Serial No. :- 15521 Circle :- Ara(Urban) (Ara(Bhojpur)) Book No. :- 1 Deed No. :- 15340

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

Sudama Pd. Koshari S/o Late Bashdeo Koshari Prasad
c/o Mahadevi Road Ara. Bhoj

BA 306930

Treasury Officer
Serial No. :- 15521
19 OCT 2025
BHOJPUR, ARRAH

3667
A/11/25

1000/-
Agreement for Sale

मिथिलेश कुमार सिंह
Deed No. :- 15340
स्टाम्प मेन्डर, सन्देश
अनुज्ञप्ति सं०-157/91-92

Govt. of Bihar
District Registry Office, Ara(Bhojpur)

Summary of Endorsement

This document was presented for registration on **18/11/2025** by **Randhir Kumar Authorized By R K Construction And Developer (Organization).** A Stamp Duty of **Rs. 830140/-**, Registration Fee of **Rs. 20000/-** and other Fees of **Rs. 500/-** have 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.

This document has been registered as Deed No. **15340** in Book No. **1** Volume No. **301** on pages from **227** to **237** and has been preserved in total **11** page in database.

18/11/25

Signature with Date
Tarkeshwar Pandey
Registering officer, **Ara(Bhojpur)**

Date : **18/11/2025** Application No. : **250501417283**

...ज जाँचा
18/11/25
...कुमार चौधरी

DEVELOPMENT AGREEMENT

This Development agreement executed and entered into this .....17.... day of November, 2025

BETWEEN

पर द्वारा सकेम किया गया
Layeeuddin Ahmad
कर्ता का हस्ताक्षर

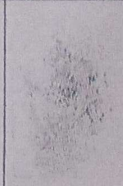
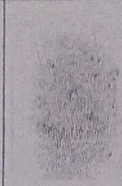
जिला निबंधन कार्यालय
सत्यमेव जयते
भोजपुर, आरा

...मिल डेवलेटमेंट एसोसिएट लिखा

17-11-2025

District Registry Office, Ara(Bhojpur) (2900)

Application No	250501417283	Registration year	2025	Serial No	15521	Deed No	15340

Details Captured By Office							Details from UIDAI (if Consent Yes)	
Party Details	Photo	Thumb	Index	Middle	Ring	Little	Aadhaar Photo	eKYC Detail
Party Type : Executant **Name :** Sudama Prasad Keshari **Sign &** **Date** 18.11.25								**Name :** Sudama Prasad Keshari **Date & Time :** 18/11/2025 11:58 AM **Aadhaar :** ********6545
Party Type : Executant **Name :** Lakshman Prasad Keshari **Sign &** **Date** 18/11/25								**Name :** Lakshman Prasad Keshari **Date & Time :** 18/11/2025 11:57 AM **Aadhaar :** ********7108
Party Type : Claimant **Name :** Randhir Kumar Authorized By R K Construction And Developer (Organization) **Sign &** **Date** 18.11.2025								**Name :** Randhir Kumar **Date & Time :** 18/11/2025 12:04 PM **Aadhaar :** ********0520
Party Type : Attesting Witness **Name :** Sheo Shankar Prasad **Sign &** **Date**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Party Type : Identifier **Name :** Pramod Kumar Gupta **Sign &** **Date** 18-11-2025								**Name :** Pramod Kumar Gupta **Date & Time :** 18/11/2025 12:03 PM **Aadhaar :** ********1040

जिला निबंधन कार्यालय
सत्यमेव जयते
भोजपुर, आरा

Randhir Kumar
17.11.2025

NAME OF LAND OWNER: -

(1) Sudama Prasad Keshari aged about 63 years son of Late Bashdeo Prasad, by caste- Kesharwani Baniya, by occupation- Business, Resident of Mohalla-Mahadeva Road Ara, P.O. Ara, P.S. Ara Town, Distt. Bhojpur- 802301, Bihar.Aadhar No. 2579 3622 6545, PAN- CURPK7736C , Mob. No. 9304825932

(2) Lakshman Prasad Keshari aged about 53 years son of Late Bashdeo Prasad, by caste- Kesharwani Baniya, by occupation- Business, Resident of Mohalla-Mahadeva Road Ara, P.O. Ara, P.S. Ara Town, Distt. Bhojpur- 802301, Bihar. Aadhar No. 6616 9762 7108 , PAN- APCPK3436P, Mob. No. 7903075232

Herein after referred to as LAND OWNERS (Which term or expression shall unless it be repugnant to the context or meaning thereof and include its successors and assigns) of the one part.

