Serial No. 20381 Circle:-:Danapur

Book No. :- 1 Deed No. 18939

Serial No. 20381

Deed No. 18939

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

This document was presented for registration on **21/11/2024** by **Sks Suncity Infrabuilt Limited (Through Pankaj Nayak)**
A stamp duty of Rs. **392000**/- and other fees of Rs. **27025**/- 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. **18939** in Book No. **1**, Volume No. **427** on pages from **1** to **17** and has been preserved in total **17** pages in C.D. No. **66** / Year **2024**

Signature with Date
(**Ravi Ranjan**)
Registering Officer, **Patna**

Date: 21/11/2024

Token No: 20702 /2024

दस्तावेज की जाँच किया एवं
निबंधन से संबंधित वर्णित
विवरणी के अनुसार सही पाया।
(आनंदक कुमार)
उ०व०लि०

SCANNED BY

DEVELOPMENT AGREEMENT

This development agreement executed and entered into on this **21** day of **November, 2024** (Two thousand and twenty four)of the Christian Era.

BETWEEN

SKS SUNCITY INFRABUILT LIMITED, having its office at 301, Maharani Complex, 701/2, Byepass Road, Anisabad, Patna-800002, having its CIN No. U93000br2011PLC017104 through its **Director Mr. Pankaj Nayak,** son of Shri VishwanathNayak, resident of 746K, Rajendra Nagar Colony, East Gorakhnath, Ward No. 12, Gorakhpur, Uttar Pradesh, Pin-273075, Occupation-Business,Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNER"**(which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

Aadhaar no. 7044 8899 4000.

PAN- AARCS6222L.

Mob. No. 9935360696

For & on the Behalf of
SKS Suncity Infrabuilt Ltd.
Director
21-11-24

T. 20702

District Registry Office,Patna

Token Number 20702 | Reg. Year 2024 | Serial Number 20381 | Deed Number 18939

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant Sig.	Ms Nandani And Tbipl Infra Private Limited (Through Neyaz Ahmed) Neyaz Ahmed 21/11/2024						
Presented By Sig.	Sks Suncity Infrabuilt Limited (Through Pankaj Nayak) Pankaj Nayak. 21-11-24						
Executant Sig.	Sks Suncity Infrabuilt Limited (Through Pankaj Nayak) Pankaj Nayak 21-11-24	N/A	N/A	N/A	N/A	N/A	N/A
Identified By Sig.	Firoz Imam Firoz Imam 21/11/24						

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2800sop133



Pankaj Nayak
21-11-24.

निबंधक का कार्यालय पटना

ओडिशानुसार पक्षकारद्वारा दिखाई गई पूरी भूमि का स्थल निरीक्षण किया और आवासीय शासन सड़क क्षेत्रों में पाया।

21/11/24

AND

M/S NANDANI AND TBIPL INFRA PRIVATE LIMITED, a company incorporated under the provision of companies Act., 1956 having its registered office at B-304, Saket Plaza, Jamal Road, Patna, Pin-800001 through its CIN No. U68200BR2024PTC068827 (PAN No- AAJCN5565D) through its Managing Director **Mr. Neyaz Ahmed,** aged about 44 years son of Zafar Ahmad, resident of Bauli Chhoti Khankah, P.O.- Station Phulwari, P.S.- Phulwari Sharif, District- Patna, State- Bihar, Pin-801505, Occupation- Business, Nationality- Indian, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART. Aadhaar** No. 6635 5291 8405

Mob. No. 7903112801

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the purchased property of the land owner through a Registered Deed of Absolute sale on 12.11.2024 executed by **M/S HELIOS CORPORATION LIMITED,** Helios Bhawan, Station Road, Patna-800001 (PAN-AABCH4396L) its CIN No. U6591BR1995PCC006839, through its **Director Mr. Sanjay Kumar Singh** aged about 53 years son of Shri SurendraNath Singh, resident of 7th. Floor, A-Block, Jyotipuram, Khajpura, Jagdeopath, Patna-800014, District- Patna, State- Bihar, Occupation- Business, which is Registered in the office of the District Registration Office Patna in Book no. 1, Volume no. 412, C.D.-63/2024, pages from 28 to 39 bearing Sale Deed No. 18278/2024, Sl. No. 19674, Token No. 20008/2024. Since then the land owner came in actual, physical, possession over the land fully described in Schedule no.- I at the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar through Circle Office, Danapur.

