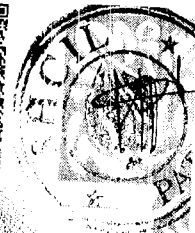
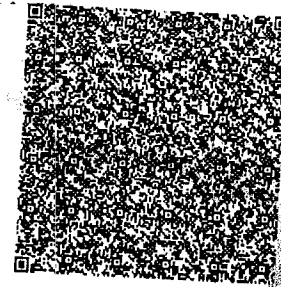




**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No. : IN-BR00809526357591Q
Certificate Issued Date : 10 Nov-2018 02:16 PM
Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT
Unique Doc. Reference : SUBIN-BRBRSHCIL0100845170887185Q
Purchased by : KUMAR BUILDCON PVT LTD DIR NARENDRA KUMAR
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : KUMAR BUILDCON PVT LTD DIR NARENDRA KUMAR
Stamp Duty Paid By : KUMAR BUILDCON PVT LTD DIR NARENDRA KUMAR
Stamp Duty Paid (Rs.) : 19,85,600 (Nineteen Lakh Eighty Five Thousand Six Hundred only)
Reg. fee (Rs.) : 45,025 (Forty Five Thousand And Twenty Five only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 0 (Zero)
Total Amount (Rs.) : 20,30,625 (Twenty Lakh Thirty Thousand Six Hundred And Twenty Five only)

Serial No. 13284

Deed No. 11780



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

Summary of Endorsement

This document was presented for registration on **12/11/2018** by **Sheo Pujan Singh**

A Stamp Duty of Rs. **1985600/-** and other Fees of Rs. **46025/-** has been paid in it.

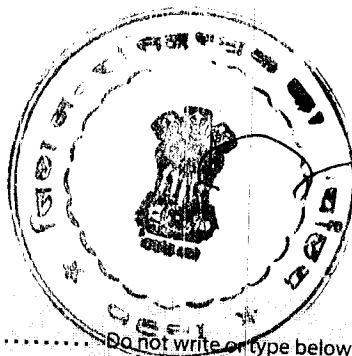
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. **11780** in Book No. **1** Volume No. **307** on pages from **37** to **55** and has been preserved in total **19** pages in C.D. No. **47** / Year: **2018**

Date: 12/11/2018

Token No: 13535 /2018

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



SCANNED BY

Do not write or type below this line

0006991040

03
12.11.18
11/11/18 (11/11/18)
2018
Kumar

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित वर्णित विवरणों के अनुरूप पाया।
जाँच लिपिक
(अरुण कुमार महापात्र)

DEVELOPMENT AGREEMENT

This indenture is made and executed this the 12th day of the month of November of Two Thousand Eighteen.

BETWEEN

1. Sri Sheo Pujan Singh, S/o Late Brahmdeo Narain Singh,
2. Sri Vivek Singh S/o Sri Sheo Pujan Singh

Both resident of Village - Sonbarsa, Kishun bigha, P.S.- Kutumba, P.O.- Amba, Dist.- Aurangabad, hereinafter referred to as the "OWNERS" (which term or expression unless it be repugnant to the context/subject or meaning thereof shall mean and include its executors, administrators, successors, legal heirs and assigns) of the FIRST PART.



5. Sheo Pujan Singh
Mob:- 9934423935

For Kumar Buildcon (P) Ltd.

AND

2

M/S KUMAR BUILDCON PRIVATE LTD. a company incorporated under the companies Act 1956 and having its Registered office at 201, N.P. Centre New Dak Bunglow Road, Patna - 800001 under P.S.: Kotwali within the district of Patna represented through its Director Narendra Kumar S/o Late Sri Sukhdeo Sinha, Resident of Sukhdeo Bhawan, Kankar Bagh Patna hereinafter referred to as the Developer (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the SECOND PART.

WHEREAS the owners are seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land measuring approximately 12katha 04Dhur 05 dhurki (16621 sq. ft) bearing C.S. Plot No. 136 (Part), Khata No 350, Tauzi No.- 5557, Survey Thana No. 20, Mauza- Dhanaut, Tola Rupaspur, Thana Danapur at present under Rupaspur Thana, Town & Dist.- Patna within the limit of DANAPUR NAGAR PARISHAD and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna more fully described in the schedule appearing in the foot of this indenture and hereinafter referred to as "the Land".

