

Book No. :- 1 Deed No. 16853

Series No. 14891

Deed No 16853



बिहार सरकार

जिला निबंधन कार्यालय दरभंगा सदर

पृष्ठांकन का सारांश



दिनांक 22/09/2018 को Ashok Kumar Bairoliya द्वारा यह दस्तावेज निबंधन हेतु उपर्युक्त विवरण में दर्ज किया गया। इसने संख्या 450200 मुद्रांक शुल्क एवं ₹ 40500 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज निबंधन के बाद निम्नलिखित अधिकारियों में मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पदचार्जनकर्ता के नाम, पद, पता, जिला, राज्य, भारत के साथ ही दस्तावेज पर अंकित है। इसे दस्तावेज सं० 16853 के रूप में पुस्तक सं० 1 की जिल्द सं० 215 के पृष्ठ सं० 35 में आज निबधित एवं कुल 16 पृष्ठों में संधारित किया गया।

दिनांक- 19/11/2018

टोकन नं. 15072 / 2018

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For, DREAM HOUSING
PROJECTS PVT. LTD.

Director

मुल्यमंशन व्ययमात्रिकण्यमात्रिकण्य
 बाण्यिकण्य
 मन्मथ - ४३७७/१४



रणधीर कुमार
नि० व० लि०

(Development Agreement)

78/ This development agreement executed and entered
into on this 22nd day of September, 2018, at Darbhanga.

BETWEEN

SRI ASHOK KUMAR BAIROLIYA, Son of Late

**For DREAM HOUSING
PROJECTS PVT. LTD**

Director

Project 11-11-18
Director 22/9/18

Bhuramal Bairoliya, Resident of Mohalla 93, Donar Chowk Bhawani Tola, Near Railway Gumti, Ward No.17 (New), Post Lalbagh, Town, Distt. Darbhanga-846004, State of Bihar, hereinafter referred to as the "**LAND OWNER**", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include his heirs successors, executors, administrators, legal representatives, nominees and assignees) of the **FIRST PART**.

PAN NO. **ADFPB0124Q**

Aadhar No. **2997 9193 3152**

Mobile No. **7004820974**

AND

M/S DREAM HOUSING PROJECTS PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, bearing CIN NO. U70102BR2009PTC015045 & Pan No : AADCD2782J having its Registered office at 103, Sri Ram Plaza, Station Road, Patna-800001, through its Director **SRI RAJESH KUMAR SIKARIA**, Son of Late Babu Lal Sikaria, bearing Aadhaar Card No. **586167529460**, PAN No : **AAPPS7340N** resident of A-4B, Pushp Vihar Apartment, Exhibition Road, P.S. Gandhi Maidan, Town and District Patna, hereinafter referred to as the Builder (Which expression shall unless excluded by or repugnant to the context mean and include its heirs, Successor-in-office, Executors, Administrators, nominee/nominees and assignee) of the **SECOND PART**.

PAN NO. **AADCD2782J**

GSTIN No. **10AADCD2782J1ZV**

Mobile No. **09431020273**

WHEREAS, the property hereby to be developed, is fully described in Schedule-I of this development Agreement, comprising 11 katha 12 dhoor & 14 dhoorkies of land, more or less, pertaining to Municipal Survey Plot Nos. 20445, 20450, 20451, 20455, 20456, 20457, 20458, 20459, 20460 R. S. P. no. 262 & 283 (NEW) Municipal Holding No. 29(old) 91(new), Ward No.25, situated in mauza Terhi Bazar, P.S. Laheriasarai, within the limit of Darbhanga Municipal Corporation, Town and District Darbhanga, State of Bihar.

AND WHEREAS, the above named land owner/ First part represented and declared that the land owner has acquired the aforesaid property by virtue of a Memorandum of family arrangement dated 29/08/2015. Subsequently, the

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first part took possession of the aforesaid land and got his name mutated in Municipal records & has mutated his name in the records of Govt. of Bihar at Anchal Darbhanga and he is paying the rent to the Govt. of Bihar under Jamabandi Number 44 and he is also paying holding tax under holding number 29 (Old) 91 (NEW) to the Darbhanga Municipal Corporation. Accordingly tax/Rent receipts are being issued in his name from Darbhanga Municipal Corporation & State of Bihar.

WHEREAS, the above named land owner expressed his desire to develop and to construct a commercial multistoried building complex over the Scheduled property, fully mentioned in First Schedule of this development agreement.

