S. SANNIGRAHI & Co.
Chartered Accountants

TO WHOM IT MAY CONCERN

This is to certify that **M/s Sarvodaya Construction & Development Pvt. Ltd.** [CIN-U45200BR1990PTC004080], Regd Office at: Chamber No- 112, Hotel Sarvodaya, Om Nanda Apt., Rajendra Path, Gandhi Maidan, Patna-800001 has revenue from operation under the sub-head Sale of Flats amounting to Rs 2,47,19,225.00 during the financial year 2017-18 consisting of the following customers and respective value of flats sold of Project **" Om Anuradha Niketan"** located at Hanuman Nagar, Kankarbagh Patna:

Sl. No.	Cutomer's Name of Om Anuradha Niketan	Date of Agreement	Flat No	Sale Value [Rs.]
A	Sale of Flats:			
1	Amit Agarwal	26.07.2016	101	41,84,000.00
2	Sumit Agarwal	26.07.2016	103	43,89,000.00
3	Arjun Prasad	23.01.2015	201	39,11,825.00
4	Kiran Bharti	12.06.2015	202	40,84,400.00
5	Nisha Kumari	08.07.2016	203	40,00,000.00
6	Ashok Kr Sinha & Archana Bahadur	08.07.2015	402	41,50,000.00
	Total Sale Value of Flats			**2,47,19,225.00**

For: S. Sannigrahi & Co.
Chartered Accountants
F.R.N.: 004995C

S. Sannigrahi & Co. * Chartered Accountants * PATNA F. REG. No. 004995C

[CA Manish Kumar Chaurasia, *FCA*]
Partner
M. No.: 408810
UDIN: 21408810AAAAHN3077

Place: Patna
Date: 24.11.2021

SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2017

Particulars	Notes	Figures for the Current Year	Figures for the Previous Year
I. Revenue from operations	18	2,31,99,554.88	2,82,96,048.92
II. Other Income	19	1,62,08,091.21	1,26,82,648.22
III. Total Revenue (I+II)		**3,94,07,646.09**	**4,09,78,697.14**
IV. Expenses:			
a. Consumption of Raw Material	20	41,93,016.41	49,94,488.68
b. Material Expenses	21	83,38,435.31	2,22,70,889.38
c. Labour Expenses	22	79,85,091.00	80,44,217.00
d. Project Expenses	23	17,76,196.00	1,63,07,139.04
e. Changes in inventories	24	-	5,00,000.00
f. Change in Work-in-progress	25	(1,53,49,222.67)	(4,29,00,124.89)
g. Employees benefits expense	26	29,01,048.00	37,60,356.00
h. Finance costs	27	1,24,88,357.91	99,83,169.96
i. Depreciation and amortization expense	9	16,50,069.50	17,54,754.59
j. Other expenses	28	52,66,430.54	80,72,578.33
Total Expenses		**2,92,49,422.00**	**3,27,87,468.09**
V. Profit before exceptional and extraordinary items and tax		1,01,58,224.09	81,91,229.05
VI. Profit before tax		1,01,58,224.09	81,91,229.05
VII. Tax expense: -			
a. Current Tax		18,66,022.00	14,88,467.00
b. Deferred Tax		(2,69,470.00)	(2,83,626.00)
VIII. Profit (Loss) for the period from continuing operations		85,61,672.09	69,86,388.05
IX. Profit/(Loss) for the period		**85,61,672.09**	**69,86,388.05**
X. Earning per equity share:			
a. Basic		1,527.23	1,246.23
b. Diluted		1,527.23	1,246.23

See accompayning notes of the financial statements

For: **SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.**

Sd/-
[Managing Director]

Sd/-
[Director]

Place : Patna
Date : 04.09.2017

Certified in terms of our separate report of even date.
FOR : S. SANNIGRAHI & CO.
Chartered Accountants
Sd/-
CA Manish Kumar Chaurasia
Membership No. 408810
[PARTNER]
Firm Reg. No.: 04995C

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SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

NOTES: Forming part of the Statement of PROFIT & LOSS for the year ended on 31st March, 2017 and to be read in conjunction therewith

Particulars		Figures for the Current Year	Figures for the Previous Year
Note - 18			
Details of Revenue From Operation			
Construction Division			
Sale of Apartment		-	-
Income from Agricultural Land		3,65,400.00	3,79,800.00
Income from Govt Jobs		82,92,804.00	1,35,14,045.00
		86,58,204.00	**1,38,93,845.00**
Hotel Division			
Room Rent Income		65,45,304.35	73,74,409.37
Food Sale		79,96,046.53	70,27,794.55
		1,45,41,350.88	**1,44,02,203.92**
	Total -:	**2,31,99,554.88**	**2,82,96,048.92**
Notes - 19			
Details of Other Income			
Construction Division			
Sale of Flat at Gaziabad			20,99,733.00
Profit on Sale of Bodh Gaya Land		-	49,85,753.00
Profit on Sale of Agricultural Land		42,04,218.00	
Profit on Sale of Vehicle		-	9,44,289.28
Interest From FDR			1,36,440.00
Rent Received		1,12,81,094.00	40,24,235.00
Interest Received		32,000.00	2,691.00
Misc.Income		-	127.00
		1,55,17,312.00	**1,21,93,268.28**
Hotel Division			
Hire Charge Received		5,95,022.37	3,96,806.00
Laundry Receipt		47,552.00	51,061.00
Misc. Receipt		30,105.00	22,011.00
Discount Received		18,099.84	19,501.94
		6,90,779.21	**4,89,379.94**
	Total -:	**1,62,08,091.21**	**1,26,82,648.22**
Notes - 20			
Details of Consumption of Raw Material			
Hotel Division			
Opening Balance		17,384.00	21,215.00
Purchases			
Food Material		37,32,171.07	44,63,125.20
Kitchen Consumable		4,59,443.34	5,27,532.48
		42,08,998.41	**50,11,872.68**
Less: Closing Stock		15,982.00	17,384.00
		41,93,016.41	**49,94,488.68**

S. Sannigrahi & Co. ★ PATNA ★ F. REG. No. 04995C ★ Chartered Accountants

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SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

NOTES: Forming part of the Statement of PROFIT & LOSS for the year ended on 31st March, 2017 and to be read in conjunction therewith

Particulars	Figures for the Current Year	Figures for the Previous Year
Notes - 20		
Details of Material Expenses.		
Construction Division		
Om Ramasharam (Lal Bahadur Shastri Marg , Patna)	43,000.00	10,03,802.93
Kazmi Oasis Complex (White House, Gaya)	12,85,932.00	38,89,301.00
Om Anuradha Niketan (Hanuman Nagar,Patna)	8,05,806.00	36,81,403.42
Om Kulaya (Gardanibagh,Patna)	8,74,090.00	15,82,213.00
Om Pullin Vihar (Kadam Kuan,Patna)	6,08,552.00	35,67,384.00
Om Usha Villa (A.N Path,Patna)	96,672.00	9,80,223.00
	37,14,052.00	1,47,04,327.35
Bihar Rajya Pul Nirman Nigam Ltd(Transport Nagar)	-	67,800.00
Bihar Rajya Bhawan Nirman(Rajbansi Nagar)	46,24,383.31	74,98,762.03
	46,24,383.31	75,66,562.03
	83,38,435.31	**2,22,70,889.38**
Notes - 21		
Details of Labour Expenses.		
Construction Division		
Om Ramasharam (Lal Bahadur Shastri Marg , Patna)	2,35,721.00	3,54,400.00
Kazmi Oasis Complex (White House, Gaya)	23,90,000.00	39,08,500.00
Om Anuradha Niketan (Hanuman Nagar,Patna)	13,77,198.00	8,86,450.00
Om Kulaya (Gardanibagh,Patna)	7,72,125.00	3,96,400.00
Om Pullin Vihar (Kadam Kuan,Patna)	10,12,123.00	8,84,300.00
Om Usha Villa (A.N Path,Patna)	8,34,724.00	2,39,200.00
	66,21,891.00	66,69,250.00
Bihar Rajya Pul Nirman Nigam Ltd(Transport Nagar)	-	87,367.00
Bihar Rajya Bhawan Nirman(Rajbansi Nagar)	13,63,200.00	12,87,600.00
	13,63,200.00	13,74,967.00
	79,85,091.00	**80,44,217.00**
Notes - 22		
Details of Project Expenses.		
Construction Division		
Buddha Colony	6,000.00	-
Om Ramasharam (Lal Bahadur Shastri Marg , Patna)	40,182.00	1,96,978.00
Kazmi Oasis Complex (White House, Gaya)	200.00	1,34,76,071.04
Om Anuradha Niketan (Hanuman Nagar)	96,733.00	3,39,107.00
Om Kulaya (Gardanibagh)	21,934.00	3,27,002.00
Near Taramandal	64,650.00	-
Om Pullin Vihar (Kadam Kuan)	8,649.00	1,71,850.00
Om Usha Villa (A.N Path)	1,23,500.00	2,97,774.00
Bazar Samiti	44,000.00	-
	4,05,848.00	1,48,08,782.04
Bihar Rajya Pul Nirman Nigam Ltd(Transport Nagar)	15,000.00	38,546.00
Bihar Rajya Bhawan Nirman(Rajbansi Nagar)	13,55,348.00	14,59,811.00
	13,70,348.00	14,98,357.00
	17,76,196.00	**1,63,07,139.04**

S. Sannigrahi & Co. PATNA F. REG. No. 04995C Chartered Accountants

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SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

NOTES: Forming part of the Statement of PROFIT & LOSS for the year ended on 31st March, 2017 and to be read in conjunction therewith

Particulars	Figures for the Current Year	Figures for the Previous Year
Notes - 23		
Details of change in Inventories		
Opening Balance	57,75,111.75	62,75,111.75
Less: Closing Balance	57,75,111.75	57,75,111.75
	-	5,00,000.00
Notes - 25		
Details of Change in Work-in-progress		
Opening Balance	13,67,90,156.80	9,38,90,031.91
Less:Closing Balance	15,21,39,379.47	13,67,90,156.80
	(1,53,49,222.67)	**(4,29,00,124.89)**
Notes - 26		
Details of Employees benefits expense		
Construction Division		
Salaries and Allowence	9,48,161.00	9,13,887.00
Contribution to EPF	17,699.00	2,66,076.00
Staff Welfare	678.00	-
Director Remuneration	8,00,000.00	12,00,000.00
M.D Remuneration	-	-
	17,66,538.00	**23,79,963.00**
Hotel Division		
Salaries and Wages	11,04,572.00	13,15,521.00
Contribution to ESI	20,649.00	64,715.00
Staffs Welfare	9,289.00	157.00
	11,34,510.00	**13,80,393.00**
Total -:	**29,01,048.00**	**37,60,356.00**
Notes - 27		
Details of Finance costs		
Construction Division		
Interest on Car Loan	-	2,308.00
Interest on OD	71,41,925.00	78,45,722.00
Bank Charge	42,945.27	1,44,316.88
Other Finance Charge	-	90,185.00
Interest On Unsecured Loan	-	1,20,000.00
Interest on PNB	33,16,125.00	7,55,935.00
Loan Processing Charges	-	1,42,590.00
Interest on ICICI	18,49,548.00	7,80,663.00
	1,23,50,543.27	**98,81,719.88**
Hotel Division		
Bank Charge	1,37,814.64	1,01,450.08
Other Finance Charge	-	-
	1,37,814.64	**1,01,450.08**
Total -:	**1,24,88,357.91**	**99,83,169.96**

S. Sannigrahi & Co. PATNA F. REG. No. 04995C Chartered Accountants

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SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

