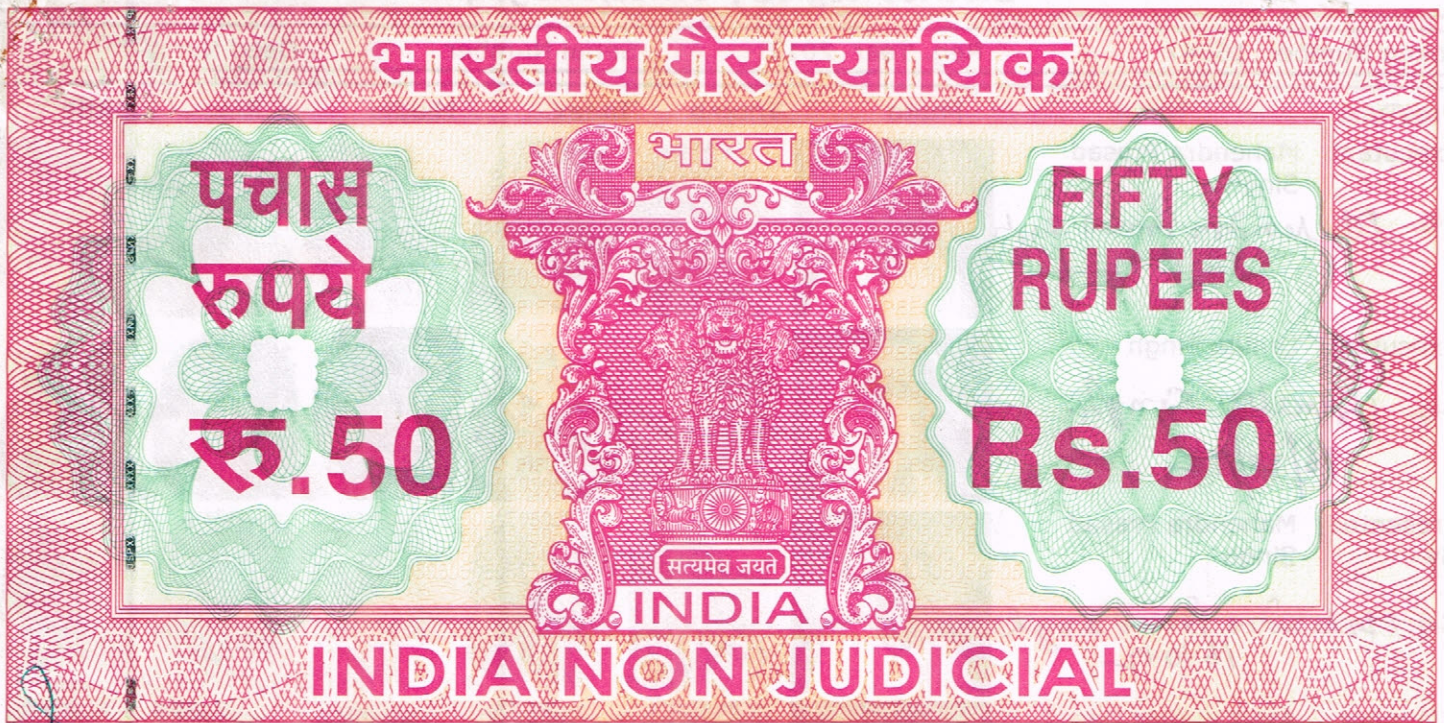




बिहार BIHAR
2012

03 OCT 2012

कौषाजार पदाधिकारी
भागलपुर

261-262

10/10/2012

गामत्री होमस इंडिया लिमिटेड, रवंगपुर, भागलपुर
50 X 2 - 100 = 100

F 272194

सरोज कुमार दास
स्टाम्प भेन्डर
ला030-06/2003
कोर्ट कम्पाउन्ड, भागलपुर

Computer
Label

DEVELOPMENT AGREEMENT

This Agreement made this 15th day of October '2012.

BETWEEN

Shri Mahendra Prasad Singh S/o Shri Sant Bilas Singh and
Smt. Urmila Singh W/o Shri Mahendra Prasad Singh, both At present
residing at & P.S. - Sabour, in the town, Sub - Registry and District of
Bhagalpur, Permanent resident of Vill. - Marojhian, P.S. - Nasriganj, in

For BAYATRI HOMES INDIA LTD.

[Signature]

DIRECTOR

15.10.12

For BAYATRI HOMES INDIA LTD.

Ashit Kumar Das
15.10.2012

DIRECTOR

For BAYATRI HOMES INDIA LTD.

[Signature]

