

Serial No. 14573

Deed No. 14085



**Govt. of Bihar
District Registry Office, Patna**

Summary of Endorsement

This document was presented for registration on 27/04/2013 by Veena Sinha. A stamp duty of Rs. 624700/- and other fees of Rs. 1304/- 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. 14085 in Book No. 1, Volume No. 307 on pages from 134 to 171 and has been preserved in total 38 pages in C.D. No. 48 / Year 2013

Date: 27/04/2013

Token No: 14760 / 2013

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

SCANNED

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made and executed on this the 26th day of April, 2013 at Patna.

BETWEEN

1. **Mrs. Veena Sinha alias Veena Roy** W/o Mr. Prabhu Nath Roy, residing at P - 59, Ashiana Nagar, Phase - I P.S. Rajiv Nagar, Patna 800 025
2. **Mrs. Meera Singh**, W/o Mr. Lalit Kishor, residing at Sri Ram Bhawan, East Boring Canal Road, Patna 800 001, hereinafter collectively referred to as the "**OWNERS**" (which expression shall unless repugnant to the context means and includes their respective legal heirs, legal representatives, successors-in-interest and permitted assignees) of the **ONE**



For Ashiana Estates Pvt. Ltd.

Director 26.4.13

- Veena Singh 26.4.13

Meera Singh 26.4.13

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AND

ASHIANA ESTATES PVT. LTD., a Company incorporated and registered under the Companies Act, 1956, having its registered office at 403, Ashiana Tower Exhibition Road Patna - 800 001. Through its Director **Mr. INDRA JEET SINGH** S/o Late Madan Jeet Singh, Resident of Kona Kutir, Fraser Road, P.S. Kotwali, Town & District Patna, hereinafter referred to as the "**DEVELOPER**" (which expression shall, unless repugnant to the context, mean and include its successors-in-office, administrators and permitted assigns) of the **OTHER PART**.

(The **OWNERS** and **DEVELOPER** are individually referred to as the "**Party**" and collectively referred to as the "**Parties**")

WHEREAS:

The **OWNERS** are the absolute owners and are in possession of property bearing Municipal Survey Plot no. 547 Khasara No. 28 Tauzi no. 229 old / 15876 New Circle no. 247 Thana no. 07, Thana Srikrishna Puri, Survey Thana Phulwari, situated at Boring Road, District Patna admeasuring Area about 5.95 katha equivalents to 8089 sq.ft. (More fully described in Schedule hereto and hereinafter referred to as the "**Schedule Property**") Total area 5.95 katha equivalent to 8089 sq ft out of which 4014.95 sq.ft was purchased by Mrs. Veena Sinha alias Veena Rai vide Sale Deed no. 12666, Volume no. 23/1969 Book no 01, Page no. 375 to 384 dt. 14.01.1969 registered at Office of the Sub Registrar, Patna and balance area 4083 sq. ft was purchase by Mrs. Kamla Devi W/O Mr Triveni Pd Singh vide Sale deed no. 12665 volume no. 23/1969, Book no. 01, Page no. 488 to 493 dt 14.01.1969 registered at office of the Sub- registrar, Patna and after the death of her mother and father the said property was divided equally between both sisters as there were no other legal heirs and both sisters mutated the said property in their name in govt. record vide mutation case no. 732/3/09-10 and are paying Land Rent regularly.

B. The **OWNERS** are fully seized and possessed of the Schedule Property with the absolute power and authority to sell or otherwise dispose of the Schedule Property in favour of any person of their choice.

For Ashiana Estates Pvt. Ltd.

Indra Jeet Singh
Director 26.1.13

Veena Singh 26.1.13
Meerasingh 26.1.13

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C. The **OWNERS** are desirous of developing the Schedule Property, by construction of a commercial cum residential complex thereon.

D. The **DEVELOPER**, who is in the business of real estate development, has evinced interest in development of commercial cum residential complex on the Schedule Property more fully described in Annexure – 1 (the "**Project**").

E. The **OWNERS** being acceptable to the proposal of the **DEVELOPER** hereby represent and warrant to the **DEVELOPER**;

(i) That the **OWNERS** are absolute owners and have clear, marketable, subsisting title and vacant physical possession of their respective holding in the Schedule Property. None other than the **OWNERS** have any right, title and interest or share therein.

(ii) The **OWNERS** have represented to the **DEVELOPER** that there are no litigations or disputes pending or threatened in respect of the Schedule Property nor have they entered into any agreement/s for sale or alienation in any manner whatsoever or any other arrangement/s for development or otherwise of the Schedule Property with any other person/s, nor have they issued any power/s of attorney or any other authority, oral or otherwise empowering any other person/s to deal with the Schedule Property in any manner, howsoever;

(iii) That the Schedule Property is not subject to any attachment by the process of the courts or is in the possession or custody of any Receiver, Judicial or Revenue Court or any officer thereof;

(iv) That there are no claims, mortgages, charges, lien or encumbrances on the Schedule Property; and

(v) The **OWNERS** have the full power and legal authority to execute, deliver and perform the terms and conditions of this Agreement;

F. The **DEVELOPER** has agreed to develop the Project on the Schedule Property at its cost and expenses as per the plan formulated by it and approved by the **OWNERS** and deliver to the **OWNERS** or their nominees, 50% of the total salable area and the rest 50% of the salable area belong to the Developer.

For Ashiana Estates Pvt. Ltd.

Anshu Jeet Singh
Director 26.4.13

Meera Singh
26.4.13

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G The **OWNERS** and the **DEVELOPER** have agreed to reduce into writing the terms and conditions of this agreement.

NOW THEREFORE, THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

The **OWNERS** and the **DEVELOPER** hereto agree that the Schedule Property shall be developed and, *inter-alias*, shared between them in the manner and in accordance with the terms and conditions recorded hereinafter:

1. DEVELOPMENT AND COST:

a) That in pursuance of the foregoing, the **OWNERS** hereby authorize and empower the **DEVELOPER** to develop on the Schedule Property, the Project at the cost and expense of the **DEVELOPER** and as per the specifications given in *Annexure - 2* hereto as well as the architectural designs, pattern & style of construction together with amenities and facilities finalized in consultation with the **OWNERS** as per Clause 1(b) hereunder and of first class quality conforming to other projects of the **DEVELOPER**. The **DEVELOPER** agrees and undertakes that it will use standard quality of materials for the purpose of construction of the project and abide by standard specifications.

b) The **DEVELOPER** shall alone undertake the construction work and put up the Project thereon either by itself or through competent contractors and sub-divide the work or appoint sub-contractors as it may deem fit and proper. The **DEVELOPER** alone shall also be entitled to call for tender or adopt any other method for the purposes of selection of contractors or agents, employees etc., required for construction or other purposes covered by this Agreement.

c) The entire expense with regard to the development and construction of the Project shall be borne and paid for by the **DEVELOPER**. The **DEVELOPER** will be entitled to engage architects, engineers, contractors and others as it deems fit to execute the construction work. Further, in case of any disputes between the **DEVELOPER** and its contractors, architects, engineers and other workmen, suppliers of materials, the **DEVELOPER** shall settle the same.

For Ashiana Estates Pvt. Ltd.

Indra Jit Singh
Director 26.4.13

Neena Singh 26.4.13
Meerasingh 26.4.13

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d) The **DEVELOPER** at their cost shall draw the building plans/drawings/designs etc., as per the building byelaws, rules and regulations for construction of the Project. The **DEVELOPER** is empowered to modify, add and/or delete the contents in the sanctioned plan with prior consent of the **OWNERS**.

e) The **DEVELOPER** shall make available to the **OWNERS** one complete set of sanctioned plans, working drawings and other connected documents and drawings along with the complete specifications.

f) The **DEVELOPER** shall be responsible to obtain all necessary clearances from the statutory authorities at its cost and to meet the cost of preparation of the plans and getting them sanctioned for construction of the Project on the Schedule Property.

g) The **DEVELOPER** shall also be responsible for payment of all amount, levies, penalties, charges, fees etc. that may be levied by the statutory / competent authority for regularization of construction / development made on the Schedule Property in violation of the approved / sanctioned building plan. The **OWNERS** shall not be responsible for any such payment.

h) The **DEVELOPER** is entitled to make such modifications, additions, deletions etc., in the sanctioned plan either as directed/required by the authorities concerned or due to technical or other exigencies. However, the **DEVELOPER** shall keep the **OWNERS** notified of any such change that may be so required.

2. SHARING OF SALEABLE BUILT UP AREA:

a) The **OWNERS** hereby permit the **DEVELOPER** to enter upon the Schedule Property and construct the Project thereon as per the plan prepared by the **DEVELOPER** and duly sanctioned by all the sanctioning and competent authority. The **DEVELOPER** shall construct the Project on the Schedule Property at its own cost and expense, utilizing (subject to necessary approvals by the authorities) the permissible floor area ratio and allot and deliver a portion of the total saleable constructed super built area along with a portion of the terrace rights, private garden area and covered car parking space to the **OWNERS** or their nominees as per the sharing ratio

For Ashiana Estates Pvt. Ltd.

Indra Jit Singh
Director 06.04.13

Veena Singh 26.4.13
Meera Singh 06.4.13

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set out in Clause 2 (b) infra. It is further agreed by the parties that the **OWNERS** shall simultaneously convey and deliver such portion of the undivided interest in the Schedule Property in favour of the **DEVELOPER** or its nominee/s in accordance with Clause 2 (b) infra.

b) The **OWNERS** and the **DEVELOPER** shall be collectively entitled to the following shares in the total saleable built-up area, available car parking spaces, common areas, amenities and facilities, to be constructed /developed on the Schedule Property by the **DEVELOPER**, as per the sharing ratio set out herein below:

The Owners Share - The total saleable constructed super built area with terrace rights, private garden area, covered car parking space and proportionate undivided share in the Schedule Property corresponding to super built area of the Project falling to the share of the **OWNERS** as per the sharing ratio set out in *Annexure - 3* (hereafter referred to as the "**Owners Share**").

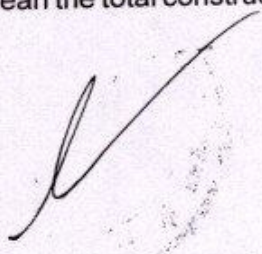
The Developers Share - The balance of the total saleable constructed super built area along with car parking spaces, terrace rights and private garden areas with proportionate undivided share in the Schedule Property corresponding to the super built area of the Project falling to the share of the **DEVELOPER** as per the sharing ratio set out in *Annexure - 3* (hereafter referred to as the "**Developers Share**").

i) Upon the building plan being sanctioned, the Parties shall identify in writing the areas that shall fall to the share of each of them on the sketch map / approved building plan. The said sketch map / building plan evidencing such identification of area of the Owners Share and Developers Share shall form an integral part of the Agreement and shall be annexed thereto as *Annexure - 5*. Pursuant to such identification, each Party shall be entitled to deal with their respective shares as their own absolute property and shall be entitled to all income, gains, capital appreciation and benefits of all kinds accruing or arising from or in relation thereto. The word "super built-up area" mentioned herein shall mean the total constructed area including balconies, sit outs,

For Ashiana Estates Pvt. Ltd.