WHEREAS, when the above named director of the builder company came to know the desire of the land owner, they approached the land owner and showed their willingness to develop the aforesaid land and construct a commercial multistoried building complex over the Scheduled land situated under Darbhanga Municipal Corporation. The land owner considered the request of the developer and agreed to develop the scheduled land through the above named developer. A MOU dated 06/08/2016 was signed between the Land owner & Developer. During negotiation, the land owner represented and declared that:-

(A)

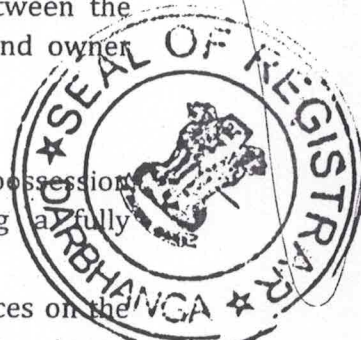
- i) The Scheduled property is under his exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.
- ii) The land owner has not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, 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 Darbhanga Municipal Corporation, any Competent Authority, Income Tax Department or any other government authorities, for acquisition or requisition of the said property or any part thereof.
- iv) There are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions,

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orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

- v) The land owner has not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof in past or present in favour of any third party.
- B) And whereas, the land owner is interested in getting constructed a multi-storied Commercial building complex on the said property and acquire built up area in the shape of Units, parking spaces, etc.
- C) The aforesaid developer, offered to develop and construct at its own cost, a multistoried Commercial building complex on the said property (hereinafter referred to as the said building) and the land owner agreed to acquire Units and other built-up area of the said building.
- D) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owner as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

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

1. The aforesaid land owner do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to develop the Scheduled property, who hereby accepts from the Land owner the exclusive right, possession and license to develop the said property, fully described in the First Schedule hereunder, written in the manner and on the terms, conditions and stipulation hereinafter mentioned.
2. That the entire area of land as given in First Schedule of this agreement shall be handed over to the developer by the land owner for construction of a commercial multistoried building complex and the entire cost to be incurred for construction of the same shall be borne and paid by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the competent authority.

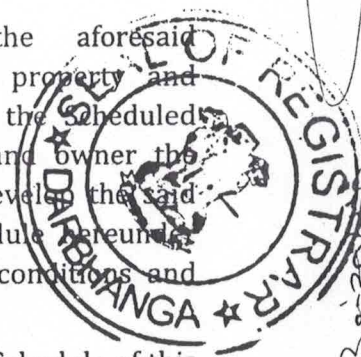
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For DREAM HOUSING
PROJECTS PVT. LTD

Director

Director

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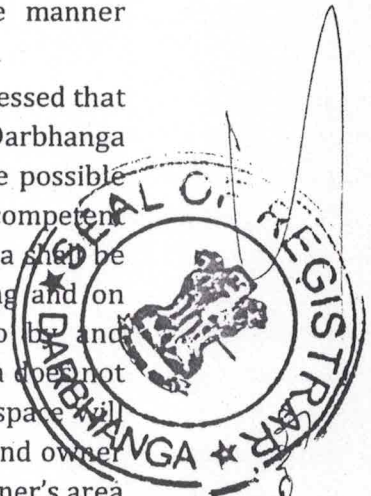
3. It is relevant to mention here that after signing the MOU & before execution and registration of this development agreement, the developer got the building plan approved from the Darbhanga Municipal Corporation on 11/5/18 which was signed by the Owner. At the time of execution and registration of this development agreement, the land owner handed over the said approved building plan to the developer and directed them to construct the proposed commercial building as per the sanctioned building plan without any deviation and the developer agreed to do so.
4. That it is agreed by the parties that the developer shall develop the project in accordance with the approved layout plans, floor plans and specification. The developer undertakes to strictly abide by such plans and the bye-laws of Darbhanga Municipal Corporation under Bihar Building Bye-laws 2014 building Rules and Regulation, FAR and density norms and shall not make any variation/alteration, modification in plans otherwise in the manner prescribed in law.
5. The Developer and the land owner have jointly assessed that based on presently permissible F.A.R. as per Darbhanga Municipal Corporation building bye-laws it shall be possible to construct total built-up area as approved by the competent authority on the said property, whose built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by and between the parties. The above super built-up area does not include saleable parking space, but the parking space will also be distributed on the same percentages i.e. Land owner will have right of 50% parking space as the land owner's area & remaining 50% will be in the share of Developer.
6. That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the land owner's area/share to the land owner within **36 (Thirty Six)** months from the date of handing over the vacant possession of the scheduled land or from the date of the execution of this development agreement, whichever ever is later. In case the builder fails to complete the construction work within the stipulated time as mentioned above, then the land owner will provide **06 (Six)** month more time to the developer as

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grace period. Even if the developer fails to complete the project within the aforesaid stipulated as mentioned above, then the developer is liable to pay a sum of Rs. 50,000/- (Rupees Fifty thousand) only per month to the land owner as compensation till completion of the project.