15-10-12 DIRECTOR

Urmila Singh
15.10.12

Mahendra Prasad Singh
15.10.12

District Registry Office, Bhagalpur

Token Number 16647

Reg. Year 2012

Serial Number

Deed Number

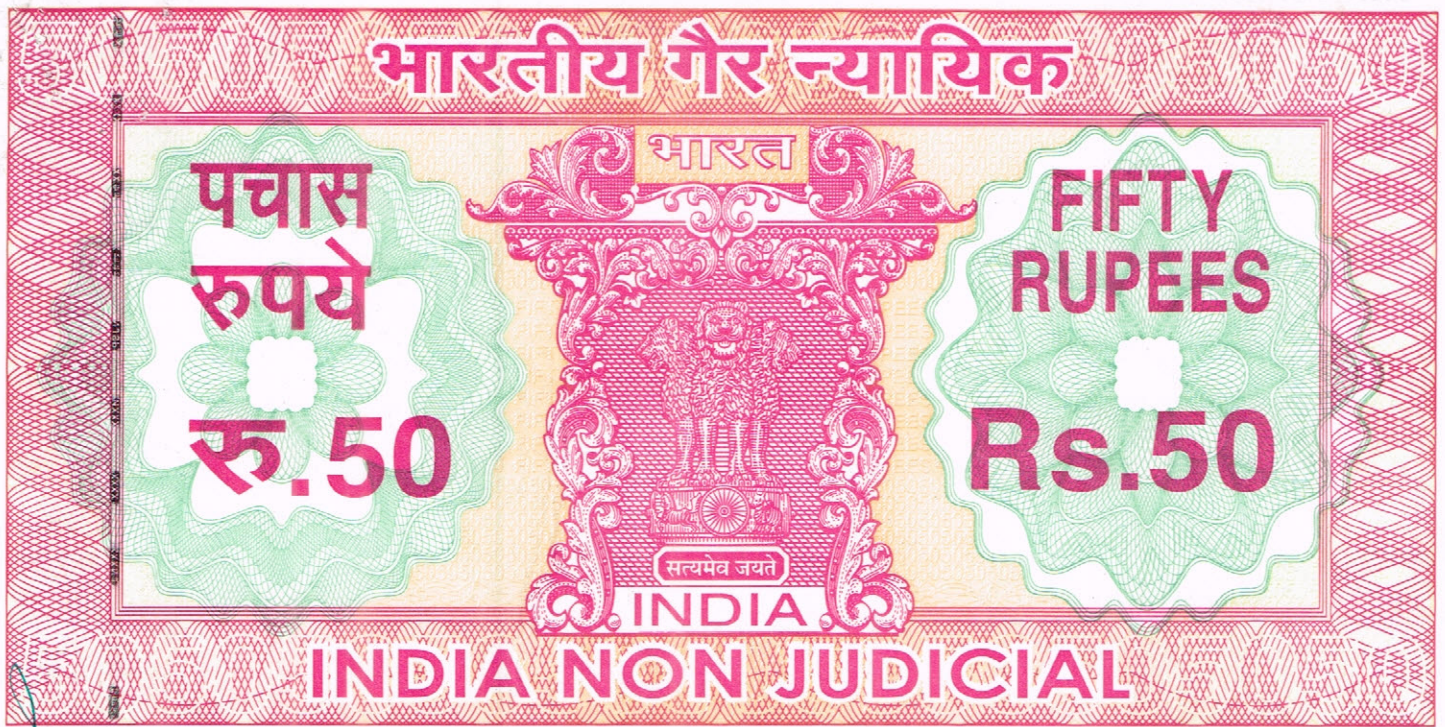
PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Mahendra Prasad Singh						
Sig.	<i>Mahendra Prasad Singh</i> 16.10.12						
Executant	Urmila Singh						
Sig.	<i>Urmila Singh</i> 16/10/12						
Presented By	Mahendra Prasad Singh						
Sig.	<i>Mahendra Prasad Singh</i> 16.10.12						
Claimant	Ashit Kumar Das						
Sig.	<i>Ashit Kumar Das</i> 16.10.12						
Claimant	Kaushal Kishore Sinha						
Sig.	<i>Kaushal Kishore Sinha</i> 16.10.12						
Claimant	Sanjay Ranjan						
Sig.	<i>Sanjay Ranjan</i> 16-10-12						
Identified By	Anil Kumar						
Sig.	<i>Anil Kumar</i> 16-10-12						



(R) 16/12

Date Stamped by
[Signature]
Com. Registrar

THE REGISTRAR, BHAGALPUR
12/10/12



बिहार BIHAR

03 OCT 2012

कोषागार पदाधिकारी
भागलपुर

261-262
10/10/2012.

F 272195

सरोज कुमार दास
स्टाम्प भेन्डर
ला0न0-06/2003
कोर्ट कम्पाउन्ड, भागलपुर

-2-

the town Sub – Registry and District of Rohtas, 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.

For GAYATRI HOMES INDIA LTD.

[Signature]

DIRECTOR

15.10.12

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das
15.10.2012

DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]

DIRECTOR

15-10-12

Urmila Singh
15.10.12

Pranendra Prasad Singh
15.10.12

Serial No. 16335

Deed No. 15162



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

This document was presented for registration on 16/10/2012 by Mahendra Prasad Singh
A Stamp Duty of Rs. 161000/- and other Fees of Rs. 1170/- 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. 15162 in Book No. 1, Volume No. 222 on pages
from 435 to 467 and has been preserved in total 33 pages in C.D. No. 34 / Year 2012

Date: 16/10/2012

Token No: 16647 /2012

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



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

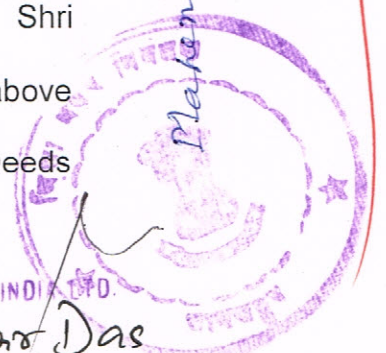
(3) Sri Ashit Kumar Das, Son of Late Sudhir Chandra Das of P.O. & P.S. - Nathnagar, District – Bhagalpur here-in-after referred to as “Developers” (Which expression shall unless it is repugnant to the context shall mean and include the, successors, successors in interest and assigns of the **SECOND PART.**

Whereas the parties here to of the First part are Owner of the Lands Measuring 80 Decimal equivalent to 34848.6 Sq. Ft. approx bearing Survey Khata No.- 150 & 492, Khesra No. – 633 & 634 morefully described at Schedule ‘A’ & ‘B’ situating at Mauza - Fatehpur P.S. – Sabour, in the town, sub - Registry and District of Bhagalpur, areas as fully described in the schedule Annexed.

