D.No-1683

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

बिहार BIHAR F 714032

16 FEB 2012

कोषागार पदाधिकारी
भागलपुर

Composed by

Hasi Sinha 10/5/12

Ashit Kumar Das 10/5/12

Sujesh Kumar 10/5/12

For GAYATRI HOMES INDIA LTD.

DIRECTOR

For GAYATRI HOMES INDIA LTD.

DIRECTOR

10/5/12

10/5/12

DEVELOPMENT AGREEMENT

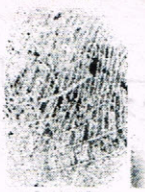
This Agreement made this 10th Day of May ' 2012.

BETWEEN

Smt. Hasi Sinha W/o Late Akhil Chandra Sinha and Shri Sujesh Kumar Sinha S/o Late Akhil Chandra Sinha both resident of at off Central Jail Road, Tilkamanjhi, P. O. & P. S. – Tilkamanjhi,

District Registry Office,Bhagalpur

Token Number 7298 | Reg. Year 2012 | Serial Number 7256 | Deed Number 6683

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Ashit Kumar Das, Director						
Sig.	Ashit Kumar Das 11-05-2012						
Claimant	Kaushal Kishore Sinha,director						
Sig.	11/5/12						
Claimant	Sanjay Ranjan,director						
Sig.	11-05-2012						
Presented By	Hasi Sinha						
Sig.	Hasi Sinha 11.5.2012						
Executant	Hasi Sinha						
Sig.	Hasi Sinha 11.5.2012						
Executant	Sujesh Kumar Sinha						
Sig.	11.05.2012						
Identified By	Ram Nr. Sinhha						
Sig.	11/5/2012						

कार्यालय का उपयोग
लिया गया
(R) 1115
अस्तांतर लिपिक

in the town, Sub – Registry and District of Bhagalpur here – in - after collectively called and / or referred to as "Owners" (Which expression shall unless it is repugnant to the context shall be deemed to mean and include their respective heirs, administrators, executive, legal representative or successors and assigns) of the **FIRST PART.**

AND

M/s GAYATRI HOMES INDIA LIMITED, a company having its Registered office at Khanjarpur, P.S.- Barari, Dist. – Bhagalpur, through its duly authorised Directors namely :

(1) Sri Sanjay Ranjan, Son of Late Parmanand Thakur of Bari Khanjarpur, P.S. – Barari, District – Bhagalpur.

(2) Sri Kaushal Kishore Sinha Son of Late Damodar Prasad Sinha of Jhowa Kothi, Khanjarpur, P.S. – Barari, District – Bhagalpur and

(3) Sri Ashit Kumar Das, Son of Late Sudhir Chandra Das of P.O. & P.S. - Nathnagar, District – Bhagalpur here–in-after referred to as "Developers" (Which expression shall unless it is repugnant to the context shall mean and include the, successors, successors in interest and assigns of the **SECOND PART.**

Hari Sinha 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das 10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD. Sanjay Ranjan 10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD. 10/5/12 DIRECTOR

10/5/12

Serial No. 7256 Deed No. 6683

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

This document was presented for registration on 11/05/2012 by Hasi Sinha
A Stamp Duty of Rs. 251180/- and other Fees of Rs. 1045/- 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. 6683 in Book No. 1, Volume No. 103 on pages from 296 to 323 and has been preserved in total 28 pages in C.D. No. 16 / Year 2012

Signature with Date
(Md. Kamal Ashraf)
Registering Officer, Bhagalpur

Date: 11/05/2012 Token No: 7298 /2012

Whereas Smt. Hasi Sinha mentioned above of the party here to of the First part is Owner of the Lands Measuring 0.0625 Hectare more or less 6725 Sq. Ft. equivalent to 15.4675 Decimal bearing Municipal Survey Khata No.- 835, Khesra No.– 802 &1461 Ka, Kha, Ward No. 31 (New) Bhagalpur Municipal Corporation morefully described at Schedule 'A' and Shri Sujesh Kumar Sinha mentioned above the party hereto of The First Part is the Owner of Land measuring 0. 04375 Hectare more or less 4707.5 Sq. Ft. equivalent to 10.8272 Decimal bearing Municipal Survey Khata No. 573, Khesra No. 801 Ka, Kha and 802 Ka, Kha morefully described at Schedule 'B' and the both plot of mentioned above situating at Tilkamanjhi, P.S.– Tilkamanjhi, in the town, sub - Registry and District of Bhagalpur in Ward No. – 31, Class IInd Residential Land within Bhagalpur Municipal Corporation areas as fully described in the schedules Annexed.