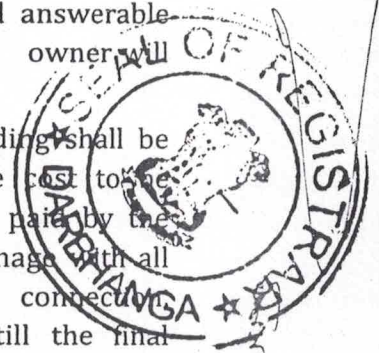
7. As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. strike, natural calamities like floods, earthquake, in availability of building materials, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the construction work, it would be seen and judged mutually by the land owner and the Developer.
8. It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 07 of this development agreement.
9. 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 the court of law for the same. The Land owner will not be responsible for the same in any way.
10. That the entire multistoried commercial building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid 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 owner and other inmates of the building.
11. That the land owner hereby declares and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The land owner has not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.
12. The name of the proposed multistoried Commercial building complex shall be DREAM "BMB ARCADE" or any other name Affixed by BMB as the parties mutually agreed upon.
13. That the developer agreed to hand over 50% (Fifty percent) of the total super built up area to the land owner and the remaining 50% (Fifty percent) of the total super built-up

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22/01/18

area would be retained by the developer and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land 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. The developer may enter into an agreement for sale with its intending buyers soon after execution and registration of this development agreement.

14. That after execution and registration of this development agreement the land owner and the developer will distribute and allocate their respective shares. The details of units to be allotted to the land owner in lieu of their 50% shares will be clearly mentioned in the said distribution agreement. The Distribution will be made proportionately to the share of each party on each Floor of the Proposed Commercial Building.
15. That the land owner will retain 50% of the total super built-up area in shape of complete Units and car parking spaces in consideration of cost of land with an absolute, right, title and interest over the same and may transfer, convey, sell, grant lease of otherwise alienate his interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as he may deem fit and proper.
16. That similarly, the developer will retain 50% of the total super built-up area in 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 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.
17. That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties.
18. The Land owner 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. The land owner agree to hand over the scheduled land immediately after execution and registration of this development agreement.

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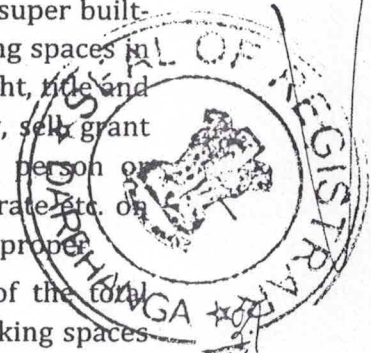
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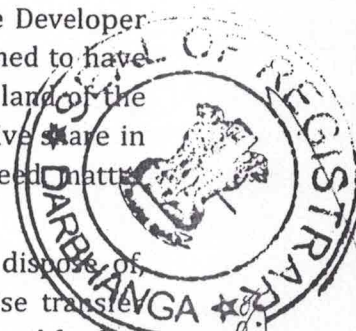
19. That the developer shall develop the said property themselves at its own costs and expenses and will be responsible for the development of the said land, but the land owner will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as per the satisfaction of both the parties.
20. That the Land owner is entitled to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Land owner find that the materials to be used for construction is not up to the mark and not of good quality then the land owner should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, the land owner will not force to stop the construction work, if the developer do the work as per agreement.
21. From the date of delivery of possession of the land owner's area to the land owner or their 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 in this regard.
22. The Land owner 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 or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Land owner 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.
23. 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 land owner's area whenever required by the Developer.
24. Similarly the land owner shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in

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Director

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22-01-18

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the land owner's area in the said building and which does not form part of the Developer's area.