That the Land mentioned at Schedule ‘A’ belongs to Shri Mahendra Prasad Singh S/o Shri Sant Bilas Singh, mentioned above at First Part, who acquired the Land Vide two separate Sale – Deeds

Urmila Sinha
15.10.12

Mahendra Prasad Singh
15.10.12



For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das
15.10.2012
DIRECTOR

For GAYATRI HOMES INDIA LTD.

Sanjay Ranjan
15-10-12
DIRECTOR

For GAYATRI HOMES INDIA LTD.

15.10.12
DIRECTOR

Nos. – 583, dt. – 19.01.1990 and 11326, dt. – 16.09.2000, both executed at the office of The Sub – Registrar, Sub – Registry Bhagalpur and executed by Vendors Smt. Gita Devi D/o Subodh Lal W/o Shri Kamla Pd. Mishra Vill. & P.S. – Sabour, District – Bhagalpur and Shri Bhola Pd. Singh S/o Shri Mahabir Prasad, Vill. – Chanderi, P.S. – Sabour, District – Bhagalpur respectively.

That the land mentioned at Schedule 'B' belongs to Smt. Urmila Singh W/o Shri Mahendra Prasad Singh mentioned above at First Part, who acquired land vide two separate Sale Deeds Nos. - 2215, dt. 22.05.1992 and 3731 dt. 17.04.1993 respectively both executed at The Office of the Sub - Registrar, Sub – Registry, Bhagalpur and executed by Vendor Md. Khalid S/o Md. Sajudullah of Village & P.O. – Sabour, District – Bhagalpur.

That the First Part have got their names mutated in the records of Sabour Anchal Registrar II of Govt. of Bihar and have 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.

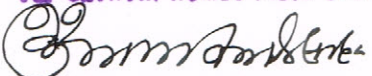
(B) That it is further represented and declared by the owner's.

(i) That the said property is under the exclusive possession of the owners with absolute right, title and interest to transfer and convey the

Urmila Singh
15.10.12

Mahendra Prasad Singh
15.10.12

For GAYATRI HOMES INDIA LTD.

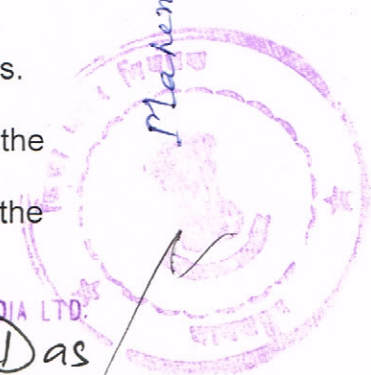

DIRECTOR
15.10.12

For GAYATRI HOMES INDIA LTD.


DIRECTOR
15-10-12

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das
15.10.2012
DIRECTOR



said property having a full marketable title therein.

(ii) That the owners 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 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.

(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 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 Commercial-Cum Residential building complex developed

Urmila Singh.
15.10.12

Manendra Prasad Singh
15.10.12

For GAYATRI HOMES INDIA LTD.

[Signature]

DIRECTOR

15.10.12

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das

15.10.2012

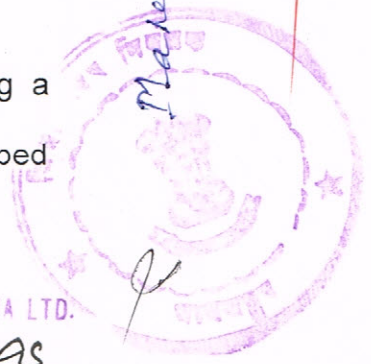
DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]

DIRECTOR

15-10-12



and constructed on the said property and acquired/built up areas in the same in the shape of residential flats, Commercial spaces, 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 at their own cost into a multistoried Building ie. Commercial-Cum Residential complex on the said lands of the owners and the owners being desirous of 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 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

For GAYATRI HOMES INDIA LTD.

[Signature]

DIRECTOR

15.10.12

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das

15.10.2012

DIRECTOR

For GAYATRI HOMES INDIA LTD.

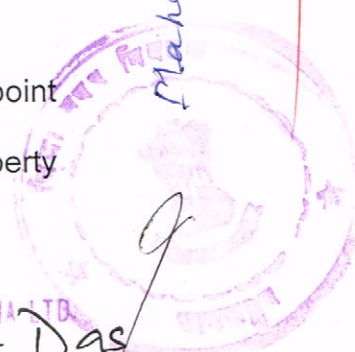
[Signature]

15-10-12

DIRECTOR

Umila Singh.
15.10.12

Mahendra Prasad Singh
15.10.12



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. / 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 into by and between the parties.

3.) That immediately after the execution of this Agreement, the developers shall proceed expeditiously with the preparation of plans and drawings of the said building.

4) That the Owner's Areas and Developer's Areas has been clearly morefull 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.

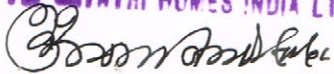
6.) That however all fees, cost, charges and expenses relating to such approval/sanction shall be borne by the developers.

7.) That it is further agreed that any alteration or revision of the

Urmila Singh.
15.10.12

Prashant Prasad Singh
15.10.12

For GAYATRI HOMES INDIA LTD.



15.10.12 DIRECTOR

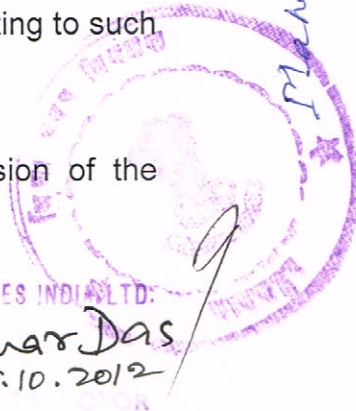
For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das
15.10.2012

For GAYATRI HOMES INDIA LTD.