That the Land mentioned above and morefully described at Schedule 'A' earlier belonged to Dr. Dham Chandra Ghosh S/o Late Dashrath Lal Ghosh who gifted the part of the property to Smt. Hasi Sinha W/o Late Akhil Chandra Sinha Vide Regd. Deed No.– 8723, dt.–27-07-1971 executed at the office of The Sub -Registrar,Sub - Registry Bhagalpur and also part of the land purchased in her favour from Shri Laxmi Dhar Lal Das S/o Babu Shashi Dhar Lal Das Vide Regd. Deed No. 5366 dt. 11.06.1962.

That the land mentioned above and morefully described at Schedule 'B' earlier belonged to Late Dr. Dham Chandra Ghosh S/o Late

Hasi Sinha 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das 10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD. 10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD. DIRECTOR 10/5/12

10/5/12

Dashrath Lal Ghosh who sold the plot of land to Shri Sujesh Kumar Sinha S/o Late Akhil Chandra Sinha for consideration Vide Sale -Deed No. 5309, dt. – 05 – 06 -1978 executed at The office of The Sub - Registrar, Sub – Registry, Bhagalpur.

And whereas the parties hereto of The First Part to this Deed of Agreement got perfect Title to enter into this Deed of Development Agreement.

That the parties here to of the First part are seized and possessed or otherwise sufficiently entitled to the land mentioned above and also as given in the schedule here under.

(B) That it is further represented and declared by the owner's.

(i) That the said property is under the exclusive possession of the owners with absolute right, title and interest to transfer and convey the said property having a full marketable title therein.

(ii) That the owners have not created any encumbrance on the said property or any part there of by way of sale, mortgage, exchange, lease, trust or any other encumbrance what-so-ever.

(iii) That no notice or notification of acquisition or requisition under any of the statute of the past or present under enforcement has been received, served, passed by B.M.C. (Bhagalpur Municipal Corporation) Income - Tax Department or any other Government Department for any purpose for the said property or any part thereof.

Hasi Sinha 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das DIRECTOR 10/5/12

For GAYATRI HOMES INDIA LTD. Sanjib Roy DIRECTOR 10/5/12

For GAYATRI HOMES INDIA LTD. DIRECTOR 10/5/12

10/5/12

(iv) That there are no attachments either before or after judgement and there are no claims, demands, suits, decrees, injuction orders, lispendents, notice, petition or adjudication order affecting the said property or any part thereof.

(v) That the owner are not Benamidars or trustees for any one in respect of the said property or any part thereof.

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

AND WHEREAS the owners are interested in getting a multistoried building complex developed and constructed on the said property and acquired / built up areas in the same in the shape of residential flats, any other areas parking spaces etc. as consideration for the value of the land of the said property when conveyed by the owners to the developers.

AND WHEREAS the aforesaid developers offered to develop the property mentioned in the schedule A & B annexed at their own cost into a multistoried residential complex on the said lands of the owners and the owners being desirous, agreed to acquire and have built up and developed area of the said lands and building as consideration for part of the said property to be conveyed by the owners to the developers or

Hasi Singh 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das DIRECTOR 10/5/12

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For GAYATRI HOMES INDIA LTD. 10/5/12 DIRECTOR

their nominees including an individual or co-operative Housing Societies Firm Association of persons, Body Corporate etc.

AND WHEREAS as result of the said negotiations between the parties hereto and on the representation and declarations made by the owners as here in above agreed for an Agreement for development of the said property by the aforesaid developers and have been arrived at between the parties hereto upon the terms and conditions written hereinafter mentioned.