NOTES: Forming part of the Statement of PROFIT & LOSS for the year ended on 31st March, 2017 and to be read in conjunction therewith

Particulars	Figures for the Current Year	Figures for the Previous Year
Notes - 28		
Details of Other Expenses		
Construction Division		
Payment to Auditors		
i) As Auditor -		
- Statutory Audit	50,000.00	50,000.00
- Tax Audit	15,000.00	15,000.00
-Other Fees	46,000.00	44,944.00
Service tax	9,750.00	9,750.00
Audit Iso	-	10,310.76
Power & Fuels	1,55,117.00	5,70,816.00
Lease Rent	4,26,800.00	3,60,000.00
Telephone Expenses	84,630.00	1,63,453.00
Sales Promotion	-	1,00,000.00
Interest On Income Tax	-	5,27,536.63
Consultancy Charge	-	28,940.00
Insurance Premium	34,165.00	3,43,374.00
Legal Expenses	30,130.00	24,888.00
Printing & Stationary	25,926.00	39,190.00
Postage & Stamp	758.00	4,866.00
Repair & Maintenance	82,680.00	1,90,344.00
Interest on Service Tax	4,600.00	1,84,962.00
Municipal Tax	3,451.00	2,455.00
Travelling Expenses	3,29,250.00	9,87,666.00
Office Expenses	30,928.00	21,238.00
Filling Fee	-	4,000.00
Bihar Association & Chamber of commerce	9,200.00	-
Conveyance Expenses	10,046.00	1,544.00
Misc.Expenses	26,657.00	54,915.00
Associatation Fees	34,500.00	62,945.00
	14,09,588.00	**38,03,137.39**
Hotel Division		
Payment to Auditors		
i) As Auditor -		
- Statutory Audit	35,000.00	35,000.00
- Tax Audit	6,000.00	6,000.00
Service tax	6,150.00	6,150.00
Power & Fuel	14,31,151.00	16,08,113.00
Lease Rent/Licence Fee	1,33,134.00	1,52,438.00
Frieght & Cartge	54,532.00	57,126.00
Telephone Exp.	94,054.00	82,956.00
House Keeping	3,51,069.00	2,45,296.50
Service Charges	2,84,403.00	3,71,087.00
Printing & Stationary	82,665.00	57,072.00
Advertisement & Publicity	2,500.00	2,500.00
Hire Charges	1,77,020.00	1,92,060.00
Sales Promotion	54,405.00	34,740.42
Crockery,Cultery,Lien & Uniform	92,340.00	17,916.00
Repair & Maintenance to Mechanieries	2,02,081.00	1,96,715.00
Repair & Maintenance to Others	3,84,315.00	4,81,564.00
Conveyance Expenses	10,315.00	11,905.00
Security Service Charge	2,96,043.00	4,17,993.00
News Paper & Periodicals	19,914.00	22,128.00
Postage & Stamp	4,165.00	3,660.00
Consultancy Charge	32,000.00	22,000.00
Discount Allowed	23,423.01	1,07,175.52
Rates & Taxes	44,911.63	84,047.72
Misc.Expenses	35,251.90	53,797.78
	38,56,842.54	**42,69,440.94**
	52,66,430.54	**80,72,578.33**

S. Sannigrahi & Co. PATNA F. REG. No. 04995C Chartered Accountants

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SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2018

Particulars	Notes	Figures for the Current Year	Figures for the Previous Year
I. Revenue from operations	18	3,98,88,788.25	2,31,99,554.88
II. Other Income	19	2,70,68,570.85	1,62,08,091.21
III. Total Revenue (I+II)		**6,69,57,359.10**	**3,94,07,646.09**
IV. Expenses:			
a. Consumption of Raw Material	20	44,39,235.90	41,93,016.41
b. Material Expenses	21	82,87,600.86	83,38,435.31
c. Labour Expenses	22	99,48,194.00	79,85,091.00
d. Project Expenses	23	39,39,230.53	17,76,196.00
e. Changes in inventories	24	-	-
f. Change in Work-in-progress	25	89,50,595.52	(1,53,49,222.67)
g. Employees benefits expense	26	74,40,585.00	29,01,048.00
h. Finance costs	27	1,13,52,231.19	1,24,88,357.91
i. Depreciation and amortization expense	9	15,82,210.47	16,50,069.50
j. Other expenses	28	67,88,114.78	52,66,430.54
Total Expenses		**6,27,27,998.25**	**2,92,49,422.00**
V. Profit before exceptional and extraordinary items and tax		42,29,360.85	1,01,58,224.09
VI. Profit before tax		42,29,360.85	1,01,58,224.09
VII. Tax expense: -			
a. Current Tax		9,75,606.00	18,66,022.00
b. Deferred Tax		(2,21,225.00)	(2,69,470.00)
VIII. Profit (Loss) for the period from continuing operations		34,74,979.85	85,61,672.09
IX. Profit/(Loss) for the period		**34,74,979.85**	**85,61,672.09**
X. Earning per equity share:			
a. Basic		619.87	1,527.23
b. Diluted		619.87	1,527.23

See accompayning notes of the financial statements

For: **SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.**

[Managing Director]

[Director]

Certified in terms of our separate report of even date.

FOR : S. SANNIGRAHI & CO.
Chartered Accountants
Firm Reg. No.: 04995C

[CA Manish Kumar Chaurasia]
Membership No. 408810
PARTNER

Place : Patna
Date: 04.06.2018

SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

NOTES: Forming part of the Statement of PROFIT & LOSS for the year ended on 31st March, 2018 and to be read in conjunction therewith

Particulars	Figures for the Current Year	Figures for the Previous Year
Note - 18		
Details of Revenue From Operation		
Construction Division		
Sale of Apartment	2,47,19,225.00	-
Income from Agricultural Land	5,17,814.00	3,65,400.00
Income from Govt Jobs	-	82,92,804.00
	2,52,37,039.00	**86,58,204.00**
Hotel Division		
Room Rent Income	77,03,423.06	65,45,304.35
Food Sale	69,48,326.19	79,96,046.53
	1,46,51,749.25	**1,45,41,350.88**
Total -:	**3,98,88,788.25**	**2,31,99,554.88**
Notes - 19		
Details of Other Income		
Construction Division		
Profit on Sale of Rajgir Land	1,66,57,745.00	-
Profit on Sale of Agricultural Land	-	42,04,218.00
Rent Received	98,12,304.00	1,12,81,094.00
Misc. Receipt	30,200.00	-
Interest Received	1,63,014.00	32,000.00
	2,66,63,263.00	**1,55,17,312.00**
Hotel Division		
Hire Charge Received	3,19,296.85	5,95,022.37
Laundry Receipt	49,012.00	47,552.00
Misc. Receipt	20,099.00	30,105.00
Discount Received	16,900.00	18,099.84
	4,05,307.85	**6,90,779.21**
Total -:	**2,70,68,570.85**	**1,62,08,091.21**
Notes - 20		
Details of Consumption of Raw Material		
Hotel Division		
Opening Balance	15,982.00	17,384.00
Purchases		
Food Material	42,22,301.28	37,32,171.07
Kitchen Consumable	2,03,094.62	4,59,443.34
	44,41,377.90	**42,08,998.41**
Less: Closing Stock	2,142.00	15,982.00
	44,39,235.90	**41,93,016.41**
Notes - 20		
Details of Material Expenses.		
Construction Division		
Om Ramasharam (Lal Bahadur Shastri Marg , Patna)	2,42,504.00	43,000.00
Kazmi Oasis Complex (White House, Gaya)	42,76,204.49	12,85,932.00
Om Anuradha Niketan (Hanuman Nagar,Patna)	8,53,343.96	8,05,806.00
Om Kulaya (Gardanibagh,Patna)	26,69,240.45	8,74,090.00
Om Pullin Vihar (Kadam Kuan,Patna)	2,29,899.96	6,08,552.00
Om Usha Villa (A.N Path,Patna)	16,408.00	96,672.00
	82,87,600.86	37,14,052.00
Bihar Rajya Pul Nirman Nigam Ltd(Transport Nagar)	-	-
Bihar Rajya Bhawan Nirman(Rajbansi Nagar)	-	46,24,383.31
	-	46,24,383.31
	82,87,600.86	**83,38,435.31**

S. Sannigrahi & Co. * PATNA * Chartered Accountants

SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

NOTES: Forming part of the Statement of PROFIT & LOSS for the year ended on 31st March, 2018 and to be read in conjunction therewith

Particulars	Figures for the Current Year	Figures for the Previous Year
Notes - 21		
Details of Labour Expenses.		
Construction Division		
Om Ramasharam (Lal Bahadur Shastri Marg , Patna)	2,20,400.00	2,35,721.00
Kazmi Oasis Complex (White House, Gaya)	61,55,900.00	23,90,000.00
Om Anuradha Niketan (Hanuman Nagar,Patna)	7,95,880.00	13,77,198.00
Om Kulaya (Gardanibagh,Patna)	27,09,114.00	7,72,125.00
Om Pullin Vihar (Kadam Kuan,Patna)	52,000.00	10,12,123.00
Om Usha Villa (A.N Path,Patna)	14,900.00	8,34,724.00
	99,48,194.00	66,21,891.00
Bihar Rajya Pul Nirman Nigam Ltd(Transport Nagar)	-	-
Bihar Rajya Bhawan Nirman(Rajbansi Nagar)	-	13,63,200.00
	-	13,63,200.00
	99,48,194.00	**79,85,091.00**
Notes - 22		
Details of Project Expenses.		
Construction Division		
Buddha Colony	-	6,000.00
Om Ramasharam (Lal Bahadur Shastri Marg , Patna)	11,15,122.00	40,182.00
Kazmi Oasis Complex (White House, Gaya)	17,77,069.71	200.00
Om Anuradha Niketan (Hanuman Nagar)	6,13,346.82	96,733.00
Om Kulaya (Gardanibagh)	63,099.00	21,934.00
Near Taramandal	-	64,650.00
Om Pullin Vihar (Kadam Kuan)	2,22,100.00	8,649.00
Om Usha Villa (A.N Path)	1,48,493.00	1,23,500.00
Bazar Samiti	-	44,000.00
	39,39,230.53	4,05,848.00
Bihar Rajya Pul Nirman Nigam Ltd(Transport Nagar)	-	15,000.00
Bihar Rajya Bhawan Nirman(Rajbansi Nagar)	-	13,55,348.00
	-	13,70,348.00
	39,39,230.53	**17,76,196.00**
Notes - 23		
Details of change in Inventories		
Opening Balance	57,75,111.75	57,75,111.75
Less: Closing Balance	57,75,111.75	57,75,111.75
	-	-
Notes - 25		
Details of Change in Work-in-progress		
Opening Balance	15,21,39,379.47	13,67,90,156.80
Less:Closing Balance	14,31,88,783.95	15,21,39,379.47
	89,50,595.52	**(1,53,49,222.67)**
Notes - 26		
Details of Employees benefits expense		
Construction Division		
Salaries and Allowence	10,95,891.00	9,48,161.00
Contribution to EPF	2,09,710.00	17,699.00
Staff Welfare	64.00	678.00
Director Remuneration	49,60,000.00	8,00,000.00
M.D Remuneration	-	-
	62,65,665.00	**17,66,538.00**

DW Singh

S. Sannigrahi & Co. PATNA F. REG. No. 04955C Chartered Accountants

SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

NOTES: Forming part of the Statement of PROFIT & LOSS for the year ended on 31st March, 2018 and to be read in conjunction therewith

