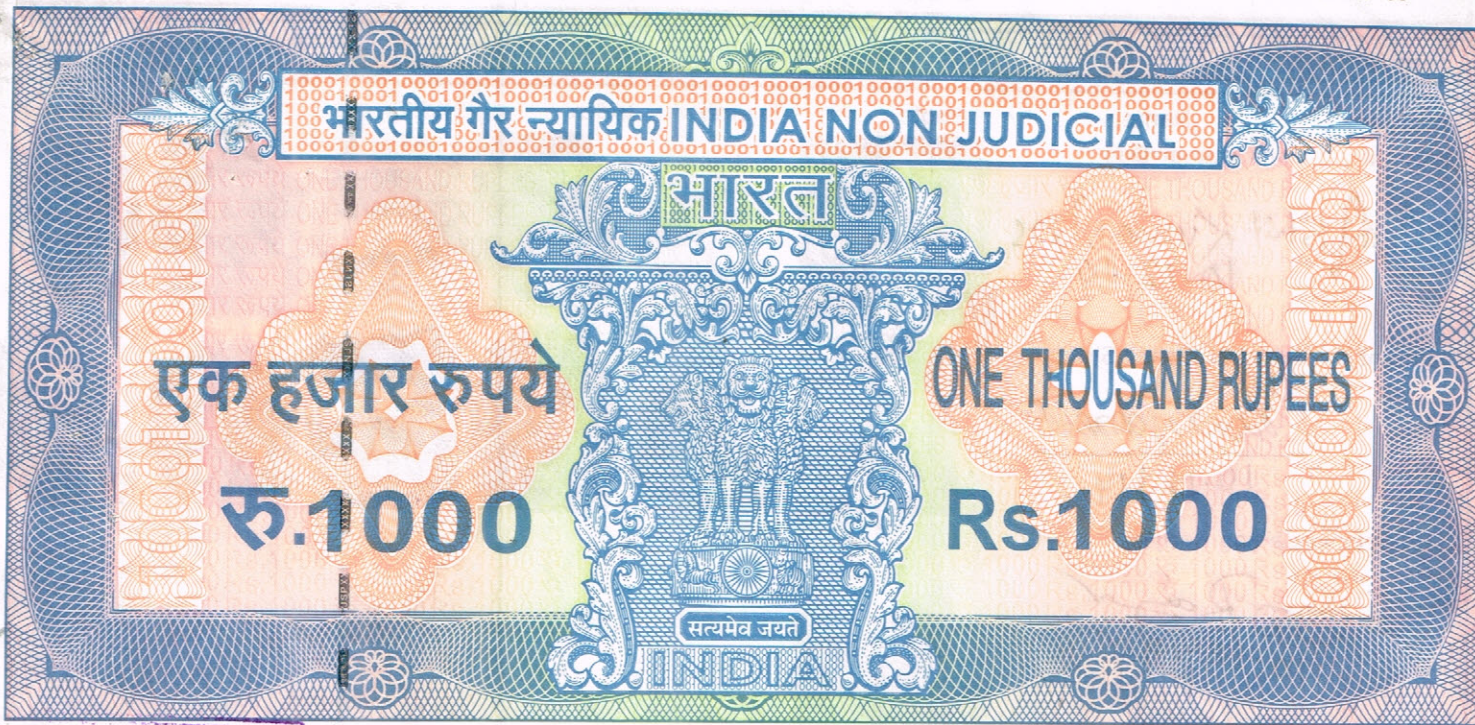




बिहार BIHAR 2014

Serial No. 14019

1 DEC 2014

भागीदार पदाधिकारी
भागलपुर

गायत्री होम्स इंडिया लिमिटेड 29/12/14
 वेना कुमारी नामा नमाम
 1000/- X 1 = 1000/-
 One thousand only

P 725079

Deed No. 83

Amrendra Kumar Das
 Stamp Vender
 L.C. No. 42083
 Court Compound
 Bhagalpur

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

This document was presented for registration on 10/12/2014 by Veena Kumari
 A Stamp Duty of Rs. 396620/- and other Fees of Rs. 20690/- 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. 83 in Book No. 4, Volume No. 2 on pages from 296
 to 316 and has been preserved in total 21 pages in C.D. No. 1 / Year 2014

Date: 10/12/2014

Token No: 14762 / 2014

Signature with Date
 (Satyanarayan Choudhary)
 Registering Officer, Bhagalpur

DEVELOPMENT AGREEMENTThis Agreement made this 9th Day of December 2014.