NOW THESE PRESENTS WITNESSES AS FOLLOWS :-

1.) That the parties hereto of the First Part the owners hereby appoint the parties hereto of the Second Part as the developers of the property and grant to the developers who hereby accept from the owners the right to develop the said property in the manners, conditions and stipulations here-in-after written.

2.) That the developers and the owners have jointly assessed that based on presently permissible F. A. R. of as per B. M. C. Building by laws it shall be possible to construct a Multi - Storied Building on that property and the built up area shall be distributed over different floors of the said building and it is on that basis, this Agreement is being entered by and between the parties.

3.) That the developers have prepared plans and drawings of the said building which has been approved by the Competent Authority.

Hasi Singha 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das 10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD. DIRECTOR 10/5/12

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For GAYATRI HOMES INDIA LTD. 10/5/12 DIRECTOR

4.) That the Owner's areas and Developer's areas have been clearly morefully described at Schedule 'C' annexed to this agreement.

5.) That the owners shall have no objection if the aforesaid building plans are submitted to the local authorities in the name of the owners and permission and approval are obtained in their name and agree to sign all such papers that may be deemed necessary by the developers for the same.

6.) That however all fees, cost, charges and expenses relating to such approval/sanction shall be borne by the developers.

7.) That it is further agreed that any alteration or revision of the aforesaid plan within the parameters of B. M. C. Building Rules and Regulations which may become necessary shall be decided by Developer/Second Part.

7. (a) That total construction of the said mul-tistoried Building shall be made over the consolidated land of the First Part. That out of the total possible construction 40 % area distributed over different Floors shall belong to the First Part exclusively and they shall be the owners of the area in their share as per demarcation made out at Schedule 'C' annexed.

(b) That upon delivery of possession of the Owner's area, similarly out of the total possible construction 60% area distributed over several Floors shall belong to the Developer (The Second Part) exclusively and The Developer (The Second Part) shall be exclusive owner of their share as per demarcation made out at Schedule 'C' annexed alongwith proportionate share of Land.

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10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD.
Ashit Kumar Das
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10/5/12 DIRECTOR

(c) That property so constructed/acquired shall be conveyed/Transferred by the owners and developers or their nominees to individuals,co-operative societies, Association of Persons, Firm, Body corporate etc. free from all charges, encumberances with respect to their respective share separately at their own level and ownership.

(d) That the developers agreed to deliver and give possession to the owners of 40% constructed area of the total constructed area of the said buildings to be constructed by the developers at their own sources and arrangements on the said property here-in-after called the owners area and the balance 60% of the total built up area shall belong to the developers and shall here-in-after called the developers area to which the developers shall be entitled to have out of the constructed area.

(e) That the developers shall deliver 40% of the built up area and also the 40% of the parking space to the owners/First Part and remaining 60% of the total constructed areas alongwith 60% parking areas shall exclusively belong to the Developers.

(f) That the owners will be liable for having Electrical Connection to be Installed by Electricity Board in their own name flat wise / area wise.

(g) That the owners or their nominees shall be solely and exclusively

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For GAYATRI HOMES INDIA LTD.
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For GAYATRI HOMES INDIA LTD.
DIRECTOR
10/5/12

entitled to the owners area and they shall have absolute right, title and interest over the owners area and facilities provided and shall be fully entitled to use and enjoy the same either themselves individually or collectively or shall be entitled to transfer, convey, grant otherwise alienate their interest in any manner and as deemed fit by them to any person. Association of persons, Firm, Body Corporate, Co-operative Societies, Government Agencies, etc. on the terms and conditions as may be agreed by the owners individually or collectively.

(h) That likewise the developers or their nominees shall be solely and exclusively entitled to the developers area and they shall have absolute right, title and interest over the developers area and they shall be fully entitled to transfer convey, grant otherwise alienate their interest in any manner as deemed fit by them to any person or association of persons, Firm, Body Coperate, Co-operative Societies, Government Agencies etc. on such terms and condition as may be decided by the developers or their nominees individually or collectively.

