Serial No. 33409 Book No. :- 1 Deed No. 27696



STATE BIHAR 501750

Serial No. 33409 Deed No. 27696

Govt. of Bihar
District Registry Office, Patna

Summary of Endorsement

Instrument was presented for registration on 20/10/2012 by Sunaina Devi
Stamp Duty of Rs. 609480/- and other Fees of Rs. 804/- has been paid in it.
Instrument was found admissible. The Names, Photograph, Fingerprints and Signatures of
Executants and their Identifiers who have admitted execution before me, are affixed on the
Instrument.

The Instrument has been registered as Deed No. 27696 in Book No. 1, Volume No. 532 on pages
465 to 472 and has been preserved in total 18 pages in C.D. No. 83 / Year 2012

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

Date: 20/10/2012 Token No. 34220 /2012

SCANNED

DEVELOPMENT AGREEMENT

This indenture is made and executed this the 20th day of the month of April, 2012

M/s Sai Ashray Nirman India Pvt. Ltd.
Director

M/s K. Nidhan Infra Projects Pvt. Ltd. Sunil Singh
Director

SAI ASHRAY NIRMAN IND. PVT. LTD. &
K. NIDHAN INFRA PROJECTS PVT. LTD. JV

BETWEEN

SMT. SUNAINA DEVI Wife of Late Suresh Prasad Singh, Resident of Lal Makan, Mainpura, Police Station- Patliputra, District- Patna, hereinafter called and/or referred to as the 'OWNER' (which expressions shall unless it be repugnant to the context of meaning thereto mean and include his/her heirs, administrators, executors, assignees, legal representatives and/or successors in interest) of the FIRST PART.

AND

1. M/S SAI ASHRAY NIRMAN INDIA PRIVATE LIMITED, a company registered under the Companies Act 1956 having its office at 1st. Floor, Raj Complex, New Dak Bunglow Road, G.P.O. Patna-800001, with Reg. No. U45201BR2012PTC018527, represented through its Director **MR. RAKESH KUMAR SINGH,** S/o Late Ram Bahadur Prasad Singh, resident of House No.96, Gandhi Nagar, Boring Road, Patna, (Bihar).

2. M/S K NIDHAN INFRA PROJECTS PRIVATE LIMITED, a company registered under the Companies Act 1956 having its office at 1st. Floor, Raj Complex, New Dak Bunglow Road, G.P.O. Patna-800001, with Reg. No. U45400MH2011PTC219570, represented through its Director **MR. SUNIL SINGH,** S/o Late Bhirav Singh, resident of Flat No.4, Bunglow No.9, Shri Shiv Shakti Chs. Ltd. Kurar Village, Santoshi Mata Mandir Road, Malad(E), Mumbai-400065, hereinafter called and/or referred to as the joint **"DEVELOPERS"** (which expressions shall unless it be repugnant to the context or meaning thereto mean and include its heirs, administrators, executors, assignees, legal representatives and/or successors are in interest) of the SECOND PART.,

Whereas the property more fully described in Schedule-I below of this deed is ancestral property of the Land owner Smt. Sunaina Devi as the same was recorded in Survey Records in Right in the name of Shalik Singh. Later on Shalik Singh died leaving behind two daughters namely Smt. Radhika Devi and Smt. Ram Sakhi Devi and after death of their father the said Smt. Radhika Devi and Smt. Ram Sakhi Devi jointly came in exclusive peaceful physical possession over the said property. Thereafter Smt. Ram Sakhi Devi and Smt. Radhika Devi and her family got it through an amicable family arrangement amongst each other and since then the said Smt. Ram Sakhi Devi and Smt. Radhika Devi and their

M/s Sai Ashray Nirman India Pvt. Ltd. Director
M/s K. Nidhan Infra Projects Pvt. Ltd. Director
20/10/12

K. NIDHAN INFRA PROJECTS PVT. LTD.
SAI ASHRAY NIRMAN IND. PVT. LTD.
DIRECTOR

family Smt. Sunaina Devi and others separately came in exclusive peaceful physical possession of the property. The Land owner Smt. Sunaina Devi also mutated her name in the State Sarista (Register-II) and paying the land Rent to the Govt. of Bihar through the Circle office- Patna Sadar, vide Jamabandi No. 10080/3669.