BETWEEN

Smt. Veena Kumari W/o Shri Rakesh Kumar Tibrewala resident of
 Mohalla - Mundichak, Jokhi Sahu Lane, P. S. - Kotwali, in the town

SCROLL CHECKED



वेना कुमारी

For GAYATRI HOMES INDIA LTD.
 Ashit Kumar Das
 9.12.14 DIRECTOR

For GAYATRI HOMES INDIA LTD.
 Ashit Kumar Das
 9.12.14 DIRECTOR

Sub - Registry and District of Bhagalpur, at present Residing at - Om Apartment, Bansi Kunj, Dr. R. P. Road, P.S. - Kotwali, Dist. - Bhagalpur, here -in -after collectively called and/or referred to as "Owner" (Which expression shall unless otherwise excluded by or repugnant to the context shall be deemed to mean and include their respective heirs, administrators, executors, legal representative or successors and assigns) of the **FIRST PART.**

For GAYATRI HOMES INDIA LTD.

[Signature]

9/12/14 DIRECTOR

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 :

For GAYATRI HOMES INDIA LTD.

[Signature]

9-12-14 DIRECTOR

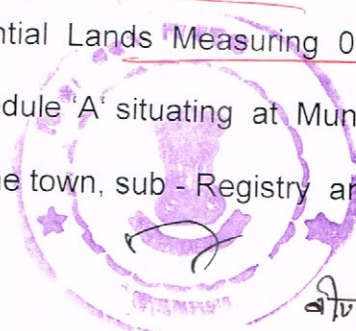
- (1) Sri Sanjay Ranjan, Son of Late Parmanand Thakur of Bari Khanjarpur, P.S. - Barari, District - Bhagalpur.
- (2) Sri Kaushal Kishor Sinha Son of Late Damodar Prasad Sinha of Jhowa Kothi, Khanjarpur, P.S. - Barari, District - Bhagalpur and
- (3) Sri Ashit Kumar Das, Son of Late Sudhir Chandra Das of P.O. & P.S. - Nathnagar, District - Bhagalpur here-in-after referred to as "Developers" (Which expression shall unless otherwise excluded by repugnant to the context shall mean and include the, successors, successors in interest and assigns of the **SECOND PART.**

For GAYATRI HOMES INDIA LTD.

[Signature]

9-12-14 DIRECTOR

Whereas the parties here to of the First part are Owner of the IInd Class Residential Lands Measuring 0.0455 Hectare morefully described at Schedule 'A' situating at Mundichak, Jokhi Sahu Lane, P.S. - Kotwali, in the town, sub - Registry and District of Bhagalpur



[Signature]
9/12/14

in Ward No. 37 (New) within Bhagalpur Municipal Corporation areas as fully described in the schedule Annexed.

That the Land mentioned above earlier belonged to Late Narayani Devi W/o Late Maliram Tibrewala and upon her death the Said property belongs to Smt. Veena Kumari W/o Shri Rakesh Kumar Tibrewala according to family settlement between the family members dt. 21.01.2008. And according to the abovesaid family settlement deed dt. 21.01.2008 the abovesaid property / Land has been mutated in the name of Smt. Veena Kumari, The First Part, in records of Jagdishpur Anchal Register as well as in Bhagalpur Municipal Corporation, Bhagalpur and hence got perfect Title to enter into this Deed of Development Agreement.

That the party here to of the First part 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 as hereunder.

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

(ii) That the owner have not created any encumbrance on the said property or any part thereof 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

For GAYATRI HOMES INDIA LTD.

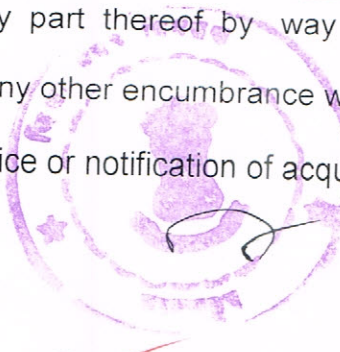
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9/12/14
DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]
9-12-14
DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]
9-12-14
DIRECTOR



[Signature]
9/12/14

of the statute either in the past or for the 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.

