

Vikramshila Developers Pvt.Ltd.

Marwari Tola Lane, Near Neem Tree

Bhagalpur-812002

ALLOTMENT LETTER

To.

Mr.....

Sub: Allotment of Residential Flat in proposed complex known as "CHANDRESHWAR APARTMENT" at Bhagalpur, Bihar.

Dear sir,

It's our pleasure to inform you have been allotted flat no..... on the floor at our project "CHANDRESHWAR APARTMENT" on Adampur, Bhagalpur vide your application received by us.

PARTICULARS OF FLAT ALLOTTED

- | | |
|-----------------------|--------------------------|
| 1. Project name | : CHANDRESHWAR APARTMENT |
| 2. Flat | : |
| 3. Floor | : |
| 4. Flat Type | : Residential |
| 5. Area(sq.ft.Approx) | : |

Vikramshila Developers family welcomes you with warm regards.

Regards,

(Director)

Vikramshila Developers Pvt. Ltd. Chandreshwar Bhagalpur

R. K. Senthur

Director



भगलपुर नगर निगम BHAGALPUR MUNICIPAL CORPORATION

भगलपुर, भारत प्रमुख नगर
15 (विभाग 24 (1))

229859

संयोजक संख्या :

☒ सेक्रेटरी ☐ बैंक

दिनांक : 22/6/2022

श्री/श्रीमती श्री. अश्विनी कुमार राय विभा. एवं वडीलवत् राय
संकेत : 22, मेमोरिअल, 30, मन्त्री, राधा प्रियदर्शन चौक, 275, मे
राय, आर. एम. सी. जी. मैदान, देवघर, 171, (फ़ोन : 8933-660)
सेवा/गुणवत् सेवा : मित्र, बैंक :
इस निर्देश अनुसार संख्या अंतर्गत संख्या : दिनांक : 22/6/2022

क्रम संख्या	पुनरावृत्त कोड	विवरण	अंतिम (A4400M)	राशि
1		प्रस्तावित कर	160122022-23	9403-42
2		नगर शुल्क		
3		व्यापार अनुमति शुल्क		
4		विकास शुल्क		
5		वैधान्त शुल्क शुल्क		
6		दंड	51.52	470-670
7		कुल		8933-44

पूर्व संकेत : सेवा/गुणवत् से सेवा की क्षमता नहीं मिलने के बाद ही जारी किया गया है।

22/6/22

Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

Director

भागलपुर नगर निगम, भागलपुर

नामान्तरण शुद्धि-पत्र

प्रमाण संख्या २२ गली या सड़क का नाम 'रस्ता' परिवर्तन करने हेतु प्रवेश संख्या ३०

क्रि.सं.	नामान्तरण पंजी का क्रमांक	वर्तमान इन्सुरांस का विवरण	वर्तमान मूल्यांकन	नामान्तरित व्यक्ति का नाम	नामान्तरण के बाद प्रवेश की संख्या	नामान्तरण के बाद मूल्यांकन	कर दरोगा द्वारा मांग अभिवृद्धि की तिथि
1	2	3	4	5	6	7	8
							9
							10

क्रमांक २१-२२ - पत्र संख्या १०५५१८१ -
पति-रमेश चंद्रशेखर शर्मा

डॉ. अतिल कुमार शर्मा
पिता- रमेश चंद्रशेखर शर्मा

३० - १०५५१८१ -
दिनांक
२०२१

१३-२१ डिसेंबर

२२५७

८३१

रकबा

खाला नं०

खेसरा नं०



Vishaldeep Developers Pvt. Ltd. Chandernagor Bypass

A. K. Jha
Director

A. K. Jha
नगर आयुक्त

भागलपुर नगर निगम, भागलपुर

०५/०२/२०२२

पत्र संख्या १०५५१८१ - दिनांक
कर दरोगा को सूचना दी जाए आवश्यक कार्रवाई हेतु प्रेषित ।

बिहार सरकार
राजस्व एवं भूमि सुधार विभाग
Jagdishpur Sadar, Bhagalpur
दाखिल-खारिज शुद्धि-पत्र

न्यायालय अंचल अधिकारी- Sanjiv Kumar , अंचल- Jagdishpur Sadar , जिला- Bhagalpur , हलका- नगर निगम 1 , राजस्व ग्राम- Adampur Ward - 5 , राजस्व थाना संख्या- ward- 5 , दाखिल -खारिज वाद संख्या एवं वर्ष- 3883/2021 - 2022 में अंचलाधिकारी के आदेश के उपरान्त निम्नलिखित भूमि खारिज की जानी है:

वाद के निष्पादन के उपरांत खारिज की जाने वाली भूमि का विवरण

जमाबंदी रैयत का विवरण	वर्तमान भाग संख्या	पेज संख्या	खाता संख्या	खेसरा संख्या	रकबा
चन्द्रकला देवी , सौहार्द पति-स्व० बटेश्वर राय , जाति-भूमिहार, पत्ता-आदमपुर, भागलपुर	2	1598	257	831	13.21 डिसमील

अंचलाधिकारी के आदेश के उपरान्त खारिज की गयी भूमि नया जमाबंदी भाग संख्या- 22 , एवं पृष्ठ संख्या- 14 पर संधारित की गयी है। नयी जमाबंदी के रैयत तथा भूमि का विवरण निम्नलिखित है:

