

Summary of Endorsement

This document was presented for registration on this Wednesday, the 7th of December 2011 by Vijay Nath Gupta.

A stamp duty of Rs. 176100/- and other fees of Rs. 979/- 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. 28909 in Book No. 1, Volume No. 500 on pages from 10 to 29 and has been preserved in total 20 pages in C.D. No. 77 / Year 2011

विनायक
REGD. OFFICE
महानगर मूकाम विभाग, पटना

[Signature]
Signature with date
(Ashok Kumar Thakur)
Registering Officer, Patna

Date : 07/12/2011

Token No. : 35854 / 2011

Anchita Developers Pvt. Ltd.

SCANNED

Anchita Developers Pvt. Ltd. Director

DEVELOPMENT AGREEMENT

(THIS DEVELOPMENT AGREEMENT is made on this 7th day of December in the christen year of 2011

7.12.11

Between

1) Sri Vijay Nath Gupta S/o Late Ram Prasad Sao, resident of Danapur Main Road, Near P.N.B., P.O. & P.S. Danapur, District Patna

2) Smt. Pramila Devi W/o Late Bhola Nath Gupta, resident of Danapur Main Road, Near P.N.B., P.O. & P.S. Danapur, District Patna,

[Handwritten signatures and dates]
7.12



Anchita Developers Pvt. Ltd.
[Signature]
Director

7/12/11

Anchita

In the state of Bihar hereinafter called as "LAND OWNERS" (which expression term unless repugnant to the subject or context or specially excluded by) shall always be deemed to include their legal heirs, successors, executors, administrator, legal representatives and assigns of the FIRST PART

AND

ANCHITA DEVELOPERS PRIVATE LIMITED having its registered office at Mithapur "B" Area Registration No. 0311123AAFCA0907R through its Managing Director **Sri Sanjay Sinha** S/o Late Randhir Sinha residing at Mithapur, "B" Area, Patna - 1 hereinafter called as the Developer which expression unless repugnant to the subject or context shall mean and include its executor administrators, legal representative successor in office and / or nominee or nominees of the SECOND PART.

Archita Developers Pvt.
Sanjay Sinha
Director

RECITALS

AND WHEREAS the Land Owners named above is the Land Owners and is in exclusive possession of a piece and parcel of land concerning freehold land, situated at Mauja- Danapur Sanik Colony Gola Road, Thana Code-118, Thana no. 21, Tauzi No. 5399, Khata No. 211, Khesra (Survey Plot) No.1163, of the Patna Municipal Corporation annual rent payable) to the state of Bihar through circle office Patna Sadar measuring an area of 9 Katha land within the limit of Patna Regional Development Authority/Patna Municipal Corporation being in the name of the aforesaid Land Owners which has been fully described in the schedule 'A and B' given below hereinafter referred to as the said land.

पतिमल गुप्त
7-12-11

AND WHEREAS the aforesaid First Land Owners namely Sri Vijay Nath Gupta represent and declare that aforesaid land was purchased from

विजय नथ गुप्त
7-12-11



Archita Developers Pvt. Ltd.
Sanjay Sinha
Director

19/12/11

Sri Uttim Mahtho, measuring an area of ^{9 (Nine)} Katha through Registered Sale Deed vide Deed No. 1413, Book No.1,Zild No.24,Page No.515 to 518 dated 11/05/1959 and mutated in the circle office of Danapur vide Zamabandi No.442, After few years the first Land Owners has sale out his piece of land respectively measuring an area of 3 Katha to the Second Land Owners namely Sri Bhola Nath Gupta and Smt. Pramila Devi through Registered Sale Deed vide Deed No. 6819, Book No.1,Zild No.13,Page No.101 to 105 dated 12/12/1988 and both are mutated their land in the circle office of Danapur vide Zamabandi No.15856.

Anchita Developers Pvt. Ltd.
Sanjay Lila
7/12/11

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

- (i) That the said land under their exclusive possession with absolute right, title and interest free from all encumbrances, transfer and convey the whole or part of the said land, having a fully marketing title there by
- (ii) That the said building (to be constructed) will be named as " **RAM ENCLAVE** "
- (iii) That apart from the Land Owners, none else is entitled to have any share right title and/ or interest or and is respect of the said land or any part thereof in any manner whosoever.
- (iv) That no notice or notification for acquisition/ requisition under any of the statute of the part or presently enforce, have been served or passed by the Patna Regional Development Authority for acquisition or requisition of the said land or any part there of.
- (v) That the Land Owners has not entered into any agreement for sale or development of the said land or any part there of or have made any arrangement with any one what so ever regarding the said land or any part there of.