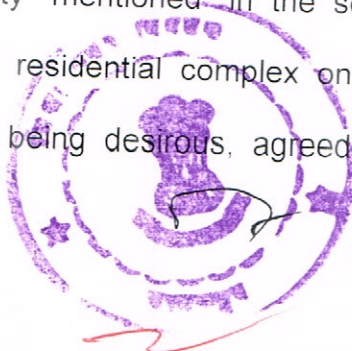
(iv) That there are no attachments either before or after judgement and there are no claims, demands, suits, decrees, injunction orders, lispendents, notice, petition or adjudication order affecting the said property or any part thereof.

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

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

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

AND WHEREAS the aforesaid developers offered to develop the property mentioned in the schedule at their own cost into a multistoried residential complex on the said lands of the owner and the owner being desirous, agreed to acquire and have built up and



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9/12/14

For GAYATRI HOMES INDIA LTD.

[Signature]

9/12/14 DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]

9.12.14 DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]

9-12-14 DIRECTOR

developed area of the said lands and building as consideration for part of the said property to be conveyed by the owner to the developers or their nominees including an individual or co-operative Housing Societies, Firm, Association of persons, Body Corporate etc.

For GAYATHI HOMES INDIA LTD.

[Signature]

DIRECTOR
9/12/14

AND WHEREAS as a result of the said negotiations between the parties hereto and on the representation and declarations made by the owner 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.

For GAYATHI HOMES INDIA LTD.

[Signature]
Ashit Kumar Das

DIRECTOR
9-12-14

NOW THESE PRESENTS WITNESSES AS FOLLOWS :-

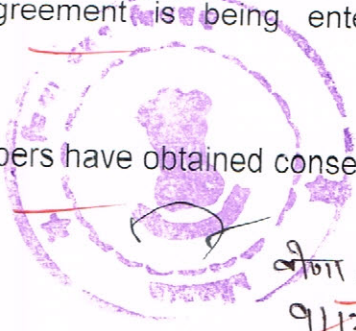
- 1.) That the parties hereto of the First Part the owner hereby appoint the parties hereto of the Second Part as the developers of the property and grant to the developers who hereby accept from the owner the right to develop the said property in the manners, conditions and stipulations here-in-after written.
- 2.) That the developers and the owner have jointly assessed which is based on presently permissible F.A.R. of as per B. M. C. Building bye laws it shall be possible to construct a multistoried building over that property and the built up area shall be distributed over different floors besides the basement 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 obtained consent and approval in writing

For GAYATHI HOMES INDIA LTD.

[Signature]

DIRECTOR

9-12-14



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9/12/14

of the owner of the final plan of the said building before submitting the same for sanction to the B. M. C. and / or any local authorities and owner area and Developer's area has been clearly demarcated out.

4.) That, however, all fees, cost, charges and expenses relating to such approval / sanction in any future shall be borne out by the developers.

5.) 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.

6. (a) That total construction of the said multistoried Building shall be made over the consolidated land of the First Part. That out of the total construction as per approved plan of 33 % area thereof shall belong to the First Part exclusively.

(b) That on completion of the building and allied Development work if any as per rules laid down and as agreed upon 33% of the built - up and developed area shall belong to the owner / First part distributed on all the floors by way of consideration for 67% of the undivided total constructed property shall belong to Developer/Second Part free from all charges and encumbrances.

(c) That the developers agreed to deliver and give possession to the owner over 33% 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 owner area and the balance 67% of the total built up

For GAYATRI HOMES INDIA LTD.

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9/12/14 DIRECTOR

For GAYATRI HOMES INDIA LTD.

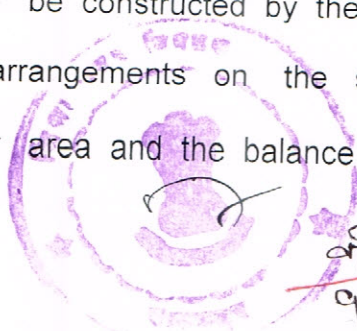
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9.12.14 DIRECTOR

For GAYATRI HOMES INDIA LTD.

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area shall belong to the developers and shall here-in-after called the developers area to which the developers shall be entitled.

