AGREEMENT FOR SALE

This agreement for sale ("Agreement") is executed on this _____(Date) day of _____ (Month), 2025.

By and Between

M/S TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED (CIN no. U45200BR2002PTC9767), a company incorporated under the provisions of the Companies Act, (1956 or 2013, as the case may be) having its registered office at Flat No. 301 & 302 Konark Shree, Apartment Lane, Exhibition Road Patna- 01, and branch office at Above SBI Bank, Opp. Holy Cross School, Donar Road, Darbhanga-846008 .(PAN No.-AABCT9952A) represent through its representative **Mr. UMA SHANKAR PANDEY, S/O- SRI RAMAYAN DUTT PANDEY** , Aadhar No. Distt- Darbhanga . authorized vide board resolution dated___21.01.2023 hereinafter referred as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and permitted assignees).

And

Mr./Ms._____, (Aadhar No._____)Son /Daughter of _____, aged about___, residing at _____,(PAN_____), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heir, executors, administrators, successors-in-interest and permitted assigns).

DEFINITIONS:

For the purpose of this agreement for sale, unless the context otherwise requires.

(a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
(b) "Appropriate Government" means the State Government;
(c) "Rules" mean the Bihar State Real Estate (Regulation and Development) (General) Rules, 2017 made under the Real Estate (Regulation and Development) Act, 2017;
(d) "Regulation" means the Regulations made under the Real Estate (Regulation and Development, Act, 2017;
(e) "Section" means a section of the Act.

WHEREAS

A. The Promoter is the absolute and lawful owner of (Khata No. 40,285,121,226,358,280,427,419,210,72,90,357,182,20,04,80,227.Khesra No.690,701,2740,726,502,503,693,714,731,717,706,711,691,692,704,700,699,2738,409 Mouza- NANAURA. Thana No.357 totally admeasuring 7781.7002 square meters situated at Mouza-NANAURA , _DIST-DARBHANGA ____("Said Land") vide Sale deed(s) dated 16-12-2014, 12-07-2017, 05-06-2023, 28-01-2019,26-04-2022, 01-10-2021, 15-08-2018, 21-12-2015, 11-10-2021, 27-08-2022, 16-01-2019, 03-05-2018, 08-12-2015, 02-09-

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2023 registered a document no. 17861, 9576, 8904, 1404, 5713, 10597, 15675, 18338, 10997, 13263,703, 5668, 17576, 14696._____at the office of the Sub-Registrar;

B. The said Land is earmarked for the purpose of building a (commercial/residential/any other purpose) project, comprising multi-storied apartment building and (insert any other components of the Projects) and the said project shall be known as Vastu Vihar Darbhanga PH-02 Extention 2 ("Project");

C. The Promoter is fully competent to enter into this Agreement ad all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;

D. The Municipal Corporation Darbhanga has granted the commencement certificate to develop the Project vide approved dated 23/07/2024_____bearing registration no._____;

E. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be, from Municipal Corporation Darbhanga, (Please insert the name of the concerned competent authority). The Promoter agrees and undertakes that is shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;

F. The Promoter has registered the Project under the provisions of the Act with the Bihar Real Estate Regulatory Authority at_____ on_____under registration No._____;

G. The Allottee had applied for a Bungalow in the Project vide application no.___01_____dated___25.10.2024 and has been allotted Simplex Bungalow having carpet area of__900___square feet,

H. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

I. _N. A__(Please enter any additional disclosure/details);

J. The Parties herby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

K. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase Plot as specified in para-G.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. Terms

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1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the plot as specified in para-G.

1.2 The Total Price for the Plot based on the area is Rs.1,419,000/-__ (Rupees Fourteen Lakh Nineteen Thousand Only) ("Total Price") (give break up and description):

Unit No.____JB - 01_____	Rate of Plot per square feet* -2500
Total price (in Rupees)	Fourteen Lakh Nineteen Thousand Only/-.

[AND] [if/as applicable]

Garage /Covered parking – 1	Price for 1 nil
Garage /Covered parking – 2	Price for 2 nil
Total price (in Rupees)	

Explanation:

(i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Plot;

(ii) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of
Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the Plot to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate:

Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change / modification:

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee;

(iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the

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acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

(iv) The Total Price of Plot includes recovery of price of land and development charge.

1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act the same shall not be charged from the allottee.