8.) That the developers agreed to construct and give possession of the owners area to the owners within a period of Four Years commencing after six months from the date of handing over the vacant

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For GAYATRI HOMES INDIA LTD. Ashit Kumar Das 10/5/12 DIRECTOR

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For GAYATRI HOMES INDIA LTD. 10/5/12 DIRECTOR

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possession of the land by the owners to the developers or from the delivery of passed map and plan by the B.M.C. which ever is later with further grace period of six months if there is any further any delay beyond the aforesaid in giving delivery of possession of the owners area then the developers shall pay to the owners compensation @ Rs. 1 Sq. Ft. of the land area per month from the date after expiry of the aforesaid grace period up to the handing over of owners area.

9) That the aforesaid project schedule is subject to force major, accident, fire, tampest, flood, inclement or any act of God and such other circumstances which may be exclusively beyond the control of the developers.

10) That it is hereby expressly irrevocably irretrievably agreed and declared by the owner that delivery of possession of 60% of the total built up area of the said building in the manner provided herein above shall always be deemed to fair, reasonable and adequate consideration for 40% of the undivided share in the aforesaid property / building agreed to be conveyed as herein above by the owners to developers and / or their nominees.

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For GAYATRI HOMES INDIA LTD.
DIRECTOR
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11.) That this agreement shall not ever be deemed to constitute a Partnership of any short between the parties hereto.

12.) That the owners and their nominees and the developers and their nominees shall jointly have undivided right, title and interest over the total land of the said property by way of facilities as provided in the building after being conveyed as aforesaid and at the time of transfer of title of respective areas, proportionate land shall also be transferred to buyers of the either part with respect to their share.

13.) That it is agreed that any Agreement or Arrangement made or entered into at any time by the owners in breach of violation of the terms and conditions of this development agreement shall be null and void.

14.) That the owners hereby irrevocably under take not to sell, dispose of alienate, charge encumbrance, lease or otherwise transfer the said property or any part thereof during the currency of this agreement and undertake not to do any act or deed, matter or thing as shall be in breach of the terms of the agreement save and accept putting the developers in possession thereof for the purpose of development pursuant to this agreement. The owners shall be at no point of time during the currency of this agreement to disposes the developers from the said property.

15.) That the developers shall develop the said property under name

Hardi Singhar 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das 10/5/12 DIRECTOR

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10/5/12

10/5/12 DIRECTOR

and style of **KRISHNA DHAM APARTMENTS** at their own resources / arrangements and shall alone be responsible for the development of the said property and neither the owner nor any person (s) claiming through the owners shall have any right or interest in the development of the said property except in relation to the owners area.

16.) That as after the date hereof the developers shall be deemed to be in possession of the said property and shall be free to do all acts, deeds and things required for the developments and construction of the said building at the developers own resources/arrangements and expenses.

17.) That the developer's shall be entitled to develop the said property by constructing of dwelling units, flats, parking, spaces and others structures in accordance with the building plan approved the owners and sanctioned by the B. M. C. as stated herein above under the rules and regulations of B. M. C. and Government Authority applicable from time to time and shall be binding upon both the parties to this agreements.

18.) That the developers shall be entitled to enter into agreements for sale or otherwise allot flat (s), other areas Parking Spaces and others tenements comprised in the developers area in the said building and proportionate land concerned which is 60% of the total built up area

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DIRECTOR
10/5/12

and which does not form part of the owners area. That the developers may enter into and shall exclusively be entitled to realize all amount receivable under such agreements, Sale Deed, Deed of Allotment etc. for development and construction of the said building and for their own use with respect to Developer's Area.

19.) Similarly, the owner shall be fully entitled to enter into agreements for sale or otherwise allot flats, parking spaces and others tenements comprised in the owner area in the said building and proportionate land concerned which is 40% of the total built up area and which does not form part of the developers area the owners shall exclusively be entitled to realise all amounts receivable under such agreements, Sale - Deed, Deed of Allotments etc. of the said building and for their own use.