25. That the material to be used for construction of proposed multistoried building complex and its specifications are clearly mentioned in Schedule II of this development agreement and it will be treated as part of the development agreement.
26. After the Registration of this Development Agreement the land owner and the Developer shall be entitled to sell or enter into agreement for sale their respective shares directly to its prospective buyers or any financial institution.
27. That after the completion of the construction of the building project, the developer/promoter/land owner shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Ownership Act, 2006.

THE DEVELOPER FURTHER UNDERTAKES:-

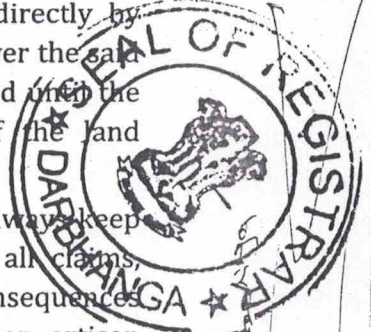
- (A) That the developer will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the land owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the land owner's area to the land owner.
- (B) The developer indemnify the land owner and always keep him 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) That it is also agreed between the parties that the parking space will not to be sold to any outsider or stranger other than the inmates of the building.
- (D) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the land owner till the date of handing over the vacant possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Land owner's area/ share to the Land owner.

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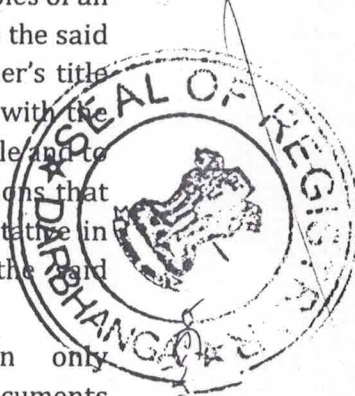
- (E) At the time of Delivery of Possession to the land owners the the Government taxes like GST as applicable will be paid by the Land owners on their Share. After the delivery the land owner's area/ share to the land owner all out going in respect of the said property and the said building thereon shall be borne and paid by the land owner and the Developer and their nominees separately and proportionately in proportion to their respective share in the total super built-up area.
- (F) The land owner and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Competent Authority, the said excess area/ construction will be divided between the land owner and the developer in the same proportion as mentioned above.
- (G) The land owner 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 land owner's title thereto and the land owner agree to co-operate with the developer in such examination of the land owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.
- (H) 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 land owner for inspection whenever required by the developer. However, after completion of the building/project, all the original documents shall be handed over to the Managing Committee/ Society of The Building.
- (I) The developer and / or the land owner may form as it deems proper, a Co-operative housing society /association of persons, and body corporate etc. for maintenance of the common service area of the building and all the unit holder including the land owner will be members of such housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised

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Author - Baidya
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from time to time by the owner's association of the proposed Building for the maintenance and management of the entire building complex, except the internal part of units.

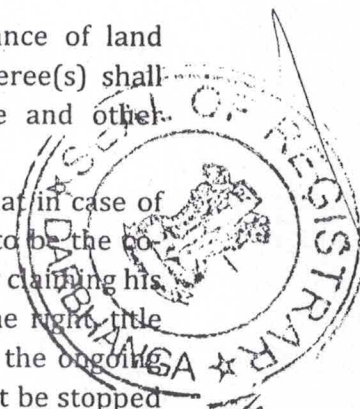
- (J) The common area shall be jointly owned by the land owner and the developer of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants/Buyers of the said building on the same terms and conditions applicable to all such utilization. No inmates of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.
- (K) The land owner agrees that in case any fine or penalty/fee to be imposed on the said building alleged deviation from the sanctioned plan, resulting in any excess construction of the built-up area within the bye-laws then the same shall be borne and shared proportionately by both Parties.
- (L) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchaser(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.
- (M) That the land owner agrees and undertakes that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the scheduled property or claiming his right, title or interest though the 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 land owner and in this respect the land owner shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.
- (N) That in case of any dispute or differences between the parties arising out or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator(s) appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time, within the limit of Darbhanga.

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Director

Director



Arch - Darbhanga

22/10/18

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

SCHEDULE- I

DETAILS OF LAND OWNED BY THE LAND OWNER FIRST PART.