प्रमिला देवी
7-12-11

19/12/11
7/12/11

Anchita Developers Pvt. Ltd.

Sanjay Lila
Director



AND WHEREAS the aforesaid Land Owners is interested in getting multistoried residential building developed and constructed on the said land through reputed Developer who can develop and construct a residential building at its own cost and to acquire build up area in the said building in the shape of flats and car parking spaces etc as consideration for the value of the said land to be conveyed by the Land Owners to the Developer.

AND WHEREAS the aforesaid Developer offered to develop and construct at its own cost a Residential building (there in after referred to as the said building) on the said land and the aforesaid Land Owners agree to acquire flats and car parking space in the building as consideration for value of the said land to be conveyed by the Land Owners to the Developer or its Nominees including a co-operative housing society firm, association person, corporate body etc.

AND WHEREAS as a result of the negotiation between the parties here to, the aforesaid Land Owners of the First Part and the aforesaid Developer of the SECOND PART and the representation and declaration made by the Land Owners and Developer's there in recorded an Agreement for development of the said land has been arrived at between the aforesaid parties here to upon the terms and conditions here in after appearing.

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

1. The Land Owners hereby appointed the aforesaid Developer as the Developer of the said land and grant to develop, who hereby accepts from the Land Owners, the exclusive rights, possession and license to develop the

Anchita Developers Pvt. Ltd.
Director
Janjay Saha

7.12.11

11/12/11



Anchita Developers Pvt. Ltd.
Director
Janjay Saha

said land described in the schedule hereunder, in the manner and on the terms and conditions and stipulation herein after mentioned.

2. Developer and Land Owners hereby agreed that the Developer will construct the said building as per building plan mutually agreed upon by the Land Owners and the Developer and it is sanctioned by the Patna Regional Development Authority/Patna Municipal Corporation on the said land which shall be distributed over several floors of the said building and it is on that basis this agreement is being entered into by and between the parties hereto.
3. The aforesaid Developer have agreed to construct at their own cost a Multistoried Residential Building on the said land of the Land Owners and to give 45% (Forty Five percent) of the total super built up area of the building and parking space with undivided proportionate share in the land to the Land Owners in consideration for the value of the said premises and they shall be entitled to use as desired and shall have easy right to alleviate the same and to sale the remaining 55% (Fifty Five Percent) of the super build up area and parking space of the share of the Developer with undivided proportionate share in land to the prospective buyers who may firm association of buyers or a new co-operative housing society or join as an existing co-operative society for the purpose of buying and owning flats in the said building which ever is found most suitable by the Developers. If the complex in such that built up area of exactly _____ not be conveniently separated from the rest of the complex of a room or unit in such eventually the Developer will provide more to the Land Owners so that therefore expecting parts are workable in terms of whole room/unit and this difference in build up area will be adjusted in cost and will be paid to the Builder or Land Owners @ Rs. 1500 per sq.ft. of super built up area. The Developer will provide advance

Anchita Developers Pvt. Ltd.
Sanjay Saha
Director

पुष्पिका झा
7-12-11

19/12/11
7/12/11

Anchita Developers Pvt. Ltd.
Sanjay Saha
Director



money to the land owners is adjustable @ Rs. 1500 per sq.ft. of super built up area of their parts.

4. It is hereby agreed that the decision with agreed to allotment 45%(Forty Five percent) of the total built up area as the share of the Land Owners shall be done according to mutual consent of Land Owners & Developer which shall be attached with this agreement, the allocation of the area in the building shall be marked in the plan to be prepared and shown separately. Map to be signed by both parties after getting the sanctioned plan from the competent authority.

5. Immediately after the execution of this development agreement the Developer shall proceed expeditiously with preparation of the plans and drawing for the said building in consultation with the Land Owners.

5.1 The Land Owners and Developer shall have no objection in signing any necessary. Paper required for obtaining approval of the PRADA/or from any authority. However all fees, cost charges and expenses relating to such approval/sanctions shall be borne by the Developer.

5.2 It is further agreed that there may be minor alteration or revision of the aforesaid plans within the permissible limit of the Patna Regional Development Authority, building rules and regulation shall be done with the mutual consultation with the Land Owners and the Builder.

