Serial No. 14876 Deed No. 14229

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

This document was presented for registration on **16/11/2021** by **Bishwajeet Kumar Sinha**
A stamp duty of Rs. **942500**/- and other fees of Rs. **26050**/- 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. **14229** in Book No. **1**, Volume No. **360** on pages from **64** to **81** and has been preserved in total **18** pages in C.D. No. **53** / Year **2021**

16/11/2021
Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, **Patna**

Date: 16/11/2021 Token No: 14918 /2021

E-14918

दस्तावेज की जाँच किया एवं दस्तावेज में अंकित वर्णित विवरणों का अवलोकन सही पाया।
16/11/2021
(लोकेश कुमार महाराज)

SCANNED BY

(Development Agreement)

This development agreement executed and entered into on this **05th** day of **November, 2021 (two thousand twenty one) of the Christian Era.**

MAA TARA INFRA
Amit Bhawagath
05/11/2021
Partner

BETWEEN

Sri Bishwajeet Kumar Sinha, son of Late Shivdhari Sinha, aged about 49 years, by faith- Hindu, Caste- Kurmi, 'by Nationality Indian, resident of Village-Kothwan, P.S.- Khagaul, Distt.- Patna, PIN- 801506, in the state of Bihar, having PAN No.- ASSPS5957L, **Mob. No.-9471002727,** hereinafter collectively called and/or referred to as the **"LAND OWNER"**(which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir,

B. K. Sinha 5/11/2021

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Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

AND

MAA TARA INFRA, a Partnership Firm, which is registered under Indian Partnership Act., 1932 having its registered office at, 304, Shyam Pati Kunj, Adarsh Colony, Ramnagari, Ashiana Digha Road, Patna-800025, through its Partners **Sri Amit Prakash**, S/o Sri Girijesh Nandan Kumar, aged about 36 years, by faith- Hindu, Caste- Bhumihar, 'by Nationality Indian, residing at Flat No. 201, Shivandu Enclave, Abhyanta Nagar, Ramnagari, Patna: 800 025 having PAN No. **AUGPP7013C, Mob. No. 9931094074,** hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART.**

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the ancestral property of the land owner namely **Bishwajeet Kumar Sinha**, which was allotted in the share of the land measuring an area of 43 Decimal through a Khangi Partition and Since then the Land Owner came in actual, physical, possession over the land fully described in Schedule no.- I at the foot of this deed and mutated his name in State Sirista and paying rent to the State of Bihar through Circle Office, Danapur, Halka Patna M Corporation, vide Zamabandi No. 5179, Part Current-30 and Page No. 48938.

And whereas, the said land owner expressed his/her/their desire to develop the landed property and to construct multi-storied residential building bearing Thana No. 22 (Twenty two), Tauzi No. 5292, Khata No. 207 (Two hundred and seven) Survey Plot No. 332 (Three hundred thirty two), situated at Mohalla-Abhimanyu Nagar, MauzaJalalpur, Pargana- Phulwari, Thana-Rupaspur, in the Town and District- Patna, in the state of Bihar, measuring an area 43 Decimal (Forty three Decimals) more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

AND WHEREAS the said land owner had applied for approval of sanction plan under section 314, of the Bihar Municipal Act-2007, and Nagar Parishad Danapur Nizamat have approved the sanctioned layout map vide its plan No. 11/19-20 by Nagar Executive Office dt. 27/04/2019 And **J.E. on 04/04/2019** to

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construct a multi Storied multi-purpose building on the aforesaid land.

(A) It is further represented and declared by the Land Owner:-

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/ requisition under any of the statutes of the past or presently in force, have been received, served or passed by the PMC/NPDN/Competent Authority, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multi-storied residential cum shopping and office space on the said property and acquire built up area in the shape of, residential Units, Convenient shopping, office space with adequate parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential/commercial building on the said property of the land owners

(hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said

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property to be conveyed by the land owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

(1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/ PMC//NPDN Competent Authority.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be "**Moti Kunwar Complex**".