Indira Jait Singh,
Director 26.4.13

Veena Singh 26.4.13
Meera Singh 26.4.13



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staircases, lift rooms, electrical meter room, pump room, generator rooms, security room, if any, common areas and circulation areas excluding car parking area.

c) If while finally identifying and allotting the saleable super built up area in accordance with Clause 2 (b) above, the saleable built up areas, car parking areas etc. is in excess of the share to which a party would otherwise be entitled to, such Party shall pay to the Party whose share/s are less than that which such Party would otherwise be entitled to, the price of such portion of the saleable super built up area or of the car parking space etc. in accordance with Clause 2 (d) below.

d) If the saleable super built up area and car parking spaces, falling to the share of the **OWNERS** identified in terms specified herein above, falls short of its entitlement of the total, the concerned owner shall be entitled to be paid by the **DEVELOPER** for such fractional shortfall as per the prevalent market price. Correspondingly, if the saleable built up area and car parking spaces falling to the share of the concerned owner identified in terms specified herein above, exceeds its entitlement of the total, the concerned owner shall pay to the **DEVELOPER** for such fractional excess area as per the prevalent market price. The consequential payment for excess/shortfall as the case may be, shall be completed on or before the date of delivery of the saleable super built up area falling to the share of the concerned owner. Failure to make the consequential payment for excess / shortfall by the date of delivery of the saleable super built up area shall entitle the other Party to such saleable super built up falling to share of the concerned owner.

3. EXPLOITATION OF MAXIMUM FLOOR AREA RATIO (F.A.R)

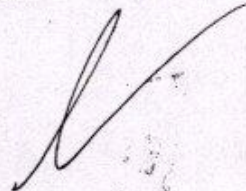
The parties further agree that the **DEVELOPER** shall exploit the maximum F.A.R permitted by the applicable rules and to the extent required for the Project as per its best judgment and secure the licenses and get the plans sanctioned from the authority/authorities for the mutual benefit of the parties. If at any time, any F.A.R over and above the present one becomes available and is sanctioned either before the commencement of construction or during the course of

For Ashiana Estates Pvt. Ltd.

Director

Indrajit Singh
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construction or thereafter at any time prior to completion of the construction, then the **DEVELOPER** may, as per its best judgment and in consultation with the **OWNERS**, decide to put up such additional construction. In such event, the **OWNERS** and **DEVELOPER** will be entitled to the saleable built up area in such additional construction in the same ratio as set out in *Annexure - 3* and without the **OWNERS** paying or incurring any cost therefore. After completion of construction in terms of this Agreement and issue of occupancy certificate by the relevant authority, if any additional construction is allowed, the same shall be shared between all the co-owners of land and building in the proportion of their respective undivided share of land in the Schedule Property on such terms and conditions as may be mutually agreed upon, and such construction shall be carried out by the **DEVELOPER**, on such terms and conditions as may be agreed between the **DEVELOPER** and other co-owners.

4. PAYMENT:

a) The **DEVELOPER** shall pay to the **OWNERS** a sum of Rs. 25.00 lac (Rupees Twenty Five lac) only in the manner set out in *Annexure - 4* towards loss of rental revenue from the Schedule Property during the period of construction / development of the Project.

5. PERMISSION TO ENTER:

a) The **OWNERS** hereby grant a license to the **DEVELOPER**, to enter upon the Schedule Property, free of all encumbrances and obstructions, solely for the purposes as contemplated in this Agreement.

b) It is agreed that the license contemplated in the foregoing Clauses and elsewhere in this Agreement, though creates an undivided interest in favour of the **DEVELOPER** on the Schedule Property, is not intended to and shall not amount to delivery of possession in part performance of the contract, under the provisions of the Transfer of Property Act, 1882. The **DEVELOPER** will however, be entitled to possess its share of the undivided interest in the Schedule Property immediately upon handing over of the Owners Share of the saleable built-up area complete in all respects and with necessary occupancy certificate issued by the concerned authority.

For Ashiana Estates Pvt. Ltd.

Indira Jit Singh
Director 26.4.13

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- *Meera Singh*
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[Signature]

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c) The **DEVELOPER** shall from the date of grant of license to enter upon the Schedule Property as contemplated in this Clause, be deemed to have an irrevocable licence to implement the Project on the Schedule Property and the Developer's right to carry out the construction and development works shall be continuous and irrevocable provided that the **DEVELOPER** duly observes and performs all its obligations as herein contained and the **OWNERS** shall not in any manner whatsoever obstruct the implementation of the Project except as hereinafter provided.

6. OBLIGATIONS OF THE OWNERS:

a) The **OWNERS** shall perform the following obligations:

i) Not to create any encumbrance or charge on the Schedule Property.

ii) To allow the **DEVELOPER** to construct on the Schedule Property without any let or hindrance by the **OWNERS** or any third party claiming through them.

iii) To convey and transfer to the **DEVELOPER** and / or its nominee/s, the Developers Share in the Schedule Property, simultaneous with the **DEVELOPER** delivering to the **OWNERS** and / or their nominee/s, if any, the Owner Share of the saleable built up area in and subject to payment if any, under the terms of this Agreement.

iv) Not to convey the Schedule Property or any portion thereof by way of sale to any third party till the completion of and delivery of the Owners Share of the saleable built up area to the concerned Owner. However it is made clear that the Developer shall have the right to book their portion of salable area and obtain finance.

v) To make out a good marketable right, title and interest to the Schedule Property and to rectify defects, if any, in its title to the Schedule Property at its cost;

vi) To extend all cooperation and assistance to obtain sanction of lay out and plan from the concerned authorities for the development and construction of the Project, at the cost of the **DEVELOPER**;

vii) Simultaneous with the execution and registration of this Agreement, the **OWNERS** shall handover all the title documents to the **DEVELOPER** and the **DEVELOPER** undertakes to hold the documents of title as trustee capacity

For Ashiana Estates Pvt. Ltd.

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in their custody for and on behalf of the **OWNERS** as well as the other co-owners of the building or the owners of the units in the Project, and also permit the co-owners of the building in the Project to inspect and take copies of the said documents of title and to produce the said documents before any statutory or government or other authority or person as and when required. The **DEVELOPER** is solely responsible to recover the documents deposited with any Financial Institution or a banker.

viii) In case of the **DEVELOPER** divesting its title to the entire of its share in the Project, it hereby agrees and undertakes to hand over the documents of title to the **OWNERS** and / or to an association by whatever name called comprising of owners of various units in the Project as the case may be, and the Owners/such association shall permit the co-owners of the building or the owners of the units in the Project to inspect and take copies of the said documents of title and to produce the same before any statutory or government or other authority or person as and when required.

7. OBLIGATIONS OF THE DEVELOPER:

a) The **DEVELOPER** shall, at its own cost and expenses, perform the following acts in connection with the development of the Schedule Property;

i) To prepare and finalize the lay outs and plans and applications required for the construction of the Project on the Schedule Property;

ii) To take all necessary steps to prepare the required plans/ drawings/ designs/ applications for construction of the Project on the Schedule Property, as per all applicable building bye-laws, rules and regulations and submit the same to the concerned local municipal authorities and various government departments and authorities from whom licenses, sanctions, consents, permissions and no-objections and such other orders as may be required for the construction and occupation of the Project;

iii) To construct, at its own cost and expenses, Project in the Schedule Property after obtaining necessary approvals, sanctions, license etc., in accordance with the sanctioned building plan with, such alterations, additions, modifications

For Ashiana Estates Pvt. Ltd.

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as may, from time to time become necessary. In the event such modifications become necessary, the **DEVELOPER** shall consult the **OWNERS**.

iv) Exercise discretion in all matters relating to the conceptualization, manner, method and design of construction of the Project subject to the terms of this Agreement and deliver one set of complete sanctioned plan of the scheme to the **OWNERS**, fifteen days after the same is obtained.

b) The **DEVELOPER**, if requested, by the **OWNERS** shall provide requisite assistance in identifying purchasers for the Owners Share in the Project. The **DEVELOPER** shall not be entitled for any charge / payment for providing such assistance to the **OWNERS**.

8. RIGHTS OF DEVELOPMENT:

a) The **OWNERS** and the **DEVELOPER** shall be entitled to all rents, deposits, profits, gains, capital appreciation and benefits as well as all costs, charges, levies, cesses, taxes, etc., of all kinds and description accruing, arising or flowing from or in relation to the sale, lease, licence etc., of their respective share of the constructed areas as mentioned herein above.

d) However, the entire constructed area shall, during the course of construction, be held by the **DEVELOPER**. The constructed area falling to the share of the **OWNERS** shall be delivered by the **DEVELOPER** to the **OWNERS**, after completion of the building and upon obtaining of the occupancy / completion certificate in respect of the Project by the **DEVELOPER**. The **OWNERS** shall take possession of their share of the constructed area within 15 days of the **DEVELOPER** giving written notice intimating that the said constructed area/s are ready for occupation. The **DEVELOPER** shall simultaneously, be entitled to take conveyance of the undivided right, title and interest comprised in the land in the Schedule Property, either in favor of the **DEVELOPER** or its nominee(s) / alienee(s).

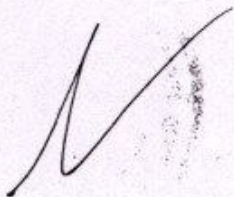
9. COMMENCEMENT OF DEVELOPMENTAL WORK:

a) The **DEVELOPER** shall commence the developmental work on the Schedule Property within one

For Ashiana Estates Pvt. Ltd.

Indu Jain Singh
Director 26.04.13

Veena Singh 26.04.13
Meera Singh 26.04.13



months from the date of receiving the sanctioned plan from the concerned authority and/or handing over of physical vacant possession of the Schedule Property by the **OWNER** to the **DEVELOPER**, whichever is later. The **DEVELOPER** shall have the sole discretion in selection of construction materials, method of construction, equipment to be used for construction and other related techniques of construction etc., and that the **OWNERS** shall not interfere with the same. The quality of materials used shall conform to ISI codes or equivalent thereto.

b) The **OWNERS** shall extend full co-operation to the **DEVELOPER** to complete the development and completion of the Project undertaken by them. The **OWNERS** shall not create any impediments or obstruction in the way of the **DEVELOPER** in developing or constructing the Project

c) The **DEVELOPER** may, at its discretion, agree to execute additional items of work as required by the **OWNERS** on a separate and mutually agreed terms/and/or rates or that the **OWNERS** shall be at liberty to get any additional items of work done by their own agency only after possession is handed over to them by the **DEVELOPER**. The time taken for undertaking such additional work shall be added to the time stipulated for completion of construction of the "Owner Share" stipulated in the scheme.