15-10-12 DIRECTOR



aforesaid plan within the parameters of Building Rules and Regulations which may become necessary shall be decided by Developer/Second Part.

7. (a) That total construction of the said Multi-Storied Building shall be made over the consolidated land of the First Part. That out of the total possible construction 35% 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 65% 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.

(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, encumbrances with respect to their respective share separately at their own level and ownership.

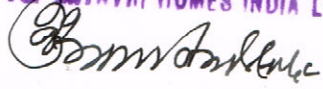
(d) That the developers agreed to deliver and give possession to the owners of 35% constructed area of the total constructed area of the

Urinder Singh.
15.10.12

Prasanna Singh
15.10.12

Prakendra
15.10.12

For GAYATRI HOMES INDIA LTD.



DIRECTOR

15-10-12

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das
15.10.2012

DIRECTOR

For GAYATRI HOMES INDIA LTD.



DIRECTOR

15-10-12

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 65% 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 35% of the built-up area and also the 35% of the parking space to owners / First Part and remaining 65% of the total constructed areas alongwith 65% 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 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

For GAYATRI HOMES INDIA LTD.

[Signature]

DIRECTOR

15.10.12

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das

15.10.2012

DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]

DIRECTOR

15-10-12

Urmila Singh.
15.10.12

Manendra Prasad Singh
15.10.12

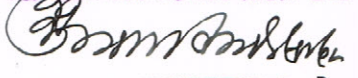
exclusively entitled to the developers area and they shall have absolute right, title and interest over the developers area and they shall be fully entitled to transfer convey, grant otherwise alienate their interest in any manner as deemed fit by them to any person or association of persons, Firm, Body Corporate, 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 from the date of agreement with the developers with further grace period of One Years. And if there is any further any delay beyond the aforesaid period 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 65% of the total

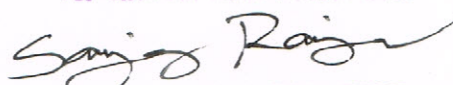
For GAYATRI HOMES INDIA LTD.


DIRECTOR
15/10/12

For GAYATRI HOMES INDIA LTD.


15.10.2012
DIRECTOR

For GAYATRI HOMES INDIA LTD.


15-10-12
DIRECTOR

Umila Singh
15.10.12

Dhanendra Prasad Singh
15.10.12

built up area of the said building in the manner provided herein above shall always be deemed to fair, reasonable and adequate consideration for 35% 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.

11.) That this agreement shall not ever be deemed to constitute a Partnership of any sort 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 the developer, its nominees buyers of developers areas.

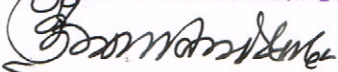
13.) That the owners hereby and from the date of execution of this agreement put the developers in actual peaceful possession of the said property more fully described in scheduled herein to enable the developer to take up and proceed with the development planning and construction of the said building in terms of this agreement a letter of confirmation from developer informing of having such possession will be necessary.

14.) 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

Umila Singh
15.10.12

Mahendra Prasad Singh
15.10.12

For GAYATRI HOMES INDIA LTD.



DIRECTOR

15.10.12

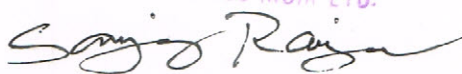
For GAYATRI HOMES INDIA LTD.



15.10.2012

DIRECTOR

For GAYATRI HOMES INDIA LTD.



15-10-12 DIRECTOR

terms and conditions of this development agreement shall be null and void.

15.) 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.

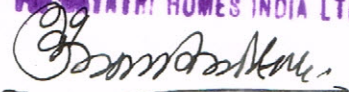
16.) That the developers shall develop the said property under name and style of "SHANTI KUNJ" at their own resources / arrangements and shall alone be responsible for the development of the said property and neither the owner nor any person (s) claiming through the owners shall have any right or interest in the development of the said property except in relation to the owners area.

17.) That the owner shall take all steps for vacating the existing settlers, tenants, etc., if any from the said property and all costs involved or compensation payable in any form for such vacations shall be in account and shall be paid by the owners on their own account and the developers shall not in any way be responsible for the same,

Umila Singh.
15.10.12

Manendra Prasad Singh
15.10.12

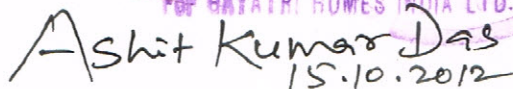
For BAYATRI HOMES INDIA LTD.



DIRECTOR

15.10.12

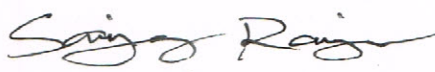
For BAYATRI HOMES INDIA LTD.



15.10.2012

DIRECTOR

For BAYATRI HOMES INDIA LTD.



15-10-12 DIRECTOR

the time period for completion of the project in the terms of clause above shall be deemed to start after signing of the agreement.

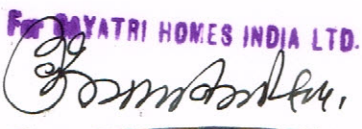
18.) That as after the date hereof the developers shall be deemed to be in possession of the said property and shall be free to do all acts, deeds and things required for the developments and construction of the said building at the developers own resources/arrangements and expenses.