1.4 The Allottee(s) shall make the payment as per the payment plan set out in **Schedute C ("payment plan")**.

1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ -%per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the promoter.

1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, Layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'D' and Schedule 'E' (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is affected) in respect of the plot or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.7 [Applicable in case of an apartment] the Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, of the apartment, allotted to Allotee, the Promoter may demand from the Allottee as Per the next milestone of the Payment Plan as provided in **Schedule C**. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.

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1.8 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Plot as mentioned below:

(i) The Allottee shall have exclusive ownership of the Plot;

(ii) That the computation of the price of the Plot includes recovery of price of land, facilities, amenities and specifications to-be provided within the Plot and the Project:

(iii) The Allottee has the right to visit the project site to assess the extent of development of the project and his Plot as the case maybe.

It is made clear by the Promoter and the Allottee agrees that the Plot along with _ garage/covered parking shall be treated as a single individual unit for all purpose. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost ground rent municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities, payable to authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the Plot to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

The Allottee has paid a sum of Rs. 1,419,000/-_ (Fourteen Lakh Nineteen Thousand Only) as booking amount being part payment towards the total price of the Plot at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the [Apartment/Plot] as prescribed in the Payment Plan **[Schedule C]** as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.

2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan **[Schedule C]** through A/c Payee

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cheque/demand draft/bankers' cheque or online payment (as applicable) in favor of'_TBCPL __' payable at Darbhanga.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third-party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Plot applied for herein in any way and the Promoter shall be issuing the payment receipts in favor of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the allottee against the Plot, if any, in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Plot to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT/ APARTMENT (not applicable in Plotter Development)

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The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Plot and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THEAPARTMENT/PLOT:

7.1 **Schedule for possession of the said Plot** - The Promoter agrees and understands that timely delivery of possession of the Plot to the allottee or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Plot along with ready and complete common areas with all specifications, amenities and facilities of the project in place on Patna, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If however, the completion of the project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Plot, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under Agreement.

7.2 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the Plot, to the Allottee in terms of this Agreement to be taken within two months from the date of issue of occupancy certificate. [provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate for the project. The promoter shall hand over the occupancy certificate of the apartment/plot, as the case be, to the allottee at the time of conveyance of the same.

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7.3 **Failure of Allottee to take Possession of Plot** - Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Plot from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Plot to the allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay maintenance charges as specified inpara7.2.

7.4 Possession **by the Allottee** - After obtaining the occupancy certificate* and handing over physical possession of the [Apartment/Plot] to the Allottees, it shall be the responsibility of the promoter to hand over the necessary documents and plans, as per the local laws. [Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans within thirty days after obtaining the completion certificate].

7.5 Cancellation by Allottee - The Allottee shall have the right to cancel/withdraw his allotment in the project as provided in the Act:

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation.

7.6 Compensation - The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the [Apartment/Plot] (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Plot, with interest at the rate prescribed in the Rules including compensation in the manner provided under the Act within forty-five days of it becoming due. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Plot, which shall be paid by the promoter to the allottee within forty-five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee as follows:

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(i) The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the project;

(ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;

(iii) There are no encumbrances upon the said Land or the Project;
[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]

(iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the [Apartment/Plot];

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Plot are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building Plot areas;

(vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Plot which will, in any manner, affect the rights of Allottee under this Agreement;

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Plot to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Plot to the Allottee;

(x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;

(xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable

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with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of Plot has been handed over to the allottee;

(xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said \ property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

(i) Promoter fails to provide ready to move in possession of the Plot to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the Plot shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;

(ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made there under.

9.2 In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:

(I) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or

(ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Plot, which shall be paid by the promoter to the allottee within forty-five days of it becoming due.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

(i) In case the Allottee fails to make payments for consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued

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notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribed in the Rules;

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond _consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Plot in favor of the Allottee and refund the money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated. Provided that the promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID PLOT:

The Promoter, on receipt of Total Price of the Plot as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Plot within 3 months from the date of issuance of the occupancy certificate* and the completion certificate, as the case may be, to the allottee. [provided that in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the promoter to withhold registration of the conveyance deed in his/her favor till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT:

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of allottees upon the issuance of the completion certificate of the project. The cost of such maintenance has been included in the Total Price of the Plot.

12. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Promoter/maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas, garage/covered parking and parking spaces for providing necessary/ maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the [Apartment/Plot] or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect. (Not applicable for Plot)

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https://www.bhulagan.bihar.gov.in/citizen/payment_receipt.aspx?uid=uOegNm6DImFDDs%2b4walzKndDOBdWAp4d6SvePjRwhVo%3d&did=MnwT3E...

14. USAGE

Use of Basement and Service Vastu Vihar Darbhanga PH-02 Ext-02 _*(project name)*, shall be earmarked for purpose such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services. (Not applicable for Plot)

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

15.1 Subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Apartment/Plot] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Apartment/Plot], or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Apartment/Plot] and keep the [Apartment/Plot], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the color scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Apartment/Plot] or place any heavy material in the common passages or staircase of the building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the [Apartment/Plot]. (Not applicable for Plot)

15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions. (Not applicable for Plot)

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a [Apartment/Plot] with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

17. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authorig(ies) and disclosed, except for as provided in the Act.

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

यह एक कम्प्यूटर जनित प्रति है।
किसी भी प्रकार के सत्यापन के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement, he shall not mortgage or create a charge on the [Apartment/Plot/Building] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/Plot/Building].

19. APARTMENT OWNERSHIP ACT (OF THE RELEVANT STATE):

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the __Bihar Apartment Ownership Act, 2006 [*Please insert the name of the state Apartment Owership] Act*). The Promoter showing compliance of various laws/regulations as applicable in _Bihar_.

20. BINDINGEFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar Dehri-On-Sone (specify the address of the Sub-Registrar) as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

22. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties.

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the [Apartment/Plot] and the Project shall equally be applicable to and enforceable against and by any subsequent

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

24. WAIVER NOT A LIMITATION TO ENFORCE:

24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan [Annexure C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

24.2 Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable, at the time of execution of this Agreement.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the [Apartment/Plot] bears to the total carpet area of all the [Apartment/Plots] in the Project. (Not applicable for Plot)

27. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

28. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Dehri-On-Sone Ph-03 after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

execution the said Agreement shall be registered at the office of the Sub-Registrar at Sasaram (specify address of the Sub-Registrar). Hence this Agreement shall be deemed to have been executed at Sasaram.

29. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

_____ABCD_____Name of Allottee

_____Darbhanga_____(Allottee Address)

M/s___TBCPL_____Promoter name

_____Darbhanga____(Promoter Address)

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

30. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

31. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such Plot as the case may be, shall not be construed to limit the right and interests of the allottee under the Agreement for Sale or under the Act or the rules or the regulations made there under.

32. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

33. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulation made thereunder].

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at_Vastu Vihar Darbhanga Ph-02 Ext-02 (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee: (including joint buyers)

(I) Signature_____

Name_____ Please affix photograph and sign across the photograph

Address_____

(2) Signature_____

Name_____ Please affix photograph and sign across the photograph

Address_____

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

(I) Signature (Authorized Signatory) _____

Name_____ Please affix photograph and sign across the photograph

Address_____

At_____on_____in the presence of:

WITNESSES

1. Signature_____
   Name_____
   Address_____
2. Sig_____
   Name_____
   Address_____

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

SCHEDULE" A"

Plot along with the Garage/Covered Parking along with boundaries in all four directions.

East – Plot No.157 & 164 Self Seller.

West – Plot No-143,144,145,146.

North- Road.

South – POLT NO.157 Self Seller.

SCHEDULE – "B"

Floor Plan of the Building (Not applicable for Plot)

SCHEDULE – "C"

Payment Schedule for Bungalow

1. Booking Amount @ 10% of Unit Cost
2. At the stage of Plinth@ 20% of Unit Cost.
3. At the Stage of G/F Roof Casting @15% of Unit Cost.
4. At the Stage of F/F roof Casting @15% of Unit Cost.
5. At the Stage of Brick Work @ 20% of Unit Cost.
6. At the stage of Plaster & Finishing @10% of Unit Cost.
7. At the Stage of finished Before Handover@10% of Unit Cost

SCHEDULE – "D" (Not Applicable for Plot)