All that piece & parcel of vacant land measuring 11 katha 12 dhur 14 dhoorkies, little more or less, pertaining to Municipal Survey Plot Nos. 20460 (Old) 20445, 20450, 20451, 20455, 20456, 20457, 20458, 20459, 20461 R. S. P. no. 262 & 283 (NEW) Municipal Holding No. 29(old) 91(new), Ward No.25, situated in mauza Terhi Bazar, P.S. Laheriasarai, within the limit of Darbhanga Municipal Corporation, Town and District Darbhanga, State of Bihar and the same is bounded and butted as follows :-

BOUNDARY

North :- Plot of Baidyanath Sahu and Prof. F.I. Khan,
 South :- Sri Ganesh Purvey, Mahesh, Rajkumar & Md. Kasim.
 East :- Main Road,
 West :- Heirs of Asfaq, Qamruzzama, Alam Maqsud, & Prof. Parwez.

VALUATION OF PROPERTY/LAND

1. Total Area of Land 50.68 Dec. Rs. 7,14,58,800/-
 under Thana Code No.
 Govt. Value of the Land @
 Rs. 14,10,000/- per dec.

Total Rs. 7,14,58,800/-

FEATURES AND GENERAL SPECIFICATION

FOUNDATION : R.C.C. pile foundation / raft foundation, as per design of structural consultant.
 STRUCTURE : R.C.C. Frame Structure
 BRICK-WORK : First Class Half Brick masonry with cement mortar.
 PLASTER : Cement Mortar 1:6 on Brickwork and 1:4 on R.C.C work.
 DOOR & DOOR FRAME: Flush door of good company in Malaysian Sal Wood frames painted with enamel paint over one coat

For, DREAM HOUSING
PROJECTS PVT. LTD.

For DREAM HOUSING
PROJECTS PVT. LTD

Director

Director



Asst. - Baidyanath Sahu
22/12/18

For DREAM HOUSING
PROJECTS PVT. LTD

AL C. T. R.

GA *

April - Bingham

22/10/12

Arden - Birdseye
22/9/12

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TELEPHONE & TV CABLE

One telephone points (not connection) shall be provided from a common junction to the every shop and office.

- LIFT : 2 nos 10 Passenger Auto door Lift of OTIS / KONE make will be installed.
- SAFETY : Advance Fire safety Provision.
- PARKING : Parking Spaces are available for owners on extra payment on first come first serve basis.
- GENERATOR : 500 WATT connection to every unit for emergency power supply.

IN WITNESS WHEREOF the Land Owner and Developer have set their respective 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. Nikay Ranjan
S/o Sri B.N.P. Sarda,
H/o P.O. No 66,
P.S.T. Colony, Kidwai Puri,
Patna.
Adhar No 485452734784

Ajay Kumar Singh
22/9/18
Signature of the
Land Owner
PAN No. ADFPB0124Q
Mob No. 07004820974
For DREAM HOUSING
PROJECTS PVT. LTD

2. Vivek Barinliya
S/o + Shri Ashok K. Barinliya
Dana, Chawk, H.No.-93
DARBHANGA, P.O.-Lal Bagh.
NEAR Railway Station
22/09/2018

Day'se L. S.
22/9/18
Signature of the
Developer

DREAM HOUSING PROJECTS PVT LTD.
PAN NO. AADCD2782J
Mobile No. - 09431020278

Drafted as per instruction of the Owner & Developer,

Typed By

Arvind Singh
Tirupati Stationary
Patna Collectriate, Patna

Drafted By

Ajay Kumar Singh
Advocate,
Patna Civil Court, Patna

For, DREAM HOUSING
PROJECTS PVT. LTD.