AND

2- NAME OF DEVELOPER: -

R.K. Construction & Developer, Anargali Babu Bazar Ara through its Proprietor Randhir Kumar aged about-49 years, son of Late Bangali Prasad, R/o Anargali, Babu Bazar Ara, P.O. and P.S. Ara Town, Distt. Bhojpur-802301, Aadhar No. 800881340520, PAN- AIXPK1868R, Mob. No.8340310198

Firm GST No. 10AIXPK1868R22E.

Herein after referred to as Developer (Which term or expression shall unless it be repugnant to the context or meaning thereof and include its successors and assigns) of the other part.

R.K. CONSTRUCTION & DEVELOPER
Proprietor
17.11.2025

जिला निबंधन कार्यालय भोजपुर, आरा
सत्यमेव जयते

3- NATURE OF DOCUMENT -

Registered Development Agreement

4. (a) AMOUNT OF CONSIDERATION :-

Rs. 4,15,07,000/- (Rs. Four Crore Fifteen Lakh Seven thousand) only .

5. AREA OF THE TOTAL LAND :-

Land situated at Mauja- Pakri, thana no. 236, District- Registration office Ara, Distt. Bhojpur, Anchal - Ara, Old ward no. 12, Nagar Nigam ward no. 42

C.S. Khata	C.S. Plot	Area
107	1889	57.25 Decs.

Boundary:-

North- Shiv Nandan Singh

South- Rasta then after Karha

East-Digar Baidar

West- Rasta

Nature of land : Residential

Valuation:- @ 7,25,000/- x 57.25 Decs. = 4,15,07,000/-

Recital

That the properties mentioned in columen no. 5 is the purchase property of the land owner's mother Dulhin Lal Muni Devi wife of Basudeo Prasad vide Sale deed no. 3898 dated 15.06.1979. Dulhin Lal Muni Devi and Basudeo Prasad died leaving behind their two sons namely Sudama Prasad Keshari and Lakshman Prasad Keshari and after death of father and morther Jamabandi has been prepared in the name of these two brothers vide Jamabandi no. 86, Volume no. 59, page no. 86 and Computerised Jamabandi no. 193142200148702. In this way the Land owners have been coming in peaceful and actual possession over abovesaid land.

R.K. CONSTRUCTION & DEVELOPER
Kandhukumar
Proprietor
17.11.2025

मैनुअल प्रतिबंधित सूची से मिलान किया
कराये अभिलेख तथा प्रतिबंधित सूची से मिलान किया। रोक से मुक्त है।
17.11.25

जिला निबंधन कार्यालय
सत्यमेव जयते
भोजपुर आरा

AGREEMENT

1. It is agreed between developers and the owner that the Land Owner share will be 40% (Forty Percent) and the Builder share will be 60 % (Sixty percent) of the total super built up area..
2. That it is agreed between land owner and Developer that the Developer will develop abovesaid land area and built up Residential cum commercial building, shops etc. and the said Development agreement will registered later on.
2. The share of Land owner will be 40 % of super built up area of the proposed construction which includes the greenery area mentioned and rest 60% will be in share of the developer.
3. That land owner will not contribute any money for the construction and development of the schedule land but he has reserved every right to look after the construction work and the material used in construction work.
4. That the Developer will construct the residential building according to map sanctioned by the Municipal Corporation, Ara.
5. That the Developer will have to finish the construction work and make ready for final delivery of possession within 2.5 Years from the date of agreement but **it will be extended in force majeure, natural calamity or agreed by both the parties.**
6. That land owner and developer will enjoy their share with the right of full owner ship.
7. That land owner will provided his full help in preparation of any document required under the law.
8. That all expenses required to get prepared document for developement of the land from very initial to the delivery of possession, such as stamp duty, court fee, registration fee , preparation of map etc. will be paid by developer absolutely.
9. That if any dispute arose between the parties regarding the agreement the same will be solved by arbitrator only. The case will be filed only Ara Civil Court jurisdiction.