वाद के निष्पादन के उपरांत दाखिल की जाने वाली भूमि का विवरण

नए जमाबंदी रैयत का विवरण	खाता संख्या	खेसरा संख्या	रकबा	चौहट्टी	भू-लगात
(डॉ० अनिल कुमार राय पिता-बापूअबू -स्व० बटेश्वर राय , जाति-भूमिहार, पत्ता-राजा शिव चन्द्र बनर्जी रोड आदमपुर, भागलपुर)	257	831	13.21 डिसमील	पूरबशिरीष चन्द्र बनर्जी पश्चिमराजा शिव चन्द्र बनर्जी रोड उत्तररजीत कुमार दक्षिणनीज रास्ता	30

Approved By : Sanjiv Kumar
अंचल अधिकारी
Jagdishpur Sadar

Vikaswale Developers Pvt. Ltd. Chandreshwar Apartment

R. K. Kanti
Director



बिहार सरकार



प्रमाण पत्र सं०
6686/2022 - 2023

जारी करने का
तारीख :

17/02/2023

राजस्व एवं भूमि सुधार विभाग
भूमि दखल-कब्जा(LPC) प्रमाण
पत्र

जमाबंदी का विवरण:

भाग वर्तमान 22
:

पृष्ठ संख्या: 14

जिला - Bhagalpur , अनुमंडल - Bhagalpur Sadar , अंचल - Jagdishpur
Sadar , हलका - नगर निगम 1 , मौजा - Adampur Ward - 5, थाना
संख्या- ward- 5

जमाबंदी रैयत का नाम:

रैयत का डॉ अनिल कुमार राय , पिता/बाप/अबू -स्व० बटेश्वर राय ,
नाम- जाति- भुमिहार

भूमि का विवरण :

खाता संख्या	प्लॉट संख्या	रकबा	चीहदी उत्तर	दक्षिण	पूरब	पश्चिम
257	831	0 ए 13.21 डि 0 हे				
	कुल परिमाण	0 ए 13.21 डि				

अंतिम लगान का विवरण :

Director

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू
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Wkramshila Developers Pvt. Ltd. Chandicharan Apartment
R. K. Jaiswal
Director

2023-02-13 14:38:13	13022302351006677181	2022-2023	2022-2023	0	30
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प्रमाणित किया जाता है कि राजस्व अभिलेखों के आधार पर उपरोक्त वर्णित भूमि/ भू-खंड पर आवेदक श्री/श्रीमती डॉ अनिल कुमार राय , पिता/ बाप/अबू -स्व० बटेश्वर राय , जाति- भूमिहार ,ग्राम/मोहल्ला/वार्ड/मौजा- Adampur Ward - 5 , पंचायत/नगरक्षेत्र/हलका- नगर निगम 1 , अंचल- Jagdishpur Sadar , जिला- Bhagalpur ,राज्य-बिहार का शांति पूर्ण दखल-कब्जा है।

ह० अंचल अधिकारी

ASHOK KUMAR MANDAL

Vikramshila Developers Pvt. Ltd. Choudreshwari Apartment

R.K. Jodha

Director



राजस्व एवं भूमि सुधार विभाग, बिहार

सरकार

प्रपत्र-XIV ख
(देखें नियम-10)

लगान रसीद

ऑनलाइन

Running Unique No.: 13022302351006677181
(Receipt No.)

जिला - Bhagalpur	मंचल - Jagdishpur Sadar
हल्का - नगर निगम 1	मौजा - Adampur Ward - 5
जमाबंदी सं० -	
भाग वर्तमान - 22	मौजा/याना सं० - ward- 5
पृष्ठ संख्या - 14	
जमाबंदी रयत का नाम - डॉ अनिल कुमार राय	पता - राजा शिव चन्द्र बनर्जी रोड आदमपुर, भागलपुर
अभिभावक का नाम - स्व० बटेश्वर राय	

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
257	831	0 एकड 13.21 डिसमील 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	30.00	0.00	30.00	0.00	30.00	2022-2023 से 2022-2023
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	43.50	0.00	43.50	0.00	50.00	2022-2023 से 2022-2023
कुल	73.50	0.00	73.50	0.00	80.00	2022-2023 से 2022-2023

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	0.00	30.00	30.00	2022-2023 से 2022-2023	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	0.00	43.50	50.00	2022-2023 से 2022-2023	
कुल	0.00	73.50	80.00	2022-2023 से 2022-2023	

कुल बकाया-80.00

वसूल की गयी राशि शब्दों में- Eighty Rupees

तिथि- 13-02-2023



Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

R. K. Santal
Director

Director

24/05/13

10/04/13

Handwritten signature



Handwritten signature and date 24/05/13

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Letter
No. 1114
Date 11/11/2011

Subject:
Matter of
M/s. [illegible]

For the purpose of the above mentioned matter, the following details are submitted for the information of the authority concerned.

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100. [illegible]

Yours faithfully,
[Signature]

For the purpose of the above mentioned matter, the following details are submitted for the information of the authority concerned.

(22)

Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment
R. K. [Signature]
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIKRAMSHILA DEVELOPERS PRIVATE
LIMITED



10/05/1995

Permanent Account Number

AABCB0906A



Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

A. K. Kuthia,

Director



समन्वयक जयते
GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Office of the Registrar of Companies

Maurya Lok Complex, Block 'A' Western Wing 4th Floor, Patna, Bihar, India, 800001

Corporate Identity Number: U70101BR1995PTC040830

SECTION 13(5) OF THE COMPANIES ACT, 2013

Certificate of Registration of Regional Director order for Change of State

M/s VIKRAMSHILA DEVELOPERS PRIVATE LIMITED having by special resolution altered the provisions of its Memorandum of Association with respect to the place of the Registered Office by changing it from the state of West Bengal to the Bihar and such alteration having been confirmed by an order of Regional Director bearing the date 30/07/2018.

I hereby certify that a certified copy of the said order has this day been registered.

Given under my hand at Patna this Seventeenth day of January Two thousand nineteen.



