Serial No. 6098 Deed No. 5972

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

This document was presented for registration on **30/05/2017** by **Gangadhar Prasad Singh**
A stamp duty of Rs. **1125000**/- and other fees of Rs. **20500**/- 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. **5972** in Book No. **1**, Volume No. **111** on pages from **257** to **273** and has been preserved in total **17** pages in C.D. No. **17** / Year **2017**

30/5/2017

Signature with Date
(**Dhananjay Kumar Rao**)
Registering Officer, **Danapur**

Date: 30/05/2017 Token No: 6469 /2017

बिहार सरकार

30.05.2017

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Director
30/05/17

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Director
30/5/17

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Director
30/05/2017

(Development Agreement)

This development agreement executed and entered into on this 30th day of MAY, 2017 (Two thousand and Seventeen) of the Christian Era.

BETWEEN

(i) Sri Gangadhar Prasad Singh son of Late Bachneshwar

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Director

30/05/2017

5/30/2017

Mahto, resident of Flat No. 202, Block-A, Laxmi Haritage Apartment, West Boring Canal Road, Patna, P.S.- Sri Krishnapuri, District- Patna,

(ii) Sri Om Prakash Singh son of Late Ram Sunder Singh, resident of A-30, Abhiyanta Nagar, P.S.- Shastri Nagar, District- Patna, by Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNERS" (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.**

AND

Nexgen Infra Heights Pvt. Ltd., a company incorporated under the provision of companies Act., 1956 having its Registration No. U45400BR2011PTC016756 and its registered office at B-3, Vinita Villa, Sidharth Nagar, Jagdeopath, Bailey Road, Patna-14 through its Directors **(i) Mr. Ravikant Singh** son of Sri Kamleshwar Singh, resident of B-3, Vinita Villa, Sidharth Nagar, Jagdeopath, Bailey Road, Patna-14, P.O.- B.V.College, P.S.- Rupaspur, District- Patna, **(ii) Smt. Rinki Devi** W/o Kumar Chandrashekhar, R/o 70, Galchaur, Town/Village- Galchaur, Anchal- Barhara, District- Bhojpur, Pin-802313 **& (iii) Smt. Shefali Singh** wife of Sri Ravikant Singh, resident of B-3, Vinita Villa, Sidharth Nagar, Jagdeopath, Bailey Road, Patna-14, P.O.- B.V.College, P.S.- Rupaspur, District- Patna, 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) of the **SECOND PART.**

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the self acquired property of the land owners through a registered sale deeds, land owner namely Gangadhar Prasad Singh acquired measuring 3 Kathas 6 dhurs and 12 dhurkies equivalent to 4530 sq.ft. land on 20.02.2004 through a registered sale deed executed

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Shefali Singh
Director
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For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Rinki Devi
Director
30/5/17

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Ravi kant singh
Director
30/05/2017

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Ravi kant singh
Director

Gangadhar Prasad Singh
30.05.2017

by 1. Smt. Kamla Rani Devi wife of Late Ramashish Prasad, 2. Sri Arvind Kumar Prasad, 3. Sri Arun Prasad sons of Late Ramashish Prasad and Alpana Kumari Prasad daughter of Late Ramashish Prasad, all are resident of Village- Phulwari Sharif, P.S.- Phulwari, District- Patna and presently residing at Mainpura, P.S.- Danapur, District- Patna now residing at 46, Gwala Pass Road, Nowa Para, North 24 Pargana, West Bangal, which is Registered in the Office of the Sub Registration Office Danapur in Book no. 1, Volume no. 32, pages 201 to 218 bearing deed no. 853/2004 and land owner namely Om Prakash Singh acquired measuring 2 Kathas 13 dhurs and 8 dhurkies equivalent to 3648 sq.ft. land on 20.02.2004 through a registered sale deed executed by 1. Smt. Kamla Rani Devi wife of Late Ramashish Prasad, 2. Sri Arvind Kumar Prasad, 3. Sri Arun Prasad sons of Late Ramashish Prasad and Alpana Kumari Prasad daughter of Late Ramashish Prasad, all are resident of Village- Phulwari Sharif, P.S.- Phulwari, District- Patna and presently residing at Mainpura, P.S.- Danapur, District- Patna now residing at 46, Gwala Pass Road, Nowa Para, North 24 Pargana, West Bangal, which is Registered in the Office of the Sub Registration Office Danapur in Book no. 1, Volume no. 32, pages 183 to 200 bearing deed no. 852/2004. Since then the Land Owners 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 vide Zamabandi No. 2450 & 2449 respectively.