And whereas, the said land owner expressed hisdesire to develop the landed property and to construct multi-storied

For & on the Behalf of
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Director
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residentialbuilding on the Plot situated at situated at Mauza- Babakarpur, Pargana- Phulwari, Thana- Danapur, District- Patna bearing Thana no. 35, Tauzi No. 5059, present Tauzi- Bihar Sarkar, Khata No. 58 (Fifty eight), Survey Plot No. 71 (Seventy one) Part for the total land measuring **48.333 Decimals** (Forty eight point three three three decimals) more or less.

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

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved)/PMC/NPDN/ Competent Authority, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv)That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v)That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

Andwhereas,theland owners are interested in getting constructed multi-storied residential/commercial**Units** on the said property and acquirebuilt up area in the shape of, residential/commercialUnits,

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parking spaces, etc. as consideration for the value of the landof the said property when conveyed by the land owners to the Developer.

(B)The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential/commercial building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

(C)As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners 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 AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners 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, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential/commercial building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC/NPDN/Competent Authority.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for

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Director

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the same. The Land Owners will not be responsible for the same in any way.

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be "AMAN SKS HEIGHTS" or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% (Fifty percent) of the total super-built up area in shape of units and car parking spaces to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(7) That similarly, the developer will retain 50% (Fifty percent) of the totalbuilt-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

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(8) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/NPDN/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/theirUnits or building and demand share in the land.

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

(10) The Land Owners shall, after the 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 works as stipulated in this agreement.

(11) That the builder/developer will develop and construct the proposed building with all amenities therein on and there on and give peaceful vacant possession of the Owner's area to the Owners within **(Four Years)** from the date of sanction of the building plan or RERA Registration,with further grace period of **Six Months.**

(12) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

For & on the Behalf of
SKS Suncity Infrabuild Ltd.
Director

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(13) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(14) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer for the 50% of developers area in this regard.

(15) From the date of delivery of possession of Owner's area to the Ownersor its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

(16) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property 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 Developers thereon for the purpose of development pursuant to this development agreement.

(17) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

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

(19) A separate list of detailed specifications for the said building in schedule-H is part of this Development Agreement.

For & on the Behalf of
SKS Suncity Infrabuilt Ltd.
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(20) After the Registration of this Development Agreementthe Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

(21) That after the completion of the construction of the building projectdeveloper/promoter/landowner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

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 Owners,

(B)To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

(C)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 any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/NPDN/ Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D)The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with

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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 Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall he handed over to the Owner's society/association of Owners/allottees of UNITS.

(F)The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 50% (Fifty percent) in the residential constructed area to the land owner and 50% (Fifty percent) in the residential constructed area to the developers.

(G)The developer may form as it deems proper, a Co-operative housing society/association of persons, and 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, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to timeand they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(H)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

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occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/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.

(I) The Owners agree that if any levy is imposed by PRDA (Dissolved)/PMC/NPDN 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 paid by the Owners and the developer (or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

(J)The Owners agree that in case any fine or penalty/fee/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 developers.

(K)That it is agreed that in all transfer/conveyance of 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.

(L)That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(M)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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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 he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(N)That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(O)That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.

(P)That after handing over the possession of the flats of the land owners share by the developer, the land owner shall be liable for the taxes, rents, cess, duties etc. in respect of their share such as service tax, Municipal Tax, VAT, any other taxes as charged by the Govt. or competent authority.

(Q) That the developer shall develop the land adhered to the laws and regulations by the Real Estate (Regulation and Development) Act & Rules, 2016. The developer shall also register the project in the RERA as per rules specified under law.

(R) The Agreement is only valid when the Project (AMAN SKS HEIGHTS) supervised and controlled by the director Mr. Neyaz Ahmed.

For & on the Behalf of
SKS Suncity Infrabuilt Ltd.
Neyaz
21-11-2 Director

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel of Residential land measuring **48.333 Decimals** (Forty eight point three three three decimals), situated at Mauza- Babakarpur, Pargana- Phulwari, Thana- Danapur, District- Patna bearing Thana no. 35, Tauzi No. 5059, present Tauzi- Bihar

Sarkar, Khata No. 58 (Fifty eight), Survey Plot No. 71 (Seventy one) Part, within the limit of Municipal Corporation of Patna, Sub Registration Office Danapur and District Registration Office, Circle Office Danapur vide Zamabandi No. 39/1 and the same is bounded as follows:-

REVENUE DETAILS OF PROPERTY

1. Name of the District- Patna
2. Name of the Revenue Anchal- Danapur.
3. Name of the Revenue Halka- Lakhnibigha.
4. Name of the Revenue Village- Babakarpur.
5. Revenue Thana no. - 35
6. Name of the Revenue Thana- Danapur.
7. Zamabandi No. 39/1.

