

3. Windows: Aluminums section windows with Grill.

4. Lift Good quality and standard make.

5.Toilets :- Glazed tiles upto six feet high, wash basin, fixed showers as well as hand showers to be provided in each bathroom, Hot and cold water arrangement (at no extra cost) Indian and western style pots with (jet and hand shower) to be present exhaust fan to be present in each bathroom sanitary ware(Hindustan or some good company).

6.Kitchen :- Marble flooring comma working platform of granite ceramic tiles up to 2 feet high glass wash basin, exhaust fan, provision for Chimney, provision for Aqua guard, provision for at least 3 power plugs.

7. Generator Backup: - For Residential area lift and common lightening i.e. stairs at extra cost.

8. TV and phone points: - in hall and main bedroom.

9. INTERCOM: Security to all flats with intercom facility.

10. Flooring: (A) Flats - vitrified/Glazed flooring in all the area of the flat. (B) Common area - marble/ Vitrified flooring.

23.2.18

23-2-18

For S.M. ENGICON PVT LTD

Managing Director

S.M. ENGICON PVT. LTD.

DIRECTOR

VALUATION OF LAND

TOTAL AREA- 3(Three) Katha 14(Fourteen) Dhur equal to 11.56 (Eleven Point Fifty Six) decimal.

VALUATION:-Rs.92,50,000/=

(Rupees Ninty Tow Lacs Fifty Thousand) only.

IN WITNESS WHEREOF the parties hereto have executed this Development Agreement at PATNA on the 22nd day of January Two Thousand Eighteen.

For S.M. ENGICON PVT LTD

Managing Director

PAN NO. AACCS6531P

SIGNED, SEALED & DELIVERED BY THE OWNER IN THE PRESENCE OF

SIGNED, SEALED & DELIVERED BY DEVELOPER IN PRESENCE OF

23-2-18

WITNESSES:-

1. Binay Kumar Sinha
s/o. Late B. C. Sinha
Ashok Nagar, Road No. 8-B,
Near Ramdev Mandir,
Kankarbagh, Patna-800020.

2. Krishna Murari Singh.
S/o Late Bhagwat Singh.
Rangoli Patna, Danapur
Patna.
02.2018

S.M. ENGICON PVT. 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. 186000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 212525/-

Registration Fee

FEE PAID												
	A1	1000	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	20000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	26025

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26525

Registering Officer
Patna

Date: 23/02/2018

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 23rd February 2018 by Malti Chaudhary D/O-Mahanand Chaudhary by profession Others. Status - Executant

मालती चौधरी
23.2.18

Signature/L.T.I. of Presentant **Date:23/02/2018**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Krishna Murari Singh' age '63' Sex 'M', 'S/O-Bagawat Singh', resident of 'Sristi-2, Aparna Colony, Ranjan Path, Danapur, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 23/02/2018

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 54 on page no. 447 to 466 for the year 2018 and stored in CD Volume No. 8 , year 2018. The document no. is printed on the front Page of the document.

बिहार सरकार

Registering Officer
Deed No . :d No . Patna

Date: 23/02/2018 Token No. : 2033 Year : 2018 S.No. : 2005 SCORE Ver.4.1

SCORE 4.1

DEED NO: 2019

S.M. ENGICON PVT. LTD.
Premlata Kumari
DIRECTOR

For S.M. ENGICON PVT LTD
Managing Director



Prohibition, Excise & Registration Dept., Govt. Of Bihar

FORMAT FOR SERVICES

Help

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GRN	BHR201802052859M
	VIEW
DSRO CODE	**2800**
Party Name	**SUMAN KUMARI MAJHI**
Stamp Duty-(R0030021030001)	**186000**
Registration & Other Fees-(R0030031040001)	**6025**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**192025**
Status	**success**
Payment Date	2018-02-19 22:06:35.0
CIN	null

20/2/18

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S.M. ENGICON PVT. LTD.
DIRECTOR