AND WHEREAS originally the entire land belonged to Sri Satya Narain Singh, Sri Jagnarain Singh, Sri Devendra Prasad Singh & Sri Harendra Prasad Singh. They sold the Land to Ram Pari Devi, D/o Sri Sita Ram Thakur vide sale Deed no. 5419, dated 06/12/1980, detailed in volume no. 6, pages 69 to 75 and Deed No-5418 dated 06/12/1980. The said Smt Ram Pari Devi came in its possession and she used to pay rent and taxes to the Government of Bihar after her mutation.

AND WHEREAS said Smt. Ram Pari Devi sold the entire purchased land to Late Brahm Deo Narain Singh F/o one of the present Land Owners Sri Sheo Pujan Singh and Sri Vivek Singh, in the following manner :-

Sheo Pujan Singh
12.11.18

For Kumar Buildcon (P) Ltd.

Name of Purchaser	Area	Deed No.
F/o Sri Sheo Pujan Singh	6 Katha 4 Dhur 5 Dhurki	958 of 1995 Volume No. 18, Pages 187 to 193, dated 16/03/1985.
Sri Vivek Singh	6 Katha	1027 of 1985 Volume No. 18, Pages 570 to 575, dated 20/03/1985

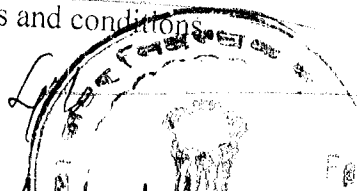
AND WHEREAS after purchasing the entire land the above mentioned purchasers not only came its possession but also mutated in Government of Bihar and used to pay rent and taxes to the Government of Bihar.

AND WHEREAS Said Brahmdeo Narain Singh died on 07 July 1994. After his death his only son Sheo Pujan Singh was mutated in Government of Bihar in his place vide Mutation Case no. 1375/08 of year 2017/2018. After the mutation of Sri Sheo Pujan Singh in place of his father is paying rent and taxes to the Government of Bihar.

AND WHEREAS the owners covenant that the scheduled land is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and is in marketable condition and the owners have right, full power and absolute authority and title to transfer the whole or part of the aforesaid scheduled land.

AND WHEREAS the owners are interested in getting multistoried residential building complex developed and constructed through a reputed developer on the scheduled land and to acquire built-up area in the shape of flats and parking spaces as consideration in exchange for the full and final value of the scheduled land and was in search of a reputed developer who could develop the aforesaid land on the reasonable terms and conditions.

Sheo Pujan Singh
12.11.18



For Kumar Biddan (P) Ltd.

AND WHEREAS the aforesaid developer offered to construct at its own cost residential building complex on the scheduled land of the owners, to be known as "**BRAHM LOK**" hereinafter referred to as "**BUILDING**" and to give- the constructed area to the owners in the following manner-

A) 50% (Fifty %) of the residential area.

In the same manner the developers will be 50% in the residential area. The parking area will also be demarcated/divided in the ratio of 50% (owners' area) and 50 % (developers share).

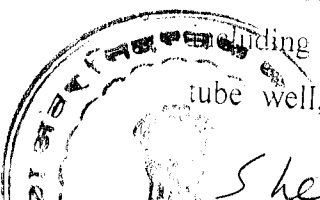
AND WHEREAS certain terms and conditions were agreed to be by and between the owners and the Developer with regard to transfer of the land by the owners to the developer and construction of the said building by the developer and disposal of the flats and parking spaces therein in the developers area and owners area. The parties hereto are desirous of recording into writing the terms of agreement as hereunder.

**NOW THIS DEED WITNESSTH AND IS HEREBY AGREED AND
DECLARED BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS:**

1. The owners above named have agreed to appoint the aforesaid developer as the developer of the aforesaid land and grant to the developer, who hereby accept from the owners the right to develop the aforesaid land more fully detailed in the schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter appearing entirely at its cost and expenses to the extent of permissible F.A.R. at present.
2. The owners simultaneously with execution of the indenture, hereby agreed to grant physical possession of the scheduled land to the developer and to entrust the right to take up preliminary works for development and constructions of building comprising of flats and car parking spaces and to allot, enter into agreement for sale of developer's area of the same to its prospective buyers to the exclusion of the owners area.

