Serial No. 4826 Deed No. 4719

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

This document was presented for registration on **25/06/2020** by **Bindeshwar Nayak**
A stamp duty of Rs. **366000**/- and other fees of Rs. **26525**/- 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. **4719** In Book No. **1**, Volume No. **119** on pages from **106** to **124** and has been preserved in total **19** pages in C.D. No. **16** / Year **2020**

Date: 25/06/2020 Token No: 4907 /2020

Signature with Date
(**Satya Narayan Choudhary**)
Registering Officer, **Patna**

7-4907/2020 25/06/

Santosh Kumar 25/6/2020

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित संशोधन टिप्पणी के अनुरूप सही पाया।
25/6/2020
जाँच लिपिक
(अरूण कुमार महाराज)

SCANNED BY

(Development Agreement)

This development agreement executed and entered into on this 25th day of **June, 2020** (Two thousand and twenty) of the Christian Era.

BETWEEN

(i) **Mr Bindeshwar Nayak** son of Late Sukdeb Nayak, resident of Village- Saharaghat, P.O. & P.S.- Saharghat, District- Madhubani, State- Bihar, presently residing at Shankar Apartment, East Boring Canal Road, Panta-800001.
Mob. No. 9471002381.

Bindeshwar Nayak 25/6/2020
Rajeev Nayak 25/6/2020

S. S. Base Construction Pvt. Ltd.
Santosh Kumar
Director
Managing Director

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(ii) Smt. Ranjana Nayak daughter of Sri Jagnath Purbey, resident of Mohalla- Narial Bazar, P.O. & P.S.- Madhubani, District- Madhubani, State- Bihar, presently residing at Shankar Apartment, East Boring Canal Road, Panta-800001, 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.** Mob. No. 9471002381.

Santosh Kumar 25/6/2020

AND

S.S. Base Construction Pvt. Ltd., a company registered under Indian Companies Act. 1956 and having its Registration No. U45200BR2011PTCO16920 of 2011-12 issued by the Registrar of the Companies, Bihar issued on 03.05.2011 and its office at Sri Ram Kunj, East Boring Canal Road, P.S.- Budha Colony, District- Patna its through its Managing Director **Sri Santosh Kumar** Son of Late Surendra Prasad Jaiswal, Flat no.201, Kanta Kutir, Justice Narayan Path, Nageshwar Colony, Boring Road, P.S.- Kotwali, Dist.- Patna, Bihar, 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.**
Mob. No. 9835020073.

Bindeshwar Nayak 25/6/2020
Ranjana Nayak 25/6/2020

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the self acquired property of the land owner, Land measuring 8.5 decimals acquired by the land owner no. 1 Sri Bindeshwar Nayak through a Registered deed of Absolute sale on 30.07.1992 executed by Sri Vijai Kumar Singh son of Late Raj Nath Singh through attorney Sri Ajai Kumar Singh son of Late Rajnath Singh, both are resident of Rupespur, P.S.- Danapur, District- Patna, by profession Cultivation, being Power no. 238 at Patna on 25.06.1992, which is Registered in the Office of Registrar of Assurance Calcutta in book no. 1, Volume no. 483, pages from 211 to 220 bearing deed no. 14671/1992 on 30.07.1992.

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As per provision of Indian Stamp Act. 1899 under section 3 (1 B.B.) 19A and 48A, Govt. of Bihar, Department of Registration issued a letter bearing no. 1969 dated 22.8.2002 to deposit the differences of inter State Registration duty and Vendor has deposited the same amounting to Rs. 82,400/- vide Chalan No. 9 and non judicial Stamp was withdrawn from the treasury and authenticated by the District Sub Registrar Patna on 31.07.2019. Since then he came in actual, physical possession over the same and mutate his name in the State Serista and paying rent to the Circle Officer, Danapur vide Zamabandi No. 6, Bhag Present 68, Page No. 6.