10. OBSTRUCTION FREE DEVELOPMENT

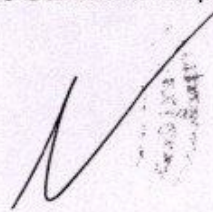
The **DEVELOPER** shall from the date of grant of license to enter upon the Schedule Property as contemplated in **Clause 5 (a)**, be deemed to have an irrevocable licence to implement the Project on the Schedule Property and the **Developer's** right to carry out the construction and development works shall be continuous and irrevocable provided that the **DEVELOPER**

duly observes and performs all its obligations as herein contained and the **OWNERS** shall not in any manner whatsoever obstruct the implementation of the Project except as hereinafter provided. However, the **OWNERS** shall be entitled to inspect the Schedule Property. Such inspection could be made by the **OWNERS** on any day, during the normal working hours. The **OWNERS** shall also be entitled to verify the development work being undertaken by the **DEVELOPER** on the Schedule Property so as to ensure that the same is in

For Ashiana Estates Pvt. Ltd.

Indrajit Singh
Director 26.11.13

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Meera Singh 26.11.13



accordance with the sanctioned / approved building plan and specification agreed upon between the Parties under this Agreement. The **OWNERS** shall point out to the **DEVELOPER** any deviation and/or violation of the sanctioned / approved building plan and/or specification prescribed hereunder. Further, construction work on the Schedule Property shall be undertaken by the **DEVELOPER** only upon satisfactory rectification of the deviation / variation of the sanctioned / building plan and/or specifications, as pointed out by the **OWNERS**.

11. EMPOWERMENT AND POWER OF ATTORNEY

a) The **OWNERS**, hereby appoint, constitute and nominate the **DEVELOPER**, having its registered office at 403, Ashiana Towers, Exhibition Road, Patna either in its own name or represented by its director Mr. Indra Jeet Singh, as their lawful attorneys to carry out, execute and perform the following acts, deeds and things and to exercise the under noted powers in respect of the Schedule Property:

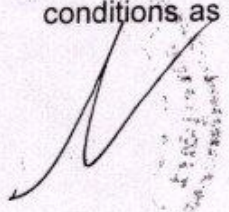
i) To approach the concerned local City Municipal Council or such other competent authorities, including the Fire Force Department, Power Transmission Corporation, Electricity Supply Company Limited, Water Supply Board, Telecom, Airport and Telecommunication Authorities, Urban Arts Commission, Pollution Control Board, Environmental Authorities, Lift Inspectorate, Electrical Inspectorate etc., and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants as desired by the Developer, and to do all other acts as may be necessary for putting up any construction/s including multistoried buildings and for effective development and completion of the buildings on the Schedule Property in such manner as the Developer may deem fit and proper.

ii) To raise loans or otherwise borrow funds for construction the Project on the security of the Developers Share from banks, financial institutions and / or other persons by creating equitable mortgage by deposit of title deeds or other mortgages / charges on security of the Developer's Share, and sign and execute requisite mortgage deeds and other documents required therefore on such terms and conditions as the **DEVELOPER** deems fit, and to get the

For Ashiana Estates Pvt. Ltd.

Indra Jeet Singh.
Director 26.4.13

Veena Singh 26.4.13
Meera Singh 26.4.13



same registered, if necessary in the manner prescribed under law and therefore, be present through authorized personnel for the said purpose, but without involving us in any liability in respect of the said borrowing, mortgages or other commitments;

iii) To appear for and represent us before the Patna Regional Development Authority, Patna Municipal Corporation, state/private power distribution/supply company/ies, Patna Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Force Authorities, Environmental Authorities, Pollution Control Board/s, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other government offices, semi government offices, private offices, statutory offices, bodies, firms, corporate, authorities and other entities in connection with the Project including (but not limited) to apply for any plans, licenses, approvals, sanctions, orders etc. (including modifications thereof, if any), from time to time, for or in connection with construction of buildings including multistoried buildings in the Schedule Property, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums therefore;

iv) To apply to state/private power distribution/supply company/ies, Patna Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, and to such other entities / authorities and to all other offices for securing necessary connection of power, putting up a sub-station, water, sewerage etc., and to sign all such applications, affidavits, undertakings, declarations, agreements, indemnities, etc., as may be required in this regard, and pay necessary charges, levies and sums therefore;

v) To appear for and represent us before revenue authorities, town planning authorities, and urban development authorities (including but not limited to the Patna Regional

For Ashiana Estates Pvt. Ltd.

Indira Jais Singh
Director 26.4.13

Veera Singh 26.4.13
Meera Singh 26.4.13

Development Authority), in connection with any of the matters connected with the Schedule Property;

vi) To appoint, from time to time, professionals and to grant them necessary authority to appear and represent us before any or all authority/ies set out in sub-clauses v to vii hereinabove, including any other authority/ies of State and Central Governments, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the Developer;

vii) To appoint, from time to time, contractors, civil engineers, architects, consultants and such other technical and other personnel and consultants and workers as may be required for the development of the Schedule Property,

viii) To pay development charges, layout charges, betterment charges, property tax, library tax etc. as may be applicable, on our behalf in respect of the Schedule Property;

ix) To apply for and secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project to be constructed and completed on the Schedule Property from the concerned authorities;

x) To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Schedule Property;

xi) To pay necessary deposits of security or any other amounts that may be required to be deposited or paid to state/private power distribution/supply company/ies, Patna Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, Patna Regional Development Authority, Airport Authorities and and/or any office or board or authority mentioned in any of the foregoing paragraphs, and also to apply for the refund thereof and to recover the same as and when occasion arises;

xii) To warn off and prohibit any trespassers on the Schedule Property or any parts thereof and to take appropriate steps, whether by legal action or otherwise as may be authorized by the **OWNERS** specifically in this behalf from time to time.

For Ashiana Estates Pvt. Ltd.

Indra Singh
Director 26.4.19

Veena Singh 26.4.19
Meeza Singh 26.4.19

xiii) To enter into Agreements to Sell, Agreements to Lease and /or Agreements to License with the prospective purchasers / lessees / licensees of Developers Share, subject to the condition that **OWNERS** have no obligations, liabilities or responsibilities there under, other than to transfer Schedule Property forming part of Developers Share, on the terms and subject to the conditions set out in this Agreement. The **DEVELOPER** shall be entitled or authorized to execute Sale Deeds, Lease Deeds and / or License Deeds in respect of the Developers Share only upon handing over of the Owner's Share as specified in this Agreement.

xiv) To present all such Agreements to Sell, Agreements to Lease and/or Agreements to License pertaining to Developers Share for registration before the registering authority having jurisdiction, and admit execution thereof, subject to the conditions set out in this Agreement.

xv) To appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein.

xvi) That after the completion of the construction of the building project developer shall be absolute owner of their respective shares and they will be entitled to sell/transfer as per provisions of Bihar Apartment Ownership Act, 2006 U/S 5 (1) & 5 (2) and others.

And generally to do all other acts, deeds, matters and things in connection with and relating to and concerning or touching upon the alienation of the Developers Share in the manner aforesaid, without any restrictions, reservations or conditions.

And generally to do all such acts, deeds, matters and things as may be necessary as the **DEVELOPER** shall think fit and proper, notwithstanding no express power or authority in that behalf is hereinabove provided, provided however the same shall be incidental to the powers conferred hereinabove. For Effectively performing and executing all the matters and things aforesaid, the **OWNERS** hereby further grant unto the **DEVELOPER** full power and absolute authority to substitute and appoint in their place on such terms as they shall think fit,

For Ashiana Estates Pvt. Ltd.

Indrajit Singh
Director 26.4.13

Veena Singh
Meera Singh
26.4.13

one or more attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other/s in place of such attorney as the **DEVELOPER** shall, from time to time, think fit and proper.

And the **OWNERS** do hereby agree that all acts, deeds and things lawfully done by the **DEVELOPER** shall be construed as acts, deeds and things done by the **OWNERS** and the **OWNERS** undertake to ratify and confirm all and whatsoever that the **DEVELOPER** shall lawfully do or cause to be done for the **OWNERS** by virtue of the power/s herein above given.

Provided that the Power of Attorney so executed shall not be revoked so long as the **DEVELOPER** has complied with the terms and conditions of this Agreement and the Power of Attorney Holders have acted on the Power of Attorney in terms of this Agreement. The cost of such Power of Attorney including, but not limited to stamp duty and registration fee, shall be borne entirely by the **DEVELOPER**.

Provided further, that the **DEVELOPER** shall not act in exercise of the powers conferred under the Powers of Attorney in derogation of the rights of the **OWNERS** guaranteed under the terms of this Agreement.

Provided further and it is explicitly made clear and agreed to between the parties hereto that all acts deeds and things that may be done by the **DEVELOPER** in exercise of the powers conferred under the Powers of Attorney granted in terms of this Agreement shall be at the sole responsibility and risk of the **DEVELOPER** and the **OWNERS** shall not be liable for any consequences there from. **DEVELOPER** undertakes to indemnify and hold the **OWNERS** harmless from and in respect of all damages, payments, losses, expenses, liabilities, litigations and / or claims including third party claims arising out of the use of the Power of Attorney by the **DEVELOPER**.

12. BORROWINGS:

- a) The **DEVELOPER** will be entitled to obtain loans and advances from the banks or financial institutions required for of the construction of the Project by offering as security its rights under this Agreement and on the security of its

For Ashiana Estates Pvt. Ltd.

Indira Jit Singh
Director 26.4.13

Veena Singh 26.4.13
Meera Singh 26.4.13

undivided interest in the Schedule property and / or the Developers Share in the Project being constructed on the Schedule Property.

b) The **DEVELOPER** shall be entitled to deposit the original title deeds with the bank/s or financial institution as security for the financial assistance availed by the **DEVELOPER** with explicit condition that the security shall not cover the Owner Share and it shall be a precondition to the Bank at the time of availing any loan.

c) The **DEVELOPER** further assures and covenants with the **OWNERS** that all such borrowings and liabilities created for the development of the Schedule Property shall be the sole responsibility of the **DEVELOPER** and there shall absolutely be no personal liability of the **OWNERS** in regard to any such debts and in the event of default in repayment by the **DEVELOPER**, recovery shall be enforced only against the **DEVELOPER**. The Owners Share in the Project shall be un-encumbered at all point of time.

13. COMPLETION

The **DEVELOPER** shall complete the construction of **OWNERS** share of built up area within 24 months from the date of plan sanction and/or handing over of physical vacant possession of the Schedule Property by the **OWNER** to the **DEVELOPER**, whichever is later. The **DEVELOPER** shall be entitled to a grace period of 6 months to complete the construction and deliver the **OWNERS** share of constructed area to the **OWNERS**, ready and fit for occupation.