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

20.) That the developers shall be entitled to enter into agreements for sale or otherwise allot flat, Commercial Spaces, Parking Spaces and others tenements comprised in the developers area in the said building which is 65% of the total built up area 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

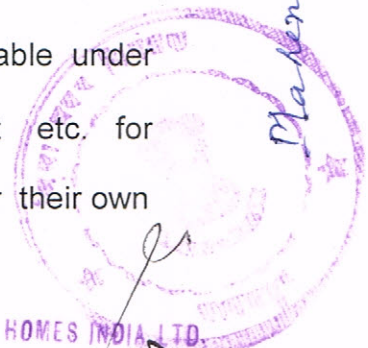
Urmila Singh
15.10.12

Madendra Prasad Singh
15.10.12

For GAYATRI HOMES INDIA LTD.

DIRECTOR
15.10.12

For GAYATRI HOMES INDIA LTD.
Ashit Kumar Das
15.10.2012
DIRECTOR

15-10-12
DIRECTOR



use with respect to Developer's Areas.

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 35% of the total built up area and which does not form part of the developers area and 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.

22.) 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 position 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 area.

23) 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 position 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

Urmila Singh
15.10.12

Mahendra Prasad Singh
15.10.12

For BAYATRI HOMES INDIA LTD.

DIRECTOR

15.10.12

For BAYATRI HOMES INDIA LTD.

Ashit Kumar Das
15.10.2012

DIRECTOR

For BAYATRI HOMES INDIA LTD.

Sanjay Das

DIRECTOR

15.10.12

sale / lease of the developers area.

(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 owners area to the owners.

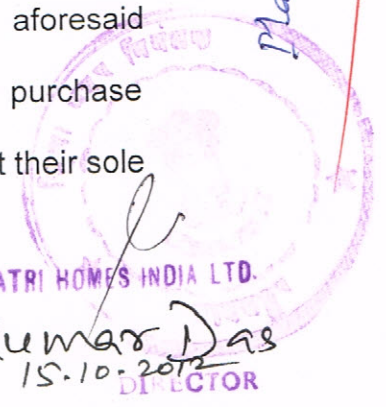
25) That to indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequence of any injury or accident sustained by any work man, artisan or invitees or other person in the property whether in the employment of the developers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

(26.) 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.

(27.) That the developers if required to mortgage the said property after completion of two floor with any bank and / or financial institution to obtain loan/ 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

Urmila Singh.
15.10.12

Manendra Prasad Singh
15.10.12



For GAYATRI HOMES INDIA LTD.

DIRECTOR
15.10.12

For GAYATRI HOMES INDIA LTD.
Ashit Kumar Das
15.10.2012
DIRECTOR

For GAYATRI HOMES INDIA LTD.

DIRECTOR
15.10.12

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.

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

(29.) 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

Urmila Singh.
15.10.12

Mahendra Prasad Singh
15.10.12

For GAYATRI HOMES INDIA LTD.

DIRECTOR
15.10.12

For GAYATRI HOMES INDIA LTD.
Ashit Kumar Das
15.10.2012
DIRECTOR
For GAYATRI HOMES INDIA LTD.
Sangam Rai
15-10-12
DIRECTOR

expenses.

(30.) 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.

(31.) 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.

(32.) That in any event the owner without prejudice to the foregoing declaration agree and undertake 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.

(33.) That after delivery of respective area to Owners and Developers, all out goings shall be in respect of the building in whole shall be borne by Owners or their nominees and developers or their nominees

Umida Singh.
15.10.12

Manendra Prasad Singh
15.10.12

For GAYATRI HOMES INDIA LTD.

[Signature]

DIRECTOR

15.10.12

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das

15.10.2012

DIRECTOR

For GAYATRI HOMES INDIA LTD.

Singh Raju

DIRECTOR

15.10.12

proportionate to their share of built - up areas regarding common expenses and Govt. Taxes.

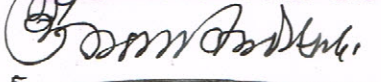
(34.) That on completion of the said Building the parties of the First part of this agreement shall execute and present themselves for registration and execution of title deeds of constructed area as per the necessity and requirement of the Developer/Gayatri Homes India Ltd. either in their own favour or to its nominees including individual, Co-operative Societies Firm, Body corporate, Association of Persons. And in this regard first part to this agreement shall confirm relevant agreements mentioned above with the buyers of the constructed area belonging to Developers, if required.

(35.) That upon delivery of position 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 agreed upon the owners shall execute and register conveyance (s) of 65% or as required undivided share in the said property in the favour of the developers or their nominees / assigns including individuals a co-operative housing society or Association of persons or Body Corporate etc. in default of the owners executing such transfer/conveyance or such other Deeds as may be deemed necessary by the developers For this purpose the owners hereby shall nominate and appoint one nominee of the developers who is nominated from time to time by the developers for the said purpose as their true and lawful attorney to

Urvila Singh.
15.10.12

Pranendra Prasad Singh
15.10.12

For GAYATRI HOMES INDIA LTD.


15.10.12 DIRECTOR

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das
15.10.2012
DIRECTOR

For GAYATRI HOMES INDIA LTD.

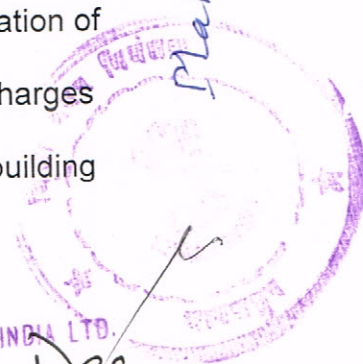

15-10-12 DIRECTOR

act jointly and severally, to apply for and obtain Income Tax clearance certificate, Urban Land Clearance and all other permissions and approvals as may be necessary for and on behalf of and in the name of owners and also to execute, present and admit execution of said documents of transfer / conveyance before the Registration Authority only with respect to the Developer's Area and to do all acts, deeds as may be deemed necessary by the developers in this regard for granting such documents of title to the developers and/or their nominees.