For S.M. ENGICON PVT LTD
Managing Director

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GRN	BHR201802078033M VIEW
DSRO CODE	**2800**
Party Name	**SUMAN KUMAR MAJHI**
Stamp Duty-(R0030021030001)	**0**
Registration & Other Fees-(R0030031040001)	**20000**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**20000**
Status	**Success**
Payment Date	2018-02-26 11:43:38.0
CIN	null

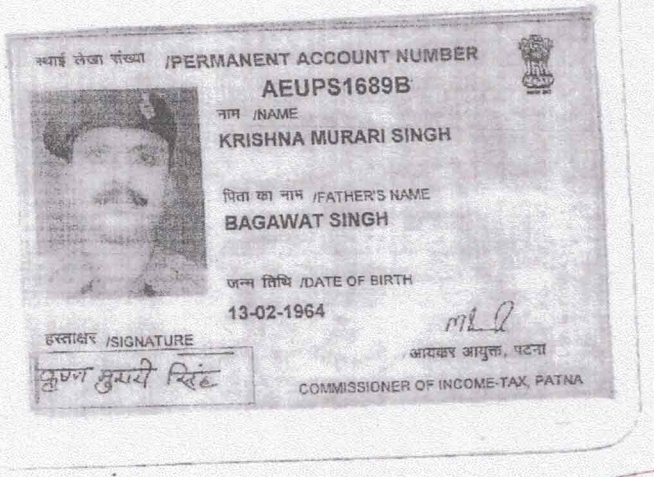
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S.M. ENGICON PVT. LTD.
Premlata Kumari
DIRECTOR

For S.M. ENGICON PVT LTD
Managing Director



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEUPS1689B

नाम /NAME

KRISHNA MURARI SINGH

पिता का नाम /FATHER'S NAME

BAGAWAT SINGH

जन्म तिथि /DATE OF BIRTH

13-02-1964

हस्ताक्षर /SIGNATURE

कृष्ण मुरारी सिंह

आयकर आयुक्त, पटना

COMMISSIONER OF INCOME-TAX, PATNA



For S.M. ENGICON PVT LTD

Managing Director

भारत सरकार
GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



सुमन कुमार मांझी
Suman Kumar Manjhi
जन्म तिथि/ DOB: 21/01/1971
पुरुष / MALE

पता:
S/O योगनारायण मांझी,
३०१, शारदा विहार,
कंकड़बाग ग/स रोड,
कंकड़बाग, पटना,
बिहार - 800020

Address:
S/O Yognarayan Manjhi, 301, Sharda Vihar, Kankarbagh P/S Road, Kankarbagh, Patna, Bihar - 800020

3919 8760 8207

3919 8760 8207

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

Mob. : 9431003396
7870425617

S.M. ENGICON PVT. LTD

ENGINEER / DEVELOPER

H.O. : Ground Floor, Sharda Vihar, Kankarbagh P.S. Road,Kankarbagh, Patna - 800020
B.O. : Near Punjab National Bank (ATM), Doctor's Colony, Kankarbagh, Patna - 800020
Website : www.smengicon.com, Email ID : info@smengicon.com

Ref. .....

Date .....

CONVEYANCE DEED

We, S.M.Engicon Private Limited, Address : G-1,Sharda Vihar, Kankarbagh P.S.Road, Kankarbagh, Patna, Pin Code-800020 through its Managing Director, Shri Suman Kumar Manjhi, do herby confirm that, we shall execute sale deed and Convey the title of the flat of Project Name "DEVI DAYAL ENCLAVE" along with proportionate individual common area within three month's from the date of issuance of the occupancy certificate /completion certificate as the case may be to the allottee. However, in case the allottee Fails to clear the outstanding and or registration charges within the period mentioned in the notice. we the allotte/promoter will with hold registration of the Conveyance deed in Favour of allottee till payments and registration charges each received by us from the allottee.

For S.M.Engicon Pvt. Ltd.

(Managing Director)

Place : Patna-800020

Date : The 3rd Day of July,2018.

S.M. ENGICON PVT. LTD. SMEPL PATNA