20.) That the owners agree and undertake that no hindrances or obstruction is caused to the developers in carrying out and discharging their obligations under these presents and here by giving the developers right and authority to have and enjoy peaceful possession of the said property and to do all such act and/or things that may be necessary for the development, planning, construction of the said building and sale / lease of the developers

Hari Singhania 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das 10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD. DIRECTOR 10/5/12

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10/5/12

area.

(21) That the owners and Developers do hereby confirm and ratify the unregistered Deed of Development Agreement dt. 18. 11. 2010 and unregistered Power of Attorney in this regard.

(22.) THE DEVELOPERS FURTHER UNDERTAKE

a) That it will not do any act of omission, commission expressly or in part directly or indirectly by which the owners right, title and interest over the said property may in any manner be adversely affected until the developers have given delivery of possession of the owners area to the owners.

b) That to indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequence of any injury or accident sustained by any work man, artisan or invitees or other person in the property whether in the employment of the developers or not while in or upon the said property and during the period of construction of the said building thereon.

(23.) That the developers shall not create any charge or encumbrance over the said property for their own benefit without the written consent of the owners.

(24) That owners and Developers to this agreement agree to share all the development in present and in future on the same proportion i.e

For GAYATRI HOMES INDIA LTD.
DIRECTOR
10/5/12

owner's area 40% of the Built-up area and Developers 60% of the total Built-up area.

(25.) That the developers if required to mortgage the said property with any bank and / or financial institution to obtain loan/working capital / short term loan to finance their aforesaid project of multistoried building and also to obtain loan for purchase of flat (s), the act as the said developers will decide at their sole discretion. The developers further affirm / undertake that all moneys obtained as loan by pledging, hypothecating or mortgaging the said property work in progress or creating charge on the said premises shall be exclusively invested for the development of the said premises only and such money shall not be diverted / invested in any other project work or purpose of the developers. In such an event the owners if and as and when required shall join the developers in creation of such mortgage and in such circumstances it is the developers who shall be liable and responsible to repay the loan with interest if any and the owners shall not be liable for said loan.

(26.) That the owners will deliver to the developers and/or their duly authorised Advocate all original title deeds, documents and papers relating to the said property for complete examinations of the owners title thereto and the owners agree to co-operate with the developers in such examinations of the owner title and to answer and/or comply with

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DIRECTOR
10/5/12

all reasonable requisitions that may be made by the developers and /or their Advocate in this regard.

(27.) That in case there be any defect in the title of the owner or there be any liability or any encumbrances, then in such events, the developers shall be entitled to have such defects cured and/or liability cleared for and on behalf of the owners and at the owners cost and expenses.

(28.) That the developers for the purpose to show the title deeds to the Banks and Government Authority shall be entitled to retain all necessary documents including the original documents of the owners title to the said property and in such an event, the developers undertake to keep the said title deeds safe, harmless and unobliterated and the owners will be entitled to inspect and to have then same produced for inspection and take extracts there from whenever required.

(29.) That all outstanding in respect of the said property in any existing building thereon till the date of this agreement shall be borne and paid by the owners and outstanding after the date of this agreement till the delivery of the possession of the owners area to the owners shall be borne and paid by the developer.

(30.) That in any event the owner without prejudice to the foregoing declaration agree and undertake to remove all obstacles and clear all

Harsi Sinha
10/5/12

For GAYATRI HOMES INDIA LTD.
Ashit Kumar Das
10/5/12 DIRECTOR

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For GAYATRI HOMES INDIA LTD.
10/5/12 DIRECTOR

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outstanding, doubts, or defects, save as herein above provided at their own cost so as ultimately to vest the said property in the developers or their nominees free from all encumbrance and defects.

THE OWNERS AND DEVELOPERS FURTHER DECLARE -

(31.) That after delivery of the owners area to the owners, all outstandings in respect of the said property and said building thereon shall be borne and paid by the owners and their nominees proportionately in the proportion of their respective shares in the total built up area (the world proportionately with all its variations whenever used in these presents shall mean the proportion in which the parties hereto and / or their nominees acquiring portions of the building are entitled to the covered areas in the building.)