5.3 After the execution of the agreement Land Owners will allow every facility to the Developer, their staff, Engineers, Architect workers etc to enter upon the said land to enable the Developer to carry on the various development works as stipulated in the agreement.

Anchita Developers Pvt. Ltd.
Sanjay Kumar
Director

प्राधिकृत
7.12.11

19/12/11
7/12/11

Anchita Developers Pvt. Ltd.
Sanjay Kumar
Director



6. The Land Owners agree to confirm, transfer and /or assign to the Developer from all attachment charges and encumbrances 55% (Fifty Five Percent) of undivided share in the said land for a total consideration and on terms & condition mentioned here in after however the Developer shall or may enter into agreement for sale with the intending purchaser in respect their share only, it is further noted that as per the nature of this development agreement, the 55% of the super built up area and 55% of the parking space separately is to be transferred to the Developer or his assignee and the Land Owners not getting any monetary consideration/value for the same as agreed by both the parties.

7. The Developer agrees to construct and give possession of the Land Owner's super built up area to the Land Owners within a period of Four Years and One Year grace period from the date of approval of the plan from the P.R.D.A./D.M.C./Patna municipal corporation. If there is delay, beyond the aforesaid period in giving delivery of possession of the owner's area, then the Developer shall pay to the owner as compensation at the Rate of 5000/- (Rupees Five thousand only) per month till the construction is completed.

7.1 That the Developer will be responsible while the building is under construction for any injury/damage or accident sustained by any workman/artisan and indemnifies the Land Owners in respect of all claims, damages, compensation or expenses payable to workman/artisan. Further any claim, liability or penalty arising out or in course of development and construction made either on account of accident illegal construction or other wise shall be borne by the Developer and the Developer shall keep the Land Owners unverified of the same.

7.2 That the Developer shall not create any charge or encumbrance over the said property for its own benefit without the written consent of the Land Owners.

Anchita Developers Pvt. Ltd.
Sanjay Bida
7/12/11

7/12/11
7.12.11

7/12/11
7/12/11

Anchita Developers Pvt. Ltd.
Sanjay Bida
Director



8. The Land Owners will vacate the land after sanction of map/plan from P.R.D.A./D.M.C./ Patna Municipal Corporation and give peaceful possession to Developer for demolition of existing structure. Vacation of the said plot is Land Owner's liability.

9. The agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

9.1 The Developer shall be entitled to develop the said land by constructing thereon building consisting of flats in accordance with the building plan approved and sanctioned by the PRDA/DMC /Patna Municipal Corporation only as stated herein above.

9.2 The Developer shall be entitled to enter in the agreement for sale, or otherwise allot flats, Parking space and other team in the Developer's area in the said building except the 45% (Forty Five Percent) of the Land Owner's area, whenever required by the Developer, the Land Owners will join as confirming party in all such agreement, sale deeds of allotment etc for development and construction of the said building.

10. The Land Owners and their heirs/successors and/or nominees shall solely and exclusively be entitled to the Land Owner's area and they will have absolute right, title and interest over the Land Owner's area and will be fully entitled to transfer, grant otherwise alienance his interest, in any manner as deemed fit by them to any person or persons on such terms and conditions as may be decided by the Land Owners individually or collectively.

Anchita Developers Pvt. Ltd.
Sanjay Lila
Director

Sanjay Lila
7.12.11

Sanjay Lila
7.12.11

Anchita Developers Pvt. Ltd.

Sanjay Lila
Director



11. The Land Owners agree and undertake that they will execute and will give an irrevocable Power of Attorney in favour of the Developer and /or its nominee or nominees so that no hindrance is caused to the Developer in carrying out and discharging its obligation under these present and hereby giving the Developer right and authority to have and enjoy peaceful possession of the said property and to do all such act or things that may be necessary for the development planning, construction of the said building and sale of the Developer area. It is however, expressly agreed and understood between the parties that the aforesaid General Power of Attorney shall be governed by the provisions of the Development Agreement and in case of any conflicts between provision of the aforesaid irrevocable power of attorney and this Development Agreement, the provision of the later shall prevail.

12. The Land Owners and Developer hereby agree that in future at any time due to relaxation the building. Bye-laws if it is possible to construct any extra built-up area beyond the area mentioned in this Development Agreement, the same shall be distributed between the Land Owners & Developer in the proportion of their respective shares mentioned herein above.

13. The Land Owners will deliver to the Developer all the relevant paper relating to the land under this agreement to the Developer.

