

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



NO. 8383/19

बिहार BIHAR



Deed No. A-718827 8697

क्रमा संख्या 7431 तिथि 17-7-19 मूल्य 5000 सीट संख्या 193/19  
क्रेता का नाम एवं पता Harshwardhan Prasad

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 17/07/2019 by Harshwardhan Prasad  
A Stamp Duty of Rs. 697400/- and other Fees of Rs. 27025/- has been paid in it.

The document was found admissible. The Names, Photographs, 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. 8697 in Book No. 1, Volume No. 203 on pages from 79  
to 109 and has been preserved in total 31 pages in C.D. No. 30 / Year 2019

38  
17.7.19

स्वागत  
अक्षय प्रो सिन्हा  
Date: 21/08/2019

Signature with Seal  
(Satya Narayan Choudhary)  
Registering Officer, Patna

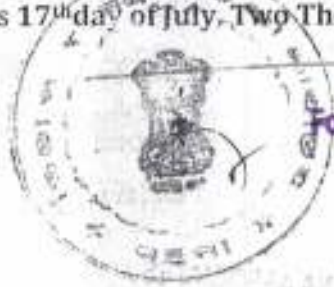
Token No: 8383 /2019

SCANNED BY

DEVELOPMENT AGREEMENT

वस्तावेज की जीव विपदा  
स्व  
जयवंत सिन्हा के अनुमति पर  
जयवंत सिन्हा  
(प्रवीण कुमार)

THIS DEVELOPMENT AGREEMENT made and entered into on  
this 17<sup>th</sup> day of July, Two Thousand Nineteen.



For SA Vandana Associates  
Partner

Signature with Seal  
17/7/19  
Ashwan  
17/7/19  
Kushagra  
17/7/19  
Murali  
17/7/19

## AMONGST

1. Sh. Harshwardhan Prasad (PAN No: AEBPP8562P), S/o Late Hareshwar Prasad & Smt. Arti Sharan (PAN NO: AJNPS6791A), W/o Sh. Harshwardhan Prasad both Permanent Residents of Jamal Road P.O.- GPO, P.S. Gandhi Maidan, Town & District of Patna in the State of Bihar, India  
Mobile No: 94306 03290 & 94302 39835.
2. Sh. Lakshmeshwar Prasad (PAN No: AGFPP0761N) S/o Late Brajeshwar Prasad Sinha, Permanent Resident of A-2/207, Tower-5, 'Purvanchal Royal Park, Sector 137, P.S. Surjapur, town & District of NOIDA in the State of Uttar Pradesh, India,  
Mobile No: 99994 46077.
3. Sh. Risheshwar Prasad (PAN No: ABOPP4925E) S/o Late Brajeshwar Prasad Sinha, Permanent Resident of 301, Fiona, Hiranandani Estate, Patlipada, Ghorbunder Road, Thane West P.O.- Sandoz Baug, Kolshet Road, PS: Kasarwadavli, Town & District of Thane in the State of Maharashtra, India  
Mobile No: 87797 87186.
4. Sh. Amarendra Prasad (DL No: D3633328) S/o Late Brajeshwar Prasad Sinha, Permanent Resident of 365 Flower Lane, Mountain View, California, USA, being represented by Sh. Risheshwar Prasad S/o Late Brajeshwar Prasad Sinha, Permanent Resident of 301, Fiona, Hiranandani Estate, Patlipada, Ghorbunder Road, Thane West P.O.- Sandoz Baug, Kolshet Road, PS: Kasarwadavli, Town & District of Thane in the State of Maharashtra, India by virtue of Power of Attorney dated 2<sup>nd</sup> June 2019 duly certified by Notary Public, California

For SAJ VANDANA ASSOCIATES

PARTNER

Kushagra  
17/7/19Kushagra  
17/7/19Kushagra  
17/7/19Kushagra  
17/7/19Ashwan  
17/7/19

USA, through Ken S. Changendorsement No. 2159996 on 02/06/2019

Mobile No: 87797 87186.

Hereinafter collectively called and/or referred to as the Landowners/ owners (which terms of expression shall unless excluded by or repugnant to the context or meaning thereto, mean and include their heirs, successors in interest, executors, administrators, legal representatives, receivers, attorney holders and assigns thereof) of THE FIRST PART

AND

M/S SAI VANDANA ASSOCIATES, a partnership firm constituted under the provisions of Indian Partnership Act-1932, having its principal place of business at 3<sup>rd</sup> Floor Kashi Place, near Dak-Bungalow Road, P.S. Kotwali, Town and District Patna, represented through its authorized partner Kushagra Gautam, S/o Sri Vijay Kumar, R/o 304, Durga Acropolis, Khetan Lane, West Boring Canal Road, Patna hereinafter called and referred to as the "BUILDER / DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereto mean and include its administrators, legal representatives or successor-in-interest) of the SECOND PART.

PAN No. of Developer: ADRFS4874N

Mob No. 97 100 00 00 1

*Kushagra*  
5/11/19

*Kushagra*  
17/7/19

*Kushagra*  
17/7/19

*Kushagra*  
12/7/19

*Ashwan*  
5/11/19



RECITAL  
For SAI VANDANA ASSOCIATES  
*Kushagra*  
PARTNER

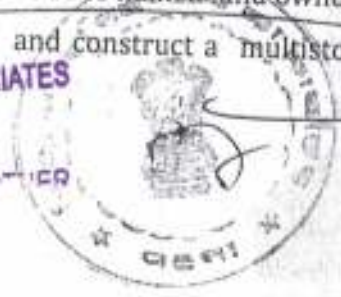
WHEREAS, the above named First part are the owners of 11.75kathas of land (approx.) equivalent to 36.65 decimal of land, pertaining to part of Plot No. 362 & 363, Khata No. 423 & 444 under Mauja: Dhanaut, Thana No. 20, Off Bailey Road Rupaspur, Town Danapurand District Patna, the details of aforesaid land is clearly mentioned in First Schedule of this Development agreement.

WHEREAS, the above named First part acquired the aforesaid property by virtue of various registered deeds No. 1479 (Sh. Risheshwar Prasad), 1478 (Sh. Amarendra Prasad) & 1474 (Sh. Lakshmeshwar Prasad) all dated 8th March 1991 from Rupaspur Sahkari Grih Nirman Samiti Limited, Jamal Road, Patna & Gift Deed No. 5014 dated 16/05/2019 (Sh. Harshwardhan Prasad & Smt. Arti Sharan) from Smt. Bina Prasad W/o. Late Hareshwar Prasad R/o Jamal Road, Patna. Subsequently the land owners got their names mutation government records for their individual plots. Accordingly a new Zamabandi had been created in the name of the First part vide Zamabandi No. 2001, 2002, 2003 & 2004 and the first part is paying ground rent to the State of Bihar through Circle office, Patna and accordingly rent receipt is being issued in their names.

(A). WHEREAS the Land Owners are seized and possessed of the aforesaid land and are sufficiently entitled to enter into any kind of agreement with respect to the aforesaid property, fully mentioned in First Schedule of this Development agreement.

(B). WHEREAS, the above named land owners expressed their desire to develop and construct a multistoried commercial

For SAI VANDANA ASSOCIATES  
Kushagra  
PARTNER



Kushagra 17/12/19

Bina Prasad 17/12/19

Amarendra Prasad 17/12/19

Harshwardhan Prasad 17/12/19

Arshwan 17/12/19

cum residential building complex over the Scheduled property, fully mentioned in First Schedule of this development agreement.

(C). WHEREAS, when the developer firm came to know the desire of the land owners, they approached the land owners and showed willingness to develop the aforesaid land and construct a commercial cum residential multistoried building complex over the Scheduled land. The land owners considered the request of the developer and agreed to develop the scheduled land through the above named developer. During negotiation the land owner represented and declared that:-

5/11/19  
Kushagra  
17/11/19  
Kushagra

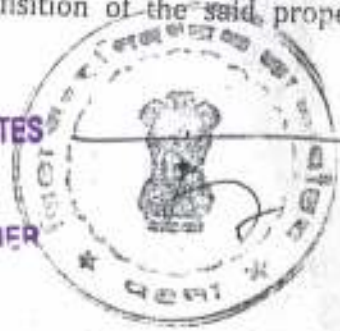
**IT IS FURTHER DECLARED BY THE LAND OWNERS :**

- (i) That the said property is under their exclusive possession with absolute right title and interest and free from all encumbrances to transfer and convey the whole and part of the said property having 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 sales, mortgage, exchange, lease, trust, assessment rights, gifts, lien, leave and license, permission, rent, possession, charges, inheritance or any other encumbrances whatsoever;
- (iii) That no notice or notification for acquisition or requisition under any act presently in force have been received, served or passed by the Municipal Corporation/ Authority, Income tax Department, or any other Government Authorities for acquisition or requisition of the said property or any part thereof.

6/11/19  
Kushagra  
17/11/19  
Kushagra

6/11/19  
Kushagra  
17/11/19  
Kushagra

For SAI VANDANA ASSOCIATES  
Kushagra  
PARTNER



- (iv) That there has been no attachment, either before or after the judgment and there are no claims, demands, suits, decrees, injunctions, orders, notices, petitions or adjudication orders affecting the said property or any part thereof;
- (v) That apart from the Land Owners none else is entitled to or have any share, rights title or interest over and in respect of the said property or in any part thereof as a Partner or partnership or Coparcener in any joint family or in any other manner howsoever.
- (vi) That the Land Owners are not a Benamidar or trustee for any one in respect of the said property or any part thereof
- (vii) That the Land Owners have not entered in the past in any agreement for the sale or development of the said property or any part thereof nor has made any arrangement with any one whatsoever regarding the said property or any part thereof.

*Kushagra*  
6/11/19

*Navard*  
6/11/19

(D) And whereas the Land owners is interested in getting a Multi Storied Residential cum commercial Complex developed and constructed on the said property and acquire built-up area in the shape of Flats, shops, office spaces, parking spaces etc. as consideration for the value of land of the said property when conveyed by the owner to the Developer.

*Kushagra*  
6/11/19

(E) Whereas the Land Owners were looking for a Developer who can develop and construct a Multi Storied Residential cum Commercial Complex on the said property at its own cost and expenses.

*Ashwan*  
6/11/19

(F) Whereas the aforesaid Developer namely M/S SAI VANDANA ASSOCIATES after came to know the requirement of the land owners, offered to develop and construct at its own cost and expenses a Multi Storied Residential cum Commercial Complex

*Ashwan*  
6/11/19

For SAI VANDANA ASSOCIATES

*Kushagra*

PARTNER



on the property of the owner (hereinafter referred to as "THE COMPLEX") and the Land Owner being desirous of getting "THE COMPLEX" developed on the Property and agreed to acquire Flats, shops, offices and other built up area of the said developed complex as consideration for the said property to be conveyed by the land owner to the developer and share the ownership of the constructed space and other areas as consideration for such constructions.