MRINAL KANTI BARUA

Registrar of Companies
RoC - Patna

Mailing Address as per record available in Registrar of Companies office:

VIKRAMSHILA DEVELOPERS PRIVATE LIMITED

1st floor, Santhalia Super Market, Near Neem Tree, Marwari Tola Lane,
Bhagalpur, Bhagalpur, Bihar, India, 812002

Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment
R. K. Jaiswal
Director



FORM - 'B'
[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

35 18.5.23
Date

Affidavit-cum-Declaration of

Mr. Ratan Kumar Santhalia (Chandreshwar Apartment) Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/04/2023

I, Ratan Kumar Santhalia (Chandreshwar Apartment) Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

That the landowner Sri Anil Kumar Roy S/o-Late Bateshwar Roy Permanent Address:-House No.8, Sector-12, Govt. Officer Colony, Madhuria, Bokaro -827012 (Jharkhand), Having Aadhar Number-3591 0124 0698, PAN- ABNPR1621C has a legal title holder of the land on which the development of the proposed project is to be carried out.

That the Development Agreement made between Landowners Sri Anil Kumar Roy And Vikramshila Developers Pvt.Ltd through Director Sri Ratan Kumar Santhalia (Promoter) of the project Executed Dated-10/10/2022 Vide Deed No.15678 Registered in the office of District Registration Office, Bhagalpur, Government of Bihar.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

the said land is free from all encumbrances,
the time period within which the project shall be completed by me/Promoter is 13.03.2028.
seventy per cent of the amounts realized by me/Promoter for the real estate project from the allotment from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

4. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

5. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

6. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the

been in compliance with the proportion to the percentage of completion of the project.

7. That, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the act and the rules and regulations made there under.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

P. K. Singh
Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of.....

P. K. Singh
Deponent

*Sh. Pawan Kumar
Advocate
BR-533/18*



Pawan Kumar Santhosh
Who is identified by *S. P. Kumar*
Advocate Solemnly Affirmed
Declared before me
18.5.23
Pawan K. Singh
NOTARY BHAGALPUR



Affidavit Cum Declaration

To

The Before of Notary Public

Bhagalpur

No. 34 Unit 18.5.23

I Ratan Kumar Santhalia S/o-Late Satya Narayan Santhalia Resident of Marwari Tola Lane, Sujaganj, Bhagalpur (Bihar) Director of Vikramshila Developers Pvt. Ltd. Promoter of Proposed Project "CHANDRESHWAR APARTMENT" do hereby solemnly declare, undertake as under:-

1. That the Development Agreement made between Landowners Sri Anil Kumar Roy And Vikramshila Developers Pvt.Ltd through Director Sri Ratan Kumar Santhalia (Promoter) of the project Executed Dated-10/10/2022 Vide Deed No.15678 Registered in the office of District Registration Office, Bhagalpur, Government of Bihar.

2. That the Unregistered Demarcation Agreement made between Landowners Sri Anil Kumar Roy And Vikramshila Developers Pvt.Ltd through Director Sri Ratan Kumar Santhalia (Promoter) of the project Executed Dated-28/03/2023.

3. That the as per unregistered demarcation agreement Dated-28/03/2023 proportion of the share of Promoter is as under:-

Sl.No	Floor	Flat/Unit No.	Salable Area
1	Ground	GF-2	840.00
2	Second	201	1240.00
3	Second	202	1250.00

4	Second	203	1010.00
5	Second	204	1050.00
6	Second	205	1010.00
7	Forth	401	1240.00
8	Forth	402	1250.00
9	Forth	403	1010.00
10	Forth	404	1050.00
11	Forth	405	1010.00

R. K. Jathe
Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit Cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

R. K. Jathe
Deponent

Shri. Ratan Kumar
Advocate
DR-539/18



Ratan Kumar Santhaliya
Sri/Smt. *R. K. Jathe*
Who is identified by *R. K. Jathe*
Advocate Solemnly Affirmed
Declared before me

Pawan K. Singh
NOTARY BHAGALPUR

18.5.23

Vikramshila Developers Pvt.Ltd.

Marwari Tola Lane, Near Neem Tree

Bhagalpur-812002

FORM-X

FORM OF NOTICE FOR COMMENCEMENT OF WORK (TO BE FURNISHED BY THE PLOT OWNER(S) AND THE BUILDER/
DEVELOPERS)

BYE LAWS NO.-8(6) (F), 10

Form

VIKRAMSHILA DEVELOPERS PRIVATE LIMITED

THROUGH-SRI RATAN KUMAR SANTHALIA (DIRECTOR)

REGISTERED ADDRESS:-MARWARI TOLA LANE

BHAGALPUR

To

Bhagalpur Municipal Corporation,

Bhagalpur

Sir,

I/We hereby give notice of the erection of building in with respect of S. Plot No-831, Khata No.-257, Mouza-
Adampur Ward-5, Survey Ward No.5, Bhagalpur Municipal Corporation under Current Ward No.22 . Holding
No.30, Anchal- Jagdishpur, Dist- Bhagalpur within the development plan area of CHANDRESHWAR APARTMENT to be
commenced on 3rd May 2023 as per the permission given in your letter no.331 Dated:- 28.04.2023 Under the supervision
of Bhagalpur Municipal Corporation Authority / empanelled architect Rajeev Kumar regd. No. 09/2009 in accordance
with the approved plan.-



Vikramshila Developers Pvt.Ltd. Chandreshwar Apartment

R. K. Santalia

Signature (s) of the Owner/Builder/Director

Serial No. 15756



Circle:- Bhagalpur
INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Book No. 1 Deed No. 15678