14. DELAY

a) In the event of any delay on the part of the **DEVELOPER** in handing over the **OWNERS** share of the agreed saleable built up area as stated above, the **DEVELOPER** shall be entitled to 6 months grace period to complete the construction of the **OWNERS** share of the saleable built up area and obtain the occupancy / completion certificate from the concerned statutory authorities, and deliver the **OWNERS** share of the saleable built up area to the **OWNERS**.

b) In the event the **DEVELOPER** is unable to hand over the **OWNERS** share of the saleable built up area even after the grace period of 6 months, the **DEVELOPER** shall pay a

For Ashiana Estates Pvt. Ltd.

Indrajit Singh
Director 26.4.13

Veang Singh 26.4.13
- *Meeza Singh* 26.4.13

penalty equivalent to 25 % of the rental value for the undelivered **OWNERS** share of saleable built up area for the period of delay. Such penalty would be arrived based on the prevalent rentals value of similar constructions within a radius of 1 (one) kilometer from the Schedule Property.

c) The **DEVELOPER** shall pay the aforesaid sums to the **OWNERS** as and by way of damages, which sum, the parties agree, is just and reasonable compensation for the loss suffered by the **OWNERS** on account of such delay, if any. Notwithstanding anything specified in this Agreement, as long as the **DEVELOPER** pays the **OWNERS** the monies in accordance with Clause 14 (b), the **DEVELOPER** shall not be liable to pay any further sums of money to the **OWNERS** as compensation or damages for delay in development of the Project on the Schedule Property.

15. FORCE MAJEURE

Notwithstanding anything contained under this agreement, the **DEVELOPER** shall not incur any liability for any delay in delivery of the Owners Share of the saleable built up area, if such delay is caused by reason of non-availability of Cement and/or Steel and/or by Governmental Restrictions and/or by reason of Civil Commotion, any Act of God or due to any Injunction or Prohibitory Order or due to any other circumstances not attributable to any action of the **DEVELOPER** and are beyond the reasonable control of **DEVELOPER**. In any of the aforesaid events, the **DEVELOPER** shall be entitled to a corresponding extension of time, for delivery of Owners Share of the saleable built up area without liability to the penalties as envisaged in Clause 14 above. The **DEVELOPER** shall intimate such Force Majuro circumstance to the **OWNERS** within 21 days from the date of happening of such eventuality.

16. ASSESSMENT AND PROPERTY TAX:

The **DEVELOPER** agrees to bear and pay the applicable property tax payable to the concerned local Municipal Council / any other relevant authorities, in respect of the Schedule Property from the date of obtaining building plan approval and/or handing over of physical vacant possession of the Schedule Property by the **OWNER** to the

For Ashiana Estates Pvt. Ltd.

Indu Jain Singh
Director 26.4.13

Veena Singh 26.4.13
Meera Singh 26.4.13

DEVELOPER, whichever is later and until handing over of the **OWNERS'** share of the saleable built up area to the **OWNERS** in the Project and thereafter the respective parties shall bear and pay the applicable taxes in proportion to their shares in the Schedule Property / the Project. The **DEVELOPER** shall however not be liable for any outgoings or payment of property tax in respect of the Schedule Property for the period prior to the date of obtaining building plan approval and/or handing over of physical vacant possession of the Schedule Property by the **OWNER** to the **DEVELOPER**, whichever is later.

17. PAYMENT OF SALES TAX AND SERVICE TAX:

The **DEVELOPER** shall bear and pay the Sales tax, value added tax if applicable and service tax pro-rata to its share of tax as levied by the authorities. They can recover the sales tax and the service tax from their nominee/s as per the rules. The **OWNERS** shall bear and pay the sales tax, value added tax if applicable and the service tax pro-rata to their share of tax as levied by the authorities.

18. PAYMENT OF MAINTENANCE CHARGES:

It is hereby agreed by the **OWNERS** that from the date the Owner Share is ready for occupation including obtaining of Occupancy Certificate, the **OWNERS** shall bear and pay proportionate monthly maintenance expenses for maintenance of common areas and facilities to the owners association, which shall be formed by them. If for any reason, the owners association is not formed by that time, the same shall be paid to the **DEVELOPER**, till the formation of the Association. The **OWNERS** shall on completion of the Owner Share in all respects as mentioned hereinabove and on receiving an intimation from the **DEVELOPER**, pay all outgoings and general expenses in respect of the Owner Share of the property such as insurance, Municipal expenses, taxes or cess, electrical and water tax and charges, maintenance charges, charges towards maintenance of security and all other costs and expenses connected with the maintenance of buildings and its common areas/facilities. It is mutually agreed between the parties that overall management of the Project and the amounts received towards common expenses from the Owner Share of built up areas shall

For Ashiana Estates Pvt. Ltd.

Indu Jait Singh
Director 26.4.13

Veena Subal 26.4.13
Meerasingh 26.4.13

[Signature]

(21)

absolutely vest with the **DEVELOPER** until formation of the owner association and the **DEVELOPER** shall, immediately on formation of the owner association, transfer surplus funds to the said Association. The revenue and expenses would be reviewed at the end of each financial year and the parties agree to take appropriate action in the best interest of maintaining the building and the common areas in good condition.

19. DEFECT LIABILITY PERIOD:

The **DEVELOPER** shall be responsible for any defects in the Project in the Schedule Property noticed up to a period of twelve (12) months from the date of completion of the building or obtaining occupancy / completion certificate, whichever is earlier. The warranty contained herein shall not cover defects, damage, malfunction resulting from (a) misuse (b) modifications or repairs done by the **OWNERS** or their nominee/agent, (c) failure to maintain the amenities/equipments in accordance with the **DEVELOPER** instructions if given in writing and (d) accident or neglect. Warranty for all other consumables or equipment like generators & lifts, will be provided by the respective manufacturers on their standard terms.

20. RELATIONSHIP BETWEEN THE PARTIES

Nothing in this Agreement shall be construed as establishing or creating a relationship of master and servant, partnership, principal and agent between the Parties hereto, and this Agreement is entered into strictly on a principal-to-principal basis.

21. INDEMNITY:

The Parties hereto shall keep each other fully indemnified and harmless against any loss or liability, cost or claim action or proceedings, that may arise against either party on account of any act of omission or commission on the part of either party or on account of any failure on the part of either party to discharge its liabilities/ obligations herein.

22. SPECIFIC PERFORMANCE:

Either Party shall be entitled to sue for specific performance of the terms and conditions hereof without prejudice to any other rights.

For Ashiana Estates Pvt. Ltd.

Indu Singh
Director
26.4.13

Veeng Singh
26.4.13
Meera Singh
26.4.13

23. ENTIRE UNDERSTANDING AND MODIFICATION OF AGREEMENT:

This Agreement constitute the entire agreement between the Parties pertaining to the subject matter hereof and supersede all prior or contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, direct or collateral, express or implied.

24. SERVICE OF NOTICES

All communications and notices to be given by any Party to the other in connection with rights and obligations of the Parties under or pertaining to this Agreement shall be sent by Fax, Registered Post, and addressed to the authorized person of the Party at the address first mentioned above, unless such Party specifies a different address by issuing a valid notice thereof to all of the other Parties.

25. NAME OF PROJECT:

It is agreed between the parties that the name of the Project to be constructed on the Schedule Property shall be **ASHIANA MAJESTIC**.

26. PAYMENT OF STAMP DUTY & REGISTRATION CHARGES:

- a) The **DEVELOPER** shall bear and pay the stamp duty, legal fees and other expenses for this Agreement.
- b) The stamp duty and registration charges in respect of the registration of this Agreement/Sale Deeds pertaining to the Developers Share, as contemplated above, shall be borne by the **DEVELOPER**/or its nominee/s/purchasers/transferees, as the case may be and that in respect of the Owners Share by the **OWNERS** themselves and/or its nominee/s/purchasers/transferees.
- c) Both Parties to this Agreement agree and undertake to each other to act bonafide and in a reasonable manner in the exercise of their respective rights under the terms of this Agreement.
- d) The **DEVELOPER** shall not assign its obligations under this Agreement to any third party without the prior written consent of the **OWNERS**. However, no consent would be required if the assignment is in favour of one of the **DEVELOPERS** group entities/associate companies.

For Ashiana Enterprises Pvt. Ltd.

Indra Jit Singh
Director 26.4.13

Veena Singh 26.4.13
Meera Singh 26.4.13

27. DISPUTE RESOLUTION / GOVERNING LAW:

Any disputes and / or differences whatsoever arising under or in connection with this Agreement which could not be settled by the parties through negotiations, shall be finally settled by arbitration in accordance with the Arbitration and Conciliation Act, 1996 by an arbitral panel comprising of three arbitrators, one to be appointed by the **OWNERS** collectively, one by the **DEVELOPER** and the two arbitrators so appointed shall appoint the third arbitrator, who shall be the Chairman of the arbitral panel. All proceedings shall be conducted in English. The venue of arbitration shall be Patna. The decision of the arbitrators shall be final and binding on both parties. This Agreement shall be interpreted, constructed and governed by the Laws of India.

28. AMENDMENT:

This Agreement may not be amended except by an agreement in writing signed by the authorized representatives of both the Parties and such agreement shall be read as part and parcel of this Agreement.

SCHEDULE PROPERTY**SCHEDULE "A"**

All the peace and parcel of the land measuring about 5.95 katha equivalent to 18.5937 decimals, bearing Khata no. 547 Khasara No. 28 Tauzi no. 229 old / 15876 New Circle no. 247 Thana no. 07, Thana Srikrishna Puri, Survey Thana Phulwari, situated at Boring Road, District Patna and the same is bounded as follow:

NORTH: BORING ROAD.
SOUTH: LAND OF MR. RADHA MOHAN SARAN.
EAST : MUKHERJEE LAND.
WEST : P.I.T ROAD.

MEASUREMENT OF LAND

NORTH : 58' 00"
SOUTH : 51' .6"
EAST : 141' 5"
WEST : 163' 7"

Note :- Govt. value is mentioned at **Code No. 573 & Zone - 5** of M.V.R. 2012-13.

which market value of above land is Rs. 2,86,35,000/- (Rupees Two Crore Eighty Six lac Thirty Five thousand) only.

For Ashiana Estates Pvt. Ltd.

Indrajit Singh
Director
26.4.13

Veery Singh
Meera Singh
26.4.13

(24)

Annexure 1

Details of the Project

Commercial Complex

Annexure 2

Specifications

STRUCTURE :- RC.C. Frame structure with brick work in Cement Mortar as per design & specification of Architects / Consultants.