14. The Developer shall develop and construct building as per plan approved over the land under this agreement in accordance with the specification attached with agreement in schedule 'C'.

15. The Land Owners share and the Developer's share in the build up area shall be allotted and distributed between them in schedule 'B'

16. The Developer shall have the right to raise the loans and finances for construction of the said building under this agreement against the security of

Anchita Developers Pvt. Ltd.

Sanjay Lal
Director

प्रीतिका देवी

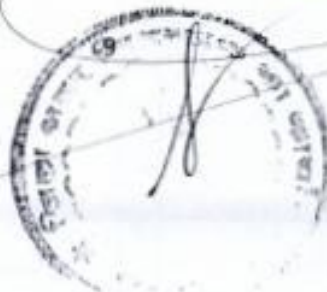
7.12.11

19/12/11

7/12/11

Anchita Developers Pvt. Ltd.

Sanjay Lal
Director



the Developer's share only and the Land Owners shall in no way be liable for repayment of such a loan.

17. The Land Owners shall have a right to enter upon the land under the agreement at any time for the purpose of inspection of ongoing development and construction works in order to satisfy themselves that the construction are being done in accordance with this agreement and the specification attached these with. That the parties to the deed mutually agree to the limit schedule as the time is the essence of this agreement. All of the above paragraphs in this clause at subject to force major clause i.e. natural calamity and other reasons beyond the control of the Developer, like material scarcity, Govt. Dept problem, and paper litigation problems of drawing sanctioning authority or stoppage of work by PRDA/PMC/DMC or Govt. the time loss, if any shall be made up on actual basis and will be provided to the Developer in addition to the agreed earlier.

18. Since the day of this agreement it shall be liability of the Developer to pay municipal and other taxes- rent or liability without any hindrance or interference by any of them till the date of delivery of Land Owners build up area share.

19. In case any legal proceeding or suit either before any court or authority etc. arises relating to the construction work over the land under the agreement after execution of the agreement, the same shall be prosecuted and defended by the Developer at its own cost in name of the Land Owners and the Land Owners shall extend all possible help and co-operation to the Developer in the same.

20. The Developer shall have a right to get electric and meter connection on the land in question and pursuits for purchase and transportation of building

Anchita Developers Pvt. Ltd.
Jaijay Lika
11/12/11

10/2/11
11/12/11

11/12/11
7/12/11

Anchita Developers Pvt Ltd.

Jaijay Lal
Director



materials and to do all the needful for the purpose of construction of building over the land under this agreement.

21. The nominee/s of the Developer shall own hold portion of the building comprised in the Developer's area according to the standard agreement finalized by the Developer. The Land Owners and their nominees shall be bound to hold and own portion of the Land Owner's area in the said building on the same terms and condition as be contained in the aforesaid standard agreement and to execute similar agreement

21.1 The common area shall jointly be owned by all the Land Owners of the portions of the said building with equal entitlements of use of all common areas and facility extended for utilization by the occupants of the said building on the same terms and conditions applicable to all, for such utilization. No Land Owners of any part of the said building will have exclusive right, title and interest over the common areas and common facility except the right of common use.

21.2 Stair case, set back of all side, open space, roof shall be common and not will be allowed to put obstruction impediments of any kind.

22. 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 to the dispute or provision of the Arbitration & Conciliation Act, 1996 as amended from time to time or by the appropriate court of law.

Anchita Developers Pvt. Ltd.
Sanjay Laha
Director

Sanjay Laha
7-12-11

Sanjay Laha
7/12/11

Anchita Developers Pvt. Ltd.
Sanjay Laha
Director



It is agreed that in all transfer/conveyance of land and /or super build up area the purchaser (s) /transfer (s) shall bear the cost of stamp duty, court fees and other registration charge. The Land Owners shall not be liable to pay any cost of transfer or registration etc.

SCHEDULE -C
(The Board Specification)

1. Foundation:-

1. Under ream piles foundation at designed depth with trimmer, cap insulated foundation as per structural design.
2. 1st class brick work in cement mortar 1:6 in foundation and plainth wherever required.
3. 40 mm thick P.C.C with D.P.C at plinth wherever required.