*Exchange*  
6/16/21  
17/12/19

(G) Whereas as a result of detailed discussion and hectic negotiations between the parties where to and on the representation and declaration made by the Land Owners, as herein above recorded as 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.

*Uttam*  
17/12/19

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

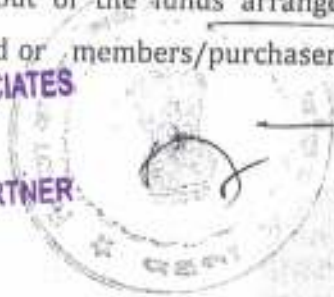
*Abhinav*  
6/16/21  
17/12/19

1. THE OWNER above named hereby appoint and engage M/S SAI VANDANA ASSOCIATES as the DEVELOPER of the said premises (land with building) and grant to the developer who hereby accepts from the land owner the rights to develop and to make construction and to allot, sell, transfer and convey the said premises to the members/customer/non-members of the developer and or their nominees and the developer has agreed and undertake the Development of the said premises and to develop, plan, construct on the said premises out of the funds arranged by them from its own sources and or members/purchasers and to allot / sell

*Ashwani*  
6/16/21  
17/12/19

*Abhinav*  
6/16/21  
17/12/19

For SAI VANDANA ASSOCIATES  
*Cushape*  
PARTNER



the Flats, shops, offices and parking spaces, tenements etc, in the multi storied building/s constructed on the said premises.

2. That it is agreed between the Land Owner and the Developer that the Developer will construct a Multi Storied Residential cum Commercial Complex at its own cost and or by obtaining bookings from various customers.
3. That as consideration for the value of the said premises to be transferred by the owner to the developer or their nominee / nominees, the developer agrees to construct, complete and deliver to the owner 50% (Fifty percent) of the total construction of the said premises in the shape of built-up area.
4. That the Developer and the Land Owner have agreed that the area in THE COMPLEX to be developed and constructed by the developer on the property as per the norms of Municipal Corporation will be shared by the Land Owner and Developers in the ratio of 50% : 50% i.e Land Owner will get 50% of the total constructed area and Developer will get 50% of the total constructed area in THE COMPLEX including Flats, shops, offices, parking spaces etc.
5. That the Developer shall, in addition to the Developed Area, as described in Para 3 and 4 above, pay the Land Owners a sum of Rs. 12,50,000/- (Rs. Twelve Lacs Fifty Thousand only) to each party of the land owners as a Non Refundable upfront payment.
6. That the Total Consideration payable by the Developer to the Land Owners under this Development Agreement is summed up as below :

- (a) 50% of the Constructed Area in the proposed complex.

*Kushagra*  
12/7/19

*Munish*  
12/7/19

*Ashwath*  
17/7/19

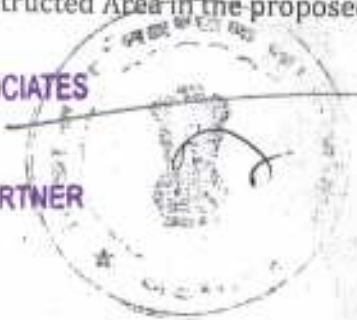
*Anshuman*  
12/7/19

*Prakash*  
12/7/19

For SAI VANDANA ASSOCIATES

*Kushagra*

PARTNER



(b) Rs. 50,00,000/- (Rs. Fifty lacs) as non-refundable upfront payment to be divided amongst the land owners as per their share of land.

7. That the Developer at the instance of the Land Owner have already paid this sum of Rs. 50,00,000/- (Rs. Fifty Lacs Only) as detailed below :

Cheque No. : 145892  
 FAVOURING : Sh.Harshwardhan Prasad  
 DRAWN ON : Union Bank of India  
 DATED : 17/07/2019  
 AMOUNT : Rs. 6,25,000/-

*Harshwardhan*  
17/7/19

Cheque No. : 145893  
 FAVOURING : Smt. Arti Sharan  
 DRAWN ON : Union Bank of India  
 DATED : 17/07/2019  
 AMOUNT : Rs. 6,25,000/-

*Arti Sharan*  
17/7/19

Cheque No. : 145894  
 FAVOURING : Sh.Lakshmeshwar Prasad  
 DRAWN ON : Union Bank of India  
 DATED : 17/07/2019  
 AMOUNT : Rs. 12,50,000/-

*Lakshmeshwar*  
17/7/19

Cheque No. : 145895  
 FAVOURING : Sh.Risheshwar Prasad  
 DRAWN ON : Union Bank of India  
 DATED : 17/07/2019  
 AMOUNT : Rs. 12,50,000/-

*Risheshwar*  
17/7/19

For SAI VANDANA ASSOCIATES

*Kushagra*

PARTNER



RTGS/ Foreigntransfer : M2WB1842278 (Transanction id)  
 FAVOURING : Sh.Amarendra Prasad  
 Transferred Through : ICICI Bank  
 DATED : 17/07/2019  
 AMOUNT : Rs. 12,50,000/-

8. The Land Owners acknowledge, confirm and accept the aforesaid payments received by them towards the non-refundable deposit as mentioned above.
9. That the Developer while developing the land and preparing the plan with the consultation of the Architects shall ensure to achieve 3.5 F.A.R/ maximum permissible F.A.R. as per local laws.
10. That both the owners and the developers will jointly be entitled to all permissible future vertical and/or horizontal development/ exploitation of the said property and the said building thereon and the construction sharing / owning and selling of all such additional built up area will be done in the same proportions and on the same terms as contained in this agreement.
11. That Immediately after the execution of this Development Agreement, the Developer shall initiate discussions and make efforts to acquire/ collaborate for the adjacent land owned by the relatives/ family of the Land Owners on similar terms. The landowners will extend full support to the developer with the initial discussions. The negotiations and finalization of the terms with the owners of the adjacent land has to be done exclusively by the developer. The Landowners shall not be a party to any negotiations and shall not be responsible for getting the deal through between the parties.
12. That immediately after the execution of the Development Agreements, the Developer shall proceed expeditiously with

For SAI VANDANA ASSOCIATES

*Kushagra*  
 PARTNER

*Kushagra*  
 13/7/19

*Umesh*  
 13/7/19

*Arvind*  
 17/7/19

*Ashwan*  
 17/7/19

*Prasad*  
 12/7/19

the preparation of plan and drawings for the proposed COMPLEX to be developed on the property.

13. That the Developer shall facilitate the land owners in getting the map sanctioned by the Land Owners with their signatures. The fees & other legal expenses towards the map sanctioning will be paid by the Developer.

14. That if required by the Developer or any Authority, the Land owners will join as under and/or the confirming party in any agreement that the developers may enter into with any person or persons who desire to acquire a portion of land being transferred to the Developer along with Flats, shops, offices or any portions in the building on ownership basis. All amounts receivable against developer's share of built up area under such agreement for Flats/ Shops / offices / parking will be received by the developer as its own money for its own use.

15. That upon execution of the Development Agreement the developer can make, execute and register in favour of its nominees, allottees a proper conveyance or such other deeds for developer's share only, as the developer may deem necessary for assuring or perfecting the legal title of the Developer and/or its allottees to the said land/premises and also to its respective flats/ shops/ office spaces with its undivided proportionate share and rights in the land.

16. That the Land Owners hereby grant to the said Developer / Builder the said property mentioned in the above paras and more fully described in Schedule- I at the foot of this Agreement in the manner hereinafter appearing on the terms, conditions and stipulations hereinafter mentioned.

17. That land owner hereby, give possession of the said land thereon and make entire land available to the Developer which is more fully and clearly described above and in the

*Kushagra*  
12/11/15

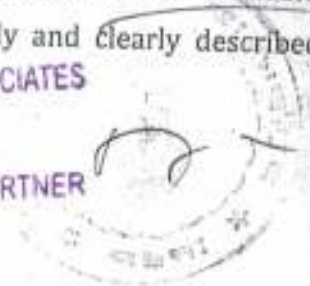
*Manoj*  
12/11/15

*Abhishek*  
17/11/15

*Ashwan*  
12/11/15

*Shravan*  
12/11/15

For SAI VANDANA ASSOCIATES  
*Kushagra*  
PARTNER



Schedule below on the date of signing of this Agreement to develop plan, construct, allot, sell and transfer developer's share in the proposed building.

18. That the land owner have assured that the entire land are free from all encumbrances, charges, and there has not been any notifications, for its acquisition either from Govt. or any other Competent Authority etc. nor there is any prohibitory order or restriction in construction of Multi storied building on the said land and on the assurance being given by the land owner that there will be no obstacle in getting the Map and Plan sanctioned for Construction of Multi Storied residential cum commercial Building in the name of the Developer. The owners agree to provide all the relevant / required original documents to prove their title on the premises to the satisfaction of local development authorities and financial bodies. The Developer too has agreed to develop the said property described in its schedule by constructing thereon one or more buildings consisting of Flats/Shops, office spaces, Parking spaces and other tenements in accordance with the building plans duly approved by the Municipal Corporation or Competent Authority in the name of the Developer.

19. That the entire multi storied complex shall be constructed in one or more blocks as per the planning or design allows and duly sanctioned by the Municipal Authority or any other Competent Authority. After the construction of the said complex at the cost or out of the finance arranged by the developer who will hold 50% (Fifty percent) of the constructed habitable area of the land with building, the developer shall give 50% (Fifty percent) of the constructed habitable area to the land owners on proportionate/prorate basis in different floors of the multi storied

*Handwritten signature*  
15/12/19

*Handwritten signature*  
15/12/19

*Handwritten signature*  
17/12/21

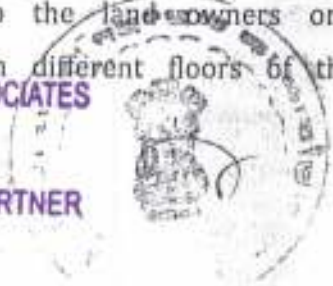
*Handwritten signature*  
5/11/21

*Handwritten signature*  
5/11/21

For SAI VANDANA ASSOCIATES

*Handwritten signature*

PARTNER



complex constructed therein. The actual position of Flats/ shops & office spaces in each floor will be finally determined mutually as per the plan sanctioned by the Municipal Authority. All the remaining constructed or unconstructed portion e.g. Road, passages, Stair case, Space for lift and the lift if fitted together with all such constructions for common use and for facilities of supplying water; electricity or generator room and even common hall or after such construction for common use by the owner, their heirs, allottees, transferees and assigns, and by the Developer and their heirs, nominees, allottees, transferees and assignees as well who all shall have the right to use such common premises or space as per convenience and rules, if any, ever framed by the occupants of the entire premises of the owner's and the developer's.