Santosh Kumar 25/6/2020

Land measuring 8.5 decimals acquired by the land owner no. 2 Smt. Ranjana Nayak through a Registered deed of Absolute sale on 30.07.1992 executed by Sri Ajai Kumar Singh son of Late Raj Nath Singh, resident of Rupespur, P.S.- Danapur, District- Patna, by profession Cultivation, which is Registered in the Office of Registrar of Assurance Calcutta in book no. 1, Volume no. 483, pages from 221 to 230 bearing deed no. 14672/1992 on 30.07.1992.

As per provision of Indian Stamp Act. 1899 under section 3 (1 B.B.) 19A and 48A, Govt. of Bihar, Department of Registration issued a letter bearing no. 1969 dated 22.8.2002 to deposit the differences of inter State Registration duty and Vendor has deposited the same amounting to Rs. 82,400/- vide Chalan No. 8 and non judicial Stamp was withdrawn from the treasury and authenticated by the District Sub Registrar Patna on 31.07.2019. Since then he came in actual, physical possession over the same and mutate his name in the State Serista and paying rent to the Circle Officer, Danapur vide Zamabandi No. 5, Bhag Present 68, Page No. 5.

Brindeshwar Nayak 25.6.2020

Rajan Nyke 25.6.2020

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied residential building on Municipal Survey Plot no. 473, Khata No. 493, Tauzi No. 5533, situated at Mauza- Dhanaut, Mohalla- Saubhagya Sharma Path, P.S.- Danapur, at present P.S.- Rupaspur, District- Patna total land measuring an area of 17 decimals more or

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Santosh Kumar
Managing Director
Director

less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

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(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.

And whereas, the land owners are interested in getting constructed multi-storied residential Units on the said property and acquire built up area in the shape of, residential 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 building on the said property of the land owners (hereinafter referred to as the said building) and

Santosh Kumar
25/6/2020

Ramkumar Nayak
25/6/2020
Rajyaguru Nayak
25/6/2020

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Santosh Kumar
Managing Director
Director

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 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 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,

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Director
Managing Director

(20)

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 **"R.B.Enclave"** 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 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) In case Owner's 50% (Fifty percent) of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain 50% (Fifty percent) 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 super 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 PRDA (dissolved)/PMC/NPDN/Competent Authority building rules and regulation which may be deemed necessary during or after the

Santosh Kumar 25/6/2020

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Rajan Nayak 25/6/2020

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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/their Units or building and demand share in the land.

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

(11) 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.

(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 **(Three Years) from** the date of Rera Registration, with further grace period of **Six Months**.

(13) 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.

(14) 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.

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Rajyam Nayak 25/6/2020

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Santosh Kumar
Managing Director / Director

(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 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.

(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.

(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.

(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.

(22) That after the completion of the construction of the building

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Santosh Kumar 25/6/2020

Rajendra Nayak 25/6/2020

S. S. Base Construction Pvt. Ltd. Santosh Kumar Managing Director Director

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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 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/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 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

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Managing Director
Director

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 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 PRDA (Dissolved)/PMC/NPDN or any other public body or bodies or the government for the development/ betterment of the area in

S. S. Base Construction Pvt. Ltd.
Managing Director

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 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.

That any taxes, duties, rents, cess etc. after construction of the multistoried building payable on account of the constructed

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Director
Managing Director

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area of the building, then the same shall be paid by the land owner and developer proportionately.

(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 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.

Santosh Kumar 25/6/2020

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 17 decimals (Seventeen Decimals) more or less subject to actual measurement with three side boundary wall, situated at Mauza- Dhanaut, Mohalla- Saubhagya Sharma Path, P.S.- Danapur, at present P.S.- Rupaspur, District- Patna bearing Thana no. 20, Tauzi No. 5533, Khata no. 493, Survey Plot No. 473 (Four hundred seventy three), New Capital Ward No. 3, PID No. 1398033, Circle No. 269, New Holding No. 818A/2, within the limit of Patna Municipal Corporation, Sub Registration Office Danapur and District Registration Office, Patna Sadar and land is bounded as follows:-

Bindeshwar Nayak 25/6/2020

Rajan Nayak 25/6/2020

NORTH	:-	**Sri Parmanand Singh.**
SOUTH	:-	**Main Road.**
EAST	:-	**Branch Road.**
WEST	:-	**Sri Banshi Singh.**

Note :- Govt. value is mentioned at **Code No. 079 & Zone - 3** of M.V.R. 2016-17.

which market value of above property is ₹ 1,82,50,000/- (Rupees One Crore eighty two lakh fifty thousand) only, in which land value of ₹ 1,78,50,000/- (Rupees One Crore seventy eight lakh fifty thousand) only and value of boundary wall ₹ 4,00,000/- (Rupees four lakh) only.