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(6) That the developer agreed to hand over **50% (Fifty percent)** of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities. The western part (Block-A) as per approved map will compulsorily form part of land-owner 50% share.

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

(8) That similarly, the developer will retain **50% (Fifty percent)** of the total built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area. Similarly, the eastern part (Block-B) as per approved map will compulsorily form part of developer 50% share.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/NPDN/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate

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share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

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

(11) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(12) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within three **(3 Years)** from the date of Approved RERA Certificate, with further grace period of **6 Months**.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(14) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,

(16) From the date of delivery of possession of Owner's area to the Owners or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

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(17) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(18) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

(19) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.

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

(21) After the Registration of this Development Agreement and subsequently allocations of units through share division agreements, the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

(22) That after the completion of the construction of the building project developer/promoter/landowner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,

(B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any

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injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

(C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/ NPDN/Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall he handed over to the Owner's society/association of Owners/allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. **50% (Fifty percent)** in the constructed area to the land owner and **50% (Fifty percent)** in the constructed area to the developers.

(G) The developer may form as it deems proper, a Cooperative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization

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formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to timeand they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(I) The Owners agree that if any levy is imposed by PRDA (Dissolved)/PMC/NPDN or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

(J) The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

(K) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the cosharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or

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affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(M) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall he conducted under the provisions of the arbitration& conciliation Act, 1996 as amended from time to time at Patna.

(N) That both party agreed that the Second party Builder will give Rs. 25,00,000/- (Rupees twenty five lakh) only as refundable/adjustable amount to the land owner as security deposit and will be refunded/adjusted only after successful completion of construction work and hand-over of land-owner share in timely manner.

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

(P) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.

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DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring **43 Decimal** (Forty three Decimals) more or less subject to actual measurement situated at Mohalla- Abhimanyu Nagar, Mauza- Jalalpur, Pargana- Phulwari, Thana- Rupaspur, in the Town and District- Patna, in the state of Bihar, bearing Thana No. 22 (Twenty two), Tauzi No. 5292, Khata No. 207 (Two hundred and seven) Survey Plot No. 332 (Three hundred thirty two), within the Municipal corporation area and under the sub-registrar, Danapur, District Registration Office, Patna, and paying rent to the State of Bihar through Circle Office, Danapur, Halka- Patna M Corporation, vide Zamabandi No. 5179, Part Current-30 and Page No. 48938 and bounded as follows:-

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सभी प्रकार के रोक से मुक्त पाया
16/11/2021
जाँच लिपिक
16/11/2021

NORTH	:-	**Moshmat Man Kunwar**
SOUTH	:-	**Moshmat Nanda Kunwar**
EAST	:-	**Moshmat Man Kunwar**
WEST	:-	**Main Road**

Note :- Govt. value is mentioned at **Code No. 126 & Zone- 3** of M.V.R. 2016-17 Which market value of above land and boundarywall is ₹ 4,45,75,000/- (Rupees Four Crore Forty Five Lakh Seventy five thousand) only in which Rs. 4,40,75,000/- (Rupees Four Crore Forty lakh Seventy five thousand only) of land value and Rs. 5,00,000/- (Five Lakh only) of Boundary wall value.

SCHEDULE- II
FEATURES AND SPECIFICATION OF UNITS

a. Foundation : RCC pile foundation as per design

b. RCC Framed structure : Should be designed with mix designed with consideration of Earth quake forces.

c. Doors

(i) Door Chaukhats will be of 4"x2.5" in ofwell seasoned sal wood after natively of well seasoned hard wood after getting approval from the Owner.

(ii) Shutter 30 mm thick flush shutter ofapproved ISI brand, waterproof and termite proof plywood with two coats of latest colour of synthetic Enamel paint.

d. Windows :

Palla of windows Ghamhar of medium weight with steel grills of approved design (To be of approved by the Owner). All steel frames and grills to be painted with synthetic Enamel paint of reputed companies as mentioned above, over one coat of steel primer of reputed company.

e. Kitchen

(i) Working platform of 19mm thick Granite2' wide.