Kushagra 12/7/19

Muhammed 12/7/19

Abrar 17/7/19

Ashwan 17/7/19

Prasad 12/7/19

20. That the land owner shall have right to deal with, allot, enter into agreement for transfer, by way of sale, gifts, lease etc. the aforesaid 50% (Fifty percent) of the constructed area i.e. owner's share in the way they like and similarly the developer / builder shall have the right to deal with, allot, enter into agreement or transfer by way of sale, gift, lease etc. their aforesaid 50% (Fifty percent) of the constructed area, i.e. developer's share with the facilities given under this agreement as per provisions of Bihar Apartment ownership Act 2006.

21. That the land owners hereby, authorize the Developer to do if required all acts, deeds, matters, things and particulars for the furtherance and execution of the Scheme as per sanctioned plan:-

For SAI VANDANA ASSOCIATES

Kushagra

PARTNER



(21.1) To have the plans of the proposed building or buildings to be constructed on the said property approved or amended in accordance with rules and regulations of the concerned authorities and in their name and to do and sign all writings and undertakings as may be necessary in connection with the approval and sanction of such plan.

Kushagra 12/7/19

(21.2) To engage Architects, Surveyors, Engineers and Contractors or petty contractors or other persons relating to development over the premise in question.

(21.3) To make applications to the concerned Authorities for obtaining permits after applying for quotas of cement, steel and other control building materials and for obtaining electrical connection or water connection or sewerage and drainage connection etc.

Blind 12/6/19

(21.4) To accept service of any writ, summons or other legal notices and to appear and represent the owner in any court, Judicial Tribunals and other Statutory authorities or Board in connection with the said development work and to commence or file suits, action / actions, or other proceedings in any court or before Public Officer or Tribunal relating to the said work of development over the said property and for any of the purposes aforesaid, to sign, execute and deliver or file all necessary Vakalatnamas, Affidavits, Plaints, orders, application and other documents, papers and writings etc. subject to the terms of this agreement.

Abhishek 17/7/19

Ashwan 17/7/19

(21.5) To give and grant on ownership basis or other basis the said flats/ shops/ office space/ tenements etc. in the building constructed on the said land and to receive to its own account the sale price in respect thereof and like wise the owner in respect of their shares as

Abhishek 17/7/19

For SAI VANDANA ASSOCIATES

Kushagra

PARTNER



per the agreed terms and stipulations stated above and earmarked for them.

- (21.6) To mortgage out of the said property to the limit of 50% (Fifty percent) of the saleable area i.e. developer's share with financing institutions, or bank for enabling the purchasers of Flats/ shops/ office spaces / tenements etc. to obtain loans against their shops/ office spaces / tenements etc.
- (21.7) To display by the Developer its Sign Board at the construction site and to give it under advertisement in local papers and daily News Papers, electronic media, or any other form of advertisement medium.
- (21.8) To sign and execute and to deliver any conveyance or conveyances for the proposed said flats/ shops/ office spaces and parking spaces and all other deeds instruments and assurances which they shall consider necessary and to join as confirming party in the conveyance of the proposed sale and to present any such conveyance or conveyances for registration to admit execution and receipt of consideration before the Sub Registrar having authority, for and to have the said conveyance registered.
- (21.9) To transfer the said property or parts thereof from time to time to its members or allottees.
- (21.10) And generally to do all acts, deeds, and things for developing the said property.
- (21.11) And after the Registration of this Development Agreement, the Land Owner and Developer shall be entitled to sale or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.
- (21.12) After the completion of the construction of the building project developer/ promoter and the Land owner shall be absolute.

*Kushop*  
11/11/19

*Umesh*  
12/11/19

*Abhinav*  
17/11/19

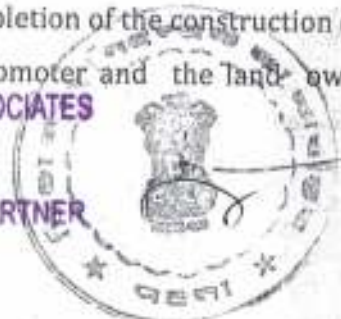
*Ashwani*  
17/11/19

*Shravan*  
11/11/19

For SAI VANDANA ASSOCIATES

*Kushop*

PARTNER



owners of their respective shares and they will be entitled to sell/transfer or otherwise as per Provisions of Bihar Apartment Owner Ship Act, 2006 u/s 5 (1) & 5 (2) and others.

(21.13) The final /deed of the flats, shop, office spaces , parking spaces along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the developer/promoter or the land owner, as the case may be, as per sub-section (1) &(2) of Section 5 of Bihar Apartment Ownership Act 2006 in favour of the prospective purchasers.

22. That the Development of the said property shall be by and on account of the Developer and neither the Land Owners nor any other persons claiming through the owners shall have any right in the Development of the said property as per agreed and approved plan and specification by the Municipal Corporation or Competent Authority. The Developer shall alone be responsible and liable to the Competent Authority and such other concerned authorities for the discharge of the said work and shall alone be like wise liable for loss if any or for any claim arising from the Development work and shall keep the owners indemnified in respect of all their actions, proceedings, demands, claims, costs, charge, expenses, losses, damages, compensations or penalties of any sort or nature whatsoever the owners may be put to sustain, or in connection with the said work or for the default, failure or breach of contract by the Developer till the period of completion of the constructions. Similarly because of the owners or any one of the owners , if the developer, or the work of development is hampered in

*Handwritten signature*  
11/11/19

*Handwritten signature*  
11/11/19

*Handwritten signature*  
17/11/19

*Handwritten signature*  
11/11/19

*Handwritten signature*  
11/11/19

For SAI VANDANA ASSOCIATES

*Handwritten signature*

PARTNER



any way the owners will indemnify the developer or its agents and representatives.

- 23. That all the outgoings in respect of the said property from the date of possession to be given to the Developer hereunder shall be borne and paid by the Developer but prior to the period relating to such possession shall be the liability of the land owners alone.
- 24. That all out of pocket costs, charges and expenses of incidental charges including the stamp duty and Registry fees on conveyances or conveyances be borne and paid by the allottees / or the transferees in respect of their allotted flats, shops, office spaces, parking spaces, tenements falling under the share of each parties. Anyother expenditure relating to legal process and Advocate fee relating to Development will be borne by the Developer.
- 25. That the Developer alone shall be entitled to recover or accept refund of any deposit made after this Agreement with any concerned authorities e.g.. Municipal Corporation or Competent Authority, Collectoror Town Planning authorities or with any Govt. or Semi Govt. Bodies, Courts, etc.
- 26. That the Land Owner shall at no time demand further sum or premium or any interest in any dealings regarding sale of developer's area and the Land Owner shall execute all such deed and documents as may be required by the developer in this regard.
- 27. That the Land Owner hereby from the date of this agreement give vacant possession of the said property more fully described in Schedule-1 hereinto the developer to enable the developer to take up and proceed with the development, planning and construction of the said complex in term of this agreement.

*Kushagra*  
17/7/19

*blewnt*  
17/7/19

*Abhishek*  
17/7/19

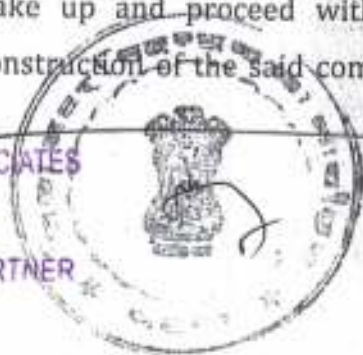
*Ashwani*  
17/7/19

*Pradeep*  
17/7/19

For SAI VANDANA ASSOCIATES

*Kushagra*

PARTNER



- 28. That the Developers agreed to construct and develop the Complex using latest available technology and design and developed complex would be earthquake resistance class-1 R.C.C Structure. The detail technical specifications are given in Schedule-2 of this Development Agreement.
- 29. That the project will be completed within 03 (Three Years) from the date of sanction of building plan from the Municipal Authority or Competent Authority etc. or from the date of handing over clear physical possession to the Developers by the Land Owner whichever is later. The Owners agree to allow a grace period of 06 (SIX) months over the aforesaid period. Any further delays would be compensated as per the provisions of RERA.
- 30. That on completion of the construction of buildings in terms of this Agreement and handing over of the Land owner's share of the built-up area thereof to the land owner , the land owner shall execute and register all deeds and documents and do all things as may be necessary for finally perfecting the right title and possession of the developer in respect of their allottees or in favour of its nominees and assignees individually or collectively in case it is allotted or assigned to any cooperative society as and when so required by the developer and similarly the developer shall also execute and register all deeds and documents that may be necessary for perfecting the rights, title and possession of the land owners over the owner's share of the built-up area allotted bythem when so required by the land owner.
- 31. The Land Owner will have no right to interfere or to put any obstruction in construction being executed as per the map approved by the Municipal Authority or Competent Authority subject to the condition that the developer would

*Kushagra*  
6/11/19

*Muhammad*  
12/11/19

*Akshay*  
17/11/19

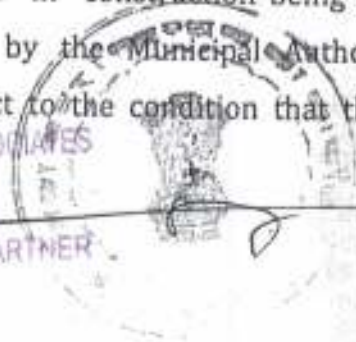
*Ashwani*  
6/11/19

*Praveen*  
6/11/19

For **DAI VANDANA ASSOCIATES**

*Kushagra*

PARTNER



keep the land owner updated about the progress of the construction.

32. That the Land owner will not be entitled to take steps to dispossess the Developer or its men provided the construction work is carried on and completed in terms of this development agreement within the specified period as stated above and the owner will be bound to execute and register the deed of conveyance of the absolute transfer deed or deed of release as stated hereinafter and in case of failure to do so, the developer will have all right to maintain possession over the land and built up area and will also have right to get the sale deed executed and registered through the process of the court at the cost of the owners and the owners will have no objection or plea to refuse or object for the same and registration of the sale deed/transfer deed / deed of release/ deed of conveyance/deed of exchange etc. as per provisions of Bihar Apartment Ownership Act, 2006.