DOORS :- Door frames of seasoned hard wood Door shutters will be 35 MM thick factory built flush phenol bounded as per ISI and shall be painted with synthetic enamel paint

WINDOWS :- Wooden windows with chowkhats and grill painted with synthetic enamel paint / 3 track aluminum window (French window)

FLOORING :- All covered area inside the flats/ shops/offices will have vitrified tiles flooring-. The stair case shall have marble finishing

KITCHEN :- Shall have working platform with Granite top and Ceramic/Glazed tiles dado up to 18" height above the platform. Stainless Steel sink & exhaust fan will be provided

BATHROOMS :- All C.P. fittings will be of standard make and Chromium plated. Cistern of fiberglass/ acrylic. White glazed vitreous China Sanitary ware of standard make. Ceramic/Glaze tiles dado up to a height of six feet on the walls Arrangement for fixing of Geyser and hot water supply in shower and wash basin shall be provided-. Flooring shall be Gr. iv ceramic tiles/Marble.

WALL FINISH:- All internal walls & ceiling to be finished with POP. External walls to be painted with cement based paint.

ELECTRICAL:- All internal wiring in Copper conductors using concealed PVC conduits. One T.V. point and two telephone point (not connection) shall be provided in each flat.

GENERATOR :- A stand-by generator of suitable capacity shall be provided to run the tube-well, lighting of common areas and 300 watts load inside each flat . A separate room for keeping the Generator will be provided at developers cost.

WATER :- Water supply will be from own deep tube-well through Over head water tank. Two tube -well with pumps to be provided.

SECURITY INTERCOM:- All flats will be linked to the reception counter by intercom at extra cost. There shall be a separate room for security staff to be provided by the developer at their cost-.

LIFT :- Two of reputed make Lift will be provided/installed at developer's cost However subsequent maintenance and servicing of

For Ashiana Estates Pvt. Ltd.

Indira Singh
Director 26.4.13

- Veer Singh 26.4.13
Meera Singh 26.4.13

[Handwritten signature]

(25)

the lift shall be done by the committee (Made up of residents) out of the maintenance fund. The roof of the top floor shall be finished with proper treatment.

OPEN AREA:- In Ground floor – Kota stone flooring with concrete blocks in some areas.

Annexure 3

Sharing Ratio

The **OWNERS** and the **DEVELOPER** shall be collectively entitled to the following shares in the total saleable built-up area, available car parking spaces, common areas, amenities and facilities, to be construct/developed on the Schedule Property by the Developer i.e. the Project, as per the sharing ratio set out herein below: Subject to final approval of the map by competent authority and option exercised by either parties.

The Owners Share: The OWNER No.1 & 2 shall be entitled to **50%** share in the super built up area of the commercial complex constructed on the Schedule Property together with proportionate car parking spaces and permitted terrace area/s, common right over the common areas and common facilities as more fully demarcated in the Sketch Map attached hereto as Annexure - 5.

The Owner no.1 shall get the following areas in the project:

1. Shopping Area of Ground and First floor on the North West side measuring an area of 2998 sq.ft super built up area
2. Complete 3rd floor measuring 2893 sq.ft super built up area.
3. Half portion on 5th floor North West side of the Building measuring 1449 sq.ft and 3 car parking space in the basement

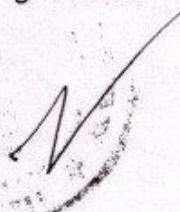
The Owner no.2 is allotted the entire 2nd floor measuring 2893 sq.ft super built up area commercial space against her share in the land and one car parking space in the basement

The Developers Share: The OWNERS agree that upon completion of the Project and handing over of the Owners Share by the DEVELOPER to the OWNERS, the OWNERS shall collectively transfer to the DEVELOPER and/or its nominee/s **50%** undivided share, right and interest in the land comprising the Schedule Property in proportion to the saleable built up area falling to the share of the DEVELOPER i.e. **50%** of the super built up area in the Project in the following manner:

For Ashiana Estates Pvt. Ltd.

Indira Jait Singh
Director
26.4.13

- Veer Singh
Meera Singh
26.4.13



(26)

1. Shopping area on Ground & First Floor on the North East side measuring an area 2888 sq.ft super built up area.
2. 4th floor & 6th floor complete measuring 2893 sq.ft per floor super built up area.
3. Half portion of 5th floor in the North East side measuring 1444 sq. ft. super built up area
4. All areas given are super built up area.

Annexure 4

Manner of Payment

Rs. 25, 00,000.00 (Rupees Twenty Five lac) only to be paid to the owners by post dated cheques after getting vacant possession of land

Annexure 5

Sketch Map

Tentative sketch map of the building is attached herewith.

IN WITNESS WHEREOF the Owners and the Developer have signed this Development Agreement on the day, month and year first above mentioned in the presence of the following witnesses:

WITNESSES:

1. *Nityanand Sinha*
S/o late Mureshwar Pr.
Krishni Nagar, Patna-25

Veena Singh 26.4.13
Meera Singh 26.4.13
1. (Veena Sinha alias Veena Roy)
Meera Singh

2. (Meera Singh)

SIGNATURE OF THE LAND OWNERS:

For Ashiana Estates Pvt. Ltd.

Indira Jais Singh
Director 26.4.13

2. *Sanjeev Kumar*
S/o late S.D. Dasgupta
Kailashpur
Patna-1

SIGNATURE OF THE DEVELOPER:

Signature of Developers.

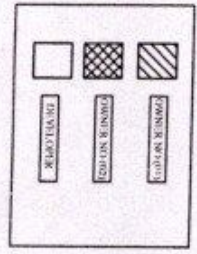
Drafted as per instructions of the parties.

Printed By:-

(Sanjeev Kumar)
UDDYOGJI'S CHAMBER,
Collectorate Bar Association
Patna.

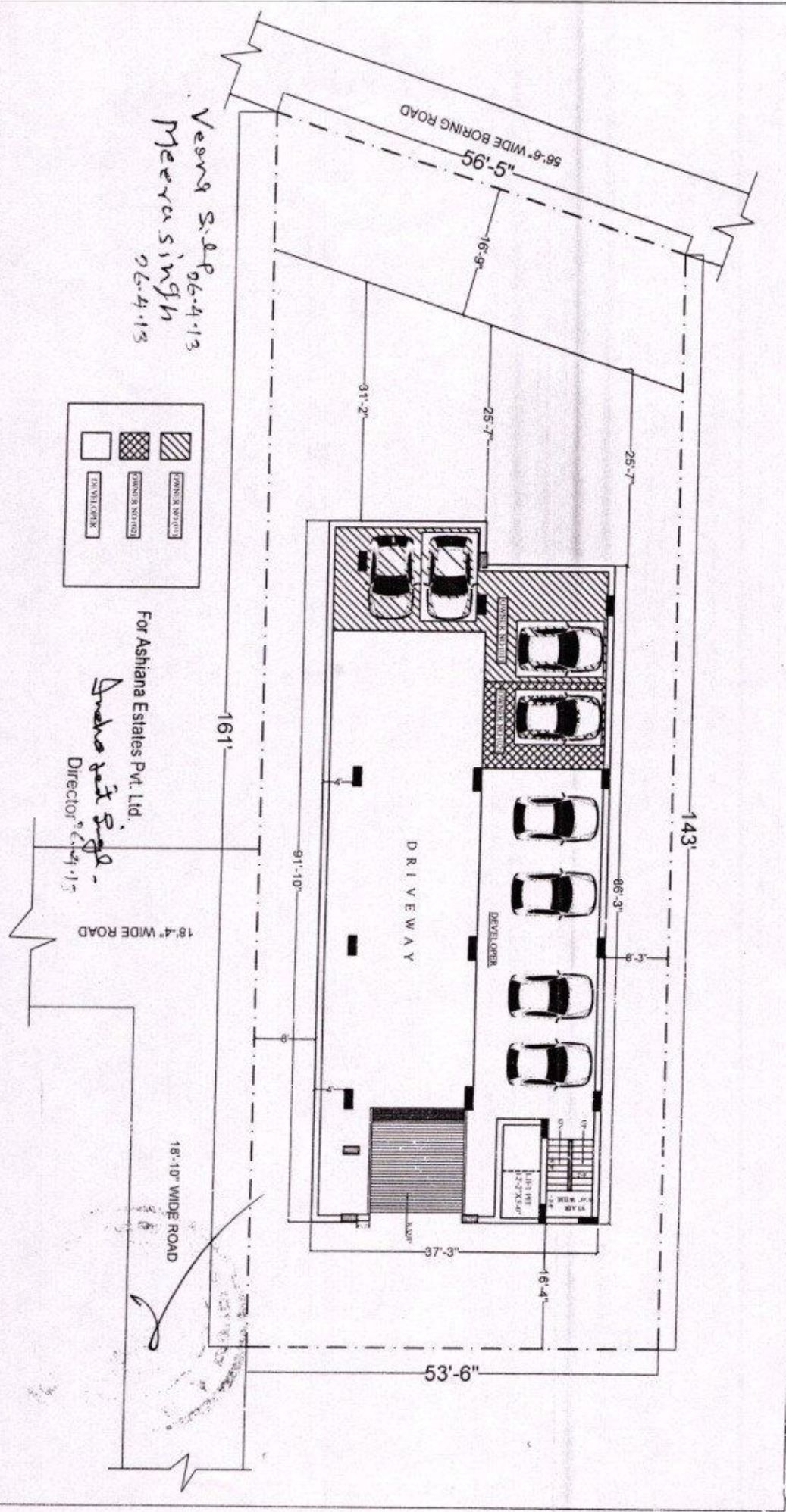
(Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate,
'Chamber', Collectorate Bar Association
Patna