Certificate No.	: IN-BR42710064876257U
Certificate Issued Date	: 10-Oct-2022 12:11 PM
Account Reference	: NONACC (CB) brbcbk09/ BHAGALPUR/ BR-BHQ/ BGP
Uniqut Doc. Reference	: SUBIN-BRBRTBCBK0068076525152297U
Purchased by	: VIKRAMSHILA DEVELOPERS PVT LTD
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: VIKRAMSHILA DEVELOPERS PVT LTD.
Stamp Duty Paid By	: VIKRAMSHILA DEVELOPERS PVT LTD.
Stamp Duty Paid (Rs.)	: 0 (Zero)
Reg. fee (Rs.)	: 0 (Zero)
CCR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Decree SC (Rs.)	: 1,000 (One Thousand only)
Total Amount (Rs.)	: 1,000 (One Thousand only)



Serial No. 15756

Deed No. 15678



बिहार सरकार
जिला निबंधन कार्यालय, भागलपुर

पुष्पांकन का सारांश

दिनांक 10/10/2022 को Anil Kumar Roy द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 602500 मुद्रांक शुल्क एवं रु० 22000 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज माहय प्राप्त गया। जिन लेखकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, कोटी, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 15678 जो रूप में पुस्तक सं० 1 की जिल्द सं० 269 के पृष्ठ सं० 1 से 30 तक CD 41 में अद्य-निर्दिष्ट एवं कुल 30 पृष्ठों में संवारित किया गया।

दिनांक- 10/10/2022

होकिंग नं. 15871/2022

पंकज कुमार बेराक
निर्देशन महाधिकाारीScanned By
Computer

Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

A.K. Jaiswal
Director

0007288897

Do not write or type below this line



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Vikramshila Developers Pvt. Ltd. Chennai, India

A.K. Renth

Director

10/10/22

Anil Kumar Rana
10/10/22

अबोध किशोर शर्मा
सुप्रसन्नार्थ लिपिक
महिला निबंधन कार्यालय
भागलपुर

DEVELOPMENT AGREEMENT

This Development Agreement executed on 10-10-2022
-at Bhagalpur.

Vikramshila Developers Pvt. Ltd.
R. K. Sanyal
Director
10/10/22



1
Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment
R. K. Sanyal
Director

District Registry Office, Bhagalpur

Token Number: 15871

Reg. Year: 2022

Serial Number: 15756

Deed Number: 15678

Prox Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Vikramshila Developers Pvt Ltd Through Ratan Kumar Santhalia						
Sig.	<i>R. K. Santhalia</i> 10/10/22						
Presented Anil Kumar Roy							
By							
Sig.	<i>Anil Kumar Roy</i> 10/10/22						
Executant Anil Kumar Roy							
By							
Sig.	<i>Anil Kumar Roy</i> 10/10/22						
Identified Swapnil Roy							
By							
Sig.	<i>Swapnil</i> 10/10/2022						

SCORE Ver.4.0

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*Anil Kumar Roy*

10/10/22

Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

R. K. Santhalia

Director

-2-

BETWEEN

LAND OWNERS:-

1. Dr. Anil Kumar Roy Age 64 yrs S/o- Late Bateshwar Roy, Mob 7042113483, Aadhar No 3591 0124 0698, PAN- ABNPR1621C by profession- Business, presently residing at House No 8, Sector-12 Govt Officer Colony, Madhuria, Bokaro, Jharkhand, hereinafter referred to as the "LAND OWNERS" (which expression shall unless it be repugnant to the context, shall mean or meaning thereto mean and include their heirs, Administrators, Executor(s), Legal representative(s), Nominee(s) successors-in-interest and/or assigns) of the **FIRST PARTY**.

Anil Kumar Roy
10/10/22

AND

DEVELOPERS:-

Vikramshila Developers Private Limited Having Pan No. AABCBO906A Registered address at-1st Floor, Santhalia Super Market, Near Neem Tree, Marwari Tola Lane, Bhagalpur-812002 (Bihar) through Director Sri Ratan Kumar Santhalia age 63 yrs S/o-Late Satya Narayan Santhalia Mob 9431214613, Aadhaar No- 3500 0148 6743, Pan- AMRPS5370C, Presently residing at-Marwari Tola Lane, Sujaganj, Ps- Kotwali, Town & District-Bhagalpur-812002 (Bihar) hereinafter referred to as "DEVELOPER" (which expression shall unless it be repugnant to the

Vikramshila Developers Pvt. Ltd

R. K. Santhalia

Director

10/10/22



Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

R. K. Santhalia

Director

context or meaning thereto mean and include its Executor(s), Administrator(s), Nominee(s), Legal representative(s), Successor-in-Office and/ or assigns etc.) of the **SECOND PART**.

WHEREAS the described in the Schedule of property written hereunder (hereinafter referred to as the following).

All that piece and parcel of plot, Measuring an area of Total- 5429 Sq.ft or say 12.4867 Decimals lying and situated at:-

S/L	Holding no	Khata No	Khesra no	Holding No.	Area
1	30	257	831	30	4187 Sq.Ft Or Say 9.6120 Dismal
2	30	257	831	30	1242 Sq Ft Or Say 2.8512 Dismal
5429 Sq Ft Or Say 12.4867 Dismal					

Anil Kumar Ray
19/10/20

Vikramshila Developers Pvt. Ltd.
Director
19/10/20

सहायक
निर्देशक
आवृत्ति

(831)

मौलिक
सुलभता
विनीय सेवा

1- अतिरिक्त
2- अतिरिक्त
3- अतिरिक्त
4- अतिरिक्त
5- अतिरिक्त



Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

R.K. K

Director

Which is situated at **Raja Shivchandra Banarjee Road**,
Present Nagar Nigam ward no. 22, Holding No-30, Survey
ward no. 5, Under Bhagalpur Municipal Corporation in
Mohalla Adampur, Anchal-Jagdishpur, Halka-Nagar
Nigam-1, Computerized Jamabandi No.
192134300156218 in the district and town of Bhagalpur
which boundary is as under-

North: - Ranjit Kumar Sanyal & others

South: - Personal road of first party and then Smt. Sudha
Devi

East: - Dr. Mritunjay Choudhary

West: - S.C. Banarjee Road

Value of Property: -Land Grade -II Residential, Value:-

CONSIDERATION: Total Value Rs. 3,00,59,000/- Three crore
Fifty Nine Thousand Only.