*Cushagra*  
12/09/19

*Umesh*  
12/11/19

*Ashish*  
17/7/19

33. That for the purpose of verifying the correctness of the declaration made above regarding the absolute ownership of the said property and hereto being marketable free from all encumbrances, and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof same and except as herein above provided the developers will be entitled to access all necessary original documents including title relating to the property for the purpose of verification as aforesaid including investigation of the owner title to the property. The owner undertakes to hand over copies of all such relevant papers of its use at the time of execution of this development agreement and shall

*Ashwan*  
12/11/19

*Ashish*  
12/11/19

For SAI VANDANA ASSOCIATES

*Cushagra*

PARTNER



hand over the respective original as and when required by the developer.

34. That the Land Owner hereby undertake not to sell, dispose, alienate the said property or any part thereof and except putting the Developer in possession thereof for the purpose of Development in pursuant to this Agreement with the ultimate object of granting, conveying and transferring the same to get it developed by the Developer and shall do nothing in contravention of the Agreement and as otherwise agreed upon by the owner and Developers in writing.

*Handwritten signature*  
11/14/19

35. That the developer further undertakes :

*Handwritten signature*  
12/21/19

(35.1) It will not do any act of commission or omission expressly or impliedly, Directly or indirectly by which the owners 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 Land Owner.

*Handwritten signature*  
17/7/19

(35.2) To indemnify the Land owners and always keep them indemnified and harmless in respect of all claims damages compensations or expenses payable in consequences of any injury or accident sustained by any workmen artisan or invites or other persons in the property whether in employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

*Handwritten signature*  
17/7/19

36. That the Land Owners will deliver to the Developer and/or its duly authorized advocate /representatives all original title deed, documents and papers relating to the said property for complete examination of the owner's title there to and the Land Owner agree to cooperate with the developer in such examination of the Land Owner title and to answer and/or

*Handwritten signature*  
12/1/19

For SAI VANDANA ASSOCIATES

*Handwritten signature*

PARTNER



comply with all reasonable requisitions that may be made by the developer and/or its advocate in this regard.

37. That in case there be any defect in the title of the Land Owners or there be any liability or any encumbrances, then in such event the developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the Land Owner and at the land owners cost and expenses.

*Handwritten signature*  
14/11/19

38. That the Developer shall be entitled to retain all necessary documents including original documents of Land Owner Title of the said property and in such event the developer undertake to keep the said title deed, safe and harmless and the Land Owners will be entitled to inspect and to have the same produced for inspection and take extracts there from whenever required.

*Handwritten signature*  
14/11/19

39. That in any event the land owners without prejudice to foregoing declarations agrees and undertake to remove all the obstacles and clear all outstanding doubts or defects save as hereinabove provided at their own cost as to ultimately vest the said property in the developers or its nominees free from all encumbrances and defects.

*Handwritten signature*  
17/11/19

40. That all outgoings including municipal taxes and another charges in respect of the said property on the existing building thereon shall be borne and paid by the Land Owners till the date of delivery of possession of the property to the Developers.

*Handwritten signature*  
17/11/19

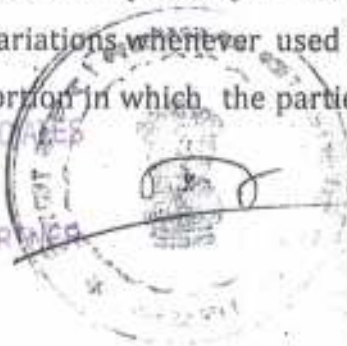
41. That after delivery of the owner's area to the Land Owner all outgoings in respect of the said property and the said buildings there on shall be borne and paid by the owners and the developer proportionately in proportion to their respective shares in the total built up area. (The word proportionately will all its cognate variations whenever used in these presents shall mean the proportion in which the parties hereto and/or their

*Handwritten signature*  
14/11/19

For SAI VANDANA ASSOCIATES

*Handwritten signature*

PARTNER



nominees acquiring portions of the building are entitled to the covered areas in the buildings).

42. That the Developer and the nominees of the Developer shall own and hold portions of the building comprised in the developer area according to the standard agreement in portions 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 portions of the owner's area in the said building on the same terms and conditions as be contained in the aforesaid standard agreement and to execute similar agreement.

Kushagra  
5/11/21

Harsh  
5/11/21

43. That the Common Area shall jointly be owned by all the owner of all the portions of the said building with equal entitlements to use all common area and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner 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 case.

Ashish  
6/11/21

44. That both the owner and the developer will jointly be entitled to all permissible future vertical and/or horizontal development/ exploitation of the said property and the said building thereon and the construction sharing owning and selling of all such additional built up area will be done in the same proportions and on the same terms and contained in this agreement.

Ashana  
5/11/21

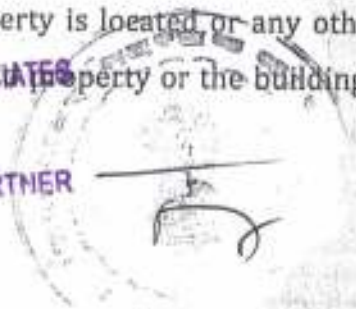
45. That it is agreed that if any levy is imposed by the Municipal Corporation or any other Public Body or bodies or the Government for the development/betterment of the area in which the said property is located or any other levy becomes applicable on the property or the building thereon during

Pransh  
5/11/21

FOR SAI VANDANA ASSOCIATES

Kushagra

PARTNER



the course of construction then the same shall be paid by the developer and after handing over it will be the responsibility of the respective owners.

46. That it is agreed that in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan resulting in any excess construction of the built up area then the same shall be borne and paid by the developer.

47. That it is agreed that in all transfers /conveyance of land and/or built up area the purchaser(s)/transferee(s) shall bear the cost of stamp duty court fees and other Registration Charges.

48. That in case of any difference and disputes arising out or so called to arise relating to the lands and construction thereon out of this Agreement, will be settled by reference to the Arbitrators one each to be nominated by the parties and the said two Arbitrators together will mutually select and umpire and their decision, findings and verdicts so given, shall be binding, and conclusive under the provision of the Arbitration & conciliation Act, 1996 as amended from time to time, within the limit and jurisdiction of the court at Patna.

49. That even in case of any difference or dispute the construction once started can not be stopped as per the sanctioned plan by any of the parties, but the Arbitrators or the court as the case may be can only get the site and construction inspected by any expert and call for a report.

50. In any event the owner without prejudice to foregoing declaration agree and undertake to remove all obstacles and clear outstanding doubts or defects if traced out / pointed out at her own cost to vest the said property in Developer or its nominees as said in preceding clauses.

*Kushagra*  
6/11/21  
17/1/19

*Mehant*  
6/11/21  
17/1/19

*Ashraf*  
6/11/21  
17/1/19

*Ashwan*  
6/11/21  
17/1/19

*Shruti*  
6/11/21  
17/1/19

For SAI VANDANA ASSOCIATES

*Kushagra*

PARTNER



51. That the land owner and the builder will register the sale deed in favour of purchaser with the terms and conditions stipulated in the declaration approved by the Municipal Corporation or Competent Authority.
52. This agreement has two Schedules i.e. Schedule No. I of total land of this agreement and Schedule No. II of Technical and Quality Specifications of Shops, office spaces, Parking and over all construction quality.
53. All legal and lawful procedures and actions are subject to Patna Civil Court/ Patna High Court Jurisdiction.

**SCHEDULE - I**

**DESCRIPTION OF LAND/PROPERTY UNDER THIS DEVELOPMENT AGREEMENT**

All that part and parcel of Land measuring 11.71<sup>x</sup> kathas (approx.), pertaining to part of Plot No. 362 & 363 Khata No. 423 & 444, under Thana No. 20, Circle No. 249, situated in mauza Dhanaut, Rupaspur Mahal Off Bailey Road, Town Danapur and District Patna, and the same is bounded as follows:-

**BOUNDARY**

North: Survey Plot No. 360  
 South: Private Road of Society  
 East: Nahar  
 West: Private Road of Society

**The Government Value.**

Total plot area 36.65 Decimal  
 equivalent to 15961.808 Sq.ft.

@ Rs. 9,50,000/- per decimals : Rs. 3,48,20,000/-

Vide Thana Code 78, Zone-3

For SAI VANDANA ASSOCIATES

*Kushagra*

PARTNER

*Kushagra*  
17/7/19

*Mehant*  
17/7/19

*Abhinav*  
17/7/19

*Ashwan*  
17/7/19

*Praveen*  
17/7/19

## SCHEDULE II

## FEATURES AND SPECIFICATION OF FLATS AND CONSTRUCTIONS

- |     |                   |  |
|-----|-------------------|--|
| 1.  | <b>Foundation</b> | :- Earthquake Resistance Raft and/or R.C.C.PileFoundation as per the structure designAlongwith proper pest control treatment.  |
| 2.  | <b>Structural</b> | :- Earthquake Resistance R.C.C. Framedstructure  |
| 3.  | <b>Civil Work</b> | :- Brick Work in CM1:6.  |
| 4.  | <b>Flooring</b>   | :- Vitrified Tiles, Granite, Stone and/or Marble Slab Flooring.  |
| 5.  | <b>Plaster</b>    | :- 1/2" plaster in CM1:6 on R.C.C. surfaces.   |
| 6.  | <b>Doors</b>      | :- 32mm flush door withSal wood chaukhatframe/ UPVC Doors of Standard Make.  |
| 7.  | <b>Window</b>     | :- PowderCoated Aluminum framed / UPVC Windows.  |
| 8.  | <b>Toilet</b>     | :- Ceramic Glazed tileshaving minimum size of 2'x1' up to 7ft. height with wash basin, shower,W.C.(I.W.C.) Incommon toilets and white E.W.C. in masterBed room, concealed G.I. / PVC Pipe with hot and cold arrangement in shower along with wall mixer. |
| 9.  | <b>Kitchen</b>    | Working platform ofGranite top with glazed tiles dado upto 2 feet, height above working top fitted with stainless steel sink and sink mixer.   |
| 10. | <b>Electrical</b> | :- Concealed P.V.C. Conduit with copper wiring   |

For SAI VANDANA ASSOCIATES  
 Ashu  
 PARTNER

Ashu  
 17/7/19

Ashu  
 17/7/19

Ashu  
 17/7/19

Ashu  
 17/7/19

and standard electric assessors adequate light, power points, (without fan, tube, bulb, etc.) with modular switches, television points, internet connection point and power points.