Particulars	Figures for the Current Year	Figures for the Previous Year
Hotel Division		
Salaries and Wages	10,41,638.00	11,04,572.00
Contribution to ESI	1,05,368.00	20,649.00
Staffs Welfare	27,914.00	9,289.00
	11,74,920.00	**11,34,510.00**
Total -:	**74,40,585.00**	**29,01,048.00**
Notes - 27		
Details of Finance costs		
Construction Division		
Interest on OD	63,93,052.00	71,41,925.00
Bank Charge	4,38,276.20	42,945.27
Interest on PNB	27,45,904.00	33,16,125.00
Interest on ICICI	17,31,938.00	18,49,548.00
	1,13,09,170.20	**1,23,50,543.27**
Hotel Division		
Bank Charge	31,005.99	1,37,814.64
Other Finance Charge	12,055.00	-
	43,060.99	**1,37,814.64**
Total -:	**1,13,52,231.19**	**1,24,88,357.91**
Notes - 28		
Details of Other Expenses		
Construction Division		
Payment to Auditors		
- Statutory Audit	50,000.00	50,000.00
- Tax Audit	15,000.00	15,000.00
-Other Fees	-	46,000.00
GST/Service tax	11,700.00	9,750.00
Advertisement	6,000.00	-
Power & Fuels	1,72,900.00	1,55,117.00
Lease Rent	6,60,000.00	4,26,800.00
Telephone Expenses	79,818.00	84,630.00
GST Expense	4,67,084.80	-
Service tax expense	3,39,892.34	-
Consultancy Charge	61,112.00	-
Rates & Taxes	5,35,530.00	-
Tender Expense	4,786.00	-
Insurance Premium	35,056.00	34,165.00
Legal Expenses	6,500.00	30,130.00
Printing & Stationary	21,266.34	25,926.00
Postage & Stamp	3,401.00	758.00
Repair & Maintenance	76,366.99	82,680.00
Interest on Service Tax	-	4,600.00
Municipal Tax	-	3,451.00
Travelling Expenses	1,99,791.00	3,29,250.00
Office Expenses	18,763.00	30,928.00
Puja Expense	24,226.00	-
Bihar Association & Chamber of commerce	-	9,200.00
Conveyance Expenses	2,352.00	10,046.00
Misc.Expenses	21,851.00	26,657.00
Associatation Fees	55,350.00	34,500.00
Frieght & Carriage	1,800.00	
Round Off	655.63	
General Expense	300.00	
Interest on Income Tax	3,57,889.00	
Real Estate Regulation Authority expense	5,725.00	
	32,35,116.10	**14,09,588.00**

S. Gannigrahi & Co. Chartered Accountants PATNA F. REG. No. 04995C

SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2019

Particulars	Notes	Figures for the Current Year	Figures for the Previous Year
I. Revenue from operations	18	15,26,75,133.80	3,98,55,715.91
II. Other Income	19	1,35,84,123.82	2,70,68,570.85
III. **Total Revenue (I+II)**		**16,62,59,257.62**	**6,69,24,286.76**
IV. Expenses:			
a. Consumption of Raw Material	20	37,15,880.04	44,39,235.90
b. Material Expenses	21	2,41,69,260.24	82,87,600.86
c. Labour Expenses	22	92,67,299.00	99,48,194.00
d. Project Expenses	23	18,02,797.00	39,39,230.53
e. Changes in inventories	24	-	-
f. Change in Work-in-progress	25	9,85,99,026.14	89,50,595.52
g. Employees benefits expense	26	74,21,387.00	74,40,585.00
h. Finance costs	27	1,14,94,788.70	1,13,52,231.19
i. Depreciation and amortization expense	9	15,10,362.21	15,82,210.47
j. Other expenses	28	68,76,318.53	67,55,042.44
Total Expenses		**16,48,57,118.86**	**6,26,94,925.91**
V. Profit before exceptional and extraordinary items and tax		14,02,138.76	42,29,360.85
VI. Profit before tax		14,02,138.76	42,29,360.85
VII. Tax expense: -			
a. Current Tax		15,80,386.67	9,75,606.00
b. Deferred Tax		(1,98,624.00)	(2,21,225.00)
VIII. Profit (Loss) for the period from continuing operations		20,376.09	34,74,979.85
IX. Profit/(Loss) for the period		**20,376.09**	**34,74,979.85**
X. Earning per equity share:			
a. Basic		3.63	619.87
b. Diluted		3.63	619.87

See accompayning notes of the financial statements

For: **SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.**

[Managing Director]

[Director]

Certified in terms of our separate report of even date.

FOR : S. SANNIGRAHI & CO.
Chartered Accountants
Firm Reg. No.: 04995C

[CA Manish Kumar Chaurasia]
Membership No. 408810
PARTNER

Place : Patna

Date: 30.06.2019

SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

NOTES: Forming part of the Statement of PROFIT & LOSS for the year ended on 31st March, 2019 and to be read in conjunction therewith

Particulars	Figures for the Current Year	Figures for the Previous Year
Note - 18		
Details of Revenue From Operation		
Construction Division		
Sale of Flat (Oasis Kazmi Complex,Gaya)	3,36,39,643.00	-
Sale of Flat (Om Usha Villa)	1,95,57,975.00	-
Sale of Shops (Oasis)	8,90,00,000.00	-
Sale of Apartment	-	2,47,19,225.00
Income from Agricultural Land	-	5,17,814.00
	14,21,97,618.00	**2,52,37,039.00**
Hotel Division		
Room Rent Income	85,80,011.87	77,03,423.06
Food Sale	29,26,705.06	69,48,326.19
Less: Discount Allowed	10,29,201.13	33,072.34
	1,04,77,515.80	**1,46,18,676.91**
Total -:	**15,26,75,133.80**	**3,98,55,715.91**
Notes - 19		
Details of Other Income		
Construction Division		
Profit on Sale of Rajgir Land	87,21,480.00	1,66,57,745.00
Sale of Scrap Battery	7,600.00	-
Rent Received	42,68,077.28	98,12,304.00
Misc. Receipt	-	30,200.00
Interest From FDR	1,45,890.00	1,63,014.00
Round Off	148.01	-
	1,31,43,195.29	**2,66,63,263.00**
Hotel Division		
Hall Charges	3,89,120.00	-
Hire Charge Received	-	3,19,296.85
Laundry Receipt	-	49,012.00
Misc. Receipt	39,093.37	20,099.00
Discount Received	12,708.50	16,900.00
Round Off	6.66	-
	4,40,928.53	**4,05,307.85**
Total -:	**1,35,84,123.82**	**2,70,68,570.85**
Notes - 20		
Details of Consumption of Raw Material		
Hotel Division		
Opening Balance	2,142.00	15,982.00
Purchases		
Food Material	37,15,880.04	42,22,301.28
Kitchen Consumable	-	2,03,094.62
	37,18,022.04	**44,41,377.90**
Less: Closing Stock	2,142.00	2,142.00
	37,15,880.04	**44,39,235.90**

S. Sannigrahi & Co. PATNA F. REG. No. 04995C Chartered Accountants

SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

NOTES: Forming part of the Statement of PROFIT & LOSS for the year ended on 31st March, 2019 and to be read in conjunction therewith

Particulars	Figures for the Current Year	Figures for the Previous Year
Notes - 21		
Details of Material Expenses.		
Construction Division		
Om Ramasharam (Lal Bahadur Shastri Marg , Patna)	1,84,592.94	2,42,504.00
Kazmi Oasis Complex (White House, Gaya)	2,12,65,601.68	42,76,204.49
Om Anuradha Niketan (Hanuman Nagar,Patna)	-	8,53,343.96
Om Kulaya (Gardanibagh,Patna)	24,67,953.53	26,69,240.45
Om Pullin Vihar (Kadam Kuan,Patna)	48,916.00	2,29,899.96
Om Usha Villa (A.N Path,Patna)	2,00,596.09	16,408.00
Om Savitri	1,600.00	-
	2,41,69,260.24	**82,87,600.86**
	2,41,69,260.24	**82,87,600.86**
Notes - 21		
Details of Labour Expenses.		
Construction Division		
Om Ramasharam (Lal Bahadur Shastri Marg , Patna)	2,26,189.00	2,20,400.00
Kazmi Oasis Complex (White House, Gaya)	83,90,067.00	61,55,900.00
Om Anuradha Niketan (Hanuman Nagar,Patna)	-	7,95,880.00
Om Kulaya (Gardanibagh,Patna)	1,83,119.00	27,09,114.00
Om Pullin Vihar (Kadam Kuan,Patna)	3,45,275.00	52,000.00
Om Usha Villa (A.N Path,Patna)	30,000.00	14,900.00
Om Savitri	92,649.00	-
	92,67,299.00	**99,48,194.00**
	92,67,299.00	**99,48,194.00**
Notes - 22		
Details of Project Expenses.		
Construction Division		
Om Ramasharam (Lal Bahadur Shastri Marg , Patna)	83,642.00	11,15,122.00
Kazmi Oasis Complex (White House, Gaya)	4,098.00	17,77,069.71
Om Anuradha Niketan (Hanuman Nagar)	-	6,13,346.82
Om Kulaya (Gardanibagh)	3,83,986.00	63,099.00
Near Taramandal	3,17,000.00	-
Om Pullin Vihar (Kadam Kuan)	98,268.00	2,22,100.00
Om Usha Villa (A.N Path)	9,10,803.00	1,48,493.00
Om Savitri	5,000.00	-
	18,02,797.00	39,39,230.53
	18,02,797.00	**39,39,230.53**
Notes - 23		
Details of change in Inventories		
Opening Balance	57,75,111.75	57,75,111.75
Less: Closing Balance	57,75,111.75	57,75,111.75
	-	-

S. Sanyal & Co. PATNA F. REG. No. 04995C Chartered Accountants

SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

NOTES: Forming part of the Statement of PROFIT & LOSS for the year ended on 31st March, 2019 and to be read in conjunction therewith

Particulars	Figures for the Current Year	Figures for the Previous Year
Notes - 25		
Details of Change in Work-in-progress		
Opening Balance	14,31,88,783.95	15,21,39,379.47
Less:Closing Balance	4,45,89,757.81	14,31,88,783.95
	9,85,99,026.14	**89,50,595.52**
Notes - 26		
Details of Employees benefits expense		
Construction Division		
Salaries and Allowence	23,91,224.00	10,95,891.00
Contribution to EPF	4,72,523.00	2,09,710.00
Staff Welfare	-	64.00
Director Remuneration	25,20,000.00	49,60,000.00
M.D Remuneration	-	-
	53,83,747.00	**62,65,665.00**
Hotel Division		
Salaries and Wages	15,52,094.00	10,41,638.00
Contribution to EPF	3,82,359.00	-
Contribution to ESI	68,457.00	1,05,368.00
Staffs Welfare	34,730.00	27,914.00
	20,37,640.00	**11,74,920.00**
Total -:	**74,21,387.00**	**74,40,585.00**
Notes - 27		
Details of Finance costs		
Construction Division		
Interest on OD	77,10,965.00	63,93,052.00
Bank Charge	3,13,994.92	4,38,276.20
Interest on PNB	22,77,727.00	27,45,904.00
Interest on ICICI	11,79,481.78	17,31,938.00
	1,14,82,168.70	**1,13,09,170.20**
Hotel Division		
Bank Charge	12,620.00	31,005.99
Other Finance Charge	-	12,055.00
	12,620.00	**43,060.99**
Total -:	**1,14,94,788.70**	**1,13,52,231.19**
Notes - 28		
Details of Other Expenses		
Construction Division		
Payment to Auditors		
- Statutory Audit	50,000.00	50,000.00
- Tax Audit	15,000.00	15,000.00
Associatation Fees	-	55,350.00
Advertisement	-	6,000.00
Consultancy Charge(RERA)	10,500.00	61,112.00
Conveyance Expenses	1,358.00	2,352.00
Directors Travelling Expense	5,04,355.00	-
Frieght & Carriage	1,070.00	1,800.00
GST Expense	1,79,819.36	4,67,084.80
General Expense	344.00	300.00
GST Late FINE	20,000.00	11,700.00
Insurance Premium	35,056.00	35,056.00
Interest on Income Tax	-	3,57,889.00
Lease Rent	6,12,000.00	6,60,000.00

S. Gangrahi & Co. PATNA F. Reg. No. 04195C Chartered Accountants

SARVODAYA CONSTRUCTION & DEVELOPMENTS PVT LTD.