Sheo Prasad LPL

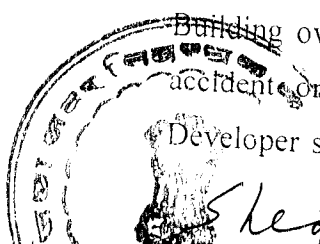
3. The owners shall convey transfer and/or assign to the developer and/or its nominee/nominees as the developer may desire free from all encumbrances 50 % (Fifty Percent) of the built up area of residential area for consideration simultaneously with completion and handing over of physical possession of the owners area to the owners on the terms and conditions mentioned herein.
4. It is further agreed and undertaken by the developer that the owners shall have full right, title ownership interest over the owners area referred to above allotted to the owners as their share out of the total built-up area and the owners shall be fully entitled to enjoy the above built-up area either themselves individually or collectively or shall be fully entitled to transfer, convey, grant otherwise alienate or transfer their interest in any manner deemed fit by the owners to any person, association of persons, firms, companies, body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the owners individually or collectively. All cost of construction and otherwise of the aforesaid owners area shall be borne and paid by the developer.
5. The construction shall be finished within 3 years from the date of agreement or sanction of map whichever latter. The map will be prepared within one month of the date of agreement and submitted before the Municipal Authority within two months from the date of agreement except time lost due to natural calamities such as earthquake, flood and other inevitable causes.
6. If the developer will fail to complete the project within the stipulated period they will have to pay damages at the rate of Rs. 1,00,000/- per month till the completion of the project/handing over the share of landlord to them.
7. After delivery of owners area fully and completely built and finished as per specification detailed in schedule II, which forms part of this agreement with interior common space facilities and exterior completion of the total building including electrical fittings, water connections, sewerage line, bath room fittings tube well, Generator, Lift, Intercom, drainage of the premises and on its



Shree Purna Lal

acceptance by the owners which is the consideration for transfer or exchange parties to the agreement shall execute instrument of exchange or transfer as may be advised transferring the proportionate share of land comprising developers and or his nominees, as assigns belonging to the owners. On completion and handing over of the owner's share to owner, the agreeing parties or their nominee, assigns will be absolute owners of their respective areas and that will be the date of deemed transfer of land by the owners.

8. All the outgoing in respect of the said premises from the date when the possession is given to the developer shall be borne and paid by the developer, who however shall not be liable for any of the outgoings on the said premises relating to the period prior to the date of such possession, which shall be the sole liability of the owners alone.
9. The owners shall hold the owners area on the same terms and conditions as the owners of other portions of the building according to standard agreement that may be finalized by the developer. The owners or their assigns shall become members of the association of persons or a co-operative housing society which ever is found suitable and every person occupying the building shall abide by the rules, regulations of the association of Co-operative Housing Society or the Body Corporate. The owners shall be entitled to use common facilities in the building complex intended for the utilization of the occupants of the building complex on the usual terms and conditions applicable to all for such utilization.
10. That developer after giving possession of completed and habitable building of owners share in all respect will be entitled to transfer his share of the developed area at his discretion to any party or parties and receive and realize the prices in respect of that area.
11. That the Developer as an independent Developer in constructing the said Building over the schedule Land and shall be exclusively responsible for any accident or incident to be caused during the period of construction and Developer shall be responsible and answerable before the court of law for the

 *Sd/- Pujari A1*

same. The Developer shall be responsible for all third party claims arising out of any act or omissions against the development in or relating to the construction of said Building.

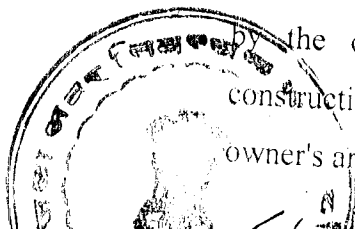
That the Developer will not do any act of commission, omission expressly or impliedly, directly or indirectly by which the owner's right, title and interest over the said property may in any manner be adversely affected until the Developer has given delivery of possession of the owners area to owner.

The Developer shall keep the owner indemnified in respect of all claim, damages compensation or expenses payable in consequences of any injury or accident sustained by any work man, artisan invitees or other person whether in employment of the developer or not while in or upon said property during the period of construction of the said Building.