(36.) 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.

Umila Singh
15.10.12

Manendra Prasad Singh
15.10.12



For GAYATRI HOMES INDIA LTD.
[Signature]
15.10.12 DIRECTOR

For GAYATRI HOMES INDIA LTD.
Ashit Kumar Das
15.10.2012
DIRECTOR
For GAYATRI HOMES INDIA LTD.
[Signature]
15-10-12 DIRECTOR

(37.) 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.

(38.) 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.

(39.) That the owners 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.

Umilq Singh
15.10.12

Prakendra Prasad Singh
15.10.12

For GAYATRI HOMES INDIA LTD.

DIRECTOR

15.10.12

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das

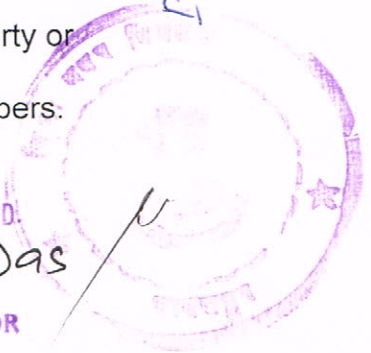
15.10.2012

DIRECTOR

For GAYATRI HOMES INDIA LTD.

Singh Rishu

DIRECTOR



(40.) 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.

(41.) 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, all type Taxes and other registration charges.

(42.) 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.

(43) That The Court of Bhagalpur shall have Legal Jurisdiction.

WITNESSES:-

1. ANIL KUMAR
s/o M.P. Singh
B.A.C Sabour
Bhagalpur. 813210

Mahendra Prasad Singh
15.10.12
Urmila Singh.
15.10.12

FIRST PART

2. Ashut Kumar Das
15.10.2012
DIRECTOR
For GAYATRI HOMES INDIA LTD.
Singh Rajan
15-10-12
DIRECTOR
For GAYATRI HOMES INDIA LTD.

प्राप्त
श्रीम. लालचरण सिंह
को गीतार हो-168
(410-98-21/03
98/1901092

SECOND PART

For GAYATRI HOMES INDIA LTD.
Urmila Singh
15.10.12
DIRECTOR

GOVERNMENT VALUATION CALCULATION

1. Land in the name of
Shri Mahendra Prasad Singh
S/o Shri Sant Bilas Singh
morefully described at
Schedule 'A' - 32 Decimal.

2. Land in the name of
Smt. Urmila Singh
W/o Shri Mahendra Prasad Singh
Morefully described at Schedule 'B' - 48 Decimal.
Total Area of the Land 80 Decimal

Class of Land - Commercial.
Mauza - Fatehpur.
Thana No. - 23.

Total Valuation of Land - 80 Decimal @ x Rs. 1,00,000/- per Decimal.
= Rs. 80,00,000/- (Rupees Eighty Lacs) only.

For GAYATRI HOMES INDIA LTD.

[Signature]
15.10.2012
DIRECTOR

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das
15.10.2012
DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]
15.10.2012
DIRECTOR

Urmila Singh.
15.10.12

Mahendra Prasad Singh
15.10.12



SCHEDULE OF PROPERTY
SCHEDULE 'A'

OWNER'S NAME – Shri Mahendra Prasad Singh S/o Shri Sant Bilas Singh morefully described at First Part above

Land of The First Part To This Development Agreement mentioned herein situated at Mauza Fatehpur, Thana No. 23 P.S. – Sabour, District – Bhagalpur.

(1) Details of Sale – Deed No. 583 Dated 19.01.1990.

Area - 5220.80 Sq. Ft. = 12 Decimal
Khata No. - 150
Khesra No. - 634

Bounded and Butted as :-

North - Mahendra Prasad Singh.
South - Owner's Land.
East - Urmila Singh.
West - Road (Sabour Bhagalpur Road)

(2) Details of Sale – Deed No. 11326 Dated 16.09.2000.

Area - 8712 Sq. Ft. = 20 Decimal
Khata No. - 150
Khesra No. - 634

Bounded and Butted as :-

North - Mahendra Pd. Singh.
South - Siwan & Road.
East - Urmila Singh.
West - Road (Sabour Bhagalpur Road)

Urmila Singh.
15.10.12

Mahendra Prasad Singh
15.10.12



For GAYATRI HOMES INDIA LTD.
[Signature]
15.10.2012 DIRECTOR

For GAYATRI HOMES INDIA LTD.
Ashit Kumar Das
15.10.2012 DIRECTOR

For GAYATRI HOMES INDIA LTD.
[Signature]
15.10.12 DIRECTOR

SCHEDULE 'B'

OWNER'S NAME – Smt. Urmila Singh W/o Shri Mahendra Prasad Singh more fully described at First Part above.

Land of The First Part To This Development Agreement mentioned herein situated at Mauza – Fatehpur, Thana No. 23,
P.S. – Sabour, District – Bhagalpur.

(1) Details of Sale – Deed No. 6085 Dated 22.05.1992.

Area - 13068 Sq. Ft. = 30 Decimal.
Khata No. - 492
Khesra No. - 633

Bounded and Butted as :-

North - Urmila Singh
South - Siwan & Road
East - P.K.Singh & others
West - Mahendra Pd. Singh.

(2) Details of Sale – Deed No. 3731 Dated 17.04.1993

Area - 7840.80 Sq. Ft. = 18 Decimal
Khata No. - 492
Khesra No. - 633

Bounded and Butted as :-

North - Urmila Singh
South - Urmila Singh
East - Sheela Devi & others
West - Mahendra Pd. Singh

For BAYATRI HOMES INDIA LTD.