BOUNDARY OF THE LAND

North	:	Survey Plot No. 72. Krishna Prasad
South	:	Survey Plot No. 70. Geeta Mandal
East	:	Survey Plot No. 71 Part. Satish Pd. Sharma
West	:	Branch Road.

Sale value of **1,96,00,000/-** (Rupees One Crore Ninety six lakh) only, in which land value of Rs. 1,93,35,000/- and value of boundary wall of Rs. 2,65,000/- only.

For & on the Behalf of SKS Suncity Infrabuilt Ltd.
Director
21-1-24

SCHEDULE- II

FEATURES AND SPECIFICATION OF UNITS

STRUCTURE

* RCC Frame Structure with No. 1 brick Filler Walls.
* Earthquake resistant structure with Tata Steel/ Sail.

FLOORING

* Vitrified Tiles 32" X 32" inside the drawing & dining hall and 2' x 2' in the room (Somany/ Jhonson).

DOORS & WINDOWS

* Main Door & other all Decorative Panel and polished on front sides (Century Green).

वहीत मौजा परिवीक्षा-
शेत्र को अनुमोदित है

21/1/24

कार्यालय में उपलब्ध रोक सूची से मुक्त पाया

कुमारी
21/1/24

* Fully glazed windows, Paneled of Gamhar wood/ Teak wook (with M.S. Gull with paint)

KITCHEN

* Slabs are well Finished Granite Stone with Stainless Steel Sink and Drain Board, Glazed Tile dado wall up to 2' height over counter.
* Four Power plug will r Hot & Cold Water Supply. Branded CP Fitting of Jaguar/ Mark, or Branded Company Wash Basin with Counterin both toilets.
* Power plug for geyser in each Bathroom.

ELECTRICAL

* Copper Wiring in Concealed P.V.C. Conduits, Sufficient light points.

Provision for T.V. Telephone Points in each Bedroom & Drawing Room (all of Havells).

* Modulartuype Switches of branded company (all of Havelles& Philips).

WATER

* 24Hours fresh WATER SUPPLY FROM OWN TUBE WELL.

PARKING

* Covered Car Parking space on ownership basis on Ground Floor/ Basement.

LIFT

* TwoKone/ equivalent make Automatic elevator in each Block with a capacity of 6 person.

SECURITY

* 24 Hours cable intercom system from the gate to all the flats of apartments for the greatest Security with CCTV Camera.
* Installation of Fire fighting arrangement at all floors (Water Based).
* Air Conditioned Community Hall.
* 100% Power back up in common area & 300 watt, in each flat.

IN WITNESS WHEREOF the Land Owners and Developerhave set their hands to this deed of Development

For & on the Behalf of
SKS Supcity Infrabuild Ltd.
Director

21-11-24

Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :-

1... Firoze Imam
S/o Rafiuddin
.....
IMAM Awas
Indrapuri Rd No 7
P.S. - Shastrinagar
Patna 14

2.....
BIPIN KUMAR 21/11/2024
S/o Late Madheswar Singh
At - Tatvalnagar
PO - Chaukhad
Dist - Bhagalpur
813108
21/11/2024

For & on the Behalf of
SKS Suncity Infrabuilt Ltd.
Pankaj Nayak
Director

Signature of the Land Owner

For NANDANI AND TRIPL INFRA PVT. LTD.
Neyaz Ahmad
21/11/2024
Director

Signature of the Developer

Drafted as per instruction by the parties.

Ramanuj Ku. (Adv.)

Drafted as per instruction
by the Parties
Ramanuj Prasad
Advocate (MBA, LL B)
Reg. No 30 /2009
C.B.A. Patna

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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.	392000/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	419025/-

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 27025

LLR + Proc Fee		Service Charge
LLR	0	1000
Proc.Fee	0	
Total	0	

21/11/24

Registering Officer
Patna

Date: 21/11/2024

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 21st November 2024 by Sks Suncity Infrabuilt Limited (Through Pankaj Nayak) Vishwanath Nayak by profession Others. Status - Executant

Pankaj Nayak
21-11-24

21/11/24

Registering Officer
Patna

Signature/L.T.I. of Presentant **Date:21/11/2024**

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Firoz Imam' age '57' Sex 'M', 'Rafiuddin', resident of 'Imam Awas, Indrapuri, Road No 1, Samanpura, Raja Bazar, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

21/11/24

Registering Officer
Patna

Date : 21/11/2024

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 427 on pages on 1 -17, for the year 2024 and stored in CD volume No. CD-66 year 2024 .The document no. is printed on the Front Page of the document.