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

AND WHEREAS the aforesaid developers jointly offered to construct at its own cost multistoried residential building on the scheduled land of the owner here-in-after referred to the building and to give 53% of the total constructed built up area and Parking area & common space of the building with all fitting & fixture as per the specifications detailed in ANNEXURE-1 to the owner here-in-after referred to as the 'the owner's area' in full, final and adequate consideration for the value of 100% of the aforesaid land which shall be conveyed by the owner in favour of the Developers and/or its nominee or nominees including a cooperative society after completing and handling over of the owner area duly completed in all respect by the developers to the owner and to the remaining 47% built up area of the building here-in-after referred to as the 'Developers' area for its prospective buyers said as nominees who may form a association of apartment or a new cooperative housing society for the purpose of owning flats in the said building complex, which ever is found most suitable by the Developers.

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

1. The owner above named has agreed to appoint the aforesaid Developers as the developer of the schedule land and grant to the developers, who hereby accept from the owner the right to develop the land more fully detailed in the schedule hereunder written in the manner and on the terms and conditions and stipulations here-in-after appearing.

M/s Sai Ashray Nirman India Pvt. Ltd.
Director

M/s K. Nidhan Infra Projects Pvt. Ltd.
Director

K. NIDHAN INFRA PROJECTS PVT. LTD.
SAI ASHRAY NIRMAN (INDIA) PVT. LTD.
DIRECTOR

2. The owner agrees and undertakes that simultaneously with execution of the indenture, to execute and give General Power of Attorney in favour of the Developers and/or its nominees and agreed to grant physical possession of the aforesaid land to the developer and entrust the right to develop the aforesaid land by the way of construction thereon multistoried building and car parking space and to allot and sell the same to its prospective buyers to the exclusion of the owner's area. The Developers has power to do all act regarding his own share .

3. The developers shall proceed expeditiously with site development and while developing the site he may remove existing material/building/ structure for convenience of development work. After preparing building plan and after getting the same signed by the land owner /developers with other necessary paper, declaration, affidavits, etc. the developers will submit the same to the Development Authority or to the competent authority for sanction. After sanction of the plan by the competent authority the developers shall start construction and on completion of the construction (within prescribed period as per terms and conditions hereinafter) the developers shall hand over the owner's area i.e. 53% to the owner as considerations for the value of land of the aforesaid developed land to be transferred to the owner by the developers or its nominee/nominees including a co-operative society. Further, the developers shall be entitled to allot/enter into agreement for sale in respect of the developers' area to its prospective buyers who intends to purchase/acquire flats and parking. space to the constructed on the schedule land.

4. The owner shall be entitled to get 53% of the total constructed built up area, flats, office and parking spaces as per the structural and architectural specification detailed in Annexure-I of this agreement. The share distribution of the Apartment as per share mentioned in this Deed will be executed by the Land owner and Developers on 100/- stamap paper after sanctioned/approval Map by the concerned authority.

5. It is further agreed and undertaken by the developers jointly declare that the owner shall have full right, title ownership interest over the owner's- area referred to above allotted to

M/s Sai Ashray Nirman India Pvt. Ltd.
Director
20/10/12

M/s K. Nidhan Infra Projects Pvt. Ltd.
Director
20/10/12

20/10/12

K. NIDHAN INFRAPROJECTS PVT. LTD. &
SAI ASHRAY NIRMAN IND. PVT. LTD. JV

the owner as her share out of the total built up area and the owner shall be fully entitled to enjoy the above built up area either himself individually or shall be fully entitled to transfer convey grant otherwise alienate or transfer his interest in any manner deemed fit by the owner to any person, association of persons, firms, companies, body corporate, cooperative societies, Government agencies etc. on such terms and conditions as may be decided by the owner individually. All cost of construction of the aforesaid owner's area as per specifications details in Annexure-I shall be borne and paid by the developers. IF any alteration is done by builder as instructed by owner then extra charge will be payable to builder.

6. The developers undertakes that within a period of two & half years (30 monmths) from the date of map sanctioned by Patna municipal corporation and six months grace period, he will complete the entire construction work.

7. Further if any time is lost due to fire, tempest or other inevitable natural or natural calamities, which affects the construction site and work, which have been normally included under force majure and in which in no way involvement of developers are noticed, this period will be treated as extra grace time which will not be included in 3 (three) years time as mentioned above.