- 11. **Plumbing** :- All internal G.I/PVC pipe shall be concealed
- 12. **Finish** :- All internal walls and ceilings in pop along with one coat of primer and front external surfaces by two coats of weather coat paint
- 13. **Cement** :- Any branded recognized cement
- 14. **Water** :- Non interrupted 24hrs. supply from deep boring.
- 15. **Lifts** :- Kone/ Otis or any other Standard make
- 16. **Power Backup** :- Sufficient Power backup for take load of common area.
- 17. **Electricity Security Deposit** :- The cost towards the Security deposit to be paid for taking electric connections for the finished units would be paid individually by each party for their respective share.
- 18. **Rooftop** :- Waterproofing & Heat Proofing on the entire roof area.

**Note :-** The above specification are subject to minor changes as may be decided by the promoters/architects and builders in the overall interest of the project.

For SAI VANDANA ASSOCIATES  
*Cushagna*  
 PARTNER



*Cushagna* 17/12/11  
*Ashwan* 17/12/11  
*Ashwan* 17/12/11  
*Ashwan* 17/12/11

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS TO THIS AGREEMENT MADE ON THE DAY MONTH AND YEAR AS 1ST. WRITTEN ABOVE IN PRESENCE OF THE ATTESTING WITNESSES AFTER HAVING BEEN READ OVER AND EXPLAINED ITS CONTENTS AND BEING UNDERSTOOD BY BOTH THE PARTIES THERETO.

Attesting witnesses with address :

1. *Prashant* 17/7/2019  
 PRASHANT LUTHRA  
 S/O SH. V.K. LUTHRA  
 201, KASHI PLACE  
 DAK BANLOW ROAD  
 PATNA - 800 001

2. *Nitesh Pandey* 17/07/19  
 S/O PRACHAKAR PANDEY  
 AT+PO- CHAPIA  
 P.S. MAHARAK  
 DIST- SARAN  
 BIHAR - 841412

Signatures of Land Owner (First Party)

a. *[Signature]* 17/7/19

b. *Asharan* 17/7/19

c. *[Signature]* 17/7/19

d. *[Signature]* 17/7/19

*Kushagra* 17/7/19

KUSHAGRA GAUTAM  
 (PAN No. AXMPG9991M)  
 Partner  
 SAI VANDANA ASSOCIATES  
 PARTY OF THE SECOND PART

FOR SAI VANDANA ASSOCIATES  
*Kushagra*  
 PARTNER



**Endorsement of Certificate of Admissibility**

Rule 5 : duly Stamped ( or exempted from or does not require stamp duty) under the Indian Stamp Act, 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. 697400/-	Amt. Paid By N.J Stamp Paper	Rs. 5000/-
Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 719425/-

Registration Fee		LLR + Proc Fee		Service Charge	
A1	1000	C	0	H1b	0
A8	0	D	0	H2	0
A9	0	DD	0	I	5000
A10	0	E	20000	J1	0
B	0	H1a	0	J2	0
				K1a	0
				K1b	0
				K1c	0
				K2	0
				L1	0
				Lii	0
				Liii	0
				Mb	25
				Na	0
		<b>TOTAL-</b>		<b>26025</b>	

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

Date: 17/07/2019

*[Signature]*  
Registering Officer  
Patna

**Endorsement under section 52**

Presented for registration at Registration Office, Patna on Wednesday, 17th July 2019 by Harshwardhan Prasad Late Harshwar Prasad by profession Others. Status - Executant

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

Date: 17/07/2019

*[Signature]*  
Registering Officer  
Patna

**Endorsement under section 58**

Execution is admitted by those Executants and Identified by the person ( Identified by 'Prashant Luthra' age '38' Sex 'M', 'V.K. Luthra', resident of '201 Kashi Palace, Dak Banglow Road, Exhibition Road, Patna'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 17/07/2019

*[Signature]*  
Registering Officer  
Patna

**Endorsement of Certificate of Registration under section 60**

Registered at Registration Office, Patna in Book No. 1 Volume No. 203 on page no. 79 to 109 for the year 2019 and stored in CD Volume No. 30 , year 2019. The document no. is printed on the front Page of the instrument.

Document No. : 8383  
Date : 21/08/2019

Year : 2019

SCORE 4.1  
S.No. : 8248

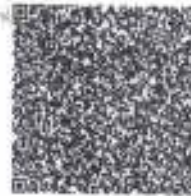
SCORE Ver.4.1

Registering Officer No. :  
Patna

For SAI VANDANA ASSOCIATES  
*[Signature]*  
PARTNER

DEED NO: 8697

INDIA NON JUDICIAL  
Government of Bihar  
e-Stamp



Case No. : IN-BR04364763025610R  
Stamp Issued Date : 17-Jul-2019 04:00 PM  
Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC  
Unique Doc. Reference : SUBIN-BRBRSHCIL0104876347738016R  
Purchased by : SAI VANDANA ASSOCIATES  
Description of Document : Not Applicable  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0 (Zero)  
First Party : Not Applicable  
Second Party : SAI VANDANA ASSOCIATES  
Stamp Duty Paid By : SAI VANDANA ASSOCIATES  
Stamp Duty Paid (Rs.) : 0 (Zero)  
Reg. fee (Rs.) : 0 (Zero)  
LLR & P Fee (Rs.) : 0 (Zero)  
Miscellaneous Fee (Rs.) : 0 (Zero)  
Discre SC (Rs.) : 500 (Five Hundred only)  
Total Amount (Rs.) : 500 (Five Hundred only)

FOR SAI VANDANA ASSOCIATES  
*Kushagra*  
PARTNER

*Rand*  
GIL/ELI



Do not Write or type below this line

TQ 0008243151

VOID VOID VOID VOID VOID  
VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

**INDIA NON JUDICIAL  
Government of Bihar  
e-Stamp**



Case No. : IN-BR04383296083708R  
Date Issued Date : 17-Jul-2019 03:31 PM  
Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC  
Unique Doc. Reference : SUBIN-BRBRSHCIL0104867943543802R  
Purchased by : SAI VANDANA ASSOCIATES  
Description of Document : Not Applicable  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0 (Zero)  
First Party : Not Applicable  
Second Party : SAI VANDANA ASSOCIATES  
Stamp Duty Paid By : SAI VANDANA ASSOCIATES  
Stamp Duty Paid (Rs.) : 6,92,400 (Six Lakh Ninety Two Thousand Four Hundred 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.) : 7,18,925 (Seven Lakh Eighteen Thousand Nine Hundred And Twenty Five only)

For SAI VANDANA ASSOCIATES  
*Kushagra*  
PARTNER

*Shreshth*  
17/7/19



Do not write or type below this line

TQ 0008242917

VOID VOID VOID VOID VOID  
VOID VOID VOID VOID VOID

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



विशेष  
 महाराष्ट्र सरकार

सुरता = 11.71 कचरा  
 आवासीय, पश्ची एंभेन  
 पर विक्रय।

*Prasad*  
 For SAI VANDANA ASSOCIATES  
*Prasad*  
 PARTNER

*Surinder Prasad Singh*  
 सुरेन्द्र प्रसाद सिंह,  
 लोपक, जिला निबंधन कार्यालय पदवी  
 17-8-2019



भारत सरकार

Government of India



प्रशांत लुत्रा  
Prashant Luthra

जन्म तिथि / DOB : 04/02/1981  
पुरुष / Male



8703 6447 6298

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: संबोधित: वी के लुत्रा, 201  
काशी पैलेस, डाक बंगलोव रोड,  
एग्जिबिशन रोड, पटना जी.पी, पटना,  
फुलवारी, बिहार, 800001

Address: S/O: V K Luthra, 201 kashi  
palace, dak banglow road, Exehibition  
Road, Patna G.p, Patna, Phulwari, Bihar,  
800001

8703 6447 6298

1947  
1800 300 1947

✉  
help@uidai.gov.in

www  
www.uidai.gov.in

*पुष्पा*

For SAI VANDANA ASSOCIATES  
*For SVA*

For SAI VANDANA ASSOCIATES

PARTNER

*g* PARTNER

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEBPP8562P



नाम /NAME

HARSHWARDHAN PRASAD

पिता का नाम /FATHER'S NAME

HARESHWAR PRASAD

जन्म तिथि /DATE OF BIRTH

28-05-1957

हस्ताक्षर /SIGNATURE

आयकर अधिकारी, पटना

COMMISSIONER OF INCOME-TAX, PATNA

9430603290

For SAI VANDANA ASSOCIATES  
For SVA

PARTNER

For SAI VANDANA ASSOCIATES

PARTNER

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AJNPS6791A**

नाम /NAME  
**ARTI SHARAN**

पिता का नाम /FATHER'S NAME  
**PRAMOD BANBEHARI SHARAN**

जन्म तिथि /DATE OF BIRTH  
**07-08-1962**

हस्ताक्षर /SIGNATURE  
*Arti Sharan*

आयकर अधिकारी, पटना  
COMMISSIONER OF INCOME-TAX, PATNA

For SAI VANDANA ASSOCIATES  
*For SVA*  
PARTNER

*CS*

9430239835

For SAI VANDANA ASSOCIATES  
PARTNER

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

LAKSMESHWAR PRASAD

BRAJESHWAR PRASAD SINHA

05/05/1955  
Permanent Account Number  
AGFPP0751N

*[Signature]*  
Signature

*[Photo]*

*[Stamp]*

9999446077

*[Signature]*  
For SAI VANDANA ASSOCIATES  
For SVA  
PARTNER

*[Signature]*


For SAI VANDANA ASSOCIATES  
PARTNER

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER  
**ABOPP4925E**

नाम / NAME  
**RISHESHWAR PRASAD**

पिता का नाम / FATHER'S NAME  
**BRAJESHWAR PRASAD SINHA**

जन्म तिथि / DATE OF BIRTH  
**30-01-1958**

हस्ताक्षर / SIGNATURE  


आदर आचार्य, रांची  
 COMMISSIONER OF INCOME TAX, RANCHI

8779787126

For SAI VANDANA ASSOCIATES

For SVA

PARTNER



For SAI VANDANA ASSOCIATES

PARTNER

CALIFORNIA DRIVER LICENSE



DL D3633328

EXP 04/04/2020

LN PRASAD  
FN AMARENDRA

365 FLOWER LN  
MOUNTAIN VIEW, CA 94043

DOB 04/04/1960

RSTR CORR LENS

CLASS C  
END NONE

04041960

SEX M HAIR BLK EYES BLK  
HGT 5'-07" WGT 205 lb  
ISS 02/20/2015  
DD 02/20/2015632C8/BBFD/20

*Amarendra Prasad*

For SALVANDANA ASSOCIATES  
*For SVA*  
PARTNER

87797 87186

*6*

For SAI VANDANA ASSOCIATES

PARTNER

## GENERAL POWER OF ATTORNEY



Be it know by all men by this GENERAL POWER OF ATTORNEY, I, Amarendra Prasad S/O. Late B.P Sinha, permanent resident of 365, Flower Land Mountain View California 94043 (hereinafter called the EXECUTANT) having exclusive ownership and occupation of the property detailed herein below, do hereby nominate and appoint Sh. Risheshwar Prasad, S/o Late B.P Sinha, resident of 301 Fiona, Patalipada, Ghodbunder Road, P.O.- Sandoz-baug, Thane (W) 400607, P.S. Kasarvadawall, Town & District of Thane(W) in the state of Maharashtra, (hereinafter called the attorney) to manage, control and look after the affairs of the properties of the EXECUTANT for him and on his behalf.

