Serial No. 13454 Circle:-:Danapur

Serial No. 13454

Govt. of Bihar
Sub Registry Office ,Danapur
Summary of En rsement

This document was presented for registration on **19/09/2019** by **Gopal Prasad**
A stamp duty of Rs. **728000**/- and other fees of Rs. **21000**/- has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on this reverse page.
The document has been registered as deed no. **13217** in Book No. **1**, Volume No. **262** on pages from 247 to and has been preserved in total **16** pages in C.D. No. **42** / Year **2019**

Date: 19/09/2019 Token No: 14149 /2019 Registering Officer

Scanned by:

रोक सूची/ खसरा पंजी/ चेक लिस्ट से मिलान किया
हस्ताक्षर

DEVELOPMENT AGREEMENT

This deed of development agreement is made on this the 19th Day of September, 2019 at patna.

BETWEEN

SRI GOPAL PRASAD, Son of Late Vishundhari Ram, Resident of Jai Prakash Nagar, P.O.- G.P.O., P.S.-Jakkanpur, District-Patna, hereinafter referred to "OWNER" (which term unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives, successors and assigns), of the **One Part.**

PAN-AGAPP0184E. **Mobile No.-7481982029.**

दस्तावेज जाचाँ

हस्ताक्षर

M/s Sai Ashray Nirman India Pvt Ltd
Director

AND

M/s SAI ASHRAY NIRMAN INDIA PRIVATE LIMITED, a company registered under the Companies Act 2013 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. MANORANJAN** Son of Shree Ratneshwar Prasad, Resident of Dulari Niketan, Mohanpur, Punaichak, behind SBI Rajbanshi Nagar, P.S.-Shastri Nagar, Patna-800023, in the state of Bihar, by Nationality-Indian, herein after referred to "DEVELOPER" (which term unless excluded by or repugnant to the context shall mean and include its/his heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART.**

PAN-AARCS4456N. **Mobile No.9334784222.**

AND WHEREAS, the land measuring 10 Katha 3 dhur 4 dhurki in Plot No. 942, was self acquired by the