8. The owner hereby agrees that after six weeks from the date of execution of this deed he will put the developers in actual peaceful vacant possession of the entire land so as to enable him to develop, plan, construct the proposed multi-storied building as per the approved plans. of Patna municipal corporation. The developers shall be free to do all acts, deeds and things, required for development, its completion and thereafter marketing relating thereto at the developer's own cost and expenses.

9. The developers shall develop the aforesaid multistoried Building in accordance with the sanctioned building plan.

10. That the developers shall act as an independent developers in constructing the said building over the scheduled land and shall keep the owner indemnity from and against all third parties claims arising out of any act of omission

M/s Sai Ashray Nirman Indo Pvt. Ltd.
Director
20/10/12

M/s K. Nirman Infra Projects Pvt. Ltd.
Director
20/10/12

20/10/12

K. NIRMAN INFRA PROJECTS PVT. LTD. &
SAI ASHRAY NIRMAN IND. PVT. LTD. JV

against the development in or relating to construction of the said building.

The owner hereby authorizes the developers to do, if required, all acts, deeds, matter, things and in particular subject to other provisions of this agreement.

(i) To have the plan of the proposed building to be constructed on the aforesaid land prepared/amended in accordance with rules and regulations of the concerned authorities and to submit the said plan to the Patna municipal Authority/Competent authorities with the application for the approval and sanction and to do and sign all writings and undertaking as may be necessary in connection with the approval and sanction of such plan. However, in case of legal necessity. the owner also agreed to sign all the necessary paper, specification, declarations, affidavits and other legal and statutory papers for getting the sanctioned plan of the building by the Patna municipal Authority/competent authority and the Owner also provide all concerning documents of the property to the Bank or financial institution for approval of Multi-storied building's Project loan or individual loan for customer.

(ii) To appoint, architects, surveyors, engineers and contractors and other person to persons.

(iii) To make applications to the concerned authorities for obtaining electrical connections and permits or quotas for cement, steel and other controlled building materials.

To enter into agreement for sale of or otherwise allot flats and tenements in the aforesaid building to the purchaser in respect of the developers' area and receive all amount from the purchaser as per terms and conditions mentioned above.

To transfer the developers' areas or parts thereof from time to time one or more proposed co-operative societies or bodies, corporate or association or persons to be formed the purchaser of flats and tenements in the aforesaid building, subject to the condition that the delivery or possession to such purchaser will be made after completion of owner share and delivery of the same to owner.

M/s Sai Ashirwad Nidhan India Pvt. Ltd.
1. Director
M/s K. Nidhan Infra Projects Pvt. Ltd.
2. Director

K. NIDHAN INFRAPROJECTS PVT. LTD. &
SAI ASHIRWAD NIDHAN IND. PVT. LTD. JV
DIRECTOR

(vi) To give on ownership basis or other basis to the developers' area in the building/s to be constructed on the aforesaid land and to receive money on appropriate to their own (developer) account the sale price in respect thereof.

(vii) And generally to do all acts deeds and things for developing the said property within certain limitations as mentioned in this agreement.

11. **That the owner hereby declares**

(a) That the area of the aforesaid land is about 15 Kathas.

(b) That the property is a free-hold and the owner has title to the same free from all encumbrances.

(c) That the said land is in his exclusive possession with absolute right, title, and interest and the same is free from all encumbrances debts, liens, charges and attachments and in marketable condition and the owner has not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchanges, trust, assessment, gift, right, lion, lease, license, permission charge inheritance or any other encumbrance whatsoever. If any defect in title of the property, the Land owner will be liable to compensate/ clarify the matter in her account or her share.

(d) That no notice or notification for acquisition under the statues for the time being in force has been received served or issued affecting the said land or any part thereof and the owner is entitled to develop and/or cause to be developed the said entire land.

(e) That there is not notice or order passed by the Patna Development Authority / Patna Municipal Corporation of any other body or authority for set back or either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning of affecting the said property or any part thereof.

M/s Sai Ashray Nirman India Pvt. Ltd.
Director

M/s K. Nidhan Infra Projects Pvt. Ltd.
Director

K. NIDHAN INFRAPROJECTS PVT. LTD. &
SAI ASHRAY NIRMAN IND. PVT. LTD.
DIRECTOR

(f) That there are no statutory claims, demands, attachments or prohibitory orders made or issued by the taxation authorities, revenue authorities, Municipal authorities or any government or other local bodies or authorities concerning or affecting the said property or any part thereof.