The owners hereby authorize the developer to do, if required, all acts, deeds, matter, things given under :-

- (i) To have the plans of the proposed building to be constructed on the aforesaid land prepared/amended in accordance with Rules and Regulations of the concerned authorities and other statutory provisions. However, the owners will also sign all the necessary plans, specifications, declarations, affidavits and other legal and statutory papers for getting the plan of the building amended if necessary in future subject to their satisfaction.
- (ii) Notwithstanding anything contained in this agreement, the owners or their authorized representative(s) hereby reserve their right to be consulted, supervise and have their say in the entire process of planning and construction with a view to maintain its quality of construction in respect of the owner's area.

The owner's area and the Developer area will be clearly marked on the passed map in red and green respectively and shall be signed by both, the owners and the developer and marked copies will be kept both by the owners and the developer before commencement of the construction. This is to be done so that there is no dispute regarding owner's area and developers area in future.



- (iii) To appoint architects, surveyors, engineers and contractors and other person or persons.
- (iv) To make applications to the concerned authorities for obtaining electrical connections and permits or quota for cement, steel and other controlled building materials.
- (v) To accept service of any writ, summons or other legal process or notice and to appear and represent the owners in any court or before any magistrate, judicial tribunal and other tribunals in connection with the development of said property and to commence or file suits, actions or other proceedings in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary vakalatnama, claims, plaints, orders, applications, affidavits, petitions and other documents, papers and writings.
- (vi) To enter into agreements for sale of or otherwise allot flats /parking spaces etc. in the aforesaid building to the purchasers in respect of the developer's area.
- (vii) The developers at his own risk and responsibility can mortgage developers built-up area with Bank/and or financial institution for obtaining loan/working capital/short term loan/finance and also to obtain loan for purchaser of flats and parking spaces as the said developer will use the said finance only for development purpose of this building and not to divert or invest for any other purpose.
- (viii) To transfer the developers area or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchasers of flats in the aforesaid building subject to the condition that the delivery of possession to such purchasers will be made only after owners area to the owners.
- (ix) To give on ownership basis or other basis the said developers area in the property and the flats in the building to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.



(x) And generally to do all acts deeds and things for developing the said property.

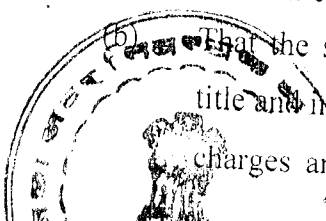
12. Whenever required by the developer the owners or their duly authorized representative will join as he confirming party in any agreement that the developer may enter into with any person or persons who desire to acquire flats or portions in the developers area of the building on ownership basis.
13. Upon completion of the development work or before and subject to the terms and conditions contained herein as may be desired by developer, the owners shall make and execute in favour of the developers or their nominee(s) including co-operative housing society or association or persons or a body corporate, a proper conveyance or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and/or their nominees to the aforesaid land.
14. Simultaneously on the completion of the building and handing over of the owners area to the owners the owners shall execute or join in the execution of all documents necessary for giving the flats/parking spaces to buyers in respect of legal title to their respective spaces including their un-divided proportionate share and rights in the land.
15. The developer must use standard material. The Building shall be designed and constructed as earthquake resistant Building fulfilling the rule and regulation for construction of earthquake resistant building supervised by certified engineers. Any fault found in the construction will be entirely the developers responsibility and liability and not that of the owners. The developer must remain vigilant about the construction work.

That the owner hereby declares:

That the area of the aforesaid land is approx 16621 sq.ft.

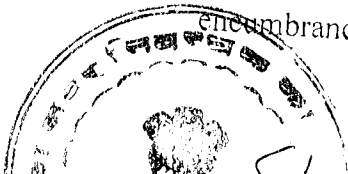
(a) That the property is a freehold and the owners have title to the same free from all encumbrances.

(b) That the said land is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and in marketable condition and the owners,



have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, gift, right lien, leave license permission, rent, possession charge inheritance or any other encumbrances whatsoever.

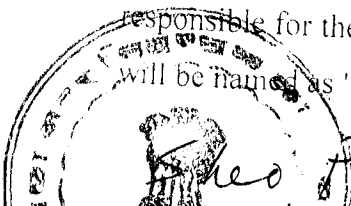
- (c) That there is no notice or order passed by the Danapur Nagar Parishad, or any other body or authority for set back or either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning or affecting the said property or any part thereof.
 - (d) That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities, revenue authorities, Municipal authorities or any government or other local bodies or authorities concerning or affecting the said property or any part thereof.
 - (e) That there are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders impendence, notices, insolvency notice, petitions or adjudication orders made or issued by or at the instance of any part thereof.
 - (f) That a apart from the owners none else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or coparcener in any joint family or otherwise, and that the owners are not binomials or trustees for any one in respect of the aforesaid land the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.
 - (g) The Land Owners declare that the schedule land is cleared under the Urban Ceiling Act. In case any fact to the contrary is found later on or detected by the concerned authority it would be the responsibility of the landowners to get the same cleared at their own cost to enable the developer to go ahead with the development work.
- That the owner have-not created any encumbrances on the said property of any part thereof by way of sale, mortgage, exchange, lease, trust rights easement rights, gift, liens, possession charges or any other encumbrances whatsoever and if there is any loss caused to the