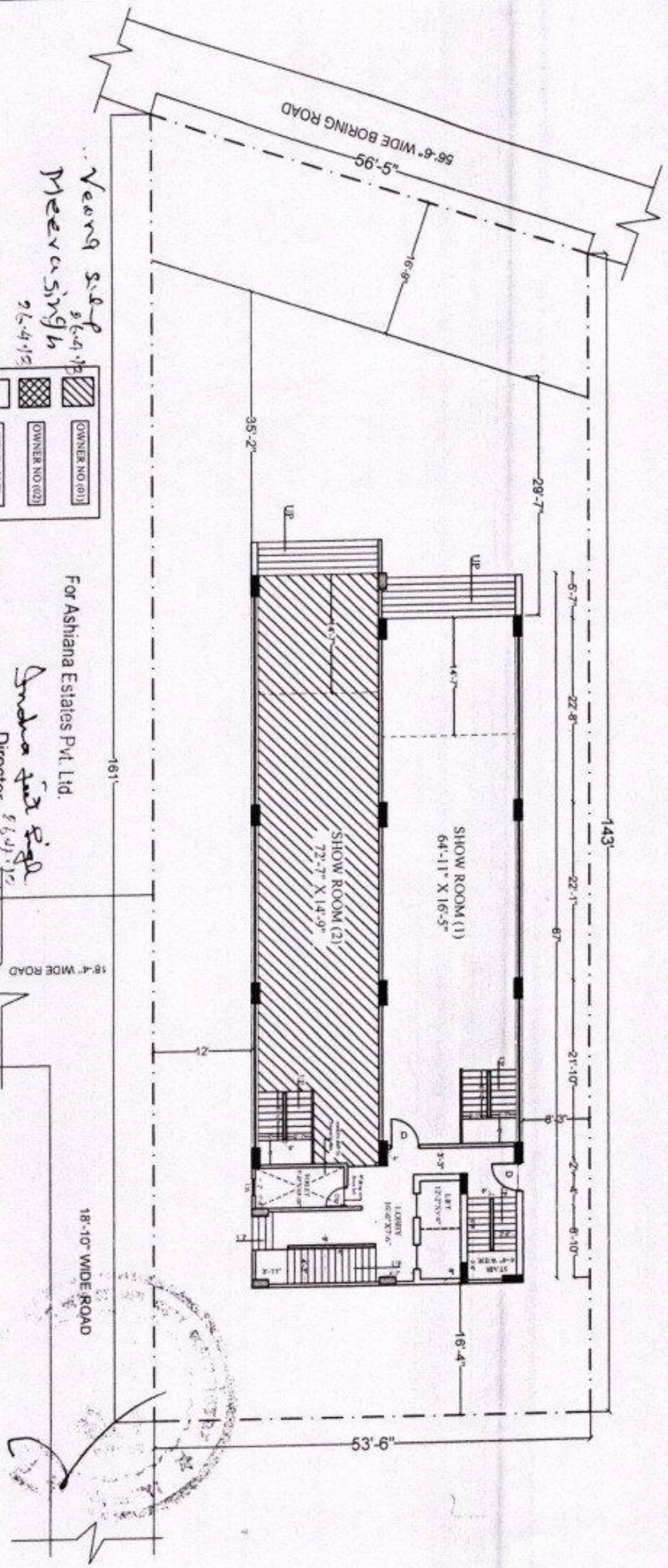
PROJECT		DEVELOPERS		ARCHITECTS ENGINEERS	
PROPOSED COM./RES. AT BORING ROAD, PATNA		ASHIANA STATES PVT. LTD. 401 ASHIANA TOWER EXHIBITION ROAD, PATNA		S.K SHARMA & ASSOCIATES JAGAT JAYANTI MATHA MONDRI RAJENDRA PATHA, PATNA	
BASEMENT FLOOR PLAN		NORTH	DATE	DRN BY	
			22-04-2013	IMTEYAZ	



For Ashiana Estates Pvt. Ltd.
Anshu Jais Singh
 Director 06.4.13

Yesna S. Singh
Meera Singh
 06.4.13





Veera Singh
26.4.13

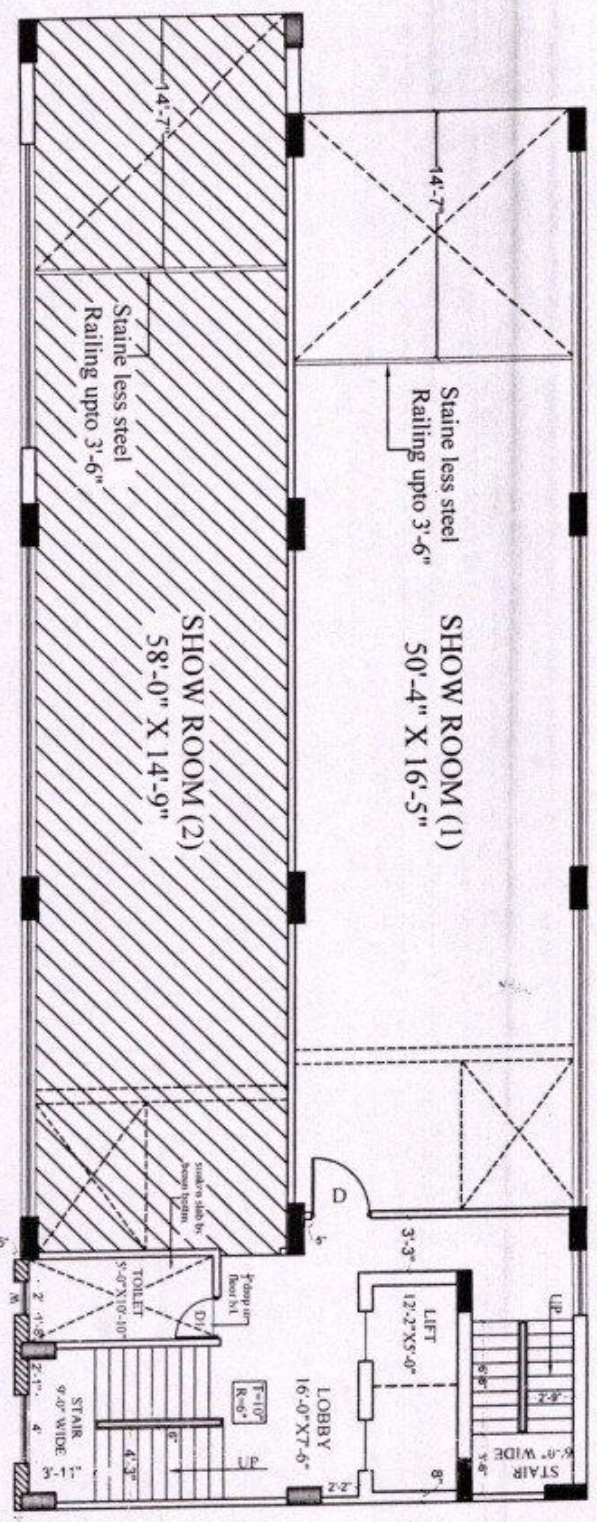
	OWNER NO (01)
	OWNER NO (02)
	DEVELOPER

For Ashiana Estates Pvt. Ltd.
Anand Singh
Director 26.4.13

PROJECT PROPOSED COM./RES. AT BORING ROAD, PATNA		GROUND FLOOR PLAN		NORTH		DATE		DGN BY		S.K SHARMA & ASSOCIATES	
DEVE. OPERS ASHIANA STATES PVT. LTD. 401 ASHIANA TOWER EXHIBITION ROAD, PATNA						01.03.2013		IMTEVAZ		ARCHITECTS ENGINEERS JAGAT JAYANI NATA MANDIR RAJENDRA PATH, PATNA	

Nesha Singh
Meera Singh
 26.4.13

	OWNER NO (01)
	OWNER NO (02)
	DEVELOPER



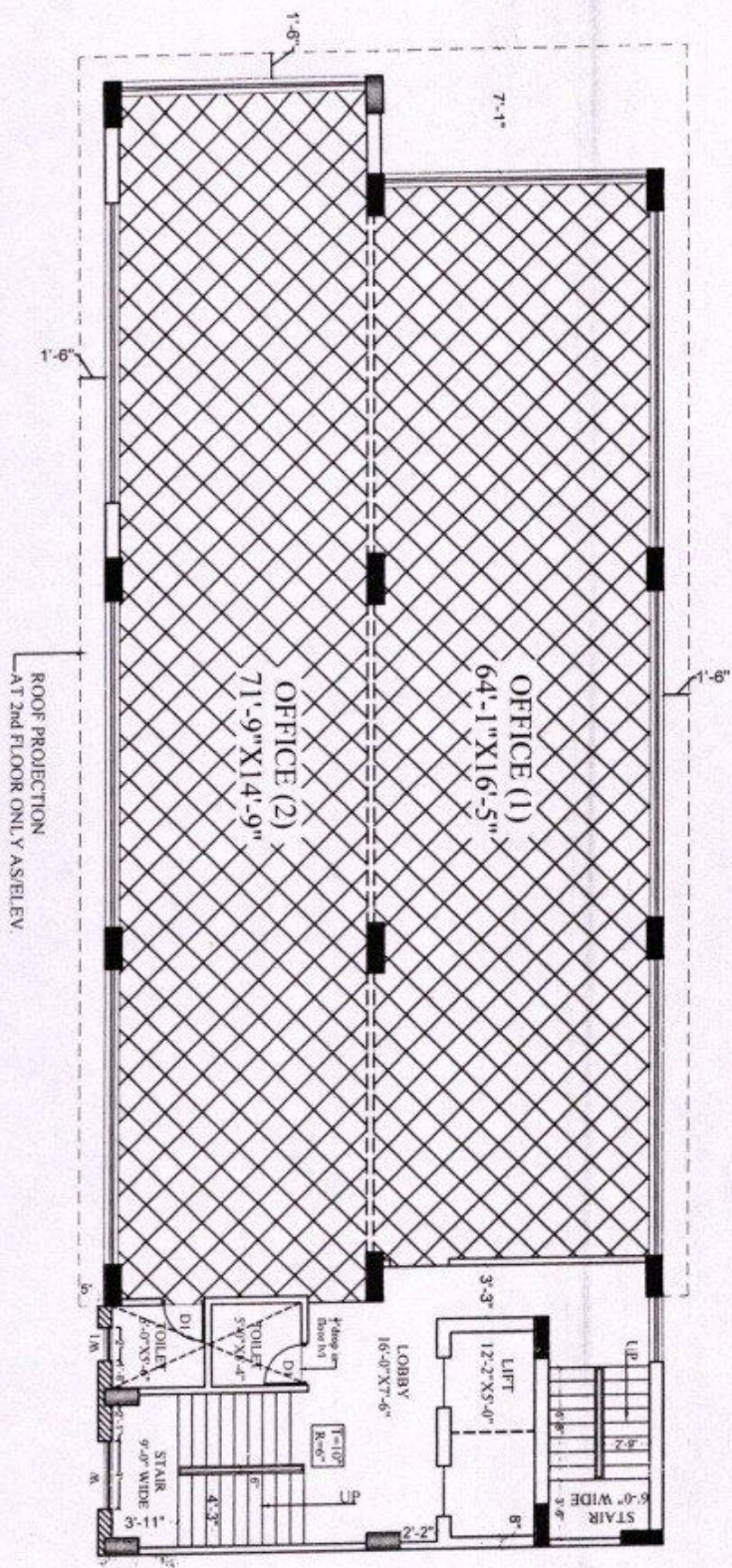
For Ashiana Estates Pvt. Ltd.
Indu Singh
 26.4.13, Director

PROJECT		PROPOSED COM./RES. AT BORING ROAD, PATNA	
DEVELOPERS		ASHIANA STATES PVT. LTD.	
401 ASHIANA, TOWER EXHIBITION ROAD, PATNA		1ST FLOOR PLAN	
NORTH		DATE	DRN BY
		01-03-2013	IMTEYAZ
ARCHITECTS: ENGINEERS		S.K SHARMA & ASSOCIATES	
JAGAT JAGANN MATA WANDR			
RAJENDRA PATH, PATNA			