(g) That there are no attachments either before or after judgement and there are no claims, demands, decrees, injunctions, order, lispendence, notice, insolvency notice, petitions or adjudication order made or issued by or at the instance of any part thereof.

(h) That apart form the owner none else is entitle to or has any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or coparcener in any joint family or otherwise, and that the OWNER is not benamidar or trustee, for any one in respect of the aforesaid land. If any shares will come then builder has right to hold land owner share till official decision.

(i) That in case of failure of project due to defect in title of the property of the land owner, then the land owner bound to re-pay the entire expense with Bank interest to the Developers.

12. That owner hereby irrevocably undertakes not to sell dispose, alienate the said property or any part thereof save and except putting the developers in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting conveying and transferring the property as developed and aforesaid proportions to the developers and the owner or person or persons nominated by the developers and the owner including a society or societies or an incorporated body of limited company as here-in-above stated any further irrevocably undertake not to do any act, deed, matter or thing as shall be in contravention of the declarations made by him in the present clauses.

13. That development of the said land shall be for and on account of the developers and neither the owner nor any other person or persons claiming through the owner shall have any right or interest in the development of the said land. The developers shall develop the said land in its own

M/s Sai Ashray Buildcon Pvt. Ltd.
Director
1.
M/s K. Nidhan Infra Projects Pvt. Ltd.
Director
2.

K. INFPROJTS PVT. LTD. &
SAI Y NIRMAN IND. PVT. LTD. JV
DIRECTOR

name and his own cost and shall alone be responsible for the development of the said land as per terms and conditions of this agreement.

14. This Development Agreement shall be registered as per the provisions contained in the Bihar Apartment Ownership Act, 2006.

15. The building shall be known as **"SHREE GANESH RADHIKA ENCLAVE".**

16. All the outgoing in respect of the aforesaid land from the date of physical possession to be given to the developers hereunder shall be borne and paid by the developers who however shall not be liable for any of the outgoings of the scheduled land relating to the period prior to such possession, which shall be liability of the owner alone. The acceptable of physical possession of the land for the development will be confirmed by the developer in writing.

17. That the OWNER shall have no objection if the developers submit the building plan in the name of the developers/landowner to the Patna municipal corporation / Local authorities or apply to any other authorities for sanctions, permissions, or approvals and has agreed to sign all the necessary papers, affidavits, documents etc. for the purpose. It is clearly understood that all- fees and costs relating to approvals, permissions and sanctions shall be totally borne by the developer.

18. That as the owner shall receive the consideration for the schedule land in the shape of built up area agreed as aforesaid, the owner shall at no time demand any further premium or have any interest in future dealing regarding the sale of developers' area of built up area.

19. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

20. The owner shall hold the owner's area on the same terms and conditions as the buyers of other portions of the building according to the standard agreement/BYE-LAWS that may be finalized by the developers in consultation with the owner. The owner shall become member of the

M/s Sai Ashray Nirmaan India Pvt. Ltd.
Director
M/s K. Nidhan India Pvt. Ltd.
Director
1.
2.
20/10/12

R. NIDHAN INFRASTRUCTURE PVT. LTD. &
SAI ASHRAY NIRMAAN INDIA PVT. LTD. JV
DIRECTOR

aforesaid association of the unit owners or co-operative housing society, whichever is found suitable by the developers and formed by them and the owner as well as his nominees/agent/servants/licensees shall abide by the rules and regulations of the buy/laws of associations of cooperative housing society. They shall pay common Services & Amenity utilities maintenance charges as per prevailing norms and be entitled to use all common facilities in the building complex intended for the utilization. The owner will also be entitled for equitable undivided proportionate share in common area and land of the said building.

21. The developers shall construct the building as per sanctioned plan and prevailing norm of the Patna municipal corporation/ competent authority. However in case if fine or penalty is imposed on the said building for any extra built up area constructed in excess of the sanctioned plan then the same shall be borne and paid by the developers and the owner shall be proportionally entitled for all such additional built up area.