developer due to the title defect, the owner's will have to bear all the expenses related to it.

Similarly if the rights and interest of the owner's is risked compromised or flouted by the developer, the owner's will be entitled to legal remedies and compensation. The Developer will have to bear all the expenses related to it.

16. That the owners hereby irrevocably undertake not to sale, dispose, alienate the said property or any part thereof save and except putting the developer in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed as aforesaid to the developer or person or persons nominated by the developer including a society or societies or an incorporated body or limited company as hereinabove stated and further irrevocably undertake not to do any act, deed, matter or thing as shall be in contravention of the declarations made by them in the present clauses.
17. For the purpose of verifying the correctness of the declaration hereinabove made by the owners and in particular the declarations made above regarding the absolute ownership of the said land and their title hereto being marketable free from all encumbrances and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof save and except as hereinabove provided, that the developer shall be entitled to obtain copy of all documents including of title relating to the land for the purpose of the verification as aforesaid including investigation of the owners title to the property. The owners undertake to show all such relevant papers in original as and when required by the developer or its representative including financial institution.
18. The development of the said land shall be for and on account of the developer and neither the owners nor any other person or persons claiming through the owners shall have any right or interest in the development of the said land. The developer shall develop the said land at their own cost and shall alone be responsible for the development of the said land. However the building complex will be named as "BRAHM LOK"



19. That as the owners will receive the consideration for the scheduled land in the shape of built up area agreed as aforesaid or market price for adjustment of area, the owners shall at no time demand any further premium or have any interest in future dealings regarding the sale of developers share of built-up area.
20. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.
21. The owners shall hold the owner's area on the same terms and conditions as the buyers of other portions of the building according to the standard agreement of the owners association of "**BRAHM LOK**" which may be mutually formed by the owners as well as the purchasers of the developer's area on due consent and approval of the developer. The owners and the purchasers of the developers area and their nominees, respective agents, servants, licenses shall abide by the rules and regulations of the terms of agreement/bye-laws of the said owners association and the owners and/or their authorized representatives and purchaser of the developers area shall pay common utilities maintenance charges to the association on no loss no profit basis as per prevailing norms and be entitled to use all common facilities in the building complex intended for the utilization.
22. The owners agree that if any levy is imposed by the Danapur Nagar Parishad , or any other public body (ies) or the government for the development/betterment of the area in which the said land is located or any other levy becomes applicable on the said land, the owners and the nominees of the developer or the developer jointly shall pay in the same proportion as their respective shares of built-up area in the building.
23. The owners have authorised the developer to do all works needed for development of the said land like signing of the plan, submitting the plan before sanctioning authority, swear affidavit for the same or any thing which is legally required for development of the land under this deed.
24. It is agreed that after the execution of these presents the developer or their nominee/s including a co-operative society shall be entitled to construct go downs and put up signboards and hoardings on the said land and if desired, hence the entire premises according to their requirements.

25. After completion of the building Owners & Developers shall become absolute owner of their respective shares as per Bihar Apartment Ownership Act.
26. It is agreed that in all transfers/conveyance of built-up area, the purchaser/transferee shall bear the cost of stamp duty, court fees and other registration charges.
27. In the event of any dispute or difference between the parties, relating to this development agreement the same shall be settled by reference to the ARBITRATOR appointed by mutual consent of both the parties and such arbitration shall be conducted under the provision of the Arbitration & Conciliation Act 1996 as amended from time to time.
- That only courts of Patna shall have exclusive jurisdiction over all matter of dispute regarding this Development Agreement.