Where the EXECUTANT is the owner of the following property of his, details here under;

Vacant land having an area of 2.5 katthas measuring approximately 3402sq.ft. appertaining to Tauzi No. 5559, in khata no. 423 & 444, in Survey Plot No 362 (part) & 363 (part) situated under Village: Rupaspur Mahal Dhanaut P.S. Danapur District -Patna in the State of Bihar, India. The property is exclusively owned and possessed by the Executant.

And whereas the property detailed above was is owned and possessed by Sh. Amarendra Prasad through registered deed of sale no.229/ PAT/1991 dated 08.03.1991.

The said property is detailed and described in schedule-I hereunder.

Whereas the executant is the exclusive owner of the property detailed above is willing to get constructed a multi storied building by appointing a builder/ developer.

And, whereas in connection with said construction of multistoried building it is necessary to appoint a builder / developer by signing the development agreement and to get map of building sanctioned and also to do other acts in various offices in connection with completion of said building.

And whereas the Executant is Pursuing his career and presently residing at 365 Flower Lane, Mountain View, CA 94043, USA and feeling difficulties in doing the things personally in India in connection with the appointment /engagement of developer and to manage control and look after the affairs of his share in property above, at present or in future.

And whereas keeping in view the difficulties above the executants finds it necessary to appoint his brother Sh. Rishshwar Prasad S/o Late B.P Sinha as his attorney.

Now, therefore I, Amarendra Prasad above named do hereby nominate, appoint, constitute to Risheshwar Prasad as my faithful attorney to do, act or to execute all or any of the following acts or things/deeds as mentioned hereunder in my name and on my behalf. Also to act and take such decisions in my name and on my behalf which is necessary in my interest and attorney may or shall deem fit, proper and lawful in respect of my interest and properties as well.

For SAI VANDANA ASSOCIATES

For SVA

PARTNER

6

- a) In my name and on my behalf to grant lease of my said property for a term of such period which he thinks fit and reasonable.
- b) In my name and on my behalf to enter into negotiations and to appoint a builder/developer by signing development agreement and to execute all necessary documents/contracts in connection with the same required in law or to execute on my behalf power of attorney in favour of other suitable person to do such acts.
- c) In my name and on my behalf to submit map of the building to the authorities of Municipal Corporation and to do all the necessary acts for its sanction by the competent authority.
- d) In my name and on my behalf to appear and act in all the courts, civil, revenue or criminal, whether original or appellate and in any other office of Government or District Board or Municipal Corporation or any other local authority.
- e) In my name and on my behalf to file suits for rent and ejection of tenants or other kind of suits, when expressly instructed by me.
- f) In my name and on my behalf to sign and verify plaints, written statements, petitions of claim and objections, memoranda of appeals, revisions and petitions and applications of all kinds and file them in such court or office.
- g) In my name and on my behalf to apply to courts and officers for copies of documents and papers with regard to the said property;
- h) In my name and on my behalf to appoint legal practitioners and other agents for due pursuing of any matters in which I may or shall be interested;
- i) In my name and on my behalf to enter into any lawful agreement or contract in respect of the said land, its lease, rent or otherwise.
- j) In my name and on my behalf to take, prosecute or defend all legal proceedings touching any of the matters aforesaid or any other matters relating to my said property or in which I am or may herein after be interested or concerned and also if thought fit, to compromise, refer to arbitration, withdraw or confess judgment in any such proceedings as aforesaid.
- k) In my name and on my behalf to apply for electric connection and water connection in the said multi storied building to the competent authority and to do all acts for security/obtaining such connections.
- l) In my name on my behalf also to appoint attorney to the person of the developer for proper execution of the work of development of the said property further delegating him all or some of the powers as having been given by me to my attorney and the said person appointed by my attorney shall also be deemed to my attorney.
- m) In my name on my behalf generally to make do and execute all such acts, deeds (except sale deed) and things which my said attorney my or all shall deem expedient and lawful for looking after my interest in any matters.
- n) To do all other acts as may be necessary or required in view of the purpose and object of this power of Attorney, notwithstanding the fact that no specific power in that regard has been given herein above.

AND I above named Amarendra Prasad do hereby agree that all acts, deeds and things lawfully done by my said attorney shall be constructed as acts, deeds and things done by me and I undertake to

For SAI VANDANA ASSOCIATES  
SVA

6  
PARTNER

ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of the power hereby given.

SCHEDULE-1

Description of the property

Village: - Rupaspur Mahal Dhanaut

Thana No.:- 20, Danapur

<u>Khata No.</u>	<u>Survey Plot No.</u>	<u>Tauzi No.</u>
423	362(Part)	5559
444	363 (Part)	5559

Police Station: - Danapur

District: - Danapur

Area of Plot: - 2.5 Katha

BOUNDARY

North: Survey Plot No, 360

South: 16' wide society Road

East: Society Plot No. 7

West: Society Plot no. 5

IN WITNESS here to I the executant have signed this Power of Attorney at Mountain view, CA 94043 on this 2<sup>nd</sup> , Day of June, 2019 in presence of the following witnesses.

Witnesses:-

- 1) Bhawna Sinha  
*Bhawna Sinha*

*Amarendra Prasad*  
(AMARENDRA PRASAD)  
(Permanent Residence Proof No.....)  
EXECUTANT

- 2) Sonal Prasad  
*Sonal Prasad*

*Risheshwar Prasad*  
(Risheshwar Prasad)  
(Adhaar No.: 3459 5285 9445)  
ATTORNEY

*FOR SAI VANDANA ASSOCIATES*

*SVA PARTNER*

*See attachment!*

# California Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

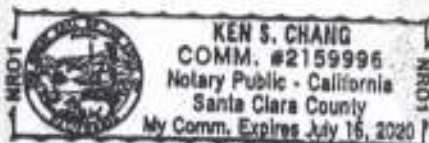
State of California } ss.  
County of Santa Clara

On June 2nd 2019 before me, Ken S. Chang, Notary Public, personally appeared  
(here insert name and title of the officer)

BHAWNA SINHA & SONAL PRAKASH

who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



(Seal)

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

## Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.  
\*\*\* This is NOT required under California State notary public law.\*\*\*

Document Title: GEN. POA Number of Pages: 3

## Notes

For SAI VANDANA ASSOCIATES

www.24Notary.com

For SVA  
PARTNER

6



0202/1947

बिहार BIHAR

Serial No. 792

क्रमांक 15383 दिनांक 21/1/2020 जिला, पटना Deed No. 5599/16

दस्तावेज का नाम एवं विवरण: सौदा/अदालत एग्रीमेण्ट कागज/मौजदा/सामान्य

Govt. of Bihar  
District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 22/01/2020 by Rita Kumar. A Stamp Duty of Rs. 1020000/- and other Fees of Rs. 261575/- has been paid in it. The document was found admissible. The Names, Photographs, 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. 1022 in Book No. 1, Volume No. 27 on pages from 167 to 180 and has been preserved in total 14 pages in C.D. No. 3 / Year 2020

*[Handwritten signature]*

Date: 23/01/2020

Token No: 745 /2020

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

SCANNED BY  
Absolute Sale Deed

0202/1947

दस्तावेज को जांच किया

(जांच के लिये) *[Signature]*  
जयसिंह  
(अदालत सुनार मधुसूदन)

This deed of absolute sale made on this 22<sup>nd</sup> day of January in the Christian era of 2020.



For SAI VANDANA ASSOCIATES  
*[Signature]*  
PARTNER

District Registry Office, Patna

Deed Number	Reg. Year	Serial Number	Deed Number			
746	2020	792				
Applicant Name	Photo	Thumb	Index	Middle	Ring	Little
Kamna Luitra (Auth. Partner) <i>Kamna</i> 22/1/2020						
Rita Kumar <i>Rita Kumar</i> 22/1/2020						
Nitesh Kumar Pandey <i>Nitesh Pandey</i> 22/01/2020						

SCORE Ver. 4.0 Powered by T3FS Technologies Ltd Biometric Captured By 2800sept12



*Rita Kumar*  
22/1/2020

अधिकाधिक प्रमाण/सिद्धि विधान का सिद्धार्थ एवं सुविचारणा-कार्य  
 अथवा अन्य कारणों से 20...  
 अथवा अन्य कारणों से 20...  
 अथवा अन्य कारणों से 20...  
 अथवा अन्य कारणों से 20...  
 अथवा अन्य कारणों से 20...  
 अथवा अन्य कारणों से 20...

*आवाजीय, पत्नी एवं सुरक्षा*  
*रक्षक के तौर पर*

*[Signature]*  
मुख्य अधिकारी

23-1-2020

For SA VANDANA ASSOCIATES  
*[Signature]*  
PARTNER

**1. NAME AND ADDRESS OF THE VENDOR:-**

**SMT. RITA KUMAR** wife of Sri Hemant Kumar, currently residing at La Lagune, Golf Course Road, Sector 54, Gurugram, Haryana, hereinafter called the **VENDOR** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include her heirs, administrators, and executors) of the **ONE PART**.

Mob. No. - 7037967222

PAN - CTDPK0749L

**2. NAME AND ADDRESS OF THE VENDEE:-**

**SAI VANDANA ASSOCIATES**, a partnership firm constituted under the provisions of Indian Partnership Act- 1932, having its principal place of business at 2<sup>nd</sup> Floor Kashi Place, near Dak-Bungalow Road, P.S. Kotwali, Town and District Patna, represented through its authorized partner **Kanna Luthra**, D/o Ram Gopal Sahgal, R/o 301, 302, Kashi Palace, Dak Bungalow Road, Patna - 800001 (Bihar), by Nationality Indian Citizen, hereinafter called the **VENDEE** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include her heirs, executors, administrators and executors) of the **OTHER PART**.

Mob No. 9431025298

PAN: ADRFS4874N

**3. NATURE OF THE DEED:-**

**ABSOLUTE SALE DEED.**

**4. CONSIDERATION AMOUNT:-**

Rs. 1,27,50,000/- (Rupees One Crore Twenty Seven Lakh Fifty Thousand) only.