22 The owner agrees that if any levy is imposed by Patna Development Authority, Patna Municipal corporation or any other or the government for the development/ betterment of the area in which the said land is located or any other levy becomes applicable on the said land, the developers shall pay for the building and Land owner shall pay for the land portion.

23. It is agreed that after the execution of these present the developers or their nominee/s including a co-operative society shall be entitled to construct godowns and put up signboards and hoarding on the said land and if desired, fence the entire premises according to their requirements without disturbing the construction of the building/ complex.

24. The developers shall be wholly responsible for the soundness of the designs and the specification and shall bear all losses and claims in respect of injuries and damage to any person or material structure or physical damage to any property whatsoever that may arise out or in

M/s Sai Agency Infra Projects Pvt. Ltd.
Director

M/s K. Nidhan Infra Projects Pvt. Ltd.
Director

20/10/12

K. NIDHAN INFRASTRUCTS PVT. LTD. &
SAI AGENCY INFRA PROJECTS PVT. LTD. JV
DIRECTOR

consequences of the execution and maintenance of the works.

25 That in case of dispute and differences arising out relating to this development agreement between the owners and the Developers, the same shall be settled by reference of the dispute or differences to arbitration of arbitrators to be appointed by both the parties under the provisions of the Arbitration and conciliation Act, 1996.

26. The place of arbitration shall be at Patna.

27. As per Bihar Apartment Ownership Act 2006, after completion of building work the Builders/Developers and also the owner will be the owner of their respective share. They can sale, allot, lease of their allotted share as per apartment act 2006. The indenture is prepared as per Bihar apartment act 2006.

M/s Sai Ashray Nirman India Pvt. Ltd.
Director
1.
M/s K. Nidhan Infra Projects Pvt. Ltd.
Director
2.

SCHEDULE
REFERRED TO ABOVE

All that and parcel of land measuring an area of 15 Kathas bearing Thana no;-2, Khata no:-379, Khesra plot no:-1176 part, situated at Mohalla- Indrapuri, Mauza- Mainpura, Pargana & Thana- Phulwari, Present Thana- Patliputra, Sub and Sadar registry office and District-Patna, within the limit of Patna Municipal Corporation and under jurisdiction of PRDA (now dissolved), and bounded as follows:-

Boundary :-

North	-	Part of plot no. 1176
South	-	River plot no. 1220 and 20' wide road
East	-	Plot no. 1175
West	-	plot no. 1180

Total Value of Rs. 3,04,69,000/- (Rupees Three Crore Four Lacs Sixty Nine Thousand) only.

Valuation Thana code No.079.

For K. NIDHAN INFRA PROJECTS PVT. LTD.
For SAI ASHRAY NIRMAN IND. PVT. LTD.
DIRECTOR

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR WRITTEN HEREIN ABOVE.

WITNESSES :

1. [illegible]
[illegible]
216 [illegible]
[illegible]
[illegible] 13

20/10/12

सही सुमेना देवी
पा० अंगूठा निशान
20/10/12



Signature of the Land Owner

M/s Sai Ashray Nirman India Pvt. Ltd.

1. [signature] Director
20/10/12

M/s K. Nidhan Mitra Projects Pvt. Ltd.

2. [signature] (Kamal Singh)
20/10/12
Director

Signature of the Developer

2. Binod Kumar Yadav 20/10/12
S/o Bhagwan Yadav
Add- vill Gopalpur
P.O. - Mustafabad
Dist - Siwan

3. Ranjeet Kr Singh (रंजीत कुमार सिंह)
[illegible] Suresh Pd Singh 20/10/12
[illegible] pura (Red Building)
Patliputra, Dist - Patna

4. Rajesh Kumar Singh 20/10/12
S/o Late Suresh Pd. Singh
Add. - Mainpura (Red Bldg)
P.S- Patliputra, Dist - Patna

5. Bikas Kumar 20/10/12
S/o Late Parmanand Das
Vill - [illegible] Nagar (Mainpura)

K. NIDHAN MITRA PVT. LTD. &
SAI ASHRAY NIRMAN INDIA PVT. LTD. JV.
Authorised Signatory

Annexure - I

BRIEF ARCHITECTURAL AND STRUCTURAL SPECIFICATIONS OF THE BUILDING

i) Structure shall be RCC frame type

ii) Foundation will be isolated, combined, strip/raft or pile foundations as the case may be.

iii) Grade of concrete for RCC works shall not be leaner than M15 & M20 as per structural engineer & designer.

iii) Brick work in load bearing walls shall consists of first class bricks in cement mortar 1:6 and for half brick masonry cement mortar shall be 1:4

v)DOOR: Door frames of Malaysia sal wood Door Shutters be-factory built flush doors of good quality, of ISI marks and will be painted with synthetic enamel paint.

vi)WINDOWS: frame will be hard wood. Shutter will be fully glazed.