Land 5429 Sqft Value-----	Rs 1,56,09,000/-
G Floor RCC Cons 5429 Sqft-----	Rs. 65,15,000/-
1 st Floor RCC Cons 5429 Sqft-----	Rs. 65,15,000/-
Boundary wall 700 cft value-----	Rs. 4,20,000/-
Security Deposit-----	Rs. 10,00,000/-

Total Rs. 3,00,59,000/-

Three Crore Fifty Nine Thousand Only.

Boundary calculation: 15.8 feet x 10 mtr width x 5 feet
high = 840 sq ft.



Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

A.K. Jha
Director

Anil Kumar Singh
10/10/22
Vikramshila Developers Pvt. Ltd.
A.K. Jha
Director
10/10/22

That the above land has been purchased by the Mother of first party (Landowner) Late Chandrakala Devi, W/o- Late Bateshwar Roy through Two registered sale deed vide deed no.9264,9265 both Dated 31.07.1973 from 1. Sri Bhago Bhagat, S/o- Late Shiv Sahay Bhagat 2. Sri Satyendra Sanyal, S/o- Late Upendra Nath Sanyal, Through POA Holder Sri Ranjit Kumar Sanyal S/o-Sri Ajit Kumar Sanyal dated 31.01.1972 POA Deed No. Book-16. The first party (Landowner) inherited this property after the death of his mother. That the above land in present day in the possession of the land owner First Party In his individual capacity.

Vikramshila Developers Pvt. Ltd.
for H. J. J. J. J. J.
Director

That the first party has decided to develop the said land and he approached the Second Party/developer Vikramshila Developers Pvt.Ltd. The first party has offered the land for construction of the multi storied building on the following terms and conditions which will be applicable to his heirs, Administrators, Executor(s), Legal representative(s), Nominee(s) successors-in-interest and/or assigns) of the landowner **FIRST PARTY**.

Anil Kumar Roy
10/10/20

AND WHEREAS IT IS FURTHER REPRESENTED AND DECLARED BY THE LAND OWNER:-



Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

A. K. J. J. J. J. J.
Director

1. That the Said Property is now under their exclusive possession with absolute right, title and interest free from all encumbrances, and have full right, title and absolute authority to transfer and convey the whole or part of the said property, having a fully marketable title thereby.
2. That the Landowner's have not created any encumbrances on the said property or any part thereof by way of Agreement for Sale, mortgage, exchange, lease, trust, assessment, right, liens, leave and license, permission, rent, possession, charges, or any other encumbrances whatsoever.
3. That no notice or notification for acquisition/requisition under any of the statutes of the past or present in force, have been received, served or passed by the BMC, Income Tax Department or any other Government authorities, for acquisition or requisition of the said Property or any part thereof.
4. That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, independent, notices, petitions, or adjudication orders affecting the Said Property or any part thereof.

R. K. Santhosh
10/10/20

Anil Kumar Rao
10/10/20



Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

R. K. Santhosh
Director

5. That apart from the Landowner's, 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 whatsoever.
6. That the LAND OWNERS have not entered in the past, into any agreement for sale or development of the Said Property or any part thereof nor individually or jointly have made any arrangement with anyone whatsoever regarding the Said Property or any part thereof.
7. That the LAND OWNER shall be entirely and solely responsible for the Right, title and possession of the land and its related documents. In case of any disputes or issues with the title / possession of the land the landowner shall be responsible for cost and financial loss regarding the same to the developers.

AND WHEREAS the aforesaid Landowner's are interested in getting a multistoried residential building complex developed and constructed on the Said Property measuring an area of total 5429 sq. ft. feet more fully detailed and described in schedule here in after written, through a Reputed Developer, who can develop and construct 5429 Sq. ft its own cost and to acquire Super Built up area in the said



Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

R. K. Singh
Director

Vikramshila Developers
R. K. Singh
Director
10/10/12

Anil Kumar Singh
10/10/12

building in the shape of Flats/Car parking's etc.
hereinafter called as UNITS of the Said Property.

AND WHEREAS the aforesaid Developer accepted the offer to develop and construct at its own cost a multi storied residential building (hereinafter referred to as "said building)" on the said property and the aforesaid Landowner's as agreed to acquire 50 % share in the constructed area of the said building , in the shape of Flats/car parking etc. as consideration, for parting of the said property as well as the Developer's agreed to acquire 50 % share in the constructed area of the said building, in the shape of Flats/car parking etc. as consideration, towards the cost & expenses to be incurred in the constructions of the said building.

AND WHEREAS after due negotiations between the parties hereto, the aforesaid Landowner's and the aforesaid Developer's as herein recorded, an Agreement for Development of the Said Property has been arrived at between the parties hereto, upon the terms and conditions herein after appearing.

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



Vikramshila Developers Pvt. Ltd. (Incorporated in India)
R. H. C.

Director

on the Said Property after execution of this Development Agreement/ deed.