NOTES: Forming part of the Statement of PROFIT & LOSS for the year ended on 31st March, 2019 and to be read in conjunction therewith

Particulars	Figures for the Current Year	Figures for the Previous Year
Legal Expenses	1,79,250.00	6,500.00
Misc.Expenses	17,043.00	21,851.00
Office Expenses	9,429.99	18,763.00
Power & Fuels	1,89,166.00	1,72,900.00
Printing & Stationary	31,865.19	21,266.34
Postage & Stamp	731.00	3,401.00
Puja Expense	5,625.00	24,226.00
Repair & Maintenance	2,07,623.89	76,366.99
Rates, Taxes & Fees	2,62,138.93	5,35,530.00
Real Estate Regulation Authority expense	-	5,725.00
Round Off	-	655.63
Service tax expense	-	3,39,892.34
Tender Expense	-	4,786.00
Telephone Expenses	81,940.00	79,818.00
Travelling Expenses	2,21,566.00	1,99,791.00
	26,35,881.36	**32,35,116.10**
Hotel Division		
Payment to Auditors		
i) As Auditor -		
- Statutory Audit	35,000.00	35,000.00
- Tax Audit	6,000.00	6,000.00
Service tax/GST	53,987.04	7,380.00
Power & Fuel	13,11,160.50	13,89,903.16
Lease Rent/Licence Fee	1,90,000.00	1,30,800.00
Frieght & Cartge	7,122.00	23,450.50
Telephone Exp.	21,238.00	62,235.00
Insurance Charges	30,356.00	30,356.00
House Keeping	1,65,356.00	87,313.00
Service Charges	57,095.00	2,54,096.00
Printing & Stationary	1,53,938.36	76,488.00
Advertisement & Publicity	2,465.00	2,500.00
Hire Charges	1,09,290.00	1,52,510.00
Sales Promotion	29,000.00	42,806.98
Crockery,Cultery,Lien & Uniform	22,953.00	5,837.00
Repair & Maintenance to Mechanieries	-	1,64,495.74
Repair & Maintenance to Others	9,81,108.44	4,97,495.00
Conveyance Expenses	13,500.00	19,306.00
Security Service Charge	4,68,030.33	2,34,251.00
News Paper & Periodicals	14,780.00	19,382.00
Postage & Stamp	2,395.00	3,385.00
Consultancy Charge	23,596.50	30,650.00
Rates & Taxes	1,21,005.00	1,84,876.27
Misc.Expenses	4,21,061.00	59,409.69
	42,40,437.17	**35,19,926.34**
	68,76,318.53	**67,55,042.44**

D N Singh

S. Sanrigrahi & Co. PATNA F. REG. No. 04995C Chartered Accountants

S. SANNIGRAHI & Co.
Chartered Accountants

TO WHOM IT MAY CONCERN

This is to certify that **M/s Sarvodaya Construction & Development Pvt. Ltd.** [CIN-U45200BR1990PTC004080], Regd Office at: Chamber No- 112, Hotel Sarvodaya, Om Nanda Apt., Rajendra Path, Gandhi Maidan, Patna-800001 has revenue from operation consisting of the following sources under the head "Revenue from Operation" as shown in Note-18 of audited Statement of Profit & Loss account for the financial year 2016-17, 2017-18 & 2018-19 as hereunder:

Sl. No.	Revenue from Operation	FY-2016-17	FY-2017-18	FY-2018-19
1	Sale of Flats	NIL	2,47,19,225.00	14,21,97,618.00
2	Income from Agricultural Land	3,65,400.00	5,17,814.00	NIL
3	Income from Govt. Jobs	82,92,804.00	NIL	NIL
4	Room Rent Income	65,45,304.35	76,70,350.72	75,50,810.74
5	Food Sale	79,96,046.53	69,48,326.19	29,26,705.06
	Total Revenue	**2,31,99,554.88**	**3,98,55,715.91**	**15,26,75,133.80**

Further, this is to certify that the customer advance for the project namely **"Shree Ram Kishore Apartment"** has not been received by the company from the customer during the Financial Years 2016-17, 2017-18 & 2018-19.

For: S. Sannigrahi & Co.
Chartered Accountants
F.R.N.: 004995C

S. Sannigrahi & Co. * PATNA F. REG. No. 004995C * Chartered Accountants

Place: Patna
Date: 19.11.2021

[CA Manish Kumar Chaurasia, *FCA*]
Partner
M. No.: 408810
UDIN: 21408810AAAAHL4860

Enclosures: Copies of audited Statement of P & L and Note-18 & others therein.

PATNA:
207, Sumati Place, Opp-Alankar Place
Boring Road, Patna – 800001
Tel : 0612-2520704, 2520717
Cell : +91-9334-109405, 9934-829952
Email ID: sscopat@gmail.com

DELHI:
43, Amrit Nagar, South Extn. Part-1
New Delhi – 110 003
Tel : 011-24656564
Cell : +91-9350-808993
Email ID: sscodel@gmail.com

RANCHI:
305, Shrilok Complex
Hazaribagh Road, Ranchi – 834001
Tel : 0651-2213953
Cell : +91-9334-716612
Email ID: sscoranchi@gmail.com

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बैंक ऑफ़ बड़ौदा
Bank of Baroda

TO WHOMSOEVER IT MAY CONCERN

This is to Certify that Sarvodaya Construction & Development Pvt. Ltd. is holding Escrow account with Bank of Baroda main Branch · Dakbanglow road Patna-800001

Project Name :- **SHREE RAMKISHORE APARTMENT**

Company name :- Sarvodaya Construction & Development Private Limited.

Bank: Bank of Baroda

Branch: Patna Main Branch Dakbanglow Road Patna- 800001
Accountno:00030200003495

IFSC: BARB0PATNAX

16/10/21

बैंक ऑफ़ बड़ौदा
पटना मुख्य शाखा
PATNA MAIN BRANCH
BANK OF BARODA

शाखा कार्यालय : बैंक ऑफ बड़ौदा, डाकबंगलो क्रॉसिंग, फ्रेजर रोड, पटना, बिहार -800001
WEBSITE : www.bankofbaroda.com

GSTIN: 10AAGCS9892R1ZG

: 0612-2535984, 2538860, 2322411

SARVODAYA CONSTRUCTION & DEVELOPMENT PVT. LTD.

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Date: 27/09/2021

To,
The Concern Authority,
Real Estate Regulatory Authority,
Bihar, Patna

Subject: Regarding RERA Collection Bank account of the Project Shree RamKishore Apartment

Ref.: Letter no. RERA/PRO.REG-1280/2020/488 dated 7/09/2020

Application Id:- RERAP251201800131-3

Sir,
We have applied BOB for opening of RERA Collection Bank account, in Patna Branch, Now at present staff who will do is on election duty.
He has assured that account will reopen within 10 to 12 days.
Thus please allow for 12 days to get RERA collection Bank account by which shall able to deposit the same to you.

Please rest assured for our best endeavours to adhere with the Rules of Real Estate Regulation & Development Act, 2016, made there under.

Thanks & Regards.

Yours Faithfully,

For Sarvodaya Construction & Development Pvt. Ltd.

For, Sarvodaya Construction & Development Pvt. Ltd.

Director

Director
Anupama Kashyap

26. (vi) *Ramps.*—

(a) Ramps with a slope of not more than 1:10 may be substituted or for and shall comply with all the requirements of required stairway as to enclosure, capacity and limiting dimensions; larger slopes shall be provided for special uses but in no case greater than 1:8. The ramp with a slope between 1:10 to 1:8 shall be allowed only upto height of 2.4 Meter.

(b) For any height more than 2.4 Meter the slope of ramp shall not exceed 1:20.

(c) For all slopes exceeding 1:10 and where the use is such as to involve danger of slipping the ramp shall be surfaced with approved non-stipping materials.

(d) ramps with slope upto 1:20 shall be counted towards the covered area for calculating the fees.

(e) The ramps shall not be within required minimum set backs.

(f) The ramps can be permitted in Basement, semi-basement, within the minimum set back provided it should not obstruct the movement of fire-engine.

(g) *Ramps for Hospital.*—In case of Hospital, Ramp shall not be greater than 1.20

27. Fire Safety Requirements.—

Building shall be planned, designed and constructed to ensure fire safety and this shall be done in acordance with Part IV fire protection of NATIONAL BUILDING CODE OF INDIA, unless otherwise, specified in these bye-laws. In the case of special Buildings like multi-storeyed building above 15 Meter in height and /or building with more than 500sq.m. ground coverage and all other buildings of industrial, storage assembly and hazardous type as identified in Bye-law no. 5.3 (vi), the building shall also be cleared by the local Fire Brigade Authority.

[1][27.1 *Building Line*—In such residential colony which have been developed by Patna Improvement Trust/Patna Regional Development Authority, Bihar State Housing Board, Housing Co-operatives and Private Housing Colonies. Building line of every plot shall be governed by as follows :

Area of Plot	Building Line
1. Upto 1.5 Katha	3 Meter (10 feet)
2. Exceeding 1.5 Katha and	4.5 Meter (15feet)
3. Exceeding 2.5 Katha	6.0 Meter (20 feet)

[2][*27. 2. Clear passage.*— .

In case of building having more than 15 mtr. height or 500 sq. mtr. plinth area a clear passage of 3.66 mtr. all arround of the building with a clear height of 5 mtr. to facilitate the movement of fire vehicle shall be provided.

1. Added by Office Order No. 42/97 dated 29.1.1997.
2. Ins. by S.O. No. 1382 dated 21.5.2003.



स्वीकृति की मान्यता तीन वर्ष तक रहेगी

गया नगर निगम, गया

का मुकदमा नं0 537/19-20

बिहार नगरपालिका अधिनियम 2007 के

धारा 314 के अन्तर्गत स्वीकृत किया गया।

नगर आयुक्त

गया नगर निगम, गया

24/6/2020

For, Sarvodaya Construction & Development Pvt. Ltd.

Director

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REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR, Patna

To,

Mr Devendra Narayan Singh,
Managing Director,
Chamber No. 112, Hotel Sarbodaya Om Nanda, Rajendra Path,
Gandhi Maidan, Patna

Email ID: sarvocons@yahoo.co.in

Sub: Notice under Section 5 (1) (b) for Rejection of the Application for registration of the Project by Sarvodaya Construction and Development Pvt Ltd

Dear Sir,

I am directed to invite your attention to the application for registration of **Shree Ramkishore Apartment (RERAP251201800131-3)** project filed by your company with the Real Estate Regulatory Authority (RERA), Bihar and to state that you have not furnished fire NOC, building permit letter, proforma of agreement for sale in RERA format, details of earmarked bank account and non-encumbrance certificate of the land.