Particulars	Deluxe	Luxury
Structure	R.C.C. Frame	R.C.C Frame
Walling	5" B.W	5" B.W
Flooring (Bed Room)	1'x1' Tiles	2'x2' Tiles
Wall Paint (Interior)	P.O.P	P.O.P with White Primer
Wall Paint (Exterior)	Weather Coat (W.C)	Wall Putty with W.C
Bathroom Tiles (7'H)	8"x12"	12"x18"
Bathroom CP Fitting	Standard	ISI
Kitchen Tiles	8"x12"	12"x18"
Kitchen Top	Green Marble	Black Granite
Kitchen CP Fitting	Standard	Standard
Door Frame	Hard Wood	Hard Wood
Door Shutter	Panel Door	Panel Door
Windows	Window Steel	Aluminium
Stair	Mild Steel	S.S Railing
No of AC Points	One Room	Two Room
Wire Fill	ISI.	Anchor/Equivalent

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

SCHEDULE – "E"

SPECIFICATION OF PROJECT

- R.C.C WORK SHALL BE OF M-20, M-15 GRADE
- GRADE OF STEEL FE-500
- LAP LENGTH OF REINFORCING STEEL SHALL BE 45DFOR HORIZENTAL MEMBER AND 30D FOR VERTICAL MEMBER WHERE D IS THE DIA OF MAX. SIZE OF BAR USED
- ALL PERIPHERAL BRICK WORK 125mm TH WITH 1:6 CEMENT MORTER
- PLASTERING WORK WITH CEMENT MORTER 1:6 OUT SIDE AND 1:7 FOR INSIDE
- ALL DIMENSION ARE IN MM UNLESS OTHERWISE STATED

Amenities & Facilities - Electricity, Water supply, Drainage System etc.

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

SCHEDULE" A"

PART-I

DESCRIPTION OF LAND

ALL THAT piece and parcel of land measuring about 7784.52 Sq.mt. and (Khata No. 40,285,121,226,358,280,427,419,210,72,90,357,182,20,04,80,227).(plot No.690,701,2740,726,502,503,693,714,731,717,706,711,691,692,704,700,699,2738,40)

Mouza- NANAURA. Thana No.357 situated at Mouza-NANAURA, DIS-DARBHANGA ("Said Land") vide Sale deeds registered a document no. 17861, 9576, 8904, 1404, 5713, 10597, 15675, 18338, 10997, 13263,703, 5668, 17576, 14696.

Plot along with the Garage/Covered Parking along with boundaries in all four directions.

East – Plot No.157 & 164 Self Seller.
West – Plot No-143,144,145,146.
North- Road.
South – POLT NO.157 Self Seller.

PART-II

ALL THAT The bungalow no 1 with carpet Area of 129 SQMT , build-up area- 204.46 SQMT constructed in the ratio of the such covered area bungalow on the same proportion out of the total area of land on the YAMUNA BUNGLOW G+1.

SCHEDULE – "B"

Floor Plan of the Building (Not applicable for Plot)

SCHEDULE – "C"

Payment Schedule for Bungalow

1. Booking Amount @ 10% of Unit Cost
2. At the stage of Plinth@ 20% of Unit Cost.
3. At the Stage of G/F Roof Casting @15% of Unit Cost.
4. At the Stage of F/F roof Casting @15% of Unit Cost.
5. At the Stage of Brick Work @ 20% of Unit Cost.
6. At the stage of Plaster & Finishing @10% of Unit Cost.
7. At the Stage of finished Before Handover@10% of Unit Cost

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

SCHEDULE – "D" (Not Applicable for Plot)

Particulars	Deluxe	Luxury
Structure	R.C.C. Frame	R.C.C Frame
Walling	5" B.W	5" B.W
Flooring (Bed Room)	1'x1' Tiles	2'x2' Tiles
Wall Paint (Interior)	P.O.P	P.O.P with White Primer
Wall Paint (Exterior)	Weather Coat (W.C)	Wall Putty with W.C
Bathroom Tiles (7'H)	8"x12"	12"x18"
Bathroom CP Fitting	Standard	ISI
Kitchen Tiles	8"x12"	12"x18"
Kitchen Top	Green Marble	Black Granite
Kitchen CP Fitting	Standard	Standard
Door Frame	Hard Wood	Hard Wood
Door Shutter	Panel Door	Panel Door
Windows	Window Steel	Aluminium
Stair	Mild Steel	S.S Railing
No of AC Points	One Room	Two Room
Wire Fill	ISI.	Anchor/Equivalent

/

SCHEDULE – "E"

SPECIFICATION OF PROJECT

- R.C.C WORK SHALL BE OF M-20, M-15 GRADE
- GRADE OF STEEL FE-500
- LAP LENGTH OF REINFORCING STEEL SHALL BE 45DFOR HORIZENTAL MEMBER AND 30D FOR VERTICAL MEMBER WHERE D IS THE DIA OF MAX. SIZE OF BAR USED
- ALL PERIPHERAL BRICK WORK 125mm TH WITH 1:6 CEMENT MORTER
- PLASTERING WORK WITH CEMENT MORTER 1:6 OUT SIDE AND 1:7 FOR INSIDE
- ALL DIMENSION ARE IN MM UNLESS OTHERWISE STATED

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Amenities & Facilities - Electricity, Water supply, Drainage System etc.