BUILDING PLANS

4. The LAND OWNER shall have no objection if the aforesaid building plans are submitted to the BMC after discussion with the land owner, or any other authorities in the name of the LAND OWNER or any other permissions, approvals are obtained in their names and hereby agrees to sign the aforesaid plan(s) along with affidavit(s), declarations(s) and all such papers that may be deemed necessary by the Developer for the same. However, all fees, costs, charges and expenses relating to such approvals/ sanctions, shall be borne by the Developer.

Handwritten signature and date: 10/10/20

PASSING AUTHORITY

5. That LAND OWNER and the Developer further agreed that any alterations or revision of the aforesaid plans within the parameters of the BMC Building Rules and Regulations, which may be deemed necessary shall not require any further approval of the LAND OWNER, the Developer alone shall be entitled to make such alterations/ revisions which would be binding on the LAND OWNER.

Handwritten signature and date: 10/10/20



Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

Handwritten signature

Director

FREE ACCESS FOR DEVELOPERS

6. The LAND OWNER shall, from the date of execution of this agreement allow every 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 and marketing works as stipulated in this agreement. The developer shall be free to install their display boards or any other publicity materials etc. on the Said Property/land without consultation of the LAND OWNER.

Vikramshila Developers Pvt. Ltd.
Director
10/10/12

SHARE RATIO

7. The LAND OWNER agree to have a share of 50 % of the total built up area along with parking etc. and the Developer shall have a share of 50 % of the total built up area along with parking etc. and the parties agree that they would share a proportionate right in the schedule land area in the same ratio.

Anil Kumar Roy
10/10/12

SHARE ALLOTMENT

8. That simultaneously with sanctioning of the building plan by the concerned authority, and upon the LAND



Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

A. K. [Signature]
Director

OWNER exercising the option selecting their area, if any, the LAND OWNER area and the Developer's area, to be constructed, shall be clearly demarcated and shall be confirmed and acknowledged by a separate letter/agreement duly signed by both the parties and the aforesaid letter/agreement along with copy of the demarcated plan shall form part and parcel of this Agreement, and the parties shall have the right to registered the said units to the respective buyers.

LAND OWNER'S AREA

9. The LAND OWNER shall solely and exclusively be entitled to the Landowner's area and they shall have absolute right, title and interest over the Landowner's area 50 % and shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person or persons, Association of persons, Firm, Body Corporate, Co-operative Societies, Government agencies etc. on such terms and conditions as may be decided by the LAND OWNER.

DEVELOPER'S AREA

10. The Developer shall solely and exclusively be entitled to the Developer's area, and they shall have absolute



Vikramshila Developers Pvt. Ltd. Chandrashwar Apartment

R. K. /

Director

R. K. /
10/10/20

Anil Kumar Ray
10/10/20

right, title and interest over the Developer's area 50% and they shall be fully entitled to transfer, (sale) convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person or persons. Association of persons, Firms, Body, Corporate, Co-operative Societies, Government agencies, etc. on such terms and conditions as may be decided by the Developer.

Vikramshila Developers Pvt. Ltd.
Dr. K. K. Singh
Director
10/10/22

POSSESSION AFTER CONSTRUCTION

11. The Developer agrees to construct the said building and start delivering possession of the Landowner's share to the LAND OWNER within a period of 2 Years from the date of Rera Registration or any other law requiring permission to start the work, Whichever is later, with a grace period of one year subject to FORCE MAJEURE and such happenings as are beyond the control of the Developer i.e. fire, tempest, accident, strike, lockout, exceptionally inclement weather and any other act of God etc.

Anil Kumar Bhat
10/10/22

CONSIDERATION

12. The LAND OWNER hereby expressly, irrevocably and irretrievably, agrees and declares that delivery of possession of their share of super built up area to them



Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment

Dr. K. K. Singh

Director

in the manner provided herein above shall form and always be deemed to be formed as fair, just and adequate consideration for transfer of undivided right, title and interest and share in the land (as described in clause 6) thereon of the said property agreed to be conveyed as here in above by the LAND OWNER to the Developer.

Amalendu Devdas
10/10/22
Director

NO PARTNERSHIP

13. This agreement shall not be deemed to constitute a Partnership or Principal -Agent Relationship of any sort between the parties hereto.

POSSESSION OF LAND /SUPER BUILT UP SHARE

14. From the date of delivery of possession of respective share, to the LAND OWNER or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the entire land as detailed in the schedule property in the proportion of their respective share in the said building, even without any further act, deed, matters or things done by the LAND OWNER in this regard.

Anil Kumar Roy
10/10/22

DEMARCATATION

15. That a demarcation deed will be executed between landowner and developer which will be binding on both



[Signature]

22/01/01
Dr K. S. Chhabra

16. The Developer shall develop the schedule property themselves or through its company at their own account and cost and will be responsible for the development of the said land.

17. The Developer shall be entitled to enter into agreements during the period of development, and after development sign the requisites, agreement for sale and sale, or otherwise allot Flats in the Developer's share in the said building as said here in above and which does not form part of the Landowner's share. The Developer shall have further right exclusively and absolutely to sign and execute sale deed/deeds in respect of its Developers area allotted in its share in the said multi-storied building

April 1944
10/10/44



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together with undivided proportionate share in land area and further permit the purchaser to live and enjoy the common utilities and facilities provided in the said building commonly with other holders of the unit/units in the said building.

17.1 Further the land owner here to duly authorized the Developer-co to alone execute, sing and register necessary sale deed/deeds or any other documents/agreements etc in respect of its Developer's share in favor of intending purchaser(s), person firm, body corporate etc. The deeds executed and registered by Developers alone be treated as valid and legal even without joining the land owners in the said deed. The Developer shall also be entitled to receive any amount as consideration, premium, rent, etc from the concerned person.