A notice for submission of requisite documents had been sent to you on 7/9/2020, but requisite documents have not been submitted till date.

You have, therefore, not fulfilled the requirements of submission of information/ documents as stipulated under the Section 4 of the Real Estate (Regulation and Development) Act 2016 and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules, 2017. Thus your aforesaid application for registration does not conform to the Section 4 of

Director

the Real Estate (Regulation and Development) Act 2016 and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules, 2017.

Keeping in view the fact that you have not furnished the requisite information/documents sought by us till date, though considerable time has passed, the Authority proposes to reject the aforesaid-mentioned application for registration of project with the RERA under Section 5 (1) (b) of Real Estate (Regulation & Development) Act, 2016. Section 5 (1) (b) of Real Estate (Regulation & Development) Act, 2016 further states that 'no application shall be rejected unless the applicant has been given an opportunity of being heard in the matter.'

You are, therefore, directed to appear before the double bench of the Authority at **3 pm** on **21/9/2021** to explain as to why your aforesaid application for registration of the project mentioned against therein with RERA, Bihar, be not rejected without any further delay.

Yours Sincerely

18/9/21

Authorised Signatory

GSTIN: 10AAGCS9892R1ZG

: 0612-2535984, 2538860, 2322411

SARVODAYA CONSTRUCTION & DEVELOPMENT PVT. LTD.

REF-SC/43/2020-21

Date: 20/10/2020

To,
The Concern Authority,
Real Estate Regulatory Authority,
Bihar, Patna

Subject: Declaration of FIRE NOC

Ref.: Letter no. RERA/PRO.REG-1280/2020/488

Application Id:- RERAP251201800131-3

Sir,
As per your letter no RERA/PRO.REG-1280/2020/488 in point no- 5, our project Shree Ramkishore Apartment Plinth area is 369.79sqm. which is less than 500 sqm. Hence Fire NOc or provision not required as for Bihar Apartment Bye-Laws in accordance with Part (iv) of NATIONAL BUILDING CODE OF INDIA as also identified in Bye-law no-5.3 (iv) photocopy of which is being attached.

So it is humble request to kindly consider it. As it already approved by Gaya Nagar Nigam.

Please rest assured for our best endeavours to adhere with the Rules of Real Estate Regulation & Development Act, 2016, made there under.

Thanks & Regards.

Yours Faithfully,

For Sarvodaya Construction & Development Pvt. Ltd.

For, Sarvodaya Construction & Development Pvt. Ltd.

Director

Director
Anupama Kashyap

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F. No 401A/MAI

बैंक ऑफ़ बड़ौदा **Bank of Baroda**

ACCOUNT OPENING FORM FOR NON INDIVIDUALS

Branch: _____

Date: DD / MM / YYYY

Branch ALPHA: PATNAX

Scheme Code: CA

We request you to open my/our deposit account with your branch/bank as under: (Tick (✓) relevant type of account)

Type of Account	Scheme Name	Type of Account	Scheme Account
☐ Savings Bank A/c		☐ Term Deposit A/c	
☐ Current A/c		☐ Other A/c	

TITLE OF THE ACCOUNT (IN BLOCK LETTERS)

ESCROW AC SARVODAYA CONSTRUCTION AND DEVELOPMENT PVT LTD

Customer ID

Nature of Activity / Business: Construction and Development of Building/Apartment

Date of Incorporation / Establishment (dd-mm-yyyy): 19061990

PAN (Obtain certified copy of PAN or Form 60/61 of IT Act): AAGCS9892R

PAN

Sales Tax No. (if any)

Excise No. (if any): Cert of incorporation U45200BR1990PTC

Annual Turnover / Income: 004080

Expected Annual Turnover in the A/c: Rs. 50000000/-

CONSTITUTION (Tick (✓) mark):

Sole Proprietorship ☐ Partnership ☐ Private Ltd. Co. ☑ Public Ltd. Co. ☐ HUF ☐ Institution ☐ Other Financial Institution ☐

Society ☐ Association ☐ Trust / Club ☐ Public Sector Bank ☐ Private Sector Bank ☐ Govt. / Semi Govt. ☐ Local Bodies ☐

Others (Pl. specify) ☐ _____

Details of Persons / Karta / Partners / Director / Proprietor of the account (In CAPITAL letters)

	M/F/TG
ANUPAMA KASHYAP	F
AAKASHDEEP	M

Date of Birth (dd/mm/yyyy)	PAN (if not available, please attach Form 60/61)	Customer ID (if any existing)
15061969	AGHPK4801C	
02051991	AQRPA9599D	

Status*	Annual Income	Occupation*	Nationality	Father's / Husband's Name
Gen	500000	Business	Indian	Satyadev Prasad
Gen	700000	Business	Indian	Devendra Narayan Singh

Please choose from the following:

Salaried	Self Employed	Professional ✓	Politician	Housewife	Student
Retired	Stock Broker	Agriculture	Antique Dealer	Arms Dealer	Other (Pl. specify)

Please choose from the following:

Minor	Sr. Citizen	Ex-Staff (EC No.)	Pensioner	NRI	Other / General

Operating Instructions (Please mark ✓ in appropriate box):

Self by Proprietor	Jointly by all	Others (Pl. Specify)
		ANY ONE DIRECTOR

A/c Type of Savings (Please mark ✓ in appropriate box/es) :

Cheque Book ☒	Statement of A/c through - Please Tick (✓)		
Debit Card ☐	Post ☐	E-mail ☑	Delivery at branch ☐
Debit Card No.	Statement Frequency :	Monthly ☑	Quarterly ☐
Internet Banking ☐	@ ATM / Debit Card Yes ☐ No ☑		@ BOB Card Yes ☐ No ☑

Please provide necessary information for Internet Banking - Baroda Connect and/or BOB Card).
Please issue Debit Card in the individual name of the Sole Proprietor of the Proprietorship Firm (ONLY IN CURRENT ACCOUNT)=
Name to appear on ATM Card (Not to exceed 20 Characters) in CAPITAL LETTERS

Name of the Proprietor: N/A

Name of Firm, Company etc. / Residential Address of the authorized persons:

	Firm/Company etc.	3rd Partner/Director	2nd Partner/Director
Flat No. / Building Name	Chamber No 112 Hotel	S/O. Devendra Narayan Singh	
Street / Road	Sanyakya OM Nivas	T/501. Block B/OM	
Area / Locality	Rajendra Path Patna	Nirmalaya apartment Nageshwar	
City / District	Gandhi Maidan Patna	Colony Boring Road, Patna	
State and Country	Bihar India	Bihar India	
Pin Code	800001.	800001.	
Phone No.			
Mobile	9431020773		
E-mail	Sarvocons@		

	1st Partner/Director	4th Partner/Director	5th Partner/Director
Flat No. / Building Name	W/O Devendra Narayan Singh.		
Street / Road	T/501. Block B OM Nirmalya.		
Area / Locality	apartment Nageshwar colony.		
City and District	Boring Road / Patna.		
State and Country	Bihar India		
Pin Code	800001.		
Phone No.			
Mobile			
E-mail			

DECLARATION (Please mark (✓) in appropriate boxes):
☐ I / we declare that I / we do not enjoy any credit facilities with other bank/s.
☑ I / we declare that I / we have following deposit accounts and/or credit facilities with your / other banks branches :

Bank & Branch	Place of Bank / Branch	Type of Account / Facility	Amount	Account No.
Loan A/C mentioned in Firm CRIF.				

TERMS & CONDITIONS & DECLARATION (Please mark (✓) in appropriate boxes) :
☑ I have read, understood and agree to abide by the Banks rules relating to the conduct of the above accounts / services / products / fee & charges which are displayed on the site www.bankofbaroda.com / contained in the brochures of the Bank from time to time.
☐ I / We wish to be informed about the various features / products and promotional offers made by the Bank time to time.
☑ Please do not call/contact me/us for various features / products and promotional offers made by the Bank time to time.
Please issue Multi-city / Normal (Give Option) cheque book and recover charges from my / our account as per norms of the bank.
Account will be operated and balance along with interest payable as per operational instructions given above.
I / We understand that in the event of the death of the depositor(s), premature termination of term deposit would be allowed without any penal charges to the claimant(s) after following the due procedure.
I / We also agree to maintain the minimum / average quarterly balance which the Bank may prescribe as the minimum / average quarterly balance to be maintained to avail the facilities and agree to pay the charges if minimum / average quarterly balance is not maintained and any other charges stipulated by the Bank. I / we understand that any change in this respect will be notified by the Bank on its website www.bankofbaroda.com and also will be displayed on the notice board of the branches one month in advance.
I / we shall fill up separate pay-in-slips prescribed by the Bank for various time deposit schemes. I / we understand that the Term deposit shall be under auto-renewal scheme of the Bank unless otherwise specified by me/us.
I / we authorize Bank of Baroda / its Group Companies or its/their agents to make references and enquiries as may be deemed necessary in their discretion with regard to the information furnished to this application/s. Bank of Baroda and its Group entities/companies are empowered to exchange, share or part with all the information, data or documents relating to my / our application inter se among themselves or to other Banks / Financial Institutions / Credit Bureaus / Agencies / Statutory Bodies / such other entities / persons as may be deemed necessary or appropriate or as may be required for processing of such information / data by such person/s or for furnishing of the processed information / data / products thereof to other Banks / Financial Institution / Credit Bureaus / Agencies / users registered with such agencies.
(Please mark (✓) in appropriate boxes) : (a) Applicable in case of Sole Proprietary firm & (b) Applicable in case of Partnership Firm.
(a) I, the undersigned, am the sole proprietor of the firm and am solely responsible for liabilities thereof. I shall advise you in writing of any change that may take place in the constitution of the firm and I will be liable to you on any obligation which may be standing in the firm's name in your book on the date of the receipt of such notice and until all such obligations shall have been liquidated.
(b) We, the undersigned, are the only partners in the firm and are jointly and severally responsible for the liabilities thereof. We shall advise you in writing of any change that may take place in the partnership and, all the present will be liable to you on any obligations which may be standing in the firm's name in your books on the date of receipt of such notice and until all such obligations shall have been liquidated.
For ATM Card (Debit Card) to be issued in the operative deposit account : I / We have read and understood the terms & conditions governing the usage of the Debit Card. I / We accept to be bound by the said terms & conditions and to any changes made therein from time to time by the Bank at its sole discretion. I / We authorize Bank of Baroda to issue a Debit cum ATM Card in the name of the Sole Proprietor of the firm as mentioned in the application of account opening form. I / We confirm and that I am the sole proprietor of the firm and am solely responsible for liabilities thereof. I / We further unconditionally and irrevocably authorize you to debit my / our Firm's account annually for Debit Card fees / charges as per Bank's norms.
I / We hereby undertake that the usage of the Debit Card shall be strictly in accordance with the Exchange Control Regulations and in the event of any failure to do so, I / We will be liable for action under the Foreign Exchange Management Act, 1999 and the amendments thereto as stipulated by Reserve Bank of India from time to time.
I / We accept the Debit Card and agree not to make any claims against Bank of Baroda in respect thereto.

For BOB Sarvodaya Construction and Development Pvt. Ltd.

Director

For BOB A/c Sarvodaya Construction and Development Pvt. Ltd.

Director

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ऑफ़ बड़ौदा Bank of Baroda

ANNEXURE II

FATCA-CRS Declaration for Entities

Details of ultimate beneficial owner including additional FATCA & CRS information

(please include other references for completeness sake)-To be obtained with Account Opening Form for Non-Individuals)

Account No.	0	0	0	3	0	2	0	0	0	0				

1. Please tick the applicable tax resident declaration : **(Any one) (if b. is applicable, pl provide all other information :**

a. [✓] Entity is a tax resident of India and not resident of any other country.