2. Super Structure :-

1. 1st class 5" thick internal & external brick work in cement mortar 1:5 in super structure.
2. R.C.C. lintel, roof beam and roof slab as per structure design

3. Flooring Rado and Skirting:-

1. In car parking area and common area at ground floor 75 mm tick p.c.c. on flat brick soling.
2. Guardroom etc I.P.S. flooring.
3. Staircase, riser trade and landing shall be mosaic Tiles.
4. Kitchen platform of Green Marble/Granite with 2feet height of glazed ceramic tiles.
5. Ceramic tiles in toilets & dado up to 7 feet height.
Bathroom flooring must be of Marble.

Anchita Developers Pvt. Ltd.
Sanjay Sub. 7/12/11
Director

Sanjay Sub. 7.12.11

Sanjay Sub. 7/12/11
Director

Anchita Developers Pvt. Ltd.
Sanjay Sub. 7/12/11
Director



- 6. Sanitary ware-while glazed of standard make.
- 4. **Doors:-**
 - 1. Doors frame of Sakhua wood in Maingate and all bed rooms.
 - 2. R.C.C. frame in all toilets, kitchen and balcony Flush/Panel door shutters painted with two coats of synthetic enamel paint over primar and putty.
- 5. **Window:-** Shakhua wood framed, Panelled Glazed window with mild steel grill painted with 2 coat of synthetic enamel paint over primar/Putty.
- 6. MS. Grill over railing balcony and stair passage

6. Plaster and Furnishing

- 1. 12 mm thick cement plaster 1:6 to all internal surface.
- 2. 20 mm thick cement plaster in external face with water proof compound
- 3. 10 mm thick cement plaster over ceiling, Chajja.
- 4. All internal surface of P.O.P.
- 5. External surface of plaster painted with water proof cement/paint.

7. Downslab/Sunkan

All sunken slabs will be filled with cinder after plasting the surface with 12 mm thick cement plaster with floating of neat cement finishes.

8. P.H.E. Work

- 1. All fitting shall be complete with B.I.S. specification
- 2. All internal sanitary & water supplying pipes shall be concealed
- 3. All internal water supplying fixture shall be CP brass of standard make
- 4. All W.C. will be provided with one E.W.C./IC and one water tap.
- 5. All rainwater& external pipes will not be concealed.

Anchita Developers Pvt. Ltd.
Sanjay Sibal
Director 7/12/11

7/12/11
7.12.11

7/12/11
7/12/11



Anchita Developers Pvt. Ltd.
Sanjay Sibal
Director

9. Electricity

1. Changer of good quality
2. All internal wiring will be concealed wiring should be of ISI marks
3. Silent Generator provision
4. Space to left in wall
5. All fitting shall be of standard make is switches/regulator
6. T.V., phone & intercom point in master bed & drawing room only.

In witness were the both the parties have put their signature after fully understand the consent in the presence of the witness on the ...7...th... day of December 2011

Anchita Developers Pvt. Ltd

Sanjay Singh
Director
7/12/11

Signature of Developer

Signature of Landlords

श्री विजय नथ गुप्ता
7/12/11

1) Sri Vijay Nath Gupta

प्रमिला देवी

7.12.11

2) Smt. Pramila Devi

WITNESS:-

1. *Rohit Kumar*
J.P. Nagar Chapla

2. *Arvind Kumar*

S/o Le. Bholu Nath Gupta

Main Road Banapur

Patna

Dhyanesh Kumar

Dhyanesh Kumar(Adv.)

Patna High.Court

Ent.no. 1426/06

जमीन का रकबा 9 कट्टा सही है।

Dhyanesh Kumar

Anchita Developers Pvt. Ltd

Sanjay Singh
Director



SCHEDULE - A

(Description of the property under the Agreement)

- | | |
|------------------|--------------------------------|
| (1) Tauzi No. | 5399 |
| (2) Khata No. | 211 |
| (3) Plot No. | 1163 |
| (4) Thana No. | 21 |
| (5) Thana Code. | 118 |
| (6) Area of plot | 9 khata |
| (7) Mauza | Danapur Sanik Colony Gola Road |
| (8) Post Office | Danapur |
| (9) Thana | Danapur |
| (10) District | Patna |

BOUNDARY

- | | |
|-------|---------------------------------|
| NORTH | : Other Plot |
| SOUTH | : Branch Road |
| EAST | : Road No.1 |
| WEST | : Land of Smt. Meena Rani Gupta |

Handwritten notes and signatures on the left side of the page, including a signature and the date 7/12/11.

Handwritten notes and signatures on the right side of the page, including the name 'प्रमिला देवी' and the date 7.12.11.

Land Value

: 88,00,000/- (Eighty Eight Lacs)

Anchita Developers Pvt. Ltd.