S. S. Base Construction Pvt. Ltd.
Managing Director

सभी प्रकार के रोक से मुक्त पाया
25/06/2020

जाँच लिपिक
25/06/2020

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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).
* Fully glazed windows, Paneled of Gamhar wood/ Teak wood (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 with Hot & Cold Water Supply. Branded CP Fitting of Jaguar/ Mark, or Branded Company Wash Basin with Counter in 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).

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

WATER

* 24 hours fresh WATER SUPPLY FROM OWN TUBE WELL.

PARKING

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

LIFT

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

Santosh Kumar 25/6/2020

Rajeev Nayak 25/6/2020

Rajeev Nayak 25/6/2020

S. S. Base Construction Pvt. Ltd.
Managing Director

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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 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. Seema Kumari 25/6/2020
SEEMA KUMARI
D/O P. N. Prasad
Flat No. 201, Kanta Kutir, Justice Narayan Path, Nageshwar Clony, PATNA- 800001

Bindeshwar Nayak 25/6/2020
Ranjana Nayak 25/6/2020
Signature of the Land Owners.

2. Shaishav Santosh 25/6/2020
SHAISHAV SANTOSH
201, KANTA KUTIR,
NAGESHWAR COLONY,
BORING ROAD, PATNA
- 800001

Santosh Kumar 25/6/2020
Signature of the Developer.

Drafted as per instructions by the parties :-

Printed:-

(SANJEEV KUMAR)
Advocate
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association,
Patna

(Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate
'Chamber', Collectorate Bar Association,
Patna.

S. S. Base Construction Pvt. Ltd.
Santosh Kumar
Managing Director

लोमहा-पत्र
दस्तावेज में कोई ऐसा तथ्य छुपाया नहीं गया है जिससे सरकारी राजस्व की हानि हुई है और बाद में जो चोरी राजस्व-चोरी पाये जाने पर उसकी वसूली की कार्यवाही के लिए राज्य सरकार स्वतंत्र होगी।

Bindeshwar Nayak 25.06.20

Santosh Kumar 25/06/2020

Ranjana Nayak

Endorsement of Certificate of Admissibility

(11)

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. 366000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 392525/-

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

LLR + Proc Fee		Service Charge
LLR	0	
Proc.Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26525

Registering Officer
Patna

Date: 25/06/2020

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 25th June 2020 by Bindeshwar Nayak Late Sukdeb Nayak by profession Others. Status - Executant

Bindeshwar Nayak 25/06/2020

Signature/L.T.I. of Presentant **Date:25/06/2020**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Seema Bharti' age '43' Sex 'F', 'Parmanand Jaiswal', resident of 'Flat No-201, Justice Narayan Path, Nageshwar Colony, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 25/06/2020

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 119 on pages on 106 -124, for the year 2020 and stored in CD volume No. CD-16 year 2020 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 25/06/2020

Token No. : 4907 Year : 2020 S.No. : 4826 SCORE Ver.4.1 Deed No . :d No. : 4719

S. S. Base Construction Pvt. Ltd.
Director
Managing Director

2800202006240O3

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR104475839580955
Certificate Issued Date	:	24-Jun-2020 11:33 AM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01122876443885875
Purchased by	:	SS BASE CONSTRUCTION PRIVATE LIMITED
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SS BASE CONSTRUCTION PRIVATE LIMITED
Stamp Duty Paid By	:	SS BASE CONSTRUCTION PRIVATE LIMITED
Stamp Duty Paid (Rs.)	:	2,90,000(Two Lakh Ninety Thousand only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	2,90,000 (Two Lakh Ninety Thousand only)