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied commercial-cum-residential building bearing Thana No. 23, Tauzi No. 5292, Khata No. 161, Survey Plot No. 159 (part) situated at Mauza- Saguna, Mohalla- Nageshwari Nagar, Khagaul Road, Near R.K.Puram, P.S.- Danapur, Distt- Patna measuring an area of 6 Kathas (Six kathas) equivalent to 8166 sq.ft. more or less, is competent enough to give the

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Shefali Singh
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30/05/2017

aforesaid land on conversion basis to the aforesaid developer.

(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 Competent Authority/Nagar Parisad Danapur Nizamat, 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.

And whereas, the land owners are interested in getting constructed multi-storied residential cum commercial Units on the said property and acquire built up area in the shape of, residential cum commercial Units, parking spaces, etc. as consideration for the value of the land of 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 cum

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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 grant 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 on execution of the registration of this agreement the actual physical possession of entire area of land given in Schedule-I of this agreement have been given over to the developer for construction of a multistoried residential cum 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 Competent Authority/Nagar Parisad Danapur Nizamat. Certified copy of Registered Development Agreement shall be given to the land owners and original copy of the agreement shall be retained by the developer.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of

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construction and they will be responsible and answerable before court of law for 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 cum commercial building complex shall be **"OM GANGA COMPLEX"** as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% (Fifty percent) of the total built up area in the shape of units and parking space to the land Owner besides payment of Rs. 75,00,000/- (Seventy five lakh) only 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.

6.A. The building map will be submitted for sanction to competent authority within 45 days from the date of registration of the agreement. After the sanction of building plan by the competent authority, the land owner area and developers area in builtup area shall be demarcated in share distribution agreement on the approvaed building plan in different colours taking into consideration of proportionate frontage of the building between both the parties. That the developer will hand over possession of the constructed owner's area to the land owners first with all amenities, before

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flats are given to other purchasers in any shape or simultaneously.

6B. The land owner and the developer agreed over the distribution of their share in the said building/complex as follows:-

Land owner: 50% in ground Floor (Commercial)
100% of First floor (Commercial)
100% of Fourth floor (Residential)

Developer: 50% in ground Floor (Commercial)
100% of Second floor (Commercial)
100% of Third floor (Residential/commercial)

Parking space: 50% each for land owner and developer.

(7) In case Owner's 50% of the built-up area is not covered in the form of the complete Units and car parking spaces taken, the developer will have to pay the equivalent market price to the Land Owners for the area or the owners can acquire the complete unit by paying the equivalent market price for the remaining areas.

(8) That similarly, the developer will retain 50% of the total built-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 built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Competent Authority/Nagar Parisad Danapur Nizamat 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 written consent of the land owners and the developer may alter such changes at its own risk and expenses during the entire construction period

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of the Building. 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 i.e. 50%-50% each party. 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, Developer and title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

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

(11) The Land Owners shall, after registration of this agreement allow 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.

(12) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within 3 years and 6 months (three years and six months) from the date of sanction of the building plan, with further grace period of Six Months. Failing which the developer shall pay the damage/compensation @ Rs.30.000/- (Thirty Thousand) per month to each land owner till the land owner share is finally handed over to them, but the time cannot be extended beyond five years in any case except force-majeure.

That in the event of any obstruction laid down in construction of the work due to defect in title of the land or due to any forced majeure, the extension of time will be considered by mutual consultation between the land owners and the developer.