OR

b. [✓] Entity is a tax resident of the country/ies mentioned in the table below

Please indicate the country/ies in which the entity is a resident for tax purposes and the associated Tax ID Number below :

Country	Tax Identification Number %	Identification Type (TIN or Other%, please specify)
	N/A	

% In case Tax Identification Number is not available, kindly provide functional equivalent$ or Company Identification Number or Global Entity Identification Number

In case the Entity's Country of Incorporation/Tax residence is U.S. but Entity is not a Specified U.S. Person, you are required to submit Form W-9 and mention Entity's exemption code here : _____

2. Name of the Entity : ESCROW AC SARVODAYA CONSTRUCTION AND DEVELOPMENT PVT LTD

3. Customer ID : _____

4. Residential Address for Tax purpose (including city, state, country and pin code) : Patna, Bihar, India 800001.

5. Address Type : Registered (Business or Registered office)

6. Country of incorporation : India

7. City of incorporation : Patna

8. Entity Constitution Type : D Private Limited Company.

(A - Sole Proprietorship, B - Partnership Firm, C - HUF, D - Private Limited Company, E - Public Limited Compan
F - Society, G - AOP/BOI, H - Trust, I - Liquidator, J - Limited Liability Partnership, K - Artificial Juridical Perso
Z - Others Specify _____)

9. Date of Incorporation : 19/06/1990 *(in DD/MM/YYYY format)* (Mandatory of valid PAN is not reported)

10. PAN AAGCS9892R

ESCROW ACCOUNT AGREEMENT

THIS **ESCROW ACCOUNT AGREEMENT** ("Agreement") is made at on this _____ day of

AMONGST

Bank of Baroda, a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertaking) Act, 1970 and having its Head Office at Mandvi, Baroda and among others a branch office (hereinafter called **"The Lender "** which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns) of the **FIRST PART**;

AND

The Borrower, as specified in **Schedule I**of the **SECOND PART;**

AND

Bank of Baroda, a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertaking) Act, 1970 and having its Head Office at **Alkapuri**, Baroda and among others (hereinafter referred to as **"the Account Bank"**, which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns) of the **THIRD PART**.

(The Borrower, the Lender and the Account Bank are hereinafter collectively referred to as the "Parties" and individually as "Party").

WHEREAS –

1. Pursuant to the Facility Agreement (as defined hereinafter), the Lender has lent and advanced /agreed to lend and advance the Facility (as defined hereinafter) to the Borrower subject to the terms and conditions contained therein.

2. Pursuant to the execution of the Facility Agreement, the Borrower has agreed to set up an Escrow Account (as defined hereinafter) and to deposit / ensure that all the Receivables (as defined hereinafter) are deposited into the Escrow Account.

3. The Borrower has established the Escrow Account with the Account Bank and informed the Account Bank that the amounts of the Receivables deposited, lying and available in the Escrow Account at any time during the subsistence of the

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Facility, are to be transferred by the Account Bank in the manner set out in this Agreement, to which the Account Bank has agreed.

4 The Parties have decided to reduce the terms and conditions agreed upon into writing through these presents

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE I
DEFINITIONS AND CONSTRUCTION

1.01 **Definitions**

In this Agreement, unless there is anything repugnant to the subject or context thereof, the expressions listed below shall have the following meanings viz.:

"Account" or "Escrow Account" means the account no. [_____], denominated in Indian Rupees, established and maintained by the Borrower in the name and style of '---------, **BOB Escrow Account'**with the Account Bank at its branch situate ----------as the Escrow Account.

"Business Day" means any day on which the corporate office /regional office /branch office of the Account Bank or such other office as may be notified by the Account Bank are open for normal business transactions.

"Default Notice" means a notice from the Lender to the Account Bank on the occurrence of an Event of Default.

"Default Rate" means 2 % per annum compounded monthly over and above the applicable rate of interest.

"Due Date" means any one of the date(s), as set out in the Schedule of Payments under **Schedule -II** hereto, on which payment is to be made by the Borrower or such other date(s) as the Lender may notify, in writing, to the Account Bank.

"Effective Date" means the date on which this Agreement is executed.

"Event of Default" means any of the events of default specified in the Facility Agreement.

"Facility" means the facility as specified in detail in **Schedule I** hereto;

"Facility Agreement" shall mean the Agreement/s and/or Document/s, by whatever name called, dated the [_____] day of [_____], 2006 entered into between the Lender and the Borrower in respect of the Facility.

"Fees" shall have the meaning as set forth in Section 5.01 hereof.

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"Receivables" means the amounts received / receivable / payable to the Borrower as more specifically provided in **Schedule I** hereto;

"Schedule of Payments" means the schedule of payments as set out in **Schedule II** hereto.

"Transaction Documents" means the document(s) specified as transaction documents as set out in **Schedule I** hereto.

1.02 **Construction**

In this Agreement, unless the contrary intention appears:

(a) words of any gender are deemed to include the other gender;

(b) words using the singular or plural number also include the plural or singular number respectively;

(c) any term or expression used but not defined herein shall have the same meaning attributable to it under applicable law;

(d) references to the word "include" or "including" shall be construed without limitation;

(e) each of the representations and warranties contained in Article IV hereof shall be separate and independent and shall not be limited by reference to any other Section/Article or by anything in this Agreement;

(f) the Schedules annexed to this Agreement form an integral part of this Agreement and will be of full force and effect as though they were expressly set out in the body of the Agreement;

(g) a reference to an "amendment" includes a supplement, modification, novation, replacement or re-enactment and "amended" is to be construed accordingly;

(h) "encumbrance" includes a mortgage, charge, lien, pledge, hypothecation, security interest or any lien of any description whatsoever.

(i) an "authorisation" includes an authorisation, consent, clearance, approval, permission, resolution, licence, exemption, filing and registration;

(j) "person" includes an individual, corporation, partnership, joint venture, association of persons, trust, unincorporated organisation, government (central, state or otherwise), sovereign state, or any agency, department, authority or political subdivision thereof, international organisation, agency or authority (in each case, whether or not having separate legal personality) and shall include their respective successors and assigns and in case of an individual shall include his legal representatives,

administrators, executors and heirs and in case of a trust shall include the trustee or the trustees for the time being;

(k) "law" includes any constitution, statute, law, rule, regulation, ordinance, judgement, order, decree, authorisation, or any published directive, guideline, requirement or governmental restriction having the force of law, or any determination by, or interpretation of any of the foregoing by, any judicial authority, whether in effect as of the date of the Facility Agreement or thereafter and each as amended from time to time;

(l) a reference to a Sub-clause, Section or a Schedule of this Agreement shall denote a reference to such Sub-clause, Section or Schedule as specified, of this Agreement;

(m) the index to and the headings in this Agreement are inserted for convenience of reference only and are to be ignored in construing and interpreting this Agreement;

(n) the words 'hereof', 'herein', and 'hereto' and words of similar import when used with reference to a specific Section or Sub-clause in, or Schedule to, this Agreement shall refer to such Section or Sub-clause in, or Schedule to, this Agreement and when used otherwise than in connection with specific Sections, Sub-clauses or Schedules, shall refer to this Agreement as a whole;

(o) Capitalised terms, which are used in this Agreement but not defined herein, shall have the meanings assigned to them under the Facility Agreement.

ARTICLE II
OPERATION OF THE ACCOUNT

2.01 *The Account Bank shall act in relation to the Escrow Account only in accordance with the provisions of this Agreement and shall make transfers/permit withdrawals from the Escrow Account only in the manner and for the purposes set forth in this Agreement.*

2.02 *The Borrower hereby irrevocably and unconditionally:*

(a) authorises the Lender to give any instructions to the Account Bank in respect of the operation and maintenance of the Escrow Account including withdrawals / transfers of the monies deposited, lying and available therein;

(b) authorises the Account Bank to:

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act upon the instructions of the Lender;

disclose to the Lender any information relating to the Escrow Account including the credit balances from time to time therein, as the Lender may, from time to time, request;

give the Lender unrestricted access to review such books and records held by the Account Bank in relation to the Escrow Account;

provide a full statement of all payments into or from the Escrow Account to the Lender on a monthly basis or as and when required by the Lender.

2.03 The Borrower agrees and confirms that copies of all amendments, as approved by the Lender, to the Schedule of Payments shall be handed over by the Borrower to the Account Bank immediately upon such amendment being carried out.

2.04 On and from the Effective Date, the Borrower shall deposit / cause the Receivables to be deposited into the Escrow Account.

2.05 The Account Bank shall ensure that all interest, if any, on the balances of the Escrow Account is also held to the credit of the Escrow Account.

2.06 All monies deposited / credited to the Escrow Account shall continue to lie in the Escrow Account and so long as the Account Bank has not received a Default Notice from the Lender, the monies deposited, credited, lying and available in the Escrow Account shall be, after withdrawing / transferring monies payable by the Borrower to the Account Bank pursuant to the terms of this Agreement, transferred by the Account Bank on each Due Date in the order of priority as specified in **Schedule I** hereto.

2.07 After receipt of a Default Notice:

(a) the Account Bank shall permit withdrawals / make transfers from the Escrow Account only for the purpose of making payments in the order of priority as specified in **Schedule I** hereto.

(b) Unless the Lender informs in writing otherwise, the Account Bank shall continue to make the transfers of amounts in accordance with the provisions of Section 2.07 (a) above.

(c) Upon receipt of written notice from the Lender that the Event of Default resulting in the issue of the Default Notice has been cured, the Account Bank shall follow the procedure set out in Section 2.06 hereinabove.

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2.08 If the funds available for payment to the Lender in the Escrow Account are sufficient to pay a portion, but not all, of the amount required to be paid in accordance with the provisions of the Facility Agreement and this Agreement, the Lender may, at its discretion, appropriate such amounts towards any of its dues in any manner as it may deem fit.

2.09 If any amounts of Receivables are lying /deposited /credited into the Escrow Account by the Borrower after the expiry of the last Due Date, then the same shall be transferred in accordance with the instructions of the Lender.

2.10 Notwithstanding anything to the contrary contained in this Agreement, but subject to the provision in Section 6.05 hereof, the Account Bank shall take all action(s) in connection with the Escrow Account and/or the amounts lying to the credit thereof only as may be instructed by the Lender in writing and/or if so directed by any Government authority, regulatory authority or any court of law and make payment in terms of such direction to such person, body or authority, statutory or otherwise, as required by such direction..

2.11 The Lender may at any time give instructions to the Account Bank in writing to make fixed deposits of the amount available in the Escrow Account with the Account Bank. The Account Bank shall be entitled to prematurely withdraw or utilise the funds placed in the fixed deposit for purposes of making principal and/or interest payment as may be due on the relevant Due Dates.

ARTICLE III

REPRESENTATION AND WARRANTIES

3.01 The Borrower represents and warrants to the Lender and the Account Bank that:

(i) The Borrower has the necessary power, authority, and the legal right, to execute, deliver and perform this Agreement and has taken all necessary actions to authorize the execution, delivery and performance of this Agreement and the transactions contemplated hereby. This Agreement constitutes the Borrower's legal, valid and binding obligations, enforceable against the Borrower in accordance with applicable law;

(ii) The entry into and performance by the Borrower of this Agreement and any other document related hereto does not and will not violate, in any respect :

(a) any law, regulation, judgement, decree or order of any Governmental Authority;

(b) the organizational documents of the Borrower; or

(c) any agreement, contract or other undertaking to which the Borrower is a party or which is binding on the Borrower or any of its assets;

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(iii) All consents, licenses, approvals or authorisations of or declarations to or registrations or filings with governmental authorities or agencies or courts and the payment of all stamp and other transaction taxes in India, and elsewhere, required to make this Agreement legal, valid and enforceable have been obtained or made and are in full force and effect;

(iv) The Escrow Account and the Receivables are free of all encumbrances except in the favour of the Lender as set forth in this Agreement.