Stock Holding Corporation of India Ltd. PATNA

110

T-4907/2020

Santosh Kumar 25/06/2020

Bhudeshwar Nayak 25.06.2020

Ranjana Nayak 25.6.2020

Do not write or type below this line

S. S. Base Construction Pvt. Ltd.

Managing Director

0007623951

Statutory Alert:

2800202006240O2

109

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR104474734269155
Certificate Issued Date	:	24-Jun-2020 11:32 AM
Account Reference	:	SHCIL (FI)/ brshcil01 / PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01122878904506795
Purchased by	:	SS BASE CONSTRUCTION PRIVATE LIMITED
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SS BASE CONSTRUCTION PRIVATE LIMITED
Stamp Duty Paid By	:	SS BASE CONSTRUCTION PRIVATE LIMITED
Stamp Duty Paid (Rs.)	:	76,000(Seventy Six Thousand only)
Reg. fee (Rs.)	:	26,025 (Twenty Six Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	1,02,525 (One Lakh Two Thousand Five Hundred And Twenty Five only)

T- 4907/1088

Corporation of India Ltd. Bihar

Sanjay Kumar 25/06/2020

Bindeshwar Nayak 25.6.2020

Rajan Nayak 25.6.2020

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S. S. Base Construction Pvt. Ltd.
Director
Managing Director

0007623950

(108)



पैन कार्ड

Seema Kumari
25/6/2020

S. S. Base Construction Pvt. Ltd.
Santosh Kumar
Managing Director
Director

(107)

भारत सरकार
Government of India

बिन्देश्वर नायक
Bindeshwar Nayak
जन्म तिथि / DOB : 17/01/1953
पुरुष / Male



9804 2879 0494

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: आत्मज: लेट सुखदेव नायक, फ्लैट न 403 शंकर अपार्टमेंट, ईस्ट बोरिंग केनाल रोड, अपोजिट हरिहर अपार्टमेंट, बुददा कॉलोनी, पटना, पटना जी.पी, बिहार, 800001

Address: S/O: Late Sukhdeb Nayak, Flat No 403 Shankar Apartment, East Boring canal Road, Apojit Hanhar Apartment, Budda Colony, Patna, Patna G.p, Bihar, 800001

9804 2879 0494

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Bindeshwar Nayak
25.06.2020

S. S. Base Construction Pvt. Ltd.

Director

भारत सरकार
GOVERNMENT OF INDIA



रंजन नायक
Ranjana Nayak
जन्म वर्ष / Year of Birth : 1958
महिला / Female

6955 6317 4278

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

106

पता: W/O बिंदेश्वर नायक, फ्लैट न. ४०३ संकर अपार्टमेंट, इस्ट बोरिंग कैनाल रोड, बोरिंग रोड, पटना जि.पी.ओ., पटना, बिहार, 800001

Address: W/O Bindeshwar Nayak, flat no. 403 sankar apartment, east boring canal raod, Boring Road, Patna G.P.O., Patna, Bihar, 800001

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1800 180 1947

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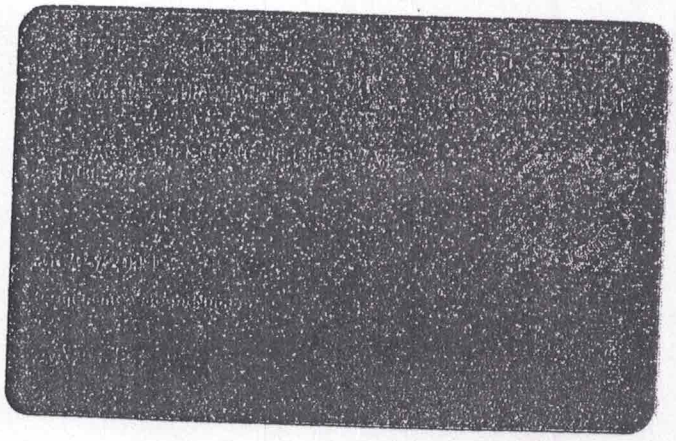
www.uidai.gov.in

P.O. Box No.1947, Bengaluru-560 001

Rajaramyee
25.6.2020

S. S. Base Construction Pvt. Ltd.
Santosh Kumar
Managing Director
Director

(105)



Santosh Kumar
25/06/2020

Santosh Kumar