SCHEDULE I
REFERRED AS ABOVE

All that piece and parcel of land measuring me about 16621 sq ft. Situated and lying at C.S. Plot No. 136 (P), Khata No 350, Survey Thana No. 20, Mauza-Dhanaut-Rupaspur, Zone-03, Thana Code-078, Thana- Danapur, & Dist.- Patna, which is within the limit of DANAPUR NAGAR PARISHAD and under jurisdiction of sub Registrar Registry Office, Danapur and bounded as follows :-

North : Plot No. 135

South : Branch Road

East : Part of Plot No. 136.

West : Road

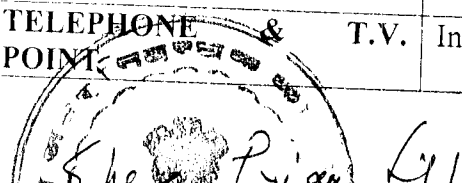
Government Value of Land Rs. 9,92,26,000/-



For Kumar Buildcon (P) Ltd.

SCHEDULE - II
SPECIFICATION OF FLATS

FOUNDATION	R.C.C. cast in situ under reamed bore pile foundation.
SUPER STRUCTURE	R.C.C. Framed Structure.
BRICK WORK	First Class Brick masonry partition walls with cement mortar.(1:4)
INTERNAL WALLS	In Cement mortar 1:6 on Brick work and 1:4 on R.C.C. work
FLOORING	Vitrified Tiles of KAJARIA, SOMANY, RAK, ORIENT & NON SKID TILES in Balcony.
DOORS	Sal Wood Chaukhat in all Doors. Wooden decorative door in main entrance, 35 MM Ply Board of ISI approved quality in other Doors.
WINDOWS	All Windows will be UPVC (Aluminum Framed glazed window.
WALL FINISHING	(a) All internal walls will be finished with Birla/JP Putty. (b) External walls with Apex weather proof emulsion paint (Asian).
BATHROOM WITH SANITARY FITTINGS	a) Floor in Bath Rooms will be of Ceramic Tiles (Non Skid) and Glaze Tiles up to Door height (7'0") in walls. b) Provision for Hot & Cold Water connection in Bath Rooms. c) All fitting of Jaguar / ESSCO Company Wall Mounted Sanitary wares shall be of Parryware / Hindware / Jaguar/ Cera with PVC cistern.
KITCHEN	Ceramic Tiles flooring, Cooking Platform with Tiles up to 2 ft. above working top and 5'0" ht. in opposite wall of working platform. Granite top, Steel Sink and Hot & Cold water connection. Provision for acquagard.
ELECTRICAL ITEMS	Concealed P.V.C. conduits shall be laid with Copper Wire as required. Power Plug for A.C. in Drawing Room, Bed Rooms. Each room provided with Inverter Point in 5amp plug. Modular Switches.
TELEPHONE POINT & T.V.	In drawing room as well as in Bed Rooms.



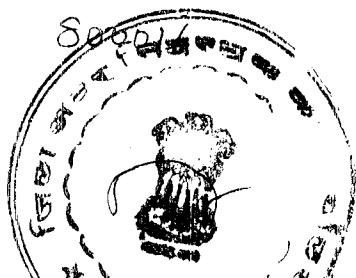
INTER-NET POINT	In one Bed Room (Provision).	15
INVERTER POINT	In All 5 AMP. Point with inverter 1400 watt (without Battery)	
SECURITY	CCTV Provision for Security (Only for outside)	
GENERATOR	GREEN & SILENT Generator with auto change over for flats of required capacity.	
LIFT	Kone/ Otis of required capacity.	

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY MONTH AND YEAR WRITTEN HEREINAFTER.

Witness:

1. Armit Kumar Bhatti.
S/o T.N. Singh
R/o Rajapur,
S.K. Puri
Patna.
12/11/18

2. B.K. Singh
12.11.2018
(DR. BRATJESH KUMAR SINGH)
S/o
LATE DR. SADHU SHARAN SINGH
DULARI BHAWAN
6A, RATENDRA NAGAR
PATNA- 800016



1. Sheo Pyasa Singh
12/11/18
PAN-AGRPS20398.
2. Vivek Singh
12/11/18
PAN-APRPS5302M
SIGNATURE OF THE OWNERS

For Kumar Buildcon (P) Ltd.