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Sl.No:

☎ 0612-2323997

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TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED

Website : www.vastuvihar.org CIN No.: U45200BR2002PTC009767 Email : info@vastuvihar.org

Ref. No.- TBCPL/HR/L. Corp./52-2023 Date-21-01-2023

CERTIFIED TRUE COPY OF THE RESOLUTION THROUGH CIRCULATION PASSED BY THE BOARD OF DIRECTORS OF TECHNOCULTURE BUILDING CENTRE PVT. LTD. ON 21th JANUARY 2023.

To Authorized Official To Represent The Company Before Various Statutory Authority And Execute Documents With Related Statutory Bodies/Customers.

The Board of Directors Of **Technoculture Building Centre Pvt. Ltd**. Today On 21th January 2023 RESOLVED THAT the company be and hereby AUTHORIZED its official **Mr. Uma Shankar Pandey, S/o- Ramayan Dutt Pandey, R/o- Ramjichak, Digha, Bata Ganj, Danapur Cum Khagaul, Dist.- Patna (Bihar), PIN- 800018**. Having, Adhaar No.- 4108 6138 2594 Aged About – 46 Yrs., designated as "Executive Director" (now, Authorized representative/ signatory) for all of it's Project in **Muzaffarpur, Darbhanga, Madhubani, Sitamarhi, East Champaran (Motihari), West Champaran (Bettiah), Vaishali (Hajipur), Saran (Chapra) and Siwan** District of Bihar. Hereby, do, execute and perform for and on behalf of the Company, all or any of the following Acts, deeds, matters and things namely:-

i) To appear before Registrar or Sub Registrar or required competent authority or any other registration Officer/Authority at anywhere and present for registration, acknowledge and to admit the execution of Agreement/Sale Deed and other and otherwise do all acts, deeds, matters and get the said Agreement/ Sale deed registered in accordance with the law on behalf of the company.

ii) To execute Agreement with Customers, various authority or bodies on behalf of company.

iii) To appear before Bank/Financial Institution and Execute all document for loan process.

iv) It is hereby resolved that all earlier authorization before the issuance of this authorization shall stands revoked with immediate effect now onwards and this authorization shall stand valid for a period of 12 months from the date of issuance of this Board resolution, **i.e- 20th January 2024**.

This Authorization shall remain operative till further decision of the Board Meeting or in the event of **Mr. Uma Shankar Pandey** ceasing to be in the employment of the company for any reason what-so-ever he will be ipso facto cease to be authorized of the company under the signing authorities and the powers and authorities hereby conferred on him shall there after further to be stand revoked.

I, **Sushma Kumari & Vinay Kumar Tiwari** the Directors of **Technoculture Building Centre Pvt. Ltd**., do hereby certify this to be a true copy of the resolution duly adopted at the meeting of the Board of Directors on **21th January, 2023**, and that it has not been rescinded, amended or altered in any way, and that it remains in full force and in effect till further orders of the board of Directors of the company in this regard.

Technoculture Building Centre Pvt. Ltd.
Signature
Director
Director
Technoculture Building Centre Pvt. Ltd.

Technoculture Building Centre Pvt. Ltd.
Signature
Director
Director
Technoculture Building Centre Pvt. Ltd.

Sl.No:

☎ 0612-2323997

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AN ISO : 9001 : 2008 : 14001 : 18001 : 2007 COMPANY

TECHNOCULTURE BUILDING CENTRE PVT. LTD.

website : www.vastuvihar.org CIN No.: U45200BR2002PTC9767 email : info@vastuvihar.org

Ref. TBCPL/HR/16-17/220 Date: 3rd Jan. 2017

CERTIFIED TRUE COPY OF THE RESOLUTION THROUGH CIRCULATION PASSED BY THE BOARD OF DIRECTORS OF TECHNOCULTURE BUILDING CENTRE PVT. LTD ON 3rd January 2017.