[Signature]

15-10-2012

For BAYATRI HOMES INDIA LTD.

Ashit Kumar Das

15-10-2012

For BAYATRI HOMES INDIA LTD.

[Signature]

15-10-12

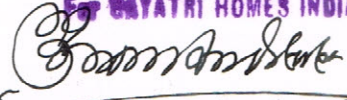
Urmila Singh.
15.10.12

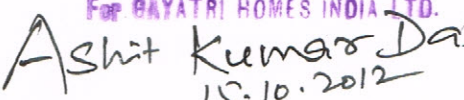
Mahendra Prasad Singh
15.10.12

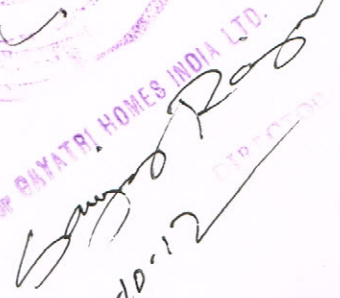
SCHEDULE 'C'
SCHEDULE OF DEMARCATION OF FLATS / AREAS OF SHANTI KUNJ,
BABUPUR, SABOUR, BHAGALPUR.

<u>OWNER'S AREA</u> (THE FIRST PART)		<u>DEVELOPERS AREA</u> (THE SECOND PART)	
<u>FLAT / AREA NOS.</u>	<u>DIRECTION</u>	<u>FLAT / AREA NOS.</u>	<u>DIRECTION</u>
<u>BLOCK - A</u>		<u>BLOCK - A</u>	
GROUND FLOOR	NIL	GROUND FLOOR WHOLE AREA	N - S - E - W
FIRST FLOOR	-	1ST FLOOR WHOLE AREA	N - S - E - W
SECOND FLOOR	-	201 202 203 204	S - W N - W N - E S - E
THIRD FLOOR	-	301 302 303 304	S - W N - W N - E S - E
FOURTH FLOOR	-	401 402 403 404	S - W N - W N - E S - E
FIFTH FLOOR	-	501 502 503 504	S - W N - W N - E S - E
SIXTH FLOOR	-	601 602 603 604	S - W N - W N - E S - E
PARKING IN BASEMENT FLOOR	-	WHOLE BASEMENT	

Block A means 1st Block from Southern Side of the Plot.

For BAYATRI HOMES INDIA LTD.

15.10.2012 DIRECTOR

For BAYATRI HOMES INDIA LTD.

15.10.2012 DIRECTOR

For BAYATRI HOMES INDIA LTD.

15.10.12 DIRECTOR

Vanita Singh.
15.10.12

Manendra Prasad Singh
15.10.12

**OWNER'S AREA
(THE FIRST PART)**

**DEVELOPERS AREA
(THE SECOND PART)**

<u>FLAT / AREA NOS.</u>	<u>DIRECTION</u>	<u>FLAT / AREA NOS.</u>	<u>DIRECTION</u>
<u>BLOCK - B</u>		<u>BLOCK - B</u>	
<u>GROUND FLOOR</u>		<u>GROUND FLOOR</u>	
75 % AREA	W - N - E	25 % AREA	W - S - E
<u>FIRST FLOOR</u>		<u>FIRST FLOOR</u>	
75 % AREA	W - N - E	25 % AREA	W - S - E
SECOND FLOOR	201	S - W	202
			203
			204
THIRD FLOOR	302	N - W	301
			303
			304
FOURTH FLOOR	403	N - E	401
			402
			404
FIFTH FLOOR	504	N - W	501
			502
			503
SIXTH FLOOR	601	S - W	602
			603
			604
PARKING IN BASEMENT FLOOR	25% Area	75% Area	

Block B means Northern Side of the Block A.

For GAYATRI HOMES INDIA LTD.

[Signature]
15.10.2012
DIRECTOR

For GAYATRI HOMES INDIA LTD.

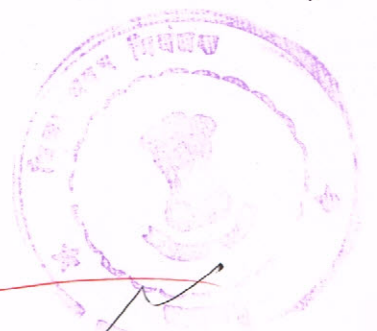
[Signature]
15.10.2012
DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]
15.10.12
DIRECTOR

Vanila Singh
15.10.12

Mahendra Prasad Singh
15.10.12



<u>OWNER'S AREA</u> (THE FIRST PART)			<u>DEVELOPERS AREA</u> (THE SECOND PART)		
<u>FLAT / AREA NOS.</u>	<u>DIRECTION</u>		<u>FLAT / AREA NOS.</u>	<u>DIRECTION</u>	
<u>BLOCK - C</u>			<u>BLOCK - C</u>		
GROUND FLOOR	NIL		GROUND FLOOR WHOLE AREA	E - W - N - S	
FIRST FLOOR	NIL		WHOLE AREA	E - W - N - S	
SECOND FLOOR	201	S - W	202	N - W	
			203	N - E	
			204	S - E	
THIRD FLOOR	302	N - W	301	S - W	
			303	N - E	
			304	S - E	
FOURTH FLOOR	403	N - E	401	S - W	
			402	N - W	
			404	S - E	
FIFTH FLOOR	504	N - W	501	S - W	
			502	N - W	
			503	N - E	
SIXTH FLOOR	601	S - W	602	N - W	
			603	N - E	
			604	S - E	
PARKING IN BASEMENT FLOOR	25% Area		75% Area		

Block C means Northern Side of the Block B.