(13) That the developer shall develop the said property themselves. The Owners will have the right to inspect the development and construction work of the said multistoried building whose advice and suggestion will be honored by

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the developer. The developer will use the standard materials as specified in Schedule-II.

(14) That the Land Owners are 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, which will be honoured by the developer.

(15) 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 in this regard.

(16) From the date of delivery of possession of Owner's area to the Owners or its allottees and the Developer and/or its allotttees 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.

(17) 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. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property during the period of this agreement.

(18) 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.

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(19) Similarly the Owners 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 Owner.

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

(21) After the registration of this Development Agreement the 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, Subject to condition in para 6(A).

(22) That after the completion of the construction of the building project developer/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 reserve their right that in case, during construction period, 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 Competent

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Authority/Nagar Parisad Danapur Nizamat, the same shall be distributed as mutually agreed between both the parties.

(D) The photo copies of the original title deed of documents and papers, relating to the said property, has been handed over to the developer. The developer after examination of original documents and being fully satisfied with title etc., agreed to enter into this agreement for the construction of the proposed building. The Possession of the land have been handed over to the developer after the execution of this agreement.

(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 for the sanction of loans when needed by the parties.

(F) The construction of the said building will be super deluxe quality and earth quake proof. The detailed specification is to be attached as 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-cum-commercial constructed area to the land owner and 50% (Fifty percent) in the residential/commercial constructed area to the developers.

(G) The developer as well as owner jointly 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 owners society

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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 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 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 Competent Authority/Nagar Parisad Danapur Nizamat or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or 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 built-up area in the said building.

(J) The Developer 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 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) In case of any legal dispute/litigation raised by any person about the title of the property or claiming to be the co-sharer of the property as mentioned in Schedule- I, the land

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owners agrees to undertake to settle the dispute legally.

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

(N) That the developer shall pay a sum of Rs. 75,00,000/- (seventy five lakhs) only to the land owners in total as non-adjustable/non-refundable amount for the total area of land measuring 6 kathas. The Schedule of payment will be as noted hereunder:-

Sl. No.	Chq. No.	Date	Name of the bank	Name of the owner	Amount
1.	091751	07.07.16	Axis Bank	Gangadhar Pd. Singh.	2,50,000/-
2.	091752	07.07.16	Axis Bank	Om Prakash Singh.	2,50,000/-
3.	091753	14.07.16	Axis Bank	Om Prakash Singh.	2,50,000/-
4.	091754	14.07.16	Axis Bank	Gangadhar Pd. Singh.	2,50,000/-
5.	000268	29.05.17	ICICI Bank	Om Prakash Singh.	3,50,000/-
6.	000269	29.05.17	ICICI Bank	Gangadhar Pd. Singh.	5,50,000/-
7.	000270	29.08.17	ICICI Bank	Om Prakash Singh.	8,55,000/-
8.	000271	29.08.17	ICICI Bank	Gangadhar Pd. Singh.	10,45,000/-
9.	000272	29.11.17	ICICI Bank	Om Prakash Singh.	8,55,000/-
10.	000273	29.11.17	ICICI Bank	Gangadhar Pd. Singh.	10,45,000/-
11.	000274	28.02.18	ICICI Bank	Om Prakash Singh.	7,77,500/-
12.	000275	28.02.18	ICICI Bank	Gangadhar Pd. Singh.	10,22,500/-
				Total Rs.	**75,00,000/-**

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 6 Kathas (Six kathas) equivalent to 8166 sq.ft. or 18.75 decimals more or less subject to actual measurement bearing Thana No. 23, Tauzi No. 5292, Khata No. 161, Survey Plot No. 159 (part), Ward No. 11, situated at Mauza- Saguna, Mohalla- Nageshwari Nagar, Khagaul Road, Near R.K.Puram, P.S.- Danapur, in town and district of the Patna, within the Nagar Parisad Danapur Nizamat area and under the sub-registrar,

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Danapur and District Registration Office, Patna, and bounded as follows:-

NORTH :- Branch Road.

SOUTH :- Part Plot No. 159.

EAST :- Handal thereafter Danapur Khagaul Road.