Vii)FLOORING: All covered areas inside the flat will have marble cut size/vitrified tiles. All other covered commons area like main stair, corridor, have kota stone flooring.

vii)BATH ROOMS: All C.P. fittings will be of standard make like essco. A Chromium plated, cistern of fiberglass/acrylic white glazed vitreous china sanitary ware of standard make Ceramic/Glazed tiles dado up to '7" height. Arrangements for Hot & Cold Water for master bedroom toilet (Geysers will not be provided).

viii)KITCHEN: Shall have working platform with Marble top & Glazed tiles dado 18" height above the platform with Stainless steel sink will be provided.

ix)WALL FINISH: All internal walls & ceilings to be plastered finished with Birla White Putty. External walls to be plastered and painted with best quality cement based paints.

Concealed P.V.C. conduit wiring with standard electric accessories. Adequate light, power points.

A)PLUMBING: All internal G.I. Pipes shall be concealed.

M/s Sai Ashray Nirman India Pvt. Ltd. Director

M/s K. Nidhan Infra Projects Pvt. Ltd. Director

K. NIDHAN INFPROJTS PVT. LTD.
SAI ASHRAY NIRMAN IND PVT. LTD.

SERVICE & AMENITIES (Payable)

WATER :	24hour water supply from own over head tank
ELECTRICITY:	Electricity supply for the complex shall be taken from the State Electricity Board for all the flats, shopping units, office units and other areas will have individual connection as per the rule.
TELEPHONE	One telephone point (not connection) will be provided in each flat.
ELEVATOR	Six Passenger Lift.
GENERATOR	A stand by generator of 15 KVA capacity shall be provided to run the Tube well lighting of common areas and restricted lighting (maximum 400 wafts) inside the flats.
INTERCOM	All flats will be linked to Reception Counter on the ground floor by intercom.

सही सुनैना देवी
पति इंजीनफुलाए सिंह
20/10/12
Signature of Landlord

M/s Saja Ashray Nirman India Pvt. Ltd.
1. Ratish Kumar Singh
20/10/12
M/s K. Nidhan Infra Projects Pvt. Ltd.
2. (Sunil Singh)
20/10/12 Director
Signature of Developer

Drafted by & Typed
to Rani.
Nandlal Thakur
Advocate
20/10/12
910/
A. D. Patna

K. NIDHAM INFRAPROJTS PVT. LTD.
SAJA ASHRAY NIRMAN INDIA PVT. LTD.
DIRECTOR

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. 609480/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 605284/-

FEE PAID

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	54		
B	0	H1a	0	J2	0	Li	0				
								TOTAL-	304		

LLR + Proc Fee		Service Charge
LLR	0	500
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 804

Date: 20/10/2012

Registering Officer
Patna

Endorsement under section 52

resented for registration at Registration Office, Patna on Saturday, 20th.October 2012 by Sunaina Devi W/O Late uresh Pd. Singh by profession House Wife. Status - Executant

सही सुनैना देवी
पति स्व मधुसूदन सिंह
20/10/12

e/L.T.I. of Presentant

Date:20/10/2012

Registering Officer
Patna

Endorsement under section 58

tion is admitted by those Executants and Identified by the person (Identified by 'Madhu Sudan Singh' Sex 'M', 'Radha Mohan Singh', resident of 'Nehru Nagar,makan No-216,patna'.), whose Names, ingerprints and Signatures are affixed as such on back page / pages of the instrument.

012

Registering Officer
Patna

ment of Certificate of Registration under section 60

gistered at Registration Office Patna in Book 1 Volume No. 532 on pages on 455 -472 , for the year 2012 and red in CD volume No. CD-83 year 2012 .The document no. is printed on the Front Page of the document.

e : 20/10/2012
n No. : 34220

K [illegible] PROJTS PVT. LTD. &
SAI [illegible] PVT. LTD. JV

DIRECTOR

अन्दर सो० ..... शब्दों में (रू० .....)