For BAYATRI HOMES INDIA LTD.
[Signature]
15.10.2012
DIRECTOR

For BAYATRI HOMES INDIA LTD.
Ashit Kumar Das
15.10.2012
DIRECTOR

For BAYATRI HOMES INDIA LTD.
[Signature]
15.10.12
DIRECTOR

Vanilla Singh
15.10.12

Mahendra Prasad Singh
15.10.12

<u>OWNER'S AREA</u> (THE FIRST PART)		<u>DEVELOPERS AREA</u> (THE SECOND PART)	
<u>FLAT / AREA NOS.</u>	<u>DIRECTION</u>	<u>FLAT / AREA NOS.</u>	<u>DIRECTION</u>
<u>BLOCK - D</u>		<u>BLOCK - D</u>	
<u>GROUND FLOOR</u>	NIL	GROUND FLOOR WHOLE AREA	E - W - N - S
<u>FIRST FLOOR</u>	NIL	WHOLE AREA	E - W - N - S
<u>SECOND FLOOR</u> 201	S - W	202 203 204	N - W N - E S - E
<u>THIRD FLOOR</u> 302	N - W	301 303 304	S - W N - E S - E
<u>FOURTH FLOOR</u> 403	N - E	401 402 404	S - W N - W S - E
<u>FIFTH FLOOR</u> 504	N - W	501 502 503	S - W N - W N - E
<u>SIXTH FLOOR</u> 601	S - W	602 603 604	N - W N - E S - E

Umida Singh
15.10.12

Mahendra Prasad Singh
15.10.12

**PARKING
IN
BASEMENT
FLOOR**

25% Area

75% Area

Block D means Northern Side of the Block C.

For GAYATRI HOMES INDIA LTD.

Chandra Sekh

15.10.2012 **DIRECTOR**

For GAYATRI HOMES INDIA LTD.

Ashit Kumar Das

15.10.2012 **DIRECTOR**

For GAYATRI HOMES INDIA LTD.

Singh Rish

15.10.12 **DIRECTOR**

OWNER'S AREA
(THE FIRST PART)

DEVELOPERS AREA
(THE SECOND PART)

<u>FLAT / AREA NOS.</u>	<u>DIRECTION</u>	<u>FLAT / AREA NOS.</u>	<u>DIRECTION</u>
<u>BLOCK - E</u>		<u>BLOCK - E</u>	
GROUND FLOOR	GROUND FLOOR N - S - E - W WHOLE AREA	NIL	
FIRST FLOOR	1ST FLOOR WHOLE N - S - E - W AREA	-	
SECOND FLOOR	201 S - W	-	
	202 N - W	-	
	203 N - E	-	
	204 S - E	-	
THIRD FLOOR	301 S - W	-	
	302 N - W	-	
	303 N - E	-	
	304 S - W	-	
FOURTH FLOOR	401 S - W	-	
	402 N - W	-	
	403 N - E	-	
	404 S - E	-	
FIFTH FLOOR	501 S - W	-	
	502 N - W	-	
	503 N - E	-	
	504 S - E	-	
SIXTH FLOOR	601 S - W	-	
	602 N - W	-	
	603 N - E	-	
	604 S - E	-	
PARKING IN BASEMENT FLOOR	WHOLE BASEMENT		

Block E means Northern Side of the Block D.

Urmila Singh
15.10.12

Prakendra Prasad Singh
15.10.12



For GAYATRI HOMES INDIA LTD.
Chandra Shekhar
15.10.2012
DIRECTOR

For GAYATRI HOMES INDIA LTD.
Ashit Kumar Das
15.10.2012
DIRECTOR

For GAYATRI HOMES INDIA LTD.
Sandeep
15.10.12
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 Vitrified 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. | T.V. & Telephone
Wiring Point | :- | 2 Point each in all Flats. |
| 15. | Sewrage | :- | Properly finished connecting to Road. |
| 16. | Water Supply | :- | Deep Well Boring System. |
| 17. | Lift Facilities | :- | Superior Quality. |
| Note :- | Contributory
Provisions | :- | Generator Installation. |

For GAYATRI HOMES INDIA LTD.

[Signature]

15.10.2012 DIRECTOR

For GAYATRI HOMES INDIA LTD.

Ashut Kumar Das
15.10.2012

DIRECTOR

For GAYATRI HOMES INDIA LTD.

[Signature]
15.10.12

DIRECTOR

Urmila Singh.
15.10.12

Maheendra Prasad Singh
15.10.12

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. 161000/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper
Amt. paid through Bank Challan

Rs. 100/-
Rs. 162070/-

Registration Fee

LLR + Proc Fee

Service Charge

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	0
Proc. Fee	0
Total	0

875

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **1170**

Registering Officer
Bhagalpur

Date: 16/10/2012

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Tuesday, 16th October 2012 by Mahendra Prasad Singh Sant Bilas Singh by profession Others. Status - Executant

Mahendra Prasad Singh
16.10.12
Signature/L.T.I. of Presentant

Date: 16/10/2012

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anil Kumar ' age '41' Sex 'M', 'Mahendra Pd. Singh', resident of 'Sabour, Bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Bhagalpur

Date : 16/10/2012

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 222 on pages on 435 -467 , for the year 2012 and stored in CD volume No. CD-34 year 2012 .The document no. is printed on the Front Page of the document.

Registering Officer
Bhagalpur

Date : 16/10/2012

Token No. : 16647

Year : 2012

S.No. : 16335

SCORE Ver.3.0

Deed No. : 15162

Scanned By
Sd/-
Computer Operator