ARTICLE IV
COVENANTS

4.01 The Borrower shall, at any time and from time to time upon the written request of the Lender and/or the Account Bank, as the case may be, promptly and duly do or permit to be done all such acts and execute and deliver or permit the execution and delivery of any and all such further instruments and documents as the Lender and/or the Account Bank, as the case may be, may consider necessary for the purpose of the Lender obtaining the full benefit of this Agreement.

4.02 The Borrower shall give notice to the Lender and the Account Bank of any act, occurrence or condition the happening or existence of which, would constitute an Event of Default forthwith upon such happening or coming into existence and in any case within seven days, upon obtaining knowledge of the happening of any such act or occurrence, specifying the nature of such act, occurrence or condition, the date of the happening or beginning of the existence thereof and the steps, if any, taken by the Borrower to cure the resulting Event of Default.

4.03 The Borrower shall reimburse the Lender for the amounts debited from the Escrow Account by the Account Bank in accordance with Section 5.02 hereof within a period of 3 days from the date of such debit. In the event there is any delay in making the aforesaid payment, the Borrower shall pay the aforesaid amount to the Lender together with interest at the Default Rate, computed for the period commencing from the date such amounts became due and payable by the Borrower to the Lender till the date such amounts are thereof paid.

4.04 The Borrower shall not open any other account or establish any other mode for crediting/depositing the Receivables, without the prior written consent of the Lender.

4.05 The Escrow Account and all the other accounts under this Agreement, if any, shall not be discontinued/closed without the prior written consent of the Lender.

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4.06 The Borrower shall not create any charge, encumbrance or lien of any nature whatsoever, on the Escrow Account and/ or the monies deposited / credited / lying in the Escrow Account, in favour of any person, other than as may be set out in this Agreement.

4.07 The Borrower shall not withdraw any amounts from the Escrow Account during the subsistence of the Facility. The Borrower agrees and confirms that the Escrow Account shall be operated only in accordance with the terms of this Agreement. The Account Bank shall not permit the Borrower to withdraw any amounts from the Escrow Account without the prior written consent of the Lender.

ARTICLE V
FEES

5.01 The Borrower shall pay, on demand, all the usual and customary service charges, transfer fees, account maintenance, account acceptance, statement, investigation, funds transfer and any other charges as are levied by the Account Bank as mutually agreed and such other out of pocket expenses as are claimed by the Account Bank (collectively, the "Fees") in connection with the Account. The following charges have been agreed upon by the parties to be payable by the Borrower to the Account Bank:

i) a fixed fee of Rs. NIL payable on an annual basis ("Annual Fee") plus applicable service tax, and

ii) an account opening fee of Rs. NIL plus applicable service tax ("**Account Opening Fee**")

It is clarified that these charges are over and above the customary bank charges for services including but not limited to issuance of pay order, demand draft.

5.02 In the event the Borrower fails to make the timely payment to the Account Bank of any Fee, the Account Bank may, withdraw such amounts from the Escrow Account as is necessary for the payment of any of the Fees, due and payable by the Borrower to the Account Bank, prior to making any transfers from out of the Escrow Account.

Provided, in the event there are no amounts lying to the credit of and available in the Escrow Account, the Borrower shall pay the Account Bank such amounts together with interest at Default Rate on the amounts due, from the date of the notice till the date such amounts are paid to the Account Bank.

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ARTICLE VI
ACCOUNT BANK

6.01 The Account Bank shall, if by the terms of this Agreement, be required to perform any act / take any action on or within a period ending on a day which is not a Business Day, then such action will be performed / taken by the Account Bank on the immediately succeeding Business Day.

6.02 Monies received by the Account Bank under this Agreement shall, until transferred in accordance with this Agreement, be held in trust for the purposes for which they were received, and shall be segregated from other accounts of the constituents of the Account Bank and from the funds and property of the Account Bank, in accordance with the banking law and practice.

6.03 This Agreement shall, subject to the rights of the Account Bank to resign, remain in full force and effect so long as amounts remain outstanding under the Facility Agreement and other related documents/agreements or until the Lender issues a written notice to the Account Bank directing the Account Bank to close the Escrow Account.

6.04 The Borrower shall not be entitled to terminate this Agreement, and in the event that the Account Bank ceases for any reason whatsoever to be the Account Bank under this Agreement, the successor Account Bank shall be a Person acceptable to the Lender and necessary arrangements shall be made to the satisfaction of the Lender for the transfer of the amounts deposited in the Escrow Account into an account of similar nomenclature with the successor Account Bank.

The Account Bank may retire at any time provided that it shall give at least one month's previous notice in writing to the Borrower and the Lender in that behalf.

The Lender shall, within 30 days of receipt of the aforesaid notice, appoint any other Scheduled Bank to perform the functions of the Account Bank, failing which the Account Bank shall be entitled to appoint any Scheduled Bank to perform the functions of the Account Bank. The Account Bank shall not incur any liabilities whatsoever on account of or pursuant to such appointment and retirement.

6.05 The Account Bank may rely upon any notice or certificate believed by it to be genuine and correct and to have been signed by, or with the authority of, the proper person and not on its face contrary to any provision of this Agreement and the Account Bank shall not be bound in any such case to call for further evidence or be responsible for any losses, liabilities, costs, damages, expenses or inconvenience that may be occasioned by its failure to do so.

6.06 The Borrower shall on demand indemnify and keep indemnified the Account Bank against all liabilities and losses suffered or incurred by the Account Bank in any way relating to or arising out of its acting as the Account Bank.

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6.07 The Account Bank shall not be obliged to make available to the Borrower or the Lender any sum which it is expecting to receive from the Escrow Account until clear funds are credited into and available in the Escrow Account.

6.08 The Escrow Account shall be held by the Account Bank as per its usual practices and applicable law. Notwithstanding anything contained in this Agreement, the Account Bank may refrain from taking any action which in its opinion, would or might contravene any law in any relevant jurisdiction, and do all such things in its opinion to comply with all applicable law; the Account Bank shall not be obliged to make any transfer from the Escrow Account if so directed by any Government Authority, regulator or any court of law.

ARTICLE VII

INDEMNITIES

7.01 The Borrower shall, from time to time on demand by the Account Bank, indemnify the Account Bank against any and all suits, costs, claims, counterclaims, actions, losses, damages, expenses (including, without limitation, attorney's fees and court costs) and losses or liabilities which the Account Bank may suffer/ incur:

(a) in acting in its capacity as the Account Bank hereunder, including any claims for any taxes payable by Borrower or the Lender which are made on the Account Bank in respect of all or any part of the Escrow Account and any costs or expenses charged to it by any Persons engaged by it in connection with this Agreement; and

(b) as a consequence of: (i) any certificate or document delivered by Borrower or Lender being inaccurate or as a consequence of any other matter pertaining to or arising in any way in connection with this Agreement; or (ii) any breach of Borrower's warranties, representations, covenants, undertakings or agreements contained herein;

7.02 The Borrower shall reimburse the Lender all amounts paid by the Lender to the Account Bank in terms of this Section and other provisions of this Agreement together with interest thereon at the applicable rate on the Facility specified in the Facility Agreement. The amounts payable by Borrower and the Lender to the Account Bank shall be paid within fifteen days from the receipt of notice from the Account Bank to the Borrower and/or Lender, as the case may be. The Borrower shall pay all the aforesaid amounts to the Account Bank together with interest at Default Rate on the aforesaid amounts from the date of the notice till the date of payment thereof to the Account Bank;

7.03 The Borrower and the Lender agree that the Account Bank shall have no liability to either of them for any loss or damage that either or both may claim

to have suffered or incurred either directly or indirectly, by reason of this Agreement or any transaction or service contemplated by the provisions of this Agreement unless ultimately determined to be occasioned by the gross negligence or willful misconduct of the Account Bank. In no event shall the Account Bank be liable for losses or delays resulting from computer malfunctioning, interruption of communication facilities, labour difficulties or other causes beyond the Account Bank's reasonable control or for indirect, special or consequential damages. The Borrower agrees to indemnify the Account Bank and hold it harmless from and against any and all claims, other than those ultimately determined to be founded on gross negligence or willful misconduct of the Account Bank and from and against any damages penalties, judgements, liabilities, losses or expenses (including reasonable attorney's fees and disbursements) incurred as a result of the assertion of any claim by any person or entity, arising out of or otherwise related to any transaction conducted or service provided by the Account Bank through the use of any account at the Account Bank pursuant to the procedures provided for or contemplated by this Agreement.

7.04 Notwithstanding anything contained to the contrary, the Parties agree that the liability of Account Bank to the Borrower, Lender, their respective directors, employees and agents (in contract or tort or under statute or otherwise) in respect of the indemnity clause as specified above shall be limited to the Escrow Fees agreed by the Account Bank for such servicessubject to the following conditions:

(i) The Account Bank shall not be liable for any indirect or consequential loss or damage, or special or punitive or exemplary damages, or loss of profit, business, revenue, goodwill or anticipated savings to the Borrower and/or the Lender;

(ii) Account Bank shall not be liable for any liability, losses, damages, costs, expenses, (including legal fees, court fees and professional fees), suits and claims that are finally judicially determined to have resulted primarily from the negligence or infringing action of the Borrower, Lender and/or any other person;

(iii) Account Bank is given prompt notice of the claim by the Borrower and/or the Lender;

(iv) Account Bank is given complete control over such claim, and the Borrower and/or the Lender fully co-operate with Account Bank in the conduct of such claim;

(v) The Borrower and/or the Lender do not prejudice in any manner Account Bank's conduct of such claim.

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ARTICLE VIII

CONFIDENTIALITY

8.01 The Borrower and the Account Bank will maintain the utmost confidentiality regarding the contents of this Agreement at all times and they shall not make any announcement to the public or to any third Party regarding the arrangements contemplated by this Agreement without the consent of the Lender, such consent not to be unreasonably withheld, provided that the Borrower and the Account Bank shall not be liable for disclosure or use of any confidential information if the same is required to be disclosed by law or regulation (including Stock Exchange regulations).

ARTICLE IX

MISCELLANEOUS

9.01 Any rights conferred on the Lender by this Agreement shall be in addition to and not in substitution for or in derogation of any other rights and remedies which the Lender may at any time have under the Facility Agreement and other Transaction Documents, including, without limitation, rights to seek and obtain from the Lender or any party to the security agreements reimbursement of or indemnification against payments made or liabilities incurred under the Facility Agreement and other Transaction Documents.

9.02 No failure to exercise, and no delay in exercising any right, power or privilege hereunder, shall operate as a waiver thereof; nor shall any single or partial exercise of any right, power or privilege hereunder preclude or require any other or future exercise thereof or the exercise of any other right, power or privilege. All rights, powers and remedies granted to any party hereto and all other agreements, instruments and documents executed in connection with this Agreement shall be cumulative, may be exercised singly or concurrently and shall not be exclusive of any rights or remedies provided by law.