SALE DEEDS BY LAND OWNER

18. Similarly the Landowner's shall be fully entitled to enter into Agreement for sale or otherwise allot Flats comprised in the Landowner's share in the said building as said here in above and which does not form part of the Developer's share. Whenever required by the Landowner's, the Developers will join as confirming party in all such agreements. Sale Deeds, Deeds of Allotment



Vikramshila Developers Pvt. Ltd.
Pr. H.
Director
10/10/22

Anil Kumar Roy
10/10/22

etc. So that the Landowner's may enter into and the Landowner's shall exclusively be entitled to realize all amounts receivable under such agreements, sale deeds, deeds of allotment etc. for its own use.

TITLE DEEDS BY LAND OWNER

19. The Land owner will deliver to the Developer and/or its duly authorized representative all original title deeds, documents and papers relating to the said property for complete examination of the Landowner's title thereto and the Land owner agree to co-operate with the Developer in such examination of the Land owner 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.

19.1. That the Developer for the purpose to show the title deeds to the Banks and Government Authority shall be entitled to retain all necessary documents including the original documents of the Landowner's title to the said property and in such an event, the Developer undertakes to keep the said title deeds safe, harmless and un obliterated and the Landowner's will be entitled to inspect and to have the same produced for inspection and take extracts therefrom wherever required.



[Signature]

[Handwritten signature and date 15/10/22]

[Handwritten signature and date 14/10/22]

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

Vikramshila Developers Pvt. Ltd.
10/10/22
Director

In any event the Landowner's without prejudice to forgoing declarations agree and undertake to remove all obstacles and clear all outstanding, doubts or defects, relating to the title of the property at the Landowner's are cost and expense.

TAXES

20. All outgoings including Municipal Taxes, Land revenue, Cess etc. and any other charges in respect of the Said Property shall be borne and paid by the Landowner's till the date of execution of these presents and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Landowner's share to the Landowner's. After delivery of possession of the Landowner's share to the Landowner's all outgoings in respect of the Said Property and the said

Anil Kumar Singh
10/10/22



building thereon shall be borne and paid by the Landowner's and the Developer proportionately in the proportion of their respective shares in the total Super built-up area. All the tax direct including on account is sale of said unit Including GST, Cess etc shall be borne by the Landowner's (first party) for his part and the developer's (second party) for the own part.

19/10/22
Director

CONVEYANCE

21. Upon receipt of its share in the constructed area as per share (as described in Demarcation deed) by the Landowner's and subject to the other terms and conditions contained herein at such earlier time as may be mutually agreed upon, the Landowner's shall execute and register conveyance(s) of the proportionate share of land in the said property in terms of clause 4 herein above in favor of the Developer's. In default of the Landowner's in executing such transfer/ conveyance or such other deeds as may be deemed necessary by the Developer, in spite of service of notice in writing, the Developer's shall be entitled to take all steps as may be necessary for execution and registration of all such documents, transfer/ conveyance after expiry of 15 days from the date of service of notice in writing.

10/10/22
Anil Kumar Roy



21.1 The Developer's shall have the right to apply for and to obtain Income Tax Clearance certificate ,urban land clearance and all other permissions and approvals as may be deemed necessary for and on behalf of landowner in the name of the Landowner's and also to execute, present and admit execution of the said documents of transfer/conveyance before the Registration Authority and to do all acts, deeds as may be deemed necessary by the Developer in this regard for granting such documents of title to the Developer and / or its nominee(s).

Muramshila Developers
A. K. Singh
10/10/12

21.2 That all communications / notices between the parties hereto shall be sent through Speed Post/ Registered Post A/D or receipt by hand at the address of the parties given above on the first page of this deed Agreement and if duly sent on said address that shall be deemed to be proper notice/ communications. If any change in address, the party shall inform the other party in writing.

Anil Kumar Roy
10/10/12

RENTAL ACCOMMODATION ARRANGEMENT

22. That since the Landowner's would hand over the entire said premises to the Developer's after the demolition of the existing building and associated structures, the Developer's has agreed to make fair



A. K. Singh
Director

rental accommodation arrangement for the Landowner's. The said rental accommodation shall be provided from after rera registration of the project to be paid into the bank accounts of the Landowner's till the date of handover of 1st unit/flat to the Landowner's after the construction of the said residential building. However such amount to be paid by the Developer's shall be 15,000/- (Fifteen Thousand Rupees Only) per month for a maximum of 1 accommodations. The rental accommodation shall not be payable by the Developer's for the period of delay in the project work due to any disruption in work due to any claims, demands, suits, decrees, injunctions, orders, lies pen dens, notices, petitions or adjudication orders affecting the said property or any part thereof.

Vikramshila Developers

Director

15/10/24

COMMON MAINTENANCE

23. The Developer shall form a Society/ Association of Persons/ Body Corporate etc. for maintenance of common services i.e. to preserve sanctity, Design and decoration (exterior and interior) of the building, to issue sanctions (NOC) to obtain electric connections in the said building or as it deems proper and necessary upon the demand of the Association of the building. And in due course, All the Unit Owners and their nominee(s) shall

Anil Kumar Roy

10/10/24



become members of such an organization formed by the Developer and the land Owners, Unit owners their nominees, respective agents, servants, licensees, tenants etc. shall be bound to abide by the rules and regulations as shall be framed 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. The right of the developer to form and run the Association shall not exceed a period of two years when all the right/intents and localities shall be handed over to the association constituting of the members / unit owners of the said multi-storied complex. The Two years period shall start w.e.f. the date of 1st possession of a flat to its owner.