(32.) That the developers shall form as they deem best a Co-operative Housing Society / Association of Persons / Body Corporate of all the persons owning tenements in the said building. The owners and their nominees shall become member of such an organization formed by the developers and the owners, their nominees, respective agents, servants, licensees, tenants, etc. shall be bound to abide by the rules and regulations to be framed by such organization from time to time and they shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex.

Hari Singh 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das 10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD. DIRECTOR 10/5/12

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10/5/12

(33.) That the nominees of the developers shall own and hold portion of the building comprised in developers area according to the standard agreements finalised by the developers. The owners and their nominees shall be bound to hold and own portion of the owners area in the said building on the same terms and condition as contained in the aforesaid standard agreement and to execute similar agreements.

(34.) That the common area shall jointly be owned by all the owners of all the portions of the said building with equal entitlements to use all common areas and facilities intended for utilisation by the occupants of the said building on the same terms and condition applicable to all for such utilisation. No owner of any part of the said building will have any exclusive right, title and interest over the common area and common facilities accept the right of common use.

(35.) That the developers agree that if any levy is imposed by the B.M.C. or any other public body or bodies or the Government for the developments / betterment of the area in which the said property is located or any other levy becomes applicable on the said property or the building thereon, then the same shall be paid by the developers.

(36) That the owners agree that in case of any fine or penalty is imposed on the said building for any alleged diversion from the sanction plan resulting in any excess construction of the built up area then the same shall be borne and paid by the developers.

Hari Singh 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das 10/5/2012 DIRECTOR

For GAYATRI HOMES INDIA LTD. 10/5/2012 DIRECTOR

For GAYATRI HOMES INDIA LTD. 10/5/12 DIRECTOR

10/5/12

(37.) That it is agreed that in all transfers/conveyance of land and / or built up area, the purchaser (s) / transferee (s) shall bear the cost of stamp duty, court fees and other registration charges.

(38.) That in case of any dispute or any differences between the parties arising out of relating to this Development Agreement, the same shall be settled by the reference to the dispute or differences to the arbitrators appointed by both the parties and such arbitration shall be conducted under the provision of the Indian Arbitration Act, 1940 as amended from time to time.

Hasi Sinha 10/5/12

WITNESSES :-

1. Prelahat Kumar Das
S/o Shri Raghubir chandra Das
Naya Tola Bhikhanpur
Gumti No.-1, Bhagalpur.

10/5/12

Hasi Sinha 10/5/12

FIRST PART

For GAYATRI HOMES INDIA LTD.
Ashit Kumar Das
10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD.
10/5/12 DIRECTOR

2. Md. Shamsi Tabrez
S/o Md. Tasli
Vill. Alamgirpur.
P.O - Akbar Nagar
Dist - Bhagalpur.

For GAYATRI HOMES INDIA LTD.
10/5/12 DIRECTOR

SECOND PART

युगल किशोर
राम नारायण मंडल
(M10470-29/09
99-3-092

SCHEDULE OF PROPERTY

SCHEDULE 'A'

Land of Smt. Hasi Sinha W/o Late Akhil Chandra Sinha,

off Central Jail Road, P.S - Tilkamanjhi, Bhagalpur.

Area	-	0.0625 Hectare = 6725 Sq. Ft. = 15.4675 Decimal.
Ward No.	-	31 (New) Bhagalpur Municipal Corporation.
Khata No.	-	835.
Khesra No.	-	802 & 1461 Ka, Kha.
Class of Land	-	IInd Class Residential Land.

Bounded and butted as :-

North	-	Land of Shri Sujesh Kumar Sinha & Shri Rajendra Pd. Ghosh, Shri Ganesh Pd. Singh and Shri Mahesh Singh
South	-	Road
East	-	Road
West	-	Land of Shri Sujesh Kumar Sinha and Shri Harendra Kumar Sinha.

Hasi Sinha 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das 10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD. DIRECTOR 10/5/12

For GAYATRI HOMES INDIA LTD. 10/5/12 DIRECTOR

10/5/12

SCHEDULE OF PROPERTY

SCHEDULE 'B'

Land of Shri Sujesh Kumar Sinha S/o Late Akhil Chandra Sinha off Central Jail Road, P.S. - Tilkamanjhi, Bhagalpur.