To authorize official to represent the company before various Statutory Authority and Execute Agreement with customers.

The Board of Directors of Technoculture Building Centre Private Ltd. Today on 3rd January 2017 **RESOLVED THAT** the company be and hereby AUTHORIZED its Official Mr. Amarendra Singh S/o Mr. Indra Deo Singh, R/o- Saifabad, Vill-Kevali, Anchal- Islampur, District-Nalanda, Pin-801303, Aged about 29 years, designated as "Site Incharge" For its VastuVihar "Darbhanga" project to do, execute and perform for and on behalf of the Company, all or any of the following acts, deeds, matters and things namely:-

1. To appear before Registrar or Sub-Registrar or any other registering officer/authority of "Darbhanga" district and present for registration, acknowledge and to admit the execution of Agreement/Sale Deed and otherwise do all acts, deeds, matters and get the said Agreement/ Sale deed registered in accordance with the law on behalf of the company.
2. To Execute Agreement with customer on behalf of company.
3. To appear before Bank/Financial Institution and Execute all documents for Loan process.

This Authorization shall remain operative till further decision of the Board Meeting or in the event of Mr. Amarendra Singh ceasing to be in the employment of the company for any reason whatsoever he will be ipso facto cease to be the authorized of the company under the signing authorities and the powers and authorities hereby conferred on him shall there after further to be stand revoked.

I, SUSHMA KUMARI, the Director of Technoculture Building Centre Pvt. Ltd., do hereby certify this to be a true copy of the resolution duly adopted at the meeting of the Board of Directors on 3rd January 2017, and that it has not been rescinded, amended or altered in any way, and that it remains in full force and in effect till further orders of the Board of Directors of the Company in this regard.

FOR TECHNOCULTURE BUILDING CENTRE PVT. LTD.

Sushma Kumari

Director

Signature

Director

Technoculture Building Centre Pvt. Ltd.

VASTU VIHAR®
A township for middleclass
An ISO 9001:2008 COMPANY

Technoculture Building Centre Pvt. Ltd.

TOTAL HOUSING SOLUTIONS

Ref. No. TBCPL/HR/13-14/63

CERTIFIED TRUE COPY OF THE RESOLUTION THROUGH CIRCULATION PASSED BY THE BOARD OF DIRECTORS OF TECHNOCULTURE BUILDING CENTER PVT. LTD ON 16th jan 2014

To authorize official to represent the company before various Statutory Authority

The Board of Directors of Technoculture Building Center Private Ltd. Today on 16th Jan 2014 **RESOLVED THAT** the company be and hereby AUTHORIZED its official Mr. Sanjay kumar pandey S/o Sri Kameshwar pandey R/o Vill+Po+Ps- Garkha District-Chapra (Saran) Bihar,For its Vastu Vihar Darbhanga project to do, execute and perform for and on behalf of the Company, all or any of the following acts, deeds, matters and things namely:-

1. To appear before Registrar or Sub-Registrar or any other registering officer/authority of Darbhanga district and present for registration, acknowledge and to admit the execution of Agreement/Sale Deed and otherwise do all acts, deeds, matters and get the said Agreement/ Sale deed registered in accordance with the law on behalf of the company.
2. This Authorization shall remain operative from the date of aforesaid Board Meeting or in the event of Mr. Sanjay Kumar Pandey ceasing to be in the employment of the company for any reason whatsoever he will be ipso facto cease to be the authorized of the company under the signing authorities and the powers and authorities hereby conferred on them shall there after further to be stand revoked.

I, Sushma Kumari, the Director of Technoculture Building Center Pvt. Ltd., do hereby certify this to be a true copy of the resolution duly adopted at the meeting of the Board of Directors on 16th Jan. 2014, and that it has not been rescinded, amended or altered in any way, and that it remains in full force and in effect till further orders of the Board of Directors of the Company in this regard.

Technoculture Building Centre Pvt. Ltd.

Sushma Kumari

Director Director

Signature of Sanjay Kumar Pandey

Technoculture Building Center Pvt.,Ltd.

Office Address : 3rd Floor, B-20, Metropolitan Co-operative Housing Society Pvt. Ltd., Kolkata-700105
Call : 033-32214222, 08100915971/72/73, E-mail : Kolkata@vastu-vihar.com
Site Address : Vill - Kroibaria, PO - Bhojerhat PS - KIC, Dist-24 PGS S Kolkata, West Bengal, India-700135