Namdeo Kumar
Director 12/11/18
SIGNATURE OF THE DEVELOPER

PAN-AAACK9902G

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. 1985600/-

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

Amt. Paid By N.J Stamp Paper	Rs. 0/-
Amt. paid through Bank Challan	Rs. 2031625/-

Registration Fee

FEE PAID	A1	0	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	5000	K1c	0	Mb	25
	A10	0	E	40000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
										TOTAL-
Total amount paid (Per fee H1b)										

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 46025

Date: 12/11/2018

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 12th November 2018 by Sheo Pujan Singh Late Brahmedo Narain Singh by profession Others. Status - Executant

Sheo Pujan Singh
12.11.18

Signature/L.T.I. of Presentant

Date: 12/11/2018

Registering Officer
Patna

Endorsement under section 58

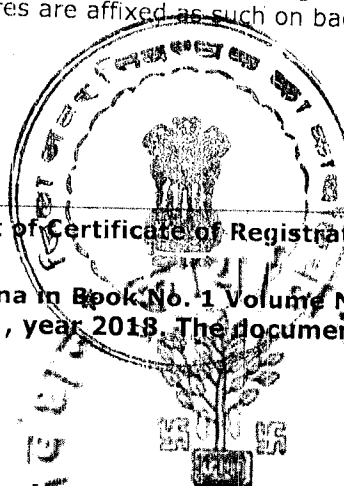
Execution is admitted by those Executants and Identified by the person (Identified by 'Amit Kumar Bharti' age '29' Sex 'M', 'Tej Narayan Singh', resident of 'Barkagaon, tarari, distt-Bhojpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 12/11/2018

Endorsement of Certificate of Registration under section 60

Registering Officer
Patna

Registered at Registration Office, Patna in Book No. 1 Volume No. 307 on page no. 37 to 55 for the year 2018 and stored in CD Volume No. 47, year 2018. The document no. is printed on the front Page of the document.



SCORE 4.1

Date: 12/11/2018

Year : 2018

S.No. :

13284

SCORE Ver.4.1

Registering Officer

Deed No. : d No. Patna

DEED NO: 11780

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGRPS2039Q

नाम / NAME
SHEO PUJAN SINGH

पिता का नाम / FATHER'S NAME
BRAHMDEO NARAYAN SINGH

जन्म तिथि / DATE OF BIRTH
04-01-1937

हस्ताक्षर / SIGNATURE
Sheo Pujan Singh

प्रमाणित किया जाता है
DIRECTOR OF INCOME TAX (SYSTEMS)

Sheo Pujan Singh

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVERNMENT OF INDIA

VIVEK SINGH
SHEO PUJAN SINGH
29/12/1972
Permanent Account Number
APRPS5302M

Vivek Singh
Signature



Vivek Singh
12/11/18

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
AAACK9902G



नाम / NAME
KUMAR BUILDCON PVT LTD

निर्माण/संस्थापना की तिथि / DATE OF INCORPORATION/FORMATION
17-12-1987

आयकर अधिकारी, पटना
COMMISSIONER OF INCOME TAX, PATNA

For Kumar Buildcon (P) Ltd.

Wanda L...

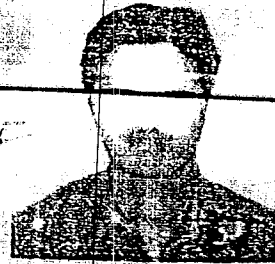
Director

12/11/12

Name of the Licence Holder: Amit

Bharti.

Son/Wife/Daughter of: Tej Narayan Singh.



Thumb impression of Holder of the Licence

Signature and designation of the Licensing Authority,

D.T. [Signature]

D.L. No. 2890/2008.

Date of Issue 02.02.2008.

Name Amit Mr. Bharti.

Son/Wife/Daughter of Tej Narayan Singh.

Address Bantkagaon, f.s-
Tarari, Dist-Bhojpur.

Al-Ram Sharam Singh
Rajapur, Satna.

Date of Birth 15.6.1988.

Educational Qualification.....

Blood Group with RH factor.....

The Holder of this licence is licenced to drive through out India vehicles of the following description -

Motor Cycle without gear

Motor Cycle with gear

Invalid carriage

Light motor vehicle

Medium goods vehicle

Medium Passenger vehicle

Heavy goods vehicle

Heavy Passenger motor vehicle

A motor vehicle of the following description

Motor Cycle with gear only

The Licence to drive motor vehicle other than transport vehicles is valid

The licence to drive transport vehicle is valid from

02.02.2008 to 02.02.2028.

Signature & Designation of the Licensing Authority, District Officer