Day'se L. S.
Director





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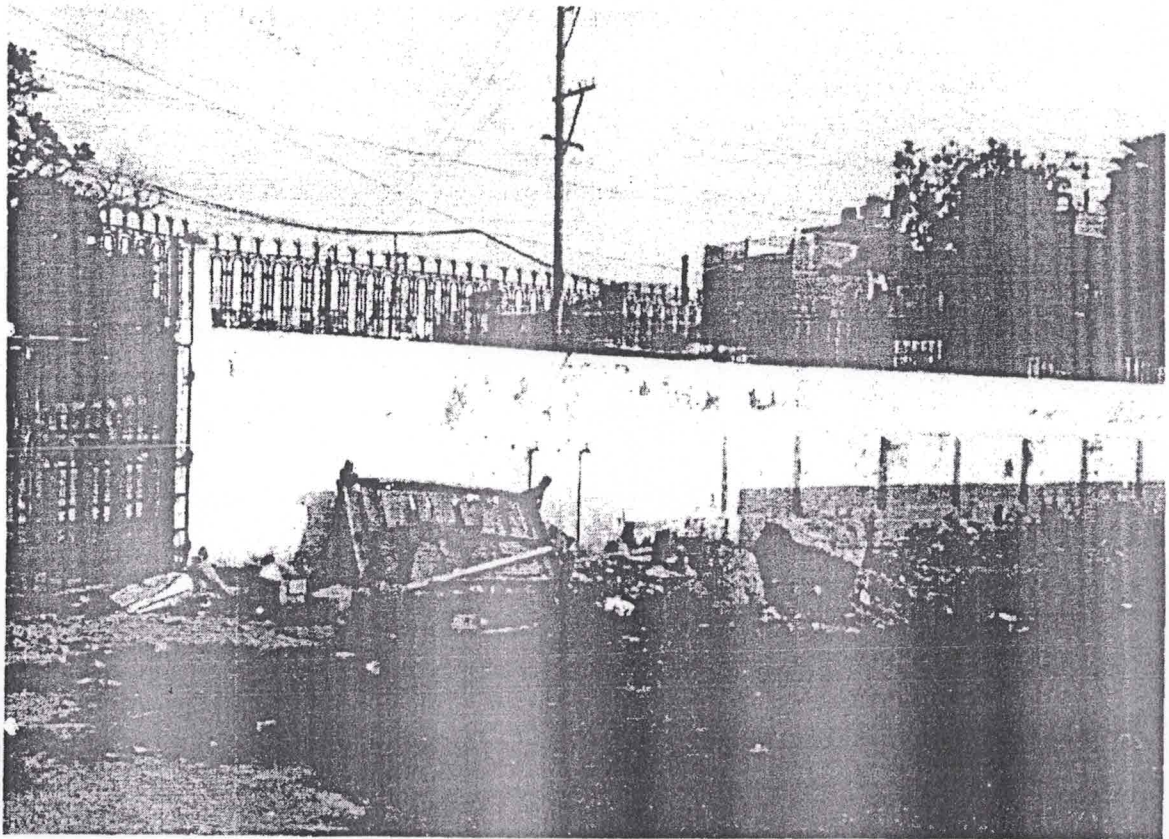
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APR 10 1964

REC. 05/06/2010

2000 年 1 月 1 日

For, DREAM HOUSING
PROJECTS PVT. LTD.
Payest
Director



15072/18

8272

10/11/89

— 15072/18 पराकाश बाबा विभागे का मूल्य का रचना जमा
 किया, — मूल्य मुख्य सदन अथवा अधिक जोर का पत्रा / 100
 — पराकाश बाबा / पराकाश बाबा परमाणु में — मूल्य का
 — पराकाश बाबा सदन मुख्य: 79458800 = 100.
 विभागा गया है, जो सही मानने होना है।

9
 1911

[Signature]

For, DREAM HOUSING
 PROJECTS PVT. LTD.

[Signature]
 Director

Endorsement of Certificate of Admissibility

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

Stamp duty paid under Indian Stamp Act Rs. 1430200/- Amt. Paid By N.J Stamp Paper Rs. 0/-
Addl. Stamp duty paid under Municipal Act Rs. 0/- Amt. paid through Bank Challan Rs. 1470700/-

Registration Fee

LLR PAID	A1	40000	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		0

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

TOTAL- 40000

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 40500

Date: 22/09/2018

[Signature]
Registering Officer
Darbhanga

Endorsement under section 52

Presented for registration at Registration Office, Darbhanga on Saturday, 22nd September 2018 by Ashok Kumar Bairoliya S/O- Bhuramal Bairoliya by profession Business. Status - Executant

[Signature]
Signature/L.T.I. of Presentant

Date: 22/09/2018

[Signature]
Registering Officer
Darbhanga

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Vivek Bairoliya' age '34' Sex 'M', 'S/O- Ashok Bairoliya', resident of 'Moh- 93, Donar Near Railway Gumti, Town, Darbhanga'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/09/2018

[Signature]
Registering Officer
Darbhanga

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Darbhanga Sadar in Book No. 1 Volume No. 215 on page no. 339 to 354 for the year 2018 and stored in CD Volume No. 35, year 2018. The document no. is printed on the front Page of the instrument.

Document No. : 15072 Year : 2018 S.No. : 15072 SCORE Ver.4.1

Deed No. : d No. : .

Registering Officer
Darbhanga Sadar

SCANNED
by *[Signature]*



DEED NO: 16853

For, DREAM HOUSING
PROJECTS PVT. LTD.

[Signature]
Director