(ii) Glazed Tiles 18" high above workingplatform.

(iii) Stainless Steel Sink.

f. Toilets

(i) Glazed Tiles upto 6' height form thebottom of the floo

(ii) Sanitary ware- Water Closet- Indian Type white closet of white glazed vitreous sanitary ware in common bathroom of the water closet will be of European type of Vitreous white glazed sanitary ware in the attached bathroom.

h. Plaster

(1/2)" Cement plaster in CM 1:6 on all RCC surface.

(1/2)" cement plaster in CM 1:4 in outer surface of brick works.

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Partner

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Advocate

(1/2)" cement plaster in CM 1:6 in inner surface of wall.

i. Electricity: Internal wiring with copper wire connected in P.V.C pipe and or standard ISI pipe accessories.
Adequate light point, Power plugs including fan points and one TV and Air Conditioner points to be provide.

j. Finish All internal walls and ceilings should be finished with one coat of white cement or POP and external walls painting with weather coat.

k. Floor : Tiles/marble will be used on all floor.

l. Lift. : One lift will be provide in each block as per approved map.

m. Generator : Sufficient capacity one Generator will be provided in each block or jointly high capacity silent DG will be installed.

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :-

1 Nitish Kashyap
S/o : Sachidanand
H.No-176, Hanuman Nagar
Kankarbagh Patna -20
5/11/21

B.K. Singh
5/11/2021
Signature of the Land Owner

MAA TARA INFRA
Amit Prakash
05/11/2021
Partner

Signature of the Developer

2 Roushan Kumar
Shri Shailesh Singh
Vill - Asphra
P.O + P.S - Dakram
Patna 800104
5/11/21

Attested/Identified by me

5/11/2021

MAA TARA INFRA
Amit Prakash
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. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs.	942500/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	968550/-

Registration Fee

FEE PAID

A1	25	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	25050

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26050

LLR + Proc Fee		Service Charge
LLR	0	1000
Proc.Fee	0	
Total	0	

Date: 16/11/2021

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 05th November 2021 by Bishwajeet Kumar Sinha Late. Shivdhair Sinha by profession Others. Status - Executant

B. K. Sinha
16/11/21

Signature/L.T.I. of Presentant **Date:16/11/2021**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nitish Kashyap' age '35' Sex 'M', 'Sachchindra ', resident of 'M.I.G. Colony, Hanuman Nagar, Kankarbagh, Dist Patna.-800020'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 16/11/2021

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 360 on pages on 64 -81, for the year 2021 and stored in CD volume No. CD-53 year 2021 .The document no. is printed on the Front Page of the document.

Date : 16/11/2021

Registering Officer
Patna

Token No. : 14918 Year : 2021 S.No. : 14876 SCORE Ver.4.1 Deed No . :d No . : 14229

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Partner

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR25007010508626T
Certificate Issued Date	:	20-Oct-2021 04:43 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01339478322666622T
Purchased by	:	MAA TARA INFRA
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	MAA TARA INFRA
Stamp Duty Paid By	:	MAA TARA INFRA
Stamp Duty Paid (Rs.)	:	2,00,000(Two Lakh only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	2,00,000 (Two Lakh only)

Stock Holding Corporation of India Limited PATNA

MAA TARA INFRA
Amit Prakash
05/11/2021
Partner

E-1491/18

B. N. Singh
5/11/2021

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Amit Prakash
Partner

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e-Stamp

Certificate No.	:	IN-BR25726677796449T
Certificate Issued Date	:	16-Nov-2021 01:24 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01351774050866620T
Purchased by	:	MAA TARA INFRA
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	MAA TARA INFRA
Stamp Duty Paid By	:	MAA TARA INFRA
Stamp Duty Paid (Rs.)	:	1,42,500(One Lakh Forty Two Thousand Five Hundred only)
Reg. fee (Rs.)	:	25,050 (Twenty Five Thousand And Fifty only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	1,68,550 (One Lakh Sixty Eight Thousand Five Hundred And Fifty only)