चतुर्थ प्रति — बिहार सरकार

(जमाकर्त्ता कार्यालय हेतु) — निबंधन विभाग ... गैर भारत

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क ए

भुगतानी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम/पता SAI ASHRAY NIRMAN LTD. (JV
(जिसकी ओर से जमा किया जा रहा है) C/O NEW OAK CONS
ROAD PA
2. दस्तावेज का प्रकार .....
3. निबंधन कार्यालय ..... DEVELOPMENT AUTHORITY
4. बैंक का नाम एवं शाखा ..... PATNA
5. भुगतान की जानेवाली राशि का विवरण ..... Sbi

क्र०सं०	भुगतान हेतु मद एवं शीर्ष	
(क)	स्टाम्प शुल्क-मुख्य शीर्ष 0030-स्टाम्प एवं निबंधन-उप-मुख्य शीर्ष 02-स्टाम्प शुल्क-लघु शीर्ष-10 निबंधन/अन्य स्टाम्प शुल्क लघुतम-उप शीर्ष 0001 अकृत प्राप्तियाँ प्राथमिक ... विपत्र कोड-R00300210300[illegible]	5,04,480
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं निबंधन-शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-01 दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष-0001 प्राथमिक ... 7549 अकृत प्राप्तियाँ विपत्र कोड-R00300310400[illegible]	30,000
(ग)	भुगतानी शुल्क-मुख्य शीर्ष-0029 भू राजस्व-लघु शीर्ष-800 अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य दर-प्राथमिक ... 7549 भूमि निबंधन शुल्क से आय विपत्र कोड-R00290080000006	1
	भुगतान का माध्यम : नकद/बैंक ड्राफ्ट कुल राशि शब्दों में ...	कुल योग 6,04,789

स्थान PATNA
तारीख 18/10/12

भुगतानी का नाम एवं हस्ताक्षर

चेक/ड्राफ्ट का विवरण (यदि भुगतान चेक/ड्राफ्ट द्वारा किया जा रहा है)

चेक/ड्राफ्ट ..... पर स्टेट बैंक ऑफ इंडिया ... रुपये का भुगतान करेगा।

FOR USE OF THE BANK
RECEIVED CASH PAID

स्क्रौल नं० ..... तारीख ..... बजट्रक्त प्रतिलाप

संख्या 05 में दिए गये विवरण के अनुसार रु० ..... प्राप्त किए।

शब्दों में .....

प्राधिकृत पदाधिकारी
हस्ताक्षर एवं मुद्रा

निबंधन हेतु भुगतान जमा करने का विवरण

राशि रू० ..... /शब्दों में ..... एसको लेखा सं० :

जमा करने की तिथि :

बैंक स्क्रौल सं०

बैंक की मुद्रित एवं मुहर :

जमा पर्ची/Pay-in-slip नकद/अंतरण/CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

शाखा/Branch

दिनांक/Date 19/10/12

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्त्ती जमा/कैश क्रेडिट खाता/सावधि ऋण खाता सं०/Type of Account: SB/CA/RD/CC/DL/TL A/C. No.

1 1 0 4 9 7 6 4 0 4 2

बैंक खाते में जमा करने हेतु/For the credit of the Bank

Amount of ...

विवरण/Particulars	राशि/Amount रु०/Rs.	पै०/P
Cash deposit in the account	6	-
(Total Deposits)	6	-

(FOR OFFICE USE)