*[Handwritten signature and circular stamp]*

*File/Kanna*  
*22/11/2020*

FOR SAI VANDANA ASSOCIATES  
*Kanna Luthra*  
PARTNER

5. **DESCRIPTION OF THE PROPERTY BEING VENDED:-**

All that piece and parcel of Residential land (Main Road) measuring an area of 4.25 Katha (Four Katha five dhoor) i.e. 13.28125 decimal, situated at Mauza - Dhanaut Rupaspur, Survey P.S. - Danapur, Present P.S.- Rupaspur, Sub Registry Danapur, Sadar Registration office and District - Patna, bearing Thana No. 20 (Twenty), **Computer Code No.- 078**, Tauzi No. Govt. Of Bihar, Khata No. & Plot NO., Society plot No. 10 Part, The annual land Rent Rupees 5/- only payable to Government of Bihar through circle officer Danapur vide **Jamabandi No. 2092 Bhag 15 page No. 15248**, and within the limits and Jurisdiction of Patna Municipal Corporation area, and its boundary given under as follows:-

Khata No.	Plot No.	Area	Value
424	361	2 Katha	60,00,000/-
423	362	2.25 Katha	67,50,000/-

**BOUNDARY**

NORTH : Society Plot No. 11  
SOUTH : Society Plot No. 04  
EAST : Survey Plot No. 360  
WEST : 16 wide Society Road

**NOW**

THIS DEED OF ABSOLUTE SALE MADE ON THIS 22<sup>nd</sup> DAY OF January IN THE CHRISTIAN ERA OF 2020

**BETWEEN**

The aforesaid Vendor, **SMT. RITA KUMAR**, as fully described in column No 1, of this deed, hereinafter referred as the Vendor which expression unless repugnant to the context shall mean and include her heirs executors, administrators, representatives, and assignees in interest of the FIRST PART.



*Rita Kumar*  
22/01/2020

*AS*  
22/01/2020  
22/01/2020

For **SAI VANDANA ASSOCIATES**  
*Kushagra*  
PARTNER

**AND**

The aforesaid Vendee, SAI VANDANA ASSOCIATES, as fully described in column No. 2 of this deed hereinafter called, the proposed Vendee, which expression Unless repugnant to the context shall mean and include her heirs executors administrators, assignees and successors in interest of the OTHER PART.

**RECITALS OF THE PROPERTY**

Whereas the above said property hereby conveyed, fully mentioned in column no. 5 of this deed is acquired property of the vendor on 08/03/1991 vide deed No. 1348, Volume No. 12, Page No. 563 to 570, Book No. 1, registered at Sadar Registration office Patna Sadar from Rupashpur Sahkari Grih Nirman Samiti Ltd. Patna through its Secretary, having registration no 229 Pat of 1981. Since the aforesaid property has been coming in exclusively physical possession of the proposed vendor and the vendor is fully entitle to sale it as absolute owner. That the vendor has got permission from society for execution of sale deed in favour of the vendee on 8 March 1991.

And the name of the Vendor has also been mutated in respect to the said Property and the Vendor has been paying the annual rent vide its vide Jamabandi No. 2092 Bhag 15 page No. 15248. As such the Vendor is the sole and absolute owner of the aforesaid property hereby conveyed fully mentioned in column no. 5 above.

And whereas the above said Vendor has absolute right, title and interest in the demised and allotted property as absolute owner and he is fully entitled to sell it.

And Whereas the vendor on account of family obligation and for better investment elsewhere, he decided the sell his property described in column no. 5 of this deed and expressed his intention to sell and the vendee approached for purchase to the vendor and the offer of the sum of Rs. 1,27,50,000/- (Rupees One



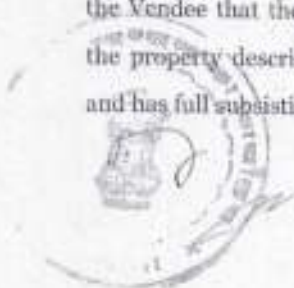
*for Rupashpur*  
22/1/2020

For SAI VANDANA ASSOCIATES  
PARTNER

Crore Twenty Seven Lakh Fifty Thousand) only as its price and finding the same being most adequate and quite proper according to the present market rate prevailing in the areas as no one else was ready to pay higher than this, and no body in the vicinity being prepared to pay higher price for the same, the vendor agreed to sell and Vendee agreed to purchase the land fully detailed in column no. 5 of this deed for a sum or Rs. 1,27,50,000/- (Rupees One Crore Twenty Seven Lakh Fifty Thousand) only and Vendee agreed to purchase the same for the consideration after carefully going through all relevant document covering the said property.

**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH :**

1. THAT in pursuance of the said Agreement and in consideration of Rs. 1,27,50,000/- (Rupees One Crore Twenty Seven Lakh Fifty Thousand) only by RTGS on 21/01/2020 paid to the vendor from the Vendee before the execution of the absolute sale deed and the receipt of which is acknowledged herewith by the Vendor.
2. THAT THE VENDEE SHALL HAVE all right, title and interest in the property sold and conveyed to her and shall hold and enjoy the same without let, obstruction, claim or demand, whatsoever from the vendor or anybody claiming through or under him and all the right, title and interest which vested in the Vendor shall henceforth vest in the Vendee to whom the said property has been conveyed absolutely.
3. THAT THE VENDOR has assured the Vendee that the property, hereby conveyed is free from all kinds of charges or encumbrances, liens, or attachments that there is absolutely no defect in the title up to the date of sale. They have further assured the Vendee that the aforesaid vendor are the absolute owners of the property described fully in column No. 5 of this documents and has full subsisting right to transfer the same absolutely.



*file Kumar*  
21/01/2020

For SAI VANDANA ASSOCIATES  
*Cushayal*

PARTNER

4. THAT THE VENDOR has not done or permitted any act, at any time, by reason of which the property conveyed by these presents or any part thereof has been charged, mortgaged, sold, exchanged or transferred in any other way nor has he entered into any agreement with any other party to sell the same, prior to the execution of this absolute sale deed.

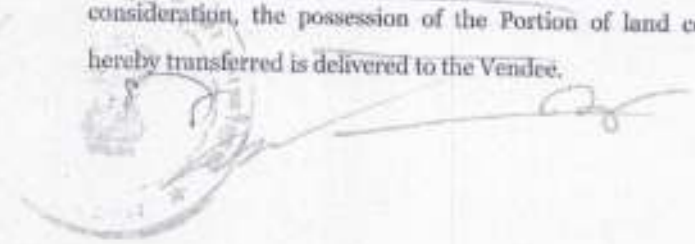
5. THAT THE VENDOR has assured the Vendee that he has neither taken any loan from any financing institution either by pledging the title deed or by giving the property conveyed and transferred by these presents in security for any reason whatsoever.

6. THAT THE VENDOR has further assured the Vendee that the said property till the date of execution of the absolute sale deed is not affected by any notice for acquisition from Government or any other local body or authority or by any legal proceedings whatsoever.

THAT IF IN FUTURE, the Vendee or her heirs are dispossessed of the entire or any part of the aforesaid property/land, due either to the defect in title or encumbrances existing at the time of execution of the deed, the Vendee or her heir, executors, administrators, assigned representatives and successor-in-interest shall recover from the Vendor or her heirs, executors, administrators, representatives and successor-in-interests, the entire or proportionate amount of consideration with bank interest etc.

7. THAT THE VENDOR further undertake to all action and to execute all document required to be done or executed for fully assuring the right, title and interest of the Vendee to the property hereby conveyed absolutely.

8. THAT ON PAYMENT of the entire amount of consideration, the possession of the Portion of land conveyed, hereby transferred is delivered to the Vendee.



*Atk Kuman  
over/lee*

For SAI VANDANA ASSOCIATES  
*(Signature)*  
PARTNER

9. THAT THE VENDOR of his own free will and accord in Sound State of mind and body in enjoyment of property in presence sense without pressure, any duress and coercion, inducement, under influence whatsoever on the part of others, after considering all gains and loss, absolutely sold the property described in column Number 5 to the Vendee.

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

**Payment Schedule:**

**Payment Made by RTGS on 21.01.2020.**

UTR NO	UBINH20021176983
AMOUNT	RS.1,26,22,500/-
BANK	UNION BANK OF INDIA
FAVOURING	RITA KUMAR
TRANSFER TO A/C.	A/C. NO.150008171929, INDUS IND BANK, GURGAON
TDS DEDUCTION @ 1%	RS.1,27,500/- ON A/C. OF TDS DEDUCTED & DEPOSITED BY CHALLAN NO.20311 DATED 21.01.2020.
TOTAL PAYMENT	RS.1,27,50,000/- (RUPEES ONE CRORE TWENTY SEVEN LAKH FIFTY THOUSAND ONLY)

*File Kumaar  
20/1/2020*



For SAI KANDANA ASSOCIATE PARTNER

IN WITNESS WHERE OF THE VENDOR has executed this ABSOLUTE SALE DEED on the date, month and the year aforesaid after going through the contents of this document read over and explained and also after going through the same after fully understanding the implication of this transaction in presence of the witnesses below, who have also signed hereunder.

WITNESSES:-

1. NITESH KUMAR PANDEY Signature of the Vendor  
 S/O - PRABHAKAR PANDEY  
 SOUTH MAIN ROAD  
 KATHA PUL. NR. DURGA MANDIR  
 PATNA - 800001  
 22/01/2020

Rita Kumar  
 22/1/2020  
 (SMT. RITA KUMAR)

2. Prashant 22/1/2020  
 Signature of the Vendee  
PRASHANT LUTRA  
 S/O V. K LUTRA  
 B-615, Durga Marine Drive  
 Patna.  
Prashant 22/1/2020  
 (SAI VANDANA ASSOCIATES)



For SAI VANDANA ASSOCIATES  
Rishi  
 PARTNER

1. NAME AND ADDRESS OF THE VENDOR:-

SMT. RITA KUMAR wife of Sri Hemant Kumar, currently residing at La Lagune, Golf Course Road, Sector 54, Gurugram, Haryana.