Area	-	0.04375 Hectare = 4707.5 Sq. Ft. = 10.8272 Decimal.
Ward No.	-	31 (New) Bhagalpur Municipal Corporation.
Khata No.	-	573.
Khesra No.	-	801 Ka, Kha & 802 Ka, Kha.
Class of Land	-	IInd Class Residential Land.

Bounded and butted as :-

North	-	Road.
South	-	Land of Smt. Hasi Sinha
East	-	Land of Shri Ganesh Pd. Singh & Mahesh Singh & Smt. Hasi Sinha.
West	-	Land of Shri Rajendra Pd. Ghosh.

For GAYATRI HOMES INDIA LTD.
DIRECTOR
10/5/12

For GAYATRI HOMES INDIA LTD.
Ashit Kumar Das
DIRECTOR
10/5/12

For GAYATRI HOMES INDIA LTD.
DIRECTOR
10/5/12

10/5/12

GOVERNMENT VALUATION CALCULATION

1. Land in the name of
Smt. Hasi Sinha
W/o Late Akhil Chandra Sinha
morefully described at
Schedule 'A' - 15.4675 Decimal.

2. Land in the name of
Shri Sujesh Kumar Sinha
S/o Late Akhil Chandra Sinha
morefully described at
Schedule 'B' - 10.8272 Decimal.

Total Area of the Land - 26.2947 Decimal

Class of Land - Class II Residential Land.

Ward No. - 31 (New), Bhagalpur Municipal Corporation.

Total Valuation of Land - 26.2947 x @ Rs. 4,77,600/-=Rs. 1,25,58,349/-
Decimal per Decimal
Say Rs. 1,25,59,000/-
(Rupees One Crore Twenty Five Lacs and Fifty Nine Thousand) only.

Hasi Sinha 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das DIRECTOR 10/5/12

For GAYATRI HOMES INDIA LTD. DIRECTOR 10/5/12

10/5/12

For GAYATRI HOMES INDIA LTD. 10/5/12 DIRECTOR

SCHEDULE 'C'

SCHEDULE OF DEMARCATION OF FLATS / AREAS OF KRISHNA DHAM, APARTMENTS, OFF CENTRAL JAIL ROAD, TILKAMANJHI, BHAGALPUR

FLOOR	OWNER'S AREA (THE FIRST PART)		DEVELOPER'S AREA (THE SECOND PART)	
	FLAT / AREA NOS.	DIRECTION	FLAT / AREA NOS.	DIRECTION
GROUND	G – 4	S – W	G – 3	S – E
	G – 5	West Facing North of Flat No. G-4	G – 6	West Facing North of Flat No.G- 5
			G – 7	N – W
			G – 8	N – E
FIRST	102	East Facing North of Flat No. 103	101	East Facing North of Flat No. 102
	104	S – W	103	S – E
	106	West Facing North of Flat No.105	105	West Facing North of Flat No. 104
			107	N – W
			108	N – E
SECOND	203	S – E	201	East Facing North of Flat No. 202
	204	S – W	202	East Facing North of Flat No. 203
	205	West Facing North of Flat No. 204	207	N – W
	206	West Facing North of Flat No. 205	208	N – E
THIRD	301	East Facing North of Flat No. 302	302	East Facing North of Flat No. 303
	303	S – E	304	S – W
	308	N – E	305	West Facing North of Flat No. 304
			306	West Facing North of Flat No. 305
			307	N – W
PARKING IN BASEMENT FLOOR	40% of the total nos. of Parkings.		60% of the total nos. of Parkings.	