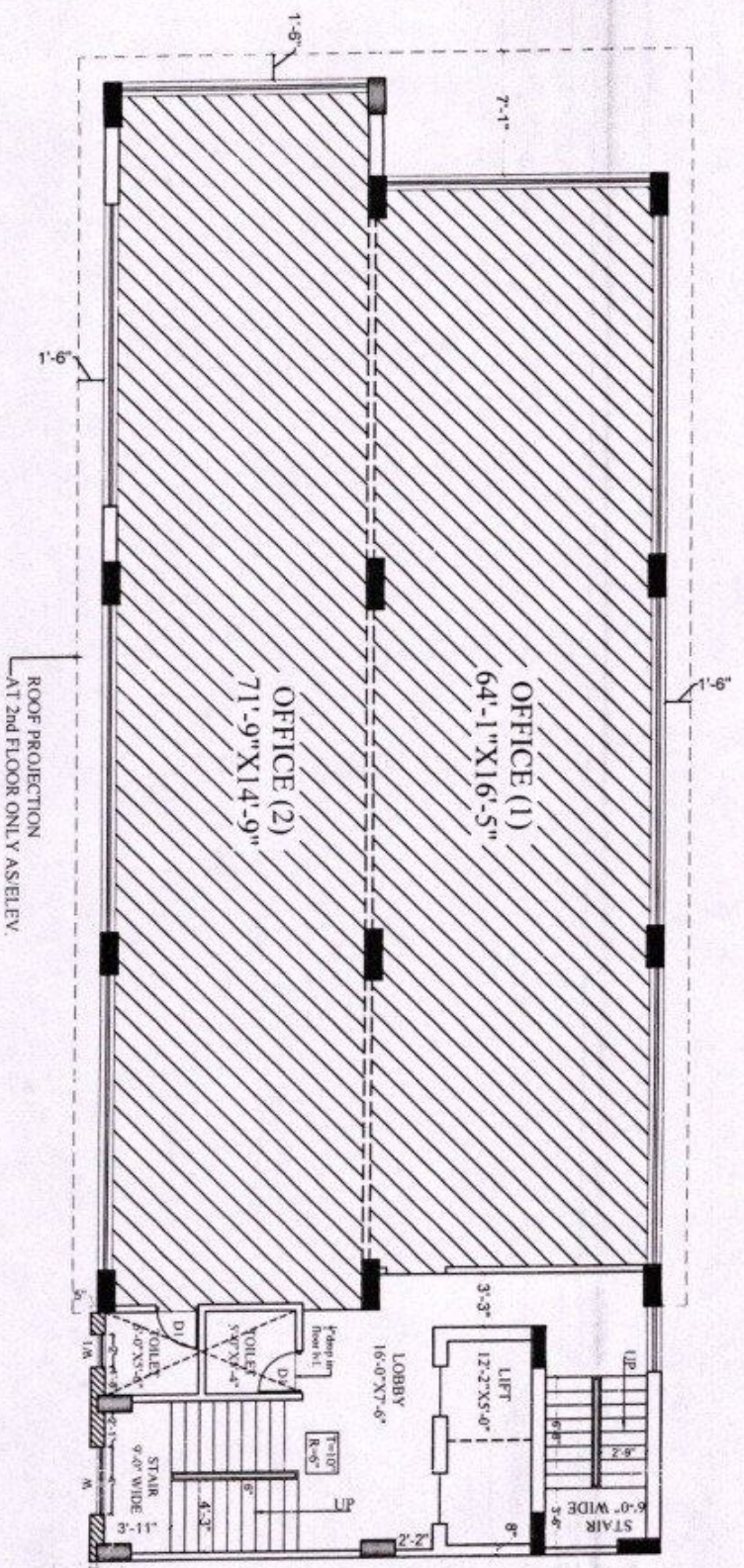
Neeraj Singh
Meera Singh
26.4.13

For Ashiana Estates Pvt. Ltd.
Director
26.4.13

	OWNER NO (01)
	OWNER NO (02)
	DEVELOPER



PROJECT PROPOSED COM./RES. AT BORING ROAD, PATNA		2ND FLOOR PLAN		NORTH	DATE	DRN BY	S.K SHARMA & ASSOCIATES ARCHITECTS ENGINEERS JAGAT JAYANI MATA MANDIR RAJENDRA PATH, PATNA
DEVELOPERS ASHIANA STATES PVT. LTD. 401 ASHIANA TOWER EXHIBITION ROAD, PATNA					01-03-2013	IMTEYAZ	

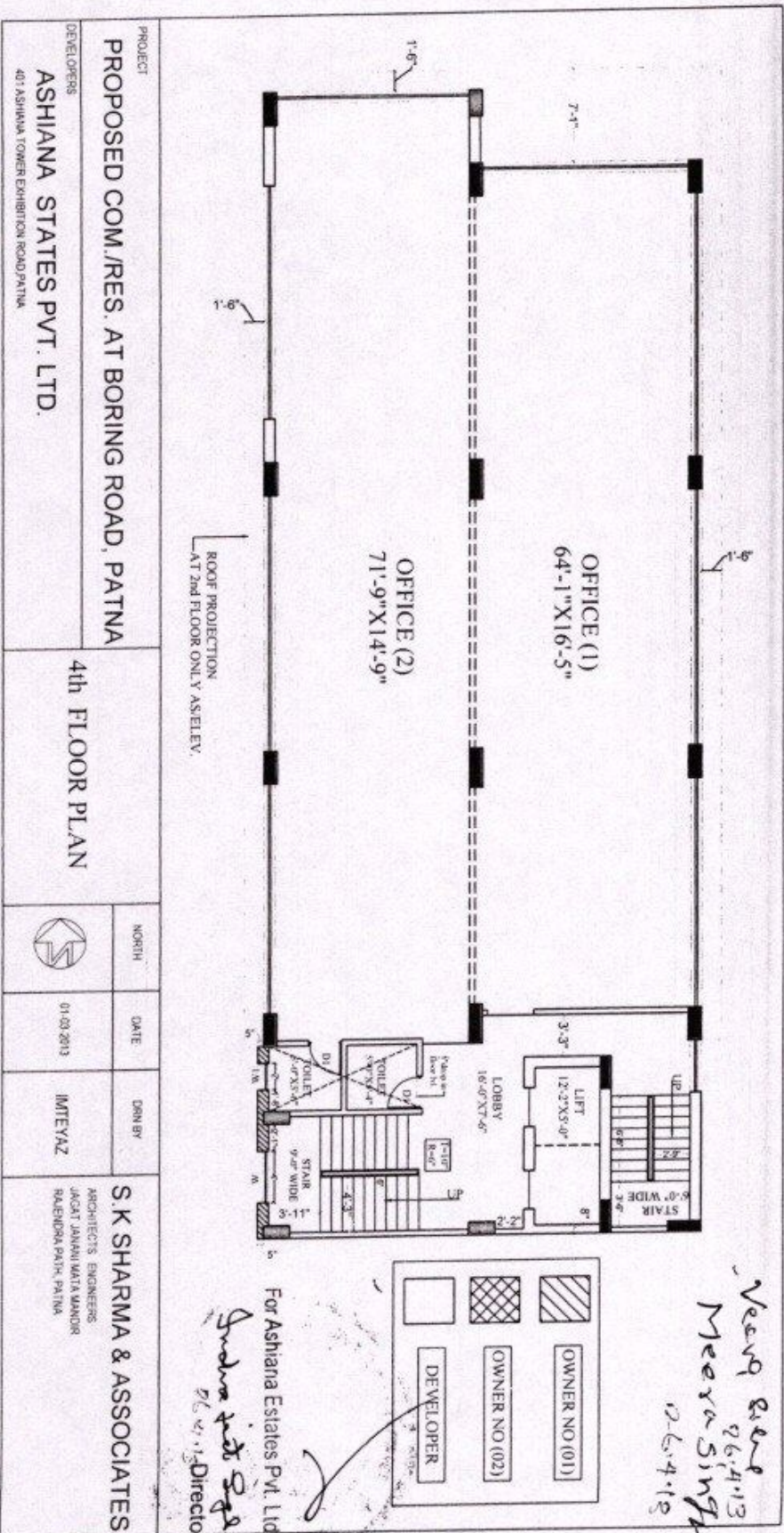


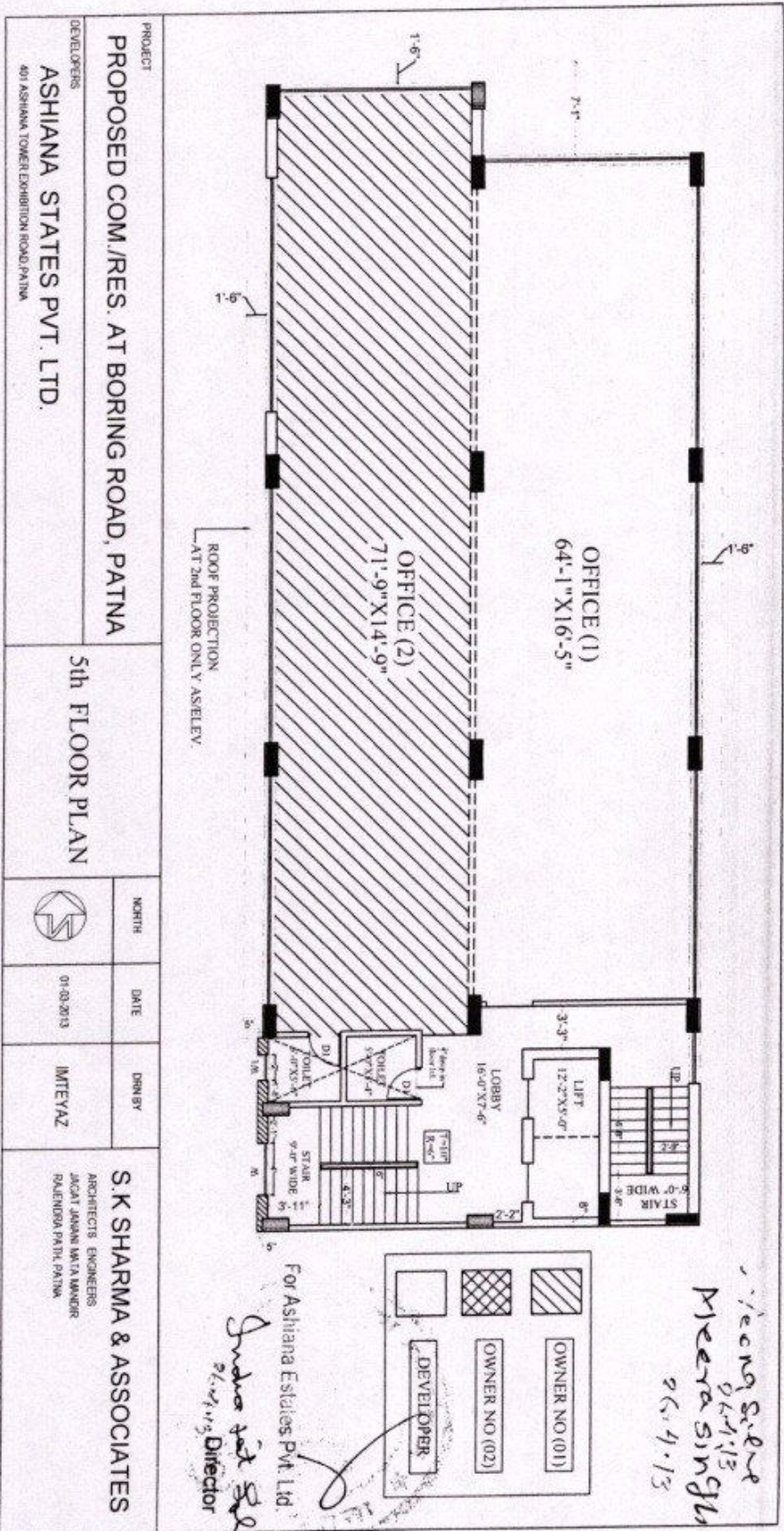
	OWNER NO (01)
	OWNER NO (02)
	DEVELOPER