(d) That the developers shall deliver 33% of the built up area and also the 33% of the parking space to the owner / First Part of the total Developed Area at present and in future the above terms shall also be made applicable if any construction is made on the top of the roof.

7) OWNER'S ALLOCATION :- Shall mean the area constructed in the building which is to be allocated to the owner as the part of owner's allocation, in accordance with the terms and conditions of these presents including proportionate share in the land, common facilities and amenities on pro-rate basis as fully and particularly set out below and in the second schedule hereunder written :-

<u>FLOOR</u>	<u>FLAT No.</u>	<u>DIRECTION</u>
Ground Floor	G - 2 Part	Middle Block
1 st Floor	101, 102 & 103	North Block, Middle Block & South Block respectively
2 nd Floor	NIL	Not applicable
3 rd Floor	NIL	Not applicable

Fraction Areas shall be adjusted by paying cash on its sale.

Parking Areas :- Sharing of Parking areas will be made According to share fixed abovementioned.

(A) Incase further sanction of Floor is being allowed further

For GAYATRI HOMES INDIA LTD.

Director

9/12/14

For GAYATRI HOMES INDIA LTD.

Director

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For GAYATRI HOMES INDIA LTD.

Director

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9/12/14

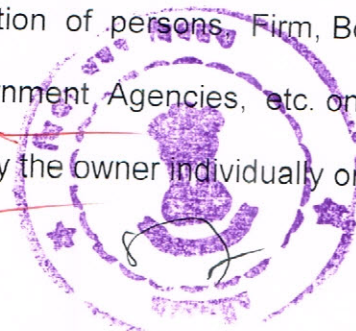
demarcation shall be made.

DEVELOPER'S ALLOCATION :- Shall mean the remaining constructed areas of Flats and Parking spaces in the building to be constructed in the said premises / land, after allocation to the owner's including proportionate share in the land, common facilities and amenities on pro-rate basis, Developers Area are :-

<u>FLOOR</u>	<u>FLAT No.</u>	<u>DIRECTION</u>
Ground Floor	G - 2 part, G - 3	Middle Block, South Block
1 st Floor	NIL	Not applicable
2 nd Floor	201, 202 & 203	North Block, Middle Block & South Block respectively
3 rd Floor	301, 302 & 303	North Block, Middle Block & South Block respectively

Parking Areas :- Sharing of Parking areas will be made According to share fixed abovementioned.

(e) That the owner or their nominees shall be solely and exclusively entitled to the owner area and they shall have absolute right, title and interest over the owner 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 owner individually or collectively.



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For GAYATRI HOMES INDIA LTD.

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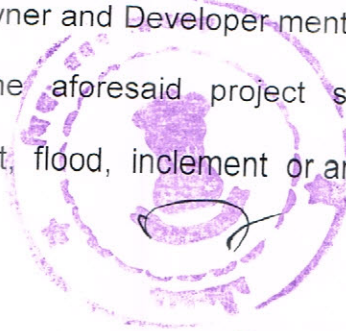
For GAYATRI HOMES INDIA LTD.

Signature
DIRECTOR
9.12.14

For GAYATRI HOMES INDIA LTD.

Signature
DIRECTOR
9-12-14

- (f) 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 Owner area to the owners within a period of Three Years commencing after six months from the date of handing over the vacant possession of the old demolishible structure (Building existing) by the owners to the developers with further grace period of six months if there is any further delay beyond the aforesaid in giving delivery of possession of the owner area then the developers shall pay to the owner compensation @ Rs. 3 per Sq. Ft. of the land area per month from the date after expiry of the aforesaid grace period up to the handing over of owner area.
- 9) That Owner and Developer Shall have right to construct over top floor Terrace according to plan at present and in future as and when required and the same shall be shared on agreed percentage between Owner and Developer mentioned above.
- 10) That the aforesaid project schedule is subject to accident, fire, tampest, flood, inclement or any act of God etc.



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For GAYATRI HOMES INDIA LTD.

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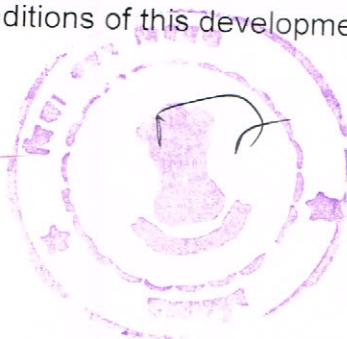
For GAYATRI HOMES INDIA LTD.