21/11/24

Registering Officer
Patna

Date : 21/11/2024

Token No. : 20702 Year : 2024 S.No. : 20381 SCORE Ver.4.1 Deed No . :d No . : 18939

INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2402160952
Certificate Issue Date	:	20-Nov-2024 03:10 PM
GRN No.	:	BHR20241100537545E
Unique Doc Reference	:	EST-BR-2800-2400026491
Party Name	:	MS NANDANI AND TBIPL INFRA PRIVATE LIMITED
Purchased by	:	MS NANDANI AND TBIPL INFRA PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	196000 (One Lakh Ninety Six Thousand Only)
Reg. Fee (Rs.)	:	25025 (Twenty Five Thousand Twenty Five Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	1000 (One Thousand Only)
Total Amount (Rs.)	:	222025 (Two Lakh Twenty Two Thousand Twenty Five Only)

Tr 20702

For & on the Behalf of
SKS Suncity Infrabuilt Ltd.
Director

21-11-24

IN 2402169177

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.

INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2402160971
Certificate Issue Date	:	20-Nov-2024 03:11 PM
GRN No.	:	BHR20241100537545E
Unique Doc Reference	:	EST-BR-2800-2400026492
Party Name	:	MS NANDANI AND TBIPL INFRA PRIVATE LIMITED
Purchased by	:	MS NANDANI AND TBIPL INFRA PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	196000 (One Lakh Ninety Six Thousand Only)
Reg. Fee (Rs.)	:	1000 (One Thousand Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	0 (Zero Only)
Total Amount (Rs.)	:	197000 (One Lakh Ninety Seven Thousand Only)

For & on the Behalf of
SKS Suncity Infrabuilt Ltd.
Director
21-11-24

Fr 20702

IN 2402169196

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.

21/11/24

Pankaj Nayak
21-11-24.

NANDANI AND TBIPL INFRA PRIVATE LIMITED

R/O: C/O SRI FIROZ IMAM , ROAD NO. -01, INDRAPURI, B. V. COLLEGE, PHULWARI, PATNA, BIHAR- 800014
MAIL ID: FIROZIMAM2017@GMAIL.COM, MOBILE: 9835804590

CIN: U68200BR2024PTC068827

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF NANDANI AND TBIPL INFRA PRIVATE LIMITED HELD ON FRIDAY THURSDAY 21ST DAY OF NOVEMBER 2024 AT THE REGISTERED OFFICE C/O SRI FIROZ IMAM , ROAD NO. -01, INDRAPURI, B. V. COLLEGE, PHULWARI, PATNA, BIHAR- 800014 AT 10:30 AM TO TRANSACT THE FOLLOWING BUSINESS.

FOR AUTHORISED SIGNATORY OF COMPANY

"RESOLVED THAT he Board do and hereby authorize NEYAZAHMED (DIN: 06977315), one of the director of the company, as an Primary Authorised Signatory of the Company to act as the authorized signatory for all documents related to the real estate agreement or such other authorities as and when required.''

"FURTHER RESOLVED THAT NEYAZAHMED (DIN: 06977315), is hereby empowered and directed to negotiate, execute, and deliver all contracts, deeds, and other necessary documents in connection with the real estate transaction, and to take such further actions as may be required to complete and formalize the transaction, including, but not limited to, coordinating with legal counsel, real estate agents, and other parties involved in the transaction.''

"FURTHER RESOLVED THAT that all actions taken by NEYAZAHMED (DIN: 06977315), in connection with the real estate agreement prior to the adoption of this resolution are hereby ratified, confirmed, and approved.

BY ORDER OF THE BOARD OF DIRECTOR
FOR NANDANI AND TBIPL INFRA PRIVATE LIMITED

For NANDANI AND TBIPL INFRA PVT. LTD.
Director

For NANDANI AND TBIPL INFRA PVT. LTD.
Director

NEYAZAHMED
DIRECTOR
DIN: 06977315

FIROZIMAM
DIRECTOR
DIN: 02457891

Place: Patna
Dated: 21.11.2024