WEST :- Sri Ashok Kumar bearing part Plot No. 754 and other Siwana Thana no. 24.

Note :- Govt. value is mentioned at **Code No. 142 & Zone - 3** of M.V.R. 2016-17

which market value of above land is ₹ 4,87,50,000/- (Rupees Four Crore eighty seven lakh fifty thousand) only.

FEATURES AND SPECIFICATION OF UNITS

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

Foundation - RCC under reamed piles in accordance with the structural design of the project consultant.

Structure - RCC framed structure as per the design of the project consultants.

Brick Work- Grade One Brick will be used in cement mortar as per the design of the consultants.

Plaster - Half inch thick plaster in cement as recommended. (1:4) mortar with internal finish with wall putty.

Door - Wooden door frame of sisum/shakhua with 32 mm thick flush doors and the same will be painted with two coats of synthetic enamel paints over a coat of primer.

Windows - Wooden windows frame of sisum/ shakhua with wooden shutter of ghamhar with grill. The same shall be painted with two coats of synthetic enamel paints over a coats of primer.

Flooring - Size marble in all the inner covered area of the flat, floor tiles in the toilets. Marble flooring in the kitchen.

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The size of marble will be 2x2 foot in bed rooms and 2x3 in dining room and drawing room.

Toilets - (a) Anti Skid tiles flooring, shower and tap of good quality and of ISI mark.

(b) Glazed tiles upto 2100 mm. in height.

(c) White ceramis wash basin, W.C. (I.W.C.) in common toilet and E.W.C. in master bed room.

(d) Concealed P.V.C. pipe with hot and cold water arrangement in both toilets.

Kitchen - Working platform fitted with steel sink and topped with granite. The sides will have glazed tiles up to 600 mm in height. An opening only for exhaust fan shall be provided in the kitchen.

Electric Fittings- All internal wiring in copper conductors with modular switches using concealed P.V.C. standard accessories with adequate points. One 16 Amp. Power point in each shall be provided in master bed room, Attached toilet, Kitchen, Drawing room and in dining room.

Phone,Cable and Internet Points.- Phone, Cable and internet Points shall be provided in drawing room only.

Finish - All internal walls, ceiling finished with wall putty with water based white distemper and all external surfaces painted with wether coat.

Wash Basin- Ceramic wash basin along with plumbing connection to be provided in both toilets and dining room.

Cement - Cement to be used shall be O.P.C. grade of Satna/ Birla gold or as per market availability.

Stone Chips- Stone ships shall be of black Sasaram.

A part from above mentioned specification the builder shall provide the following facilities for the proposed building.

(a) Round the Clock Water supply.

(d) Lift.

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Rani Kant singh
Director

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Director

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Director

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Director

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Director

30/05/17

(c) Round the clock power back up by Generator.

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development 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. Pankaj Kumar Singh
S/O Mr. Om Prakash Singh
R/30, Abhyanand Nagar
Patna - 25
Pankaj Kumar Singh
30/5/17

Signature of the Land Owners.

30/05/2017

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Rinki Devi
Director
30/5/17

2. Gajadhar Prasad
S/o. Late Dharmshakar Prasad
Abhyanand Nagar
Patna
Gajadhar Prasad
30.05.2017

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Director
Shefali Singh
30/05/17

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Rani kant singh
30/05/17.

Signature of the Developer

दस्तावेज जाचाँ
ह 30/5/17
हस्ताक्षर

अंचल निबंधन कार्यालय
दानापुर (पटना)

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Rani kant singh
Director

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or 1-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 975000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 1145500/-

Registration Fee

FEE PAID

A1	20000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	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

LLR + Proc Fee	
LLR	0
Proc.Fee	0
Total	0

Service Charge
500

Registering Officer
Danapur

Date: 30/05/2017

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Tuesday, 30th May 2017 by Gangadhar Prasad Singh Late Bachneshwar Mahto by profession Others. Status - Executant

Signature/L.T.I. of Presentant **Date:30/05/2017**

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Pankaj Kumar Singh' age '65' Sex 'M', 'Om Prakash Singh', resident of 'A-33 Abhiyanta Nagar,ashiyana,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Danapur

Date : 30/05/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 111 on pages on 257 -273, for the year 2017 and stored in CD volume No. CD-17 year 2017 .The document no. is printed on the Front Page of the document.