MAA TARA INFRA
Amit Bharagh
16/11/2021
Partner

B. N. Singh
16/11/2021

Do not write or type below this line

KC 0002933224

MAA TARA INFRA
Amit Bharagh
Partner

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR25725359452853T
Certificate Issued Date	:	16-Nov-2021 01:17 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01351785708792O3T
Purchased by	:	MAA TARA INFRA
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	MAA TARA INFRA
Stamp Duty Paid By	:	MAA TARA INFRA
Stamp Duty Paid (Rs.)	:	3,00,000(Three Lakh only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	3,00,000 (Three Lakh only)

MAA TARA INFRA
Amit Prakash
16/11/2021
Partner

Do not write or type below this line

KC 0002933221

MAA TARA INFRA

Amit Prakash

Partner

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR25006013244663T
Certificate Issued Date	:	20-Oct-2021 04:23 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL0133947725157837T
Purchased by	:	MAA TARA INFRA
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	MAA TARA INFRA
Stamp Duty Paid By	:	MAA TARA INFRA
Stamp Duty Paid (Rs.)	:	3,00,000(Three Lakh only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	3,00,000 (Three Lakh only)

Stock Holding Corporation of India Limited ★ PATNA

E.14918

MAA TARA INFRA
Amit Prakash
05/11/2021
Partner

B.K. Singh
5/11/2021

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KC 0002985807

VOID VOID VOID

MAA TARA INFRA
Amit Prakash
Partner

T.No-14918 S.No-14875 D.No-14229



Amit Prakash
05/11/2021

MAA TARA INFRA
Amit Prakash
Partner

भारत सरकार
GOVERNMENT OF INDIA



नीतिश कश्यप
Nitish Kashyap
जन्म तिथि/ DOB: 17/07/1983
पुरुष / MALE

2010 8369 7514

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: सच्चिदानन्द,
एम.आई.जी 176 हाउसिंग
कॉलोनी, हनुमान नगर,
कंकड़बाग पटना 20,
सम्पतचक, पटना,
बिहार - 800020

Address:
S/O: Sachchidanand, M.I.G 176
Housing Colony, Hanuman Nagar,
Kankarbagh Patna 20, Sampatchak,
Patna,
Bihar - 800020

2010 8369 7514

Aadhaar-Aam Admi ka Adhikar

Nitish Kashyap
5/11/21

MAA TARA INFRA
Amit Bharadwaj
Partner

भारत सरकार

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1001/25002/09803

To,
विश्वजीत कुमार सिन्हा
Bishwajeet Kumar Sinha
S/O Sheo Dhari Sinha
Kothawan
Khagaul Patna
Bihar 801105

12/01/2012

Ref: 659 / 16C / 353108 / 353139 / P

UE190059061IN

आपका आधार क्रमांक / Your Aadhaar No. :

3142 7557 5958

आधार – आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA



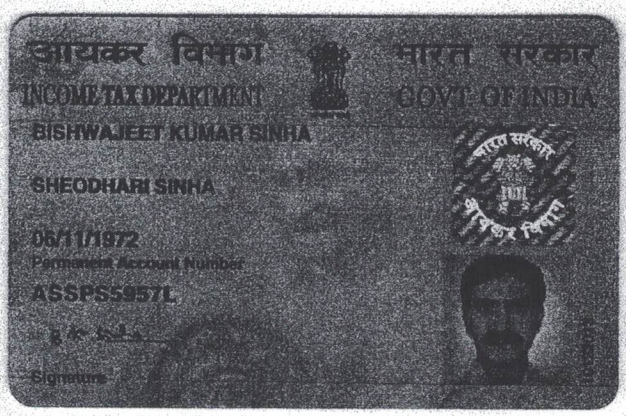
विश्वजीत कुमार सिन्हा
Bishwajeet Kumar Sinha
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male

3142 7557 5958

आधार – आम आदमी का अधिकार

B. K. Sinha
16/11/2021

MAA TARA INFRA
Amit Bharadwaj
Partner



B. K. Sinha
16/11/21

MAA TARA INFRA
Amit Prakash
Partner