Handwritten signature of Anjay Singh, Director, dated 7/12/11.

Handwritten signature and date 7/12/11.

Anchita Developers Pvt. Ltd.

Handwritten signature of Anjay Singh, Director.



SCHEDULE-B(I)

The area to be allotted or handed over to the Land Owners by the Developer in the said proposed building to be constructed on the land shall be 45%(Forty Five percent) are of flat building along with Forty Five percent of the car parking space in the building out of total constructed build up and the parking area of the building flat area and the constructed area to be attached to the Land Owners offer the sanction of the map from PRDA/DMC /PMC as per mutual consent preferably of Land Owners, fractional area will be adjusted in terms of money as mentioned in para 3.

The Developer will have to handed over flats to the Land Owners.

Details of Land Owner's side flat as per P.R.D.A./D.M.C. Approved Drawing.

No.	FLAT NO.	FLOOR	LOCATION
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

Signature(Land Owners)

विजय नाथ गुप्ता
1) Sri Vijay Nath Gupta

प्रमिला देवी
7-12-11
2) Smt. Pramila Devi

7/12/11

Anchita Developers Pvt. Ltd.

Sanjay Singh
7/12/11
Director

Signature (Developer)

Arvind Kumar
Shobhale Mha gaur
Main Road Danapur
Patana

Anchita Developers Pvt. Ltd.

Sanjay Singh
Director

Rohit Kumar
S/o - Sri Hurai Sharan.
J.P. Nagar Chapra.

16



SCHEDULE - B(II)

The area to be allotted or handed over to the Developer by the Land Owners in the said proposal building to be constructed on the land shall be 55% (Fifty Five percent) area of flat building along with Fifty Five Percent of the car parking space in the building out of total constructed built up and the parking area of the building.

Details of Developer side flat as per P.R.D.A./D.M.C. Approved Drawing

No.	FLAT NO.	FLOOR	LOCATION
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			

Signature(Land Owners)

विजय नाथ गुप्ता 7/12/11

1) Sri Vijay Nath Gupta

प्रमिला देवी
7.12.11

2) Smt. Pramila Devi

Anchita Developers Pvt. Ltd

Sanjay Singh
Director 7/12/11

Signature (Developer)

Devind Kumar
St. Shola Vihar, Gurgaon
Main Road, Durgam
Nagar -

Anchita Developers Pvt. Ltd.

Sanjay Singh
Director

Rohit Kumar
S/o Sri. Murali Sharma
J.P. Nagar, Chapra



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.	176100	Amt. paid by N.J. Stamp Paper -	Rs. 0				
Addl. Stamp duty paid under Municipal Act	Rs.		Amt. paid through Bank Challan -	Rs. 177079				
	Registration Fee			LLR + Process Fee				
FEE PAID				Service Charge				
A1	0 C	0 H1b	0 Ka1	0 Li	0	LLR	0	
A8	0 D	0 H2	0 K1b	0 Lii	0	Proc. Fee	0	500
A9	0 DD	0 I	150 K1c	0 Mib	25	Total-	0	
A10	0 E	250 J1	0 K2	0 Na	54			
B	0 H1a	0 J2	0 Li	0				
				TOTAL-	479			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -					979			
Date : 07/12/2011								

(Signature)
Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 07th December 2011 by Vijay Nath Gupta S/O-Late Ram Prasad Sao by profession Others. Status - Executant

(Signature)
7/12/11

(Seal)
विशारतक

Signature / L.T.I. of Presentant Date: 07/12/2011

(Signature)
Registering Officer
Patna

Endorsement under section 58

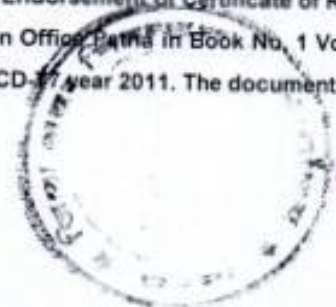
Execution is admitted by those executants and identified by the person (identified by Rohit Kumar age ... Sex M son/daughter of S/O-Murari Sharan resident of J.P. Nagar, Chapra.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 07/12/2011

(Signature)
Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 500 on page no. 10 - 29 for the year 2011 and stored in CD Volume No. CD-37 year 2011. The document no. is printed on the front Page of the document.



Anchita Developers Pvt. Ltd.
(Signature)
Director Registering Officer
Patna

Date : 07/12/2011

(Handwritten notes)