R.K. CONSTRUCTION & DEVELOPER
Proprietor
17.11.25

जिला निबंधन कार्यालय

10. The building complex which will be constructed will be named and style as 'GAJANAND VILLA'

That both the parties have agreed with this agreement in their sound mind and health and knowing all the consequences present and future, and have accepted before the witnesses signed below.

Signature of Owners

17.11.2025

Signature of Developer

R.K. CONSTRUCTION
& DEVELOPER
Randhu Kumar
Proprietor
17-11-2025

Witnesses :-

1. Name- Pramod kumar Gupta
s/o- Bhikhari Azabad Gupta
Address: Babu, Bazar, Ara
P.S - Ara town,
Dist - Bhojpur
9334252815
17-11-25

1. Name- Sheo Shankar Prasad
s/o- late Shree Niwas Prasad
Address: Alar Pul Par, Ara
P.S - Ara Town
Dist - Bhojpur
M.N - 9431681958
17/11/25

Drafted by
Sheo Shankar Prasad
Advocate
E-N 1747/92
17.11.25

जिला निबंधन कार्यालय
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2502163012
Certificate Issue Date	:	17-Nov-2025 02:16 PM
GRN No.	:	BHR202511131106260353l3E, BHR2025111414552807032 5E
Unique Doc Reference	:	EST-BR-2900-2500028340
Party Name	:	RANDHIR KUMAR
Purchased by	:	RANDHIR KUMAR
Purpose	:	Agreement Article no (05)
Stamp Duty Paid (Rs.)	:	829140 (Eight Lakh Twenty Nine Thousand One Hundred Forty Only)
Reg. Fee (Rs.)	:	20000 (Twenty Thousand Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	500 (Five Hundred Only)
Total Amount (Rs.)	:	849640 (Eight Lakh Forty Nine Thousand Six Hundred Forty Only)

जिला निबंधन कार्यालय
सत्यमेव जयते
भोजपुर, आरा

IN 2502171147

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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) or the B.T. Act.

Stamp duty paid under Indian Stamp Act **Rs. 829140**
Addl. Stamp duty paid under Municipal Act. **Rs. 0**

Amt. Paid By N.J. Stamp Paper **Rs. 1000**
Amt. Paid Through Bank Challan **Rs. 0**

Registration Fee						LLR+Proc Fee	Service Charge
A1	0 C	0 H1b	0 K1a	0 Lii	0	LLR Rs. 0	
A8	0 D	0 H2	0 K1b	0 Liii	0	Proc.Fee Rs. 0	
A9	0 DD	0 I	0 K1c	0 Mb	0	Total Rs. 0	Rs.500
A10	0 E	20000 J1	0 K2	0 Na	0		
B	0 H1a	0 J2	0 Li	0			
				Total	20000		

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

18/11/ Sd/-
Tarkeshwar Pandey
Registering Officer
Ara(Bhojpur) (2900)

Date : 18/11/2025

Endorsement under section 52

Presented for registration at Registration Office, Ara(Bhojpur) (2900) on Tuesday, 18th November 2025 by Randhir Kumar Authorized By R K Construction And Developer (Organization) by profession , Status - Claimant.

Randhir Kumar
Signature/L.T.I of Presentant
18.11.2025

Date : 18/11/2025

Sd/-
Tarkeshwar Pandey
Registering Officer
Ara(Bhojpur) (2900)

Endorsement under section 58

Execution is admitted by Sudama Prasad Keshari, Lakshman Prasad Keshari and Identified by the person (1. Name Pramod Kumar Gupta, Age 51, Sex Male, S/O Bhikhari Prasad Gupta, vill anar gali babu bazar ward no 20 ara dist bhojpur) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

Sd/-
Tarkeshwar Pandey
Registering Officer
Ara(Bhojpur) (2900)

Date : 18/11/2025

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Ara(Bhojpur) (2900) in Book 1 Volume No. 301 on pages on 227 - 237 for the year 2025 and stored in database of year 2025. The summary of document No 15340/2025 is printed on the front page of the document.

Sd/-
Tarkeshwar Pandey
Registering Officer
Ara(Bhojpur) (2900)

Date : 18/11/2025

Application No : 250501417283 Book No : 1 Year : 2025 S.No.15521 Deed No. : 15340