अवर निबंधन कार्यालय दानापुर (पटना)

Registering Officer
Danapur

Date : 30/05/2017

Token No. : 6469 Year : 2017 S.No. : 6098 SCORE Ver.4.1 Deed No . :d No . : 5972

5/30/2017

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Ravi Kant Singh
Director

7-6469

बिहार सरकार

E-CHALLAN

Government of Bihar

BTC-4

alid Upto	:	31/05/2017	Date	:	16/05/2017 03:20:27 PM
RN	:	BHR201705005484M			
epartment	:	Registration, Excise & Prohibition Department			
ffice Name	:	Danapur	From	:	01/04/2017
nancial Year	:	2017-2018	To	:	31/03/2018
easury	:	Danapur			

ACCOUNT HEAD DETAILS	PAY AMOUNT
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	975000.00
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	20000.00
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00
Total Amount : Rupees Nine Lac Ninety Five Thousand Only	995000.00

PAYER DETAILS

Tax ID (if any)	:	
Unique Id	:	
Name	:	Nexgen Infra Heights pvt Ltd
Address	:	B-3, vinita villa, Sidharth nagar, jagdeo path, Bailey Road, Patna-14

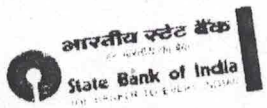
PAYMENT DETAIL		FOR USE IN RECEIVING BANK			
BANK Name	: SBI	CIN	null	REF No	CP85147813
Branch	:	Date & Time :	16/05/2017 03:25:15 PM		
		Scroll No & Date :			

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For NEXGEN INFRA HEIGHTS PRIVATE LIMITED

Rani kant singh

Director



SBI
SAMAHARTA SAH ADHYAKSH
DANAPUR

DATE : 30/05/2017 TIME : 14:33:18
MID : 075140125400026 TID : 04203950
BATCH NO: 000098 INVOICE NO : 001340

SALE

**********8991

EXP DATE : **/**
CARD TYPE : VISA CHIP DOMESTIC
SALE AMT ₹ 500.00

TOTAL ₹ 500.00

Application Identifier: A0000000031010
Application Name:
Visa Debit
Trx Cert: 822973BB8D32EA65
AUTHCODE : 815606 RRN : 715009030613

PIN VERIFIED OK
SIGNATURE NOT REQUIRED
RAVI KANT SINGH

I AGREE TO PAY THE ABOVE TOTAL AMOUNT
ACCORDING TO CARD ISSUER AGREEMENT

*** Cardholder Copy ***
Version 2.36(07/Nov/16)(VP)

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED

Ravi kant singh
Director

E-CHALLAN
Government of Bihar
BTC-4

Valid Upto	:	14/06/2017	Date	:	30/05/2017 10:34:11 AM
GRN	:	BHR201705026394M			
Department	:	Registration, Excise & Prohibition Department			
Office Name	:	Danapur			
Financial Year	:	2017-2018	From	:	01/04/2017
Treasury	:	Danapur	To	:	31/03/2018

ACCOUNT HEAD DETAILS	PAY AMOUNT
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	150000.00
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	0.00
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00
Total Amount : Rupees One Lac Fifty Thousand Only	150000.00

PAYER DETAILS

Tax ID (if any)	:	
Unique Id	:	
Name	:	NEXGEN INFRA HEIGHTS PV( )
Address	:	B-3, Vinita Villa, Sidharth Nagar, J...path, Patna

PAYMENT DETAIL

			FOR USE IN RECEIVING BANK		
BANK Name	:	SBI	CIN	null	REF No CP86629221
Branch	:		Date & Time :	30/05/2017 10:38:49 AM	
			Scroll No & Date :		

For NEXGEN INFRA HEIGHTS PRIVATE LIMITED
Rani Kant Singh
Director