Ashut Kumar Das
DIRECTOR
9.12.14

For GAYATRI HOMES INDIA LTD.

[Signature]
DIRECTOR
9-12-14

- 11) That it is hereby expressly, irrevocably irretrievably agreed and declared by the owner that delivery of possession of 67% 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 33% of the undivided share in the aforesaid property / building.
- 12.) That this agreement shall not ever be deemed to constitute a Partnership of any short between the parties hereto.
- 13.) That the owner 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 by the developer, its nominees or buyers of developers areas.
- 14.) That the owner hereby and from the date of execution of this agreement put the developers in actual peaceful possession of the said property more fully described in scheduled herein to enable the developer to take up and proceed with the development planning and construction of the said building in terms of this agreement.
- 15.) That it is agreed that any Agreement or Arrangement made or entered into at any time by the owner in breach of violation of the terms and conditions of this development agreement shall be null and void.



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For GAYATRI HOMES INDIA LTD.

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For GAYATRI HOMES INDIA LTD.

[Signature]
DIRECTOR

9.12.14

For GAYATRI HOMES INDIA LTD.

[Signature]
DIRECTOR

9-12-14

16.) 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 and pursuant to this agreement. The owners shall be at no point of time weither the specified period to disposses the developers from the said property.

17.) That the developers shall develop the said property under the name and style of "**NARAYANI TOWER**" 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 owner shall have any right or interest in the development of the said property.

18.) 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.

19.) That the developers 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

For GAYATRI HOMES INDIA LTD.

B. M. C.

DIRECTOR

9/12/14

For GAYATRI HOMES INDIA LTD.

Ashut Kumar Das

DIRECTOR

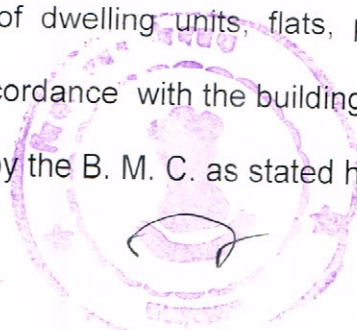
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For GAYATRI HOMES INDIA LTD.

S. P. D.

DIRECTOR

9-12-14



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9/12/14

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.

- 20.) That the developers shall be entitled to enter into agreements for sale or otherwise allot flat (s), Parking Spaces and others tenements comprised in the developers area in the said building which is 67% of the total built up area and which does not form part of the owner area. That the developers may enter into and shall exclusively be entitled to realise 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 in respect of the developer's area only.
- 21.) 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 which is 33% of the total built up area and which does not form part of the developers area. The owner 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 in respect of the owners area only.
- (22.) That for the purposes of transfer of Title by the either part to their Buyers or nominees provisions of The Bihar Apartments Ownership Act, 2006 shall be applicable and prevail.
- (23.) That upon delivery of possession of the owners area to the owners by the developers and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually

For GAYATRI HOMES INDIA LTD.

[Signature]

DIRECTOR

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For GAYATRI HOMES INDIA LTD.

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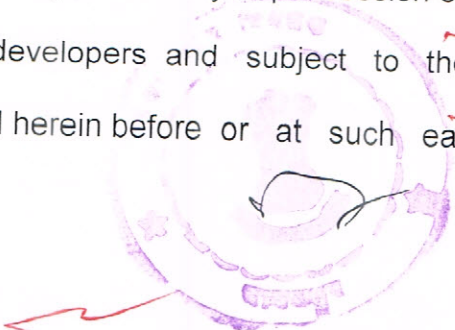
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For GAYATRI HOMES INDIA LTD.

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DIRECTOR

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9/12/14

agreed upon the Developers shall execute and register conveyance (s) of 67% areas or as required undivided share in the said property and Land in favour different Buyers or their nominees / assigns including individuals a co - operative housing society or Association of persons or Body Corporate etc.. That similarly the owners shall be entitled to execute conveyance (s) of 33% areas and proportionate land to different buyers or their nominees/assigns or to their use.