Vikramshila Developers
R. K. Khatkhali
Director
10/10/22

Anil Kumar Roy
10/10/22

24. The LAND OWNER agree that all agreements of sale / lease / allotment made by the LAND OWNER shall always and ever contain a clause giving effect to the Developer's right as has been enshrined above.

COMMON AREA

25. 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 areas and common facilities except the right to common use, for ingress and egress.

GOVERNMENT LEVY

26. The parties agree that since the date of execution of this indenture, if any levy is imposed by the BMC 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 the building thereon then the same shall be borne by the Developer, who shall realize the same as EDC (External Development Charges), from the buyers and LAND OWNER.

ELECTRIC CONNECTION

27. The Developer may obtain a fresh electric connection for the purposes of the construction development work to be done by them from the BSEB Electric Supply Division to which the LAND OWNER will have no objection. The LAND OWNER will extend utmost co-



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Handwritten signature and date 10/10/22

operation to the Developer for obtaining sanctions, approvals etc. and execute all such papers, documents, letters, affidavits, undertakings in this regard.

CONVEYANCE FOR SALE

28. 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.

SECURITY

29. AND WHEREAS besides other terms & conditions, stipulated in the said Development agreement, it is also agreed in between the parties here under, that as security for due performance of this Development agreement, the developers will give interest free security money paid 10,00,0000/- (Ten Lakh Only) vide Cheque No.728607, Dated-09.09.2022, Rs. 5,00,000/- ,& Cheque No.728610, Dated-10.10.2022, Rs. 5,00,000/- and the said security deposit shall be liable to be adjustable, by the Landowner to the Developer before the handover of Landowner's share.

29.1 If the Landowner fail to refund the said amount in scheduled period the Developer shall have the right to hold the delivery of the unit to Landowner and also



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Vidamshila Development & Infra. Pvt. Ltd.

[Signature]

Director

[Signature]
Director
10/10/22

Anil Kumar Singh
10/10/22

charge an interest of 12 % per annum for the period of delay.

ARBITRATION

30. That in case of any dispute, differences, ambiguity in interpretation or implementation between the parties arising out of relating to this Development Agreement, the parties shall attempt to resolve such dispute by amicable consultations. If the same is not amicably resolved then either party shall refer the dispute or differences to the Arbitrator(s) appointed by both the parties by mutual consent in writing and such arbitration shall be conducted under the provisions of The Arbitration & Conciliation Act, 1996 as amended from time to time. The place of Arbitration shall be at Bhagalpur or as mutually decided.

R. K. Singh
15/10/22

JURISDICTION

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

Anil Kumar Roy
10/10/22

Be it noted that this land is not attracted in ceiling settlement, graveyard, waft board, trust board and any other legal proceeding.



IN WITNESS' WHEREOF the parties have hereto set and
subscribed their respective hands and SIGNED AND
DELIVERED.

Date:

Place:

WITNESS

(LAND OWNER)

1. Sunil Kumar Roy
S/o Anil Kumar Roy
Plot No. 8.
Bidadar, Bokaro.
Jharkhand

Anil Kumar Roy
10/10/22

10/10/22

2. Shashi Ranjan Kumar
S/o - Nandkishore Tiwari
at - Kumbhgarh
Po. Mirzanagar
Dist - Bhagalpur

(DEVELOPER)

Vikramshila Developers Pvt. Ltd.

R. K. Santhosh
Director

10/10/22





INDIA NON JUDICIAL
Government of Bihar
e-Stamp



Certificate No. : IN-BR42708238958450U
Certificate Issued Date : 10-Oct-2022 03:02 PM
Ancient Reference : NONACC (C0) bntcbk09/ BHAGALPUR/ BR-BHG/ BGP
Unique Doc. Reference : SUBIN-BRBRTBCBK0968120186166483U
Purchased by : VIKRAMSHILA DEVELOPERS PVT LTD
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : VIKRAMSHILA DEVELOPERS PVT LTD
Stamp Duty Paid By : VIKRAMSHILA DEVELOPERS PVT LTD
Stamp Duty Paid (Rs.) : 20,000 (Twenty Thousand only)
Reg. fee (Rs.) : 0 (Zero)
J.R.A.P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discom SC (Rs.) : 0 (Zero)
Total Amount (Rs.) : 20,000 (Twenty Thousand only)



Vikramshila Developers Pvt. Ltd. Chandreshwar Agartwal

Do not write or type below this line.

A. K. M.

Director



0007288974

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. 602500/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 624500/-

Registration Fee

FEE PAID	A1	21000	C	0	H1b	0	K1a	0	L1i	0
	A8	0	D	0	H2	0	K1b	0	L1ii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	0	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	L1	0		
TOTAL-										21000

LLR + Proc Fee Service Charge

LLR	0	
Proc. Fee	0	1000
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 22000

Date: 10/10/2022

Registering Officer
Bhagalpur

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Monday, 10th October 2022 by Anil Kumar Roy Bateshwar Roy by profession Business. States - Executant

Anil Kumar Roy
10/10/2022

Signature/L.T.I. of Presentant

Date: 10/10/2022

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Swapnil Roy' age '35' Sex 'M', 'Anilkumar Roy', resident of 'Plot No 08 Biyada Officers Colony Bokaro Jharkhand'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 10/10/2022

Registering Officer
Bhagalpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 269 on pages on 1 -30, for the year 2022 and stored in CD volume No. CD-41 year 2022 .The document no. is printed on the Front Page of the document.

Date : 10/10/2022

Registering Officer
Bhagalpur

Token No. : 15871 Year : 2022 S.No. : 15756 SCORE Ver.4.1 Deed No. : d No. : 15678

Vikramshila Developers Pvt. Ltd. Chandreshwar Apartment