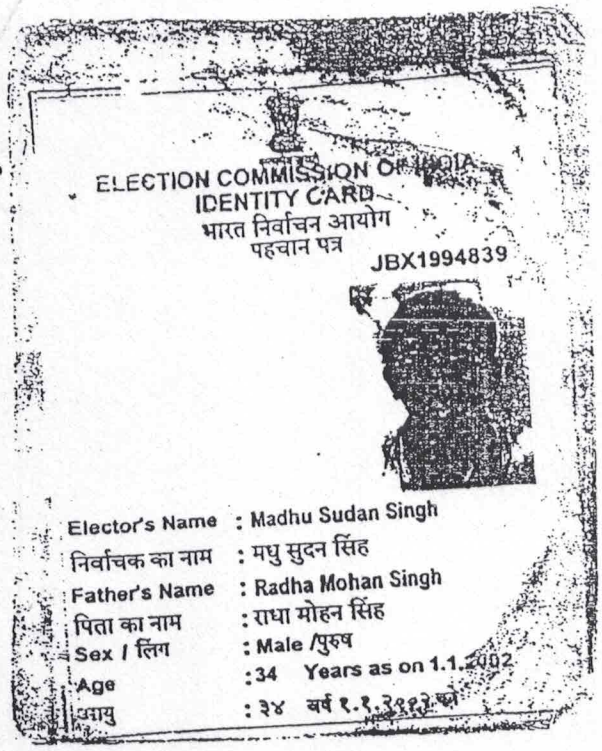
प्राधिकृत अधिकारी/पासकर्त्ता अधिकारी
Authorised Officer/Passing Officer

Mob. 9334383410

SAI ASHRAY [illegible] PVT. LTD. & [illegible] PVT. LTD. JV

31/10/12

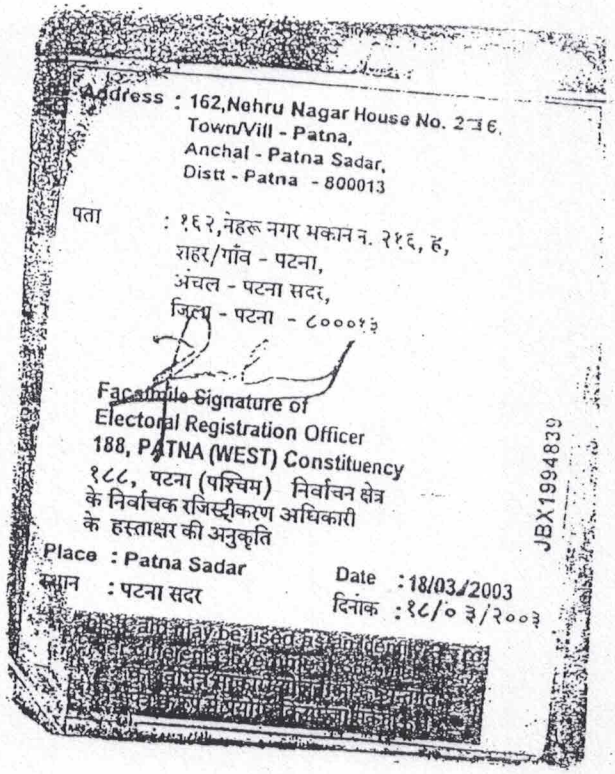
DIRECTOR



ELECTION COMMISSION OF INDIA
IDENTITY CARD
भारत निर्वाचन आयोग
पहचान पत्र

JBX1994839

Elector's Name : Madhu Sudan Singh
निर्वाचक का नाम : मधु सुदन सिंह
Father's Name : Radha Mohan Singh
पिता का नाम : राधा मोहन सिंह
Sex / लिंग : Male /पुरुष
Age : 34 Years as on 1.1.2002
आयु : ३४ वर्ष १.१.२००२ को



Address : 162,Nehru Nagar House No. 216,
Town/Vill - Patna,
Anchal - Patna Sadar,
Distt - Patna - 800013

पता : १६२,नेहरू नगर मकान नं. २१६, ह,
शहर/गाँव - पटना,
अंचल - पटना सदर,
जिला - पटना - ८०००१३

Facsimile Signature of
Electoral Registration Officer
188, PATNA (WEST) Constituency
१८८, पटना (पश्चिम) निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रीकरण अधिकारी
के हस्ताक्षर की अनुकृति

Place : Patna Sadar
स्थान : पटना सदर

Date : 18/03/2003
दिनांक : १८/०३/२००३

JBX1994839

पहचान

मधुसूदन सिंह
स्व० राधामोहन सिंह
216 नेहरू नगर
पाटलीपुत्रा पटना
थाना पाटलीपुत्रा
पो० पाटलीपुत्रा
पटना 13

20/10/12

K. SIDDHARTHA INFRAPROJECTS PVT. LTD. &
SAI ASHISH CONSTRUCTIONS IND. PVT. LTD. JV

DIRECTOR