(24.) 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 owner area to the owner.
- b) That to indemnify the owner and always keep her 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 demolish construction of the said building thereon.

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

(26.) That all outstanding in respect of the said property in any existing



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For GAYATRI HOMES INDIA LTD.

[Signature]

9/12/14
DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]
Ashut Kumar Das

9.12.14
DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]
Sudip Kumar

9-12-14
DIRECTOR

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 owner area to the owner shall be borne and paid by the developer.

For GAYATRI HOMES INDIA LTD.

[Signature]
9/12/14
DIRECTOR

(27.) That in any event the owner without prejudice to the foregoing Declaration agrees and undertakes to remove all obstacles and clear all 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.

For GAYATRI HOMES INDIA LTD.

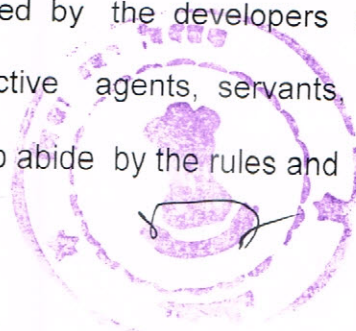
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9.12.14
DIRECTOR

(28.) That after delivery of the owner's area to the owner, all outstandings in respect of the said property and said building thereon shall be borne and paid by the owner and their nominees proportionately in the proportion of their respective shares in the total built up area (the word 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.)

For GAYATRI HOMES INDIA LTD.

[Signature]
9-12-14
DIRECTOR

(29) That the developers & owners jointly 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



[Signature]
9/12/14

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.

(30.) 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 owner 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.

(31.) That the common area shall jointly be owned by all the owner 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.

(32.) That the owner agrees 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.

(33) That the owners agrees that in case of any fine or penalty is imposed on the said building for any alleged diversion from the

For GAYATRI HOMES INDIA LTD.

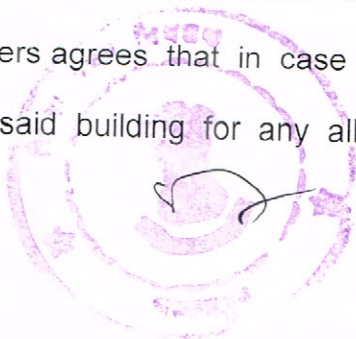
B. M. C.
DIRECTOR
9/12/14

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das
DIRECTOR
9.12.14

For GAYATRI HOMES INDIA LTD.

S. P. Das
DIRECTOR
5-12-14



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9/12/14

sanction plan resulting in any excess construction of the built up area then the same shall be borne and paid by the developers.

(34.) 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.

(35) That Development Agreement dt. 18.09.2010 made between the parties to this Development Agreement is be and hereby confirmed and ratified.

(36.) That in case of any dispute or any differences between the parties arising out of and 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 and Conciliation Act, 1996 as amended from time to time and and such Arbitrator shall be appointed by mutual consent of the parties to this Agreement and the proceeding shall be in English.

For GAYATRI HOMES INDIA LTD.

[Signature]
DIRECTOR
9/12/14

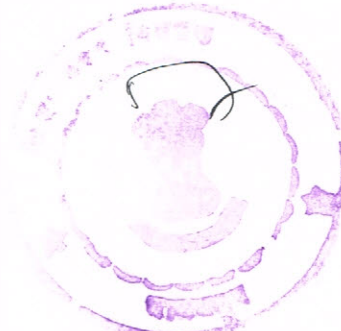
For GAYATRI HOMES INDIA LTD.

[Signature]
DIRECTOR
9.12.14

For GAYATRI HOMES INDIA LTD.

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DIRECTOR
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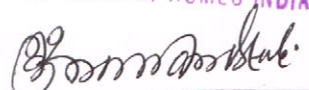
WITNESSES :-

1. Rakesh Kumar.
RAKESH KUMAR, S/O Gokarn Phulad
om Apartment,
R.P. Road, Beni kuni, Bhagalpur.
9-12-14
2. Pralehat Kumar Das
S/o Shri Raghunir chandra Das
Bhikhanpur, Bhagalpur
dt.-9.12.14

FIRST PART

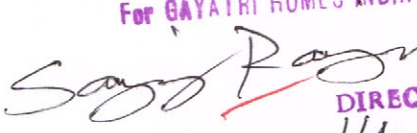
गीता कुमारी
9/12/14

SECOND PART
For GAYATRI HOMES INDIA LTD.