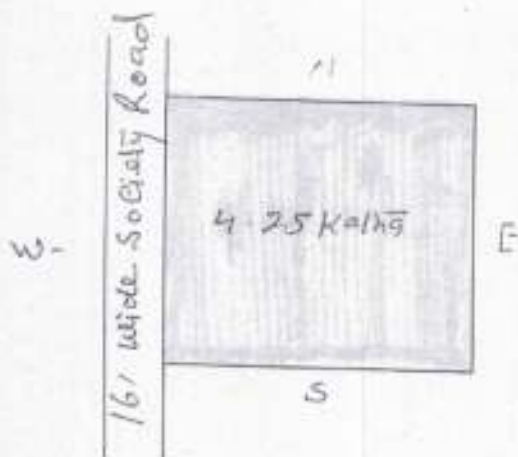
2. NAME AND ADDRESS OF THE VENDEE:-

SAI VANDANA ASSOCIATES, a partnership firm constituted under the provisions of Indian Partnership Act- 1932, having its principal place of business at 2<sup>nd</sup> Floor Kashi Place, near Dak-Bungalow Road, P.S. Kotwali, Town and District Patna, represented through its authorized partner Kamna Luthra, D/o Ram Gopal Sahgal, R/o 301, 302, Kashi Palace, Dak Bungalow Road, Patna - 800001 (Bihar), by Nationality Indian Citizen.

3. DESCRIPTION OF THE PROPERTY BEING VENDED:-

area of 4.25 Katha Maun - Dhanaut Rupaspur, Survey P.S. - Danapur, Present P.S.- Rupaspur, Sub Registry Danapur, Sadar Registration office and District - Patna, bearing Thana No. 20, Tausi No. Govt. Of Bihar-

Khata No.	Plot No.	Area
424	361	2 Katha
423	362	2.25 Katha



Kamna  
22/11/2020

Kamna  
22/11/2020



For SAI VANDANA ASSOCIATES  
PARTNER

**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. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act **Rs. 765000/-**  
 Add Stamp duty paid under Municipal Act **Rs. 255000/-**

Amt. Paid By N.J Stamp Paper **Rs. 5000/-**  
 Amt. paid through Bank Challan **Rs. 1276575/-**

Registration Fee							LLR + Proc Fee	Service Charge		
FREE PAID	A1	255000	C	0	H1b	0	LLR	500	1000	
	A8	0	D	0	H2	0	Proc.Fee	50		
	A9	0	DD	0	1	5000	Total	550		
	A10	0	E	0	J1	0	K1c	0	Mb	25
	B	0	H1a	0	J2	0	L1	0	Na	0
<b>TOTAL</b>							<b>260025</b>			

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **261575**

Date: 22/01/2020

*[Signature]*  
 Registering Officer  
 Patna

**Endorsement under section 52**

Presented for registration at Registration Office, Patna on Wednesday, 22nd January 2020 by Rita Kumar W/O Harman Kumar by profession Others, Status - Executant

*Rita Kumar*  
 22/1/2020

Signature/L.T.I. of Presentant

Date: 22/01/2020

*[Signature]*  
 Registering Officer  
 Patna

**Endorsement under section 58**

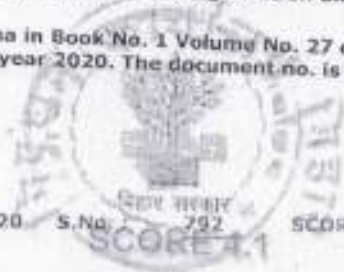
Execution is admitted by those Executants and Identified by the person ( Identified by 'Nitesh Kumar Pandey' S/O 'S/O Prabhakar Pandey', resident of 'South Mandiri, Near Kathpuli, Patna' ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date: 22/01/2020

*[Signature]*  
 Registering Officer  
 Patna

**Endorsement of Certificate of Registration under section 60**

Registered at Registration Office, Patna in Book No. 1 Volume No. 27 on page no. 167 to 180 for the year 2020 and stored in CD Volume No. 3, year 2020. The document no. is printed on the front Page of the document.



Page No. : 746 Year : 2020 S.No. : 792 SCORE Ver.4.1

Date : 23/01/2020

Date No. :      /      /       
 Registering Officer  
 Patna

DEED NO: 1022

FOR SAI VANDANA ASSOCIATES  
*[Signature]*  
 PARTNER

28/02/2020/22002



INDIA NON JUDICIAL  
Government of Bihar  
e-Stamp



0200/195E

Certificate No. : IN-BR082787219035229  
 Certificate Issued Date : 22-Jan-2020 10:48 AM  
 Account Reference : SHCIL (FI) brsh001/ PATNA BR-PAT/ PTC  
 Unique Doc. Reference : SUBIN-BRBRSHCLD1094211389707575  
 Purchased by : SAI VANDANA ASSOCIATES  
 Description of Document : Not Applicable  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0 (Zero)  
 First Party : Not Applicable  
 Second Party : SAI VANDANA ASSOCIATES  
 Stamp Duty Paid By : SAI VANDANA ASSOCIATES  
 Stamp Duty Paid (Rs.) : 10,15,000 (Ten Lakh Fifteen Thousand only)  
 Reg. fee (Rs.) : 2,60,025 (Two Lakh Sixty Thousand And Twenty Five only)  
 L.R & P Fee (Rs.) : 550 (Five Hundred And Fifty only)  
 Miscellaneous Fee (Rs.) : 0 (Zero)  
 Discor SC (Rs.) : 1,000 (One Thousand only)  
 Total Amount (Rs.) : 12,76,575 (Twelve Lakh Seventy Six Thousand Five Hundred And Seventy Five only)

12,76,575



Do not write or type below this line

SR 0006449001

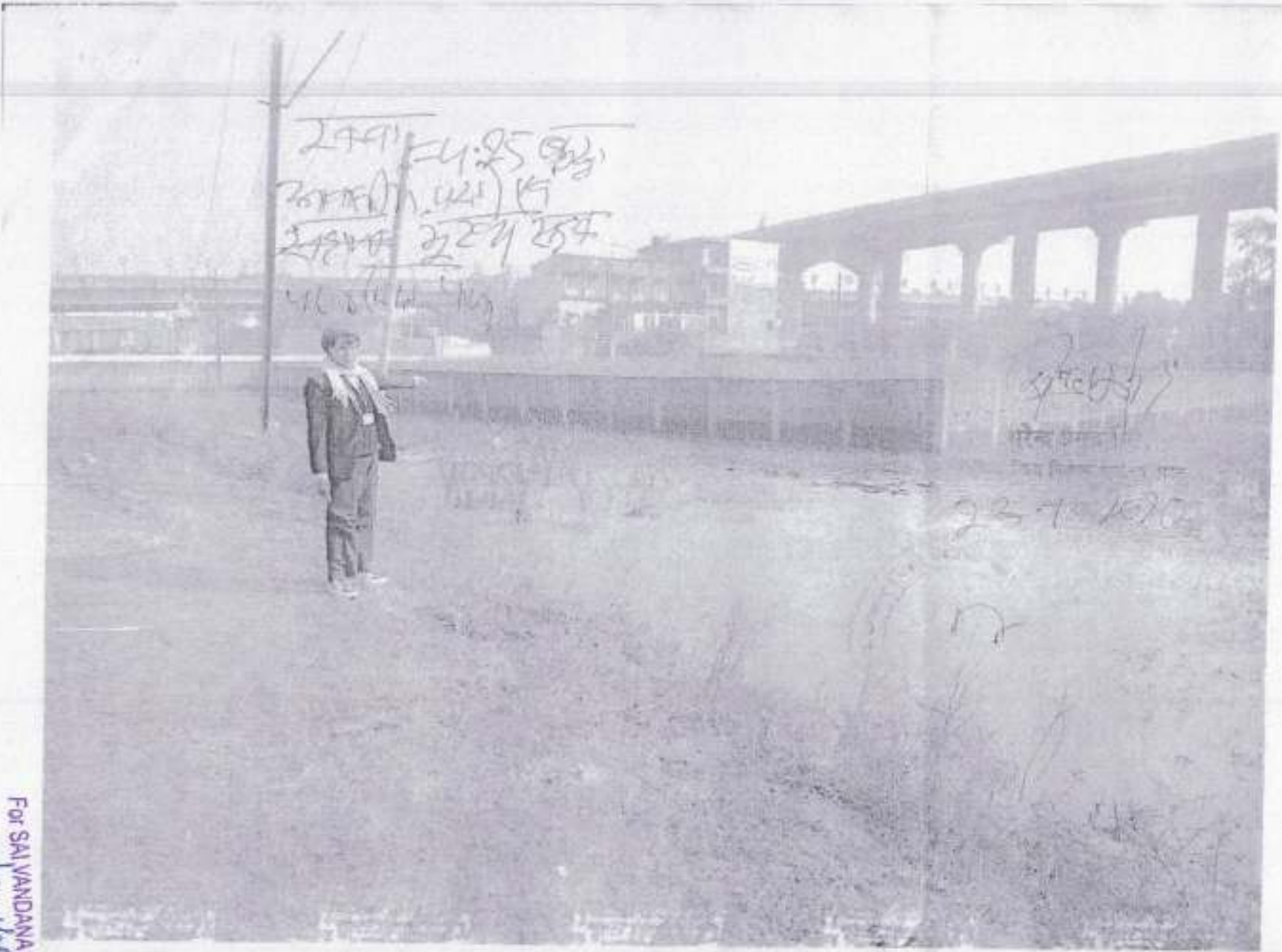
Statutory Alert

- 1. This certificate is valid only for the purpose stated in the certificate and is not to be used for any other purpose.
- 2. The issue of this certificate is subject to the terms and conditions of the certificate.
- 3. In case of any discrepancy or dispute, please refer to the original document.

For SAI VANDANA ASSOCIATES

*Keshav*

PARTNER



For SAI VANDANA ASSOCIATES  
*Sai Vandana*  
PARTNER



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

असुरी खाता संख्या  
Permanent Account Number Card

ADRFS4874N

साय वंदना एसोसिएट्स  
SAY VANDANA ASSOCIATES

गठनांक/गठन तिथि  
Date of Incorporation / Formation  
05/06/2018

9/17

For SAY VANDANA ASSOCIATES

PARTNER

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PITA KUMAR  
 HIGHWAY PRAGAD  
 2012/1997  
 Permanent Account Number  
**CTDPK0749L**  
  
  
 भारत सरकार  
 GOVT. OF INDIA  
  


In case this card is lost / found, kindly inform / return to:  
 Income Tax PAN Service Unit, UY1131  
 Plot No. 3, Sector 13, CHQ Kalyan,  
 Near Khandwa - 440 016.  
 (आयकर वि. वि. / ए. ए. या प्रमाण पत्राचा नोंदणीकृत / मिळाले /  
 आणणे / वापस देणे, UY1131  
 प्लॉट नं. 3, सेक्टर 13, कॅम्प कल्याण,  
 नजदीक खंडवा - 440 016)

दि. 3/1

For SAI VANDANA ASSOCIATES  
*Kishore*  
 PARTNER