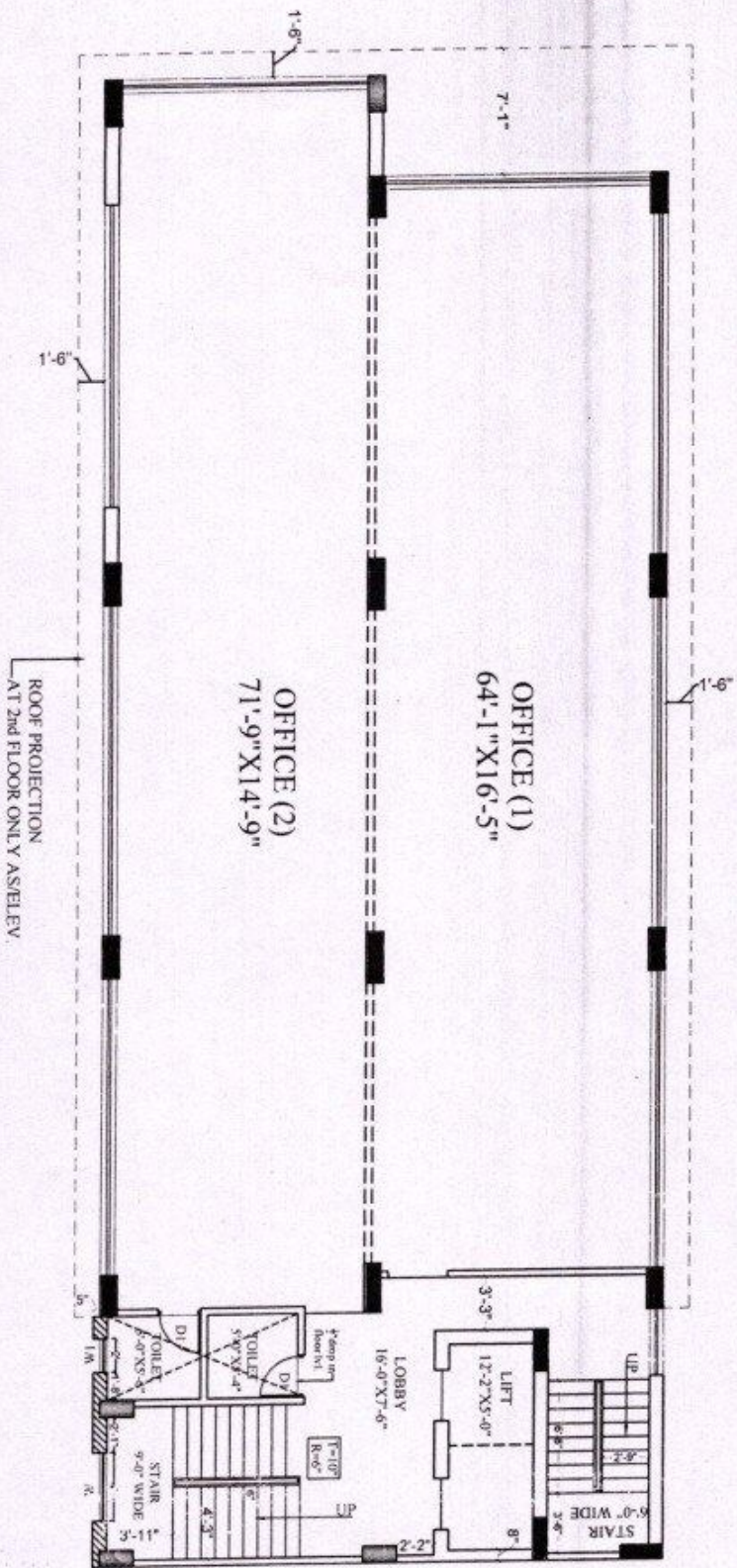
Neeraj Singh
26.4.13

For Ashiana Estates Pvt. Ltd.
Director
26.4.13

PROJECT PROPOSED COM./RES. AT BORING ROAD, PATNA		3rd FLOOR PLAN		NORTH		DATE		DRN BY		S. K SHARMA & ASSOCIATES	
DEVELOPERS ASHIANA STATES PVT. LTD. 401 ASHIANA TOWER EXHIBITION ROAD PATNA						01-03-2013		IMTEYAZ		ARCHITECTS ENGINEERS JAGAT JAINANI MATHI MAHAR RAJENDRA PATH, PATNA	







Neelam Singh
- Meera Singh
26.4.13

	OWNER NO (01)
	OWNER NO (02)
	DEVELOPER

For Ashiana States Pvt. Ltd.
Sudhakar Singh
26.4.13
Director

PROJECT
PROPOSED COM./RES. AT BORING ROAD, PATNA

DEVELOPERS

ASHIANA STATES PVT. LTD.

401 ASHIANA TOWER EXHIBITION ROAD PATNA

6th FLOOR PLAN



01-03-2013

IMTEYAZ

S.K SHARMA & ASSOCIATES
ARCHITECTS ENGINEERS
JAGAT JAHANNI MATA MANDIR
RAJENDRA PATHI, PATNA

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. 624700/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 626004/-

Registration Fee										LLR + Proc Fee	Service Charge		
FEE PAID	A1	0	C	0	H1b	0	K1a	0	Lii	0	LLR	0	1000
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	250	J1	0	K2	0	Na	54			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-										304		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -												1304	

Date: 27/04/2013

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 26th April 2013 by Veena Sinha W/O Prabhu Nath Roy by profession House Wife. Status - Executant

Veena Sinha
27.4.13
Signature/L.T.I. of Presentant

Date: 27/04/2013

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nitya Nand Sinha' age '44' Sex 'M', 'Muneshwar Prasad', resident of 'Gangjala Chowk, near National Gov., saharas'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 27/04/2013

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 307 on pages on 134 -171 , for the year 2013 and stored in CD volume No. CD-48 year 2013 .The document no. is printed on the Front Page of the document.

Date : 27/04/2013
Token No. : 14760

Year : 2013 S.No. : 14573

SCORE Ver.3.0

Deed No. : 14085

Registering Officer
Patna

New Sahni-Code No. 596/2005964-5 Lakhs

जमापत्री/ Pay-in-slip नकद/अंतरण/ CASH/TRANSFER	
भारतीय स्टेट बैंक State Bank of India	
main शाखा/ Branch	
दिनांक/Date 22/4/2013	
खाते का प्रकार : बचत बैंक/चालू खाता/आवृत्ति जमा/क्रेडिट/सावधि ऋण/Type of Account : SB/CA/RD/CC/TL	
खाता सं. A/c. No.	110497042
के बैंक खाते में जमा करने हेतु For the credit of the Bank	
Account of	
नकद/चेकों के विवरण/Details of Cash/Cheques	राशि/Amount रुपये/Rs. पैसे/P
खाते में नकद/चेकों का जमा/Deposit in the account	800/-
नकद/चेकों के प्रसूत/Case Handling charges	1/-
कुल/Total	800/-
रुपये (शब्दों में) /Rupees (in words)	800/-
कार्यालय उपयोग के लिए/For Office Use	
SWD	
कैश अधिकारी/पासकर्ता अधिकारी Cash Officer/Passing Officer	

.....) मात्र !

कार
पभाग

गैर मानक

ए जमा किए जाने वाले स्टाम्प शुल्क / निबंधन शुल्क
निबंधन शुल्क के भुगतान के लिए बैंक चालान

Estates Pvt. Ltd. Office at 403, Ashiana Tower
in Road Patna-800 001

ment Agreement

धन कार्यालय, पटना

स्टेट बैंक, मुख्य शाखा, पटना

भुगतान का मद एवं शीर्ष	रकम
स्टाम्प एवं पेजीकरण-उप-मुख्य शीर्ष 02 - स्टाम्प गैर न्यायिक शुल्क लगाना - उप शीर्ष 0001 सकल प्राप्ति प्राथमिक ड - R0030021030001	624700

(ख)	निबंधन शुल्क-मुख्य शीर्ष - 0030- स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष- 03 पंजीकरण शुल्क, लघु शीर्ष-104- दस्तावेजों का पंजीकरण शुल्क- उपशीर्ष- 0001, प्राथमिक इकाई 75 49 सकल प्राप्ति विपत्र कोड - R003001040001	250 54 304
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029- भू राजस्व लघु शीर्ष-800 अन्य प्राप्ति- उपशीर्ष-0006-अन्य मद-प्राथमिक इकाई - 75 49 भूमि निबंधन शुल्क से आय विपत्र कोड - R0029008000006	0
	भुगतान का माध्यम: नगद/ चेक*/ड्राफ्ट* कुल योग	625004

स्थान

तारीख 22/4/13

*चेक/ ड्राफ्ट का विवरण पीठ पर अंकित पर कर दें।

*चेक/ ड्राफ्ट की राशि अन्तरित होने के पश्चात् ही मान्य होगी

12.1.2013

जमाकर्ता का नाम

एवं हस्ताक्षर

FOR USE OF THE BANK

स्कॉल नं. ----- तारीख ----- उपर्युक्त कालम संख्या - 05 में दिए गये विवरण के अनुसार
रु0 ----- / शब्दों में ----- रुपये प्राप्त किया।

प्राधिकृत पदाधिकारी का
हस्ताक्षर एवं मुहर

162500