Has. Sinha 10/5/12

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das DIRECTOR 10/5/12

For GAYATRI HOMES INDIA LTD. DIRECTOR 10/5/12

For GAYATRI HOMES INDIA LTD. DIRECTOR 10/5/12

10/5/12

Further Owners of the respective Land morefully described at Schedule 'A' and 'B' have agreed to share Owner's Area mentioned above as per detail below :-

Smt. Hasi Sinha W/o Late Akhil Chandra Sinha Owner of Land described at Schedule 'A'	Shri Sujesh Kumar Sinha S/o Late Akhil Chandra Sinha Owner of the Land described at Schedule 'B'

FLOOR	FLAT / AREA NOS.	DIRECTION	FLAT / AREA NOS.	DIRECTION
GROUND	G – 4 G – 5	S – E West Facing North of Flat No. G – 4		
FIRST	102	East Facing North of Flat No. 103	104 106	S - W West Facing North of Flat No. 105
SECOND	203	S – E	205	West Facing North of Flat No. 204
	204	S – W	206	West Facing North of Flat No. 205
THIRD	301	East Facing North of Flat No. 302	308	N - E
	303	S - E		
PARKING	Proportionate Nos. of Parkings		Proportionate Nos. of Parkings	

Owners mentioned above shall be exclusive Owner of their respective share mentioned.

Hasi Sinha 10/5/2012

For GAYATRI HOMES INDIA LTD. Ashit Kumar Das 10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD. Sanjay Roy 10/5/12 DIRECTOR

10/5/12

For GAYATRI HOMES INDIA LTD. 10/5/12 DIRECTOR

ARCHITECTURAL AND STRUCTURAL DETAILS
To be provided by Developers

1.	Foundation	:-	R.C.C. Group Piling Structure.
2.	Structure	:-	R.C.C. Framed Structure.
3.	Civil Work	:-	Brick, Cement and Mortar.
4.	Ceiling	:-	R.C.C.
5.	Flooring	:-	Glazed Virtified Tiles.
6.	Plaster	:-	Walls - Cement & Mortar (1:6) Celing – Cement & Mortar (1:4)
7.	Doors	:-	Salwood Chaukhat with 32 mm. Factory Finished Flush Door with Primer & Paint.
8.	Windows	:-	Alumunium Windows with M.S.Grill.
9.	Kitchen	:-	Granite Cooking Platform, Steel Sink and 2.5' High Tiles finished above cooking platform.
10.	Bath Rooms	:-	7' high glazed wall Tiles and Flooring of Ceramic Tiles.
11.	Electrical Wiring	:-	Concealed P.V.C. condude wiring with I.S.I. (Havels/Anchor) make Switch and wires.
12.	Internal Wall	:-	Plaster of Paris finished with one coat Primer.
13.	Outer Wall	:-	Weather coat Paint finished.
14.	Sewrage	:-	Property finished connecting to Road.
15.	Water Supply	:-	Deep Well Boring System.
	Contributory Provisions	:-	Generator Installation.

10/5/12

For GAYATRI HOMES INDIA LTD.
10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD.
Ashit Kumar Das
10/5/12 DIRECTOR

For GAYATRI HOMES INDIA LTD.
10/5/12 DIRECTOR

10/5/12

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. 0/-	Amt.Paid By N.J Stamp Paper	Rs. 500/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 251725/-

Registration Fee

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	0	K1c	0	Mb	0		
A10	0	E	250	J1	0	K2	0	Na	45		
B	0	H1a	0	J2	0	Li	0				
								TOTAL-	295		

LLR + Proc Fee		Service Charge
LLR	0	750
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1045

Registering Officer
Bhagalpur

Date: 11/05/2012

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Friday, 11th May 2012 by Hasi Sinha of W/O- Akhil Chandra Sinha by profession Others. Status - Executant

Hasi Sinha
11.5.2012
Signature/L.T.I. of Presentant

Date:11/05/2012

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ram Nr. Sinhha' age '60' Sex 'M', 'Damodar Pd. Sinha', resident of 'Khaira,shahkund,Bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Bhagalpur

Date 11/05/2012

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 103 on pages on 296 -323 , for the year 2012 and stored in CD volume No. CD-16 year 2012 .The document no. is printed on the Front Page of the document.

Registering Officer
Bhagalpur

Date : 11/05/2012

Token No. : 7298 Year : 2012 S.No. : 7256 SCORE Ver.3.0 Deed No . : 6683

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