9.04 Any notice, demand, communication or other request ("Notice") to be given or made under this Agreement shall be in writing. Such Notice shall be delivered by hand, airmail (postage prepaid), internationally-recognised overnight courier service, facsimile, cable or telex to the party to which it is addressed at such party's address specified in **Schedule I** hereto or at such other address as such party shall from time to time have designated by fifteen (15) days' written Notice to the party giving such Notice, and shall be deemed to have been duly given or made when delivered as aforesaid.

9.05 This Agreement is governed by, and shall be construed in accordance with the laws of India.

9.06 The Parties irrevocably agree that any legal action or proceedings arising out of this Agreement may be brought only in a court of competent jurisdiction at Patna

and irrevocably submits itself to the jurisdiction of that Court. The Lender or the Account Bank may, however, in their absolute discretion commence any legal action or proceedings arising out of this Agreement in a court, tribunal or any other appropriate forum in India and the Borrower hereby consents to that jurisdiction. Provided, however, any disputes arising out of this Agreement between the Lender and the Account Bank shall be exclusively settled by arbitration in accordance with the Arbitration and Conciliation Act, 1996. The arbitration shall be held in Patna. The arbitral tribunal shall consist of one arbitrator to be appointed by the Lender. The Parties agree that the award of the arbitrator shall be final and binding on the Parties. The arbitral procedure shall be conducted in the English language and any award or awards shall be rendered in English.

9.07 If a provision of this Agreement is or becomes illegal, invalid or unenforceable in any jurisdiction, that shall not effect the validity or enforceability in that jurisdiction of any other provision of this Agreement or the validity or enforceability in other jurisdictions of that or any other provision of this Agreement.

9.08 This Agreement shall be binding upon and ensure to the benefit of each Party hereto and its successors and assigns. This Agreement is not intended to confer upon any Person other than the Parties hereto any rights or remedies hereunder.

The Borrower shall not assign or transfer all or any of its rights, benefits and obligations hereunder without prior written consent of the Lender. The Lender may, at any time, assign or transfer all or any of its rights, benefits and obligations under this Agreement to any other financial institution/bank/investment institution or any other Person.

SCHEDULE I

DETAILS OF BORROWER:

Borrower shall mean **SARVODAYA CONSTRUCTION AND DEVELOPMENT PVT LIMITED SHREE RAMKISHORE APARTMENT**, *a Company duly incorporated and registered under the Companies Act, 1956 and having its Registered Office at* ***CHAMBER NO 112 HOTEL SARVODAYA RAJENDRA PATH PATNA SADAR PATNA-800001***-The expression "Borrower" shall unless repugnant to the context or meaning thereof include his/its heirs, administrators, successors and permitted assigns.

DETAILS OF THE FACILITY:

----------.

RECEIVABLES:

All the Receivables and other monies including advance receipts arising out of booking/sale of space/ units, whether residential, commercial or otherwise, in respect of the following projects, which are already approved by ----------

a) Description of property.

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shall be deposited and be kept deposited in the escrow account specifically opened with the Account Bank.

TRANSACTION DOCUMENTS

(PLEASE LIST ALL DOCUMENTS EXECUTED/TO BE EXECUTED BY BORROWER)

(a) Sanction letter dated _____duly accepted by the Borrower.

(b) Demand Promissory Note dated _____

(c) Letter of Installments with acceleration clause dated _____

(d) Board Resolution of the Borrower dated _____.

TRANSFERS OF AMOUNTS FROM ESCROW ACCOUNT IN FOLLOWING ORDER OF PRIORITY UNDER ARTICLE 2.06:

(a) The Account Bank shall apply the monies available in the Escrow Account towards dues payable by the Borrower to the Account Bank pursuant to the terms of this Agreement;

(b) The Account Bank shall transfer amounts specified as interest payment and/or principal payment due on the relevant Due Dates as specified in the Schedule of Payments into the Lender's Account on such relevant Due Date from the balances available in the Escrow Account or the fixed deposits created herein.

Notwithstanding the above, in the event the Lender has, prior to any Due Date, intimated to the Account Bank any other amount as the amount to be transferred into the Lenders Account on such Due Date, the Account Bank, shall on such Due Date, transfer into the Lenders Account such other amounts as intimated by the Lender.

(c) The Account Bank shall transfer balance monies available in the Escrow Account into the Borrower's Account.

Provided that the prior written confirmation of the Lender would be required for the transfer of the balance monies lying in the Escrow Account into the Borrower's Account at any time on or after the last Due Date.

TRANSFERS OF AMOUNTS FROM ESCROW ACCOUNT IN FOLLOWING ORDER OF PRIORITY UNDER ARTICLE 2.07 (a):

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(a) The Account Bank shall apply the monies available in the Escrow Account towards dues payable by the Borrower to the Account Bank pursuant to the terms of this Agreement.

(b) The Account Bank shall transfer amounts specified as interest payment, as well as other charges due and payable, on the relevant Due Dates as specified from the balances available in the Escrow Account or the fixed deposits as created herein above, in the Schedule of Payments into the Lender's Account.

(c) The Account Bank shall transfer amounts specified as principal payment, fallen due and payable on the relevant Due Dates, as well as principal amount outstanding, as specified in the Schedule of Payments into the Lender's Account from the balances available in the Escrow Account or the fixed deposits as created herein above

(d) Notwithstanding the above, the Lender may give instructions to the Account Bank to transfer the amounts in the Escrow Account in accordance with the instructions of the Lender.

ADDRESS OF PARTIES FOR PURPOSES OF NOTICE:

If to the Borrower:

Name and address of the borrower

Attn: Shri DEVENDRA NARAYAN SINGH
Tel:9431020773
Fax:

If to the Lender:

Name and address of the lender

Attn:
Tel:
Fax:

If to the Account Bank:

Name and andress of the banker

Attn: Manager –
Tel:
Fax:

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SCHEDULE II

SCHEDULE OF PAYMENTS

(Please put the detailed repayment schedule covering interest due dates, principal due dates,)

Repayment of principal amount

Payment of Interest

Interest shall be debited in the loan account of the Borrower every month on any day during last four days of the respective month.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed on the day, month and year first hereinabove written as hereinafter appearing.

The Common Seal of has been hereunto affixed pursuant to a Resolution of its Board of Directors passed at their meeting held on **07 JAN 2021** in the presence **of Both Director**

SIGNED AND DELIVERED BY [_____] the within named Lender by the hand of [_____], an authorised official of the Lender.

SIGNED AND DELIVERED BY within named Account Bank by the hand of [_____], an authorized official of Account Bank.

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WATER TANK CALCULATION

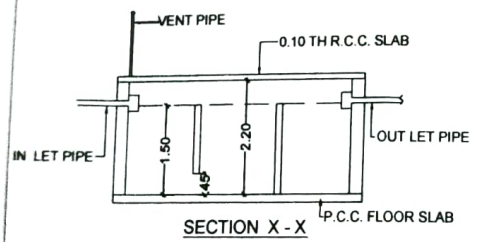
TOTAL NO. OF FLAT = 14 NOS.
NO. OF PERSON @ 5 PERRSON/FLAT =5 X 14 = 70 PERSONS
TAKING 20% EXTRA = (70X20) /100 = 14 PERSONS
TOTAL NO. OF PERSONS =70 + 14 = 84 WATER NEEDED @
135LTR/ PERSON =135X84 =11340 LTRS
LTRS 11340 = 11.34 CUM.
PROVIDED WATER TANK SIZE
5.77x2.28x1.50 = 19.73 CUM
TOTAL PROVIDED= 19.73 CUM

SEPTIC TANK CALCULATION

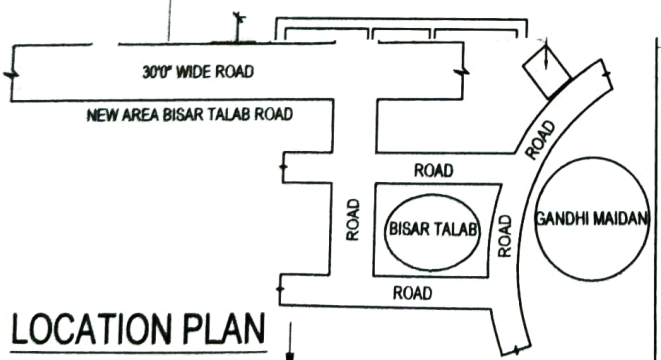
TOTALNOS OF PERSON@ 5 PERSONS
IN EACH FLAT=5X14 =70 PERSONS
20 % EXTRA=14 TOTAL NOS OF PERSONS=84
REQUIRED@0.112 CUM / PERSON =84 X.112=9.40 CUM.
PROVIDED SEPTIC TANK OF SIZE
4.00X2.00X1.5= 12.00 CUM.
TOTAL PROVIDED = 12.00 CUM.

WATER HARVASTING CALCULATION

TERRACE AREA =369.79 SQM.
REQUIRED W.H CAPACITY 6 CUM FOR 100 SQ.Mt
TERRACE AREA
REQURIED WATER HARVASTING
= 369.79 X 6 /100 = 22.18 CUM.
PROVIDES WATER HARVASTING SIZE
1.50X1.50X5.00=11.25 CUM. X 2 = 22.50 CUM
TOTAL=22.50 CUM.



SECTION X - X



LOCATION PLAN

NOT TO SCALE

NORTH

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.06	2.54	0.0	2.54	AS/SPECIFICATION
D1	0.99	2.13	0.0	2.13	DO
D2	0.91	2.13	0.0	2.13	DO
D3	0.76	2.13	0.0	2.13	DO
W	1.82	1.63	0.91	2.54	DO
W1	1.37	1.63	0.91	2.54	DO
W2	0.91	1.48	1.06	2.54	DO
W3	0.61	1.17	1.37	2.54	DO
DW	0.76,1.55	2.54,1.63	0.0,0.91	2.54	DO
DW1	0.76,1.37	2.54,1.63	0.0,0.91	2.54	DO

AREA CALCULATION

TOTAL PLOT AREA AS PER DEED ——— 611.74 SQM.
TOTAL PLOT AREA AS PER SITE ——— 611.32 SQM.
BASEMENT FLOOR BUILTUP AREA ——— 5.70 SQM.
GROUND FLOOR BUILTUP AREA ——— 197.03 SQM.
1ST FLOOR BUILTUP AREA ——— 369.79 SQM.
2ND FLOOR BUILTUP AREA ——— 369.79 SQM.
3RD FLOOR BUILTUP AREA ——— 369.79 SQM.
TOTAL BUILTUP AREA ——— 1312.10 SQM.
F.A.R = 1312.10 SQM. / 611.32 SQM. =2.14
F.A.R = 2.14

PARKING AREA CALCULATION

TOTAL BUILTUP AREA = 1312.10 SQM.
TOTAL REQURIED PARKING AREA @ 25% OF 1312.10 SQM. = 328.02 SQM
BASEMENT FLOOR PARKING AREA = 331.20 SQM.
GROUND FLOOR PARKING AREA = 130.39 SQM.
TOTAL PARKING AREA PROVIDED---461.59 SQM

PLANTATION AREA CALCULATION

TOTAL PLOT AREA =611.32 SQM.
TOTAL REQUIRED PLANTATION AREA @5% OF 611.32 SQM. =30.56 SQM.
TOTAL LANDSCAPING AREA PROVIDED =32.00 SQM.

SIGNATURE OF DEVELOPERS



गया नगर निगम
गया

नक्सा स्वीकृति की मान्यता तीन वर्ष तक रहेगी

गया नगर निगम, गया

का कदमा नं

बिहार ालिका धिनियम 200 के
धारा 314 के अन्तर्गत स्वीकृत किया गया।

29/6

नगर आयुक्त
गया नगर निगम, गया

24/6/2020