9/12/14 DIRECTOR

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das
9.12.14 DIRECTOR
For GAYATRI HOMES INDIA LTD.

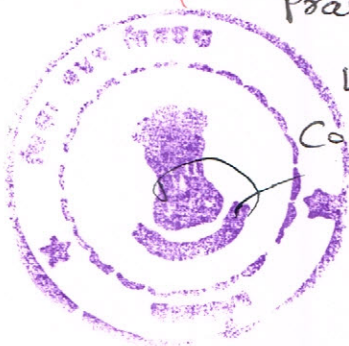

9-12-14 DIRECTOR

Drafted by -

Pralehat Kumar Das.
(Advocate)

L.No.- 2238/90

Court Compound
Bhagalpur



SCHEDULE OF PROPERTY

SCHEDULE 'A'

Total Land of The First Part of Development Agreement dated 18.09.2010 mentioned herein situated at Mundichak, Bhagalpur

Area	-	<u>0.0455 Hectare = 4895.8 Sq. Ft. = 11.2603 Decimal.</u>
Holding No.	-	<u>21</u>
Ward No.	-	<u>37 (New)</u>
Khata No.	-	<u>226</u>
Khesra No.	-	<u>111 Ka, Kha</u>
Class of Land	-	<u>IIInd Class Residential (Main Road)</u>

Bounded and Butted as :-

North -	Road (Jokhi Sahu Lane)
South -	<u>Jagarnath Singh.</u>
East -	<u>Latif Alam.</u>
West -	<u>Bhuka Singh.</u>

Govt. Value Rate Calculation

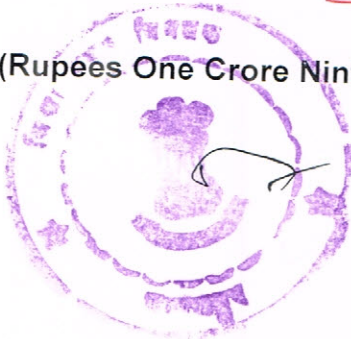
IIInd Class Residential Land 11.2603 Decimal x Rs. 12,20,000/- per Decimal

= Rs.1,37,37,566/-

R.C.C. Construction $298.05 \text{ M}^2 = 3207.018 \text{ Sq.Ft}$ x @ Rs. 1900/- = Rs. 60,93,335/-
Rs.1,98,30,901/-

Say Rs. 1,98,31,000/-

(Rupees One Crore Ninty Eight Lac and Thirty One Thousand) only.



वीणा कुमारी
9/12/14

For GAYATRI HOMES INDIA LTD.

[Signature]
9/12/14
DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]
9.12.14
DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]
9-12-14
DIRECTOR



Dandram G.P.



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. 396620/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper **Rs. 1000/-**
Amt. paid through Bank Challan **Rs. 416310/-**

Registration Fee										LLR + Proc Fee	Service Charge
A1	90	C	0	H1b	0	K1a	0	Lii	0	LLR	0
A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0
A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0
A10	0	E	20000	J1	0	K2	0	Na	0		
B	0	H1a	0	J2	0	Li	0				
TOTAL-											600

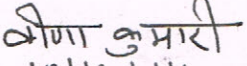
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **20690**


Registering Officer
Bhagalpur

Date: 10/12/2014

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Wednesday, 10th December 2014 by Veena Kumari Rakesh Kumar Tibrewal by profession House Wife. Status - Executant


10/12/14
Signature/L.T.I. of Presentant

Date: 10/12/2014


Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Prabhat Kumar Das' age '49' Sex 'M', 'Raghuvir Chandra Das', resident of 'Naya Tola Bhikhanpur, Bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

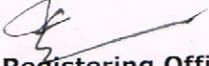
Date : 10/12/2014


Registering Officer
Bhagalpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 4 Volume No. 2 on pages on 296 -316 , for the year 2014 and stored in CD volume No. CD-1 year 2014 .The document no. is printed on the Front Page of the document.

Date : 10/12/2014


Registering Officer
Bhagalpur

Token No. : 14762

Year : 2014 S.No. : 14019

SCORE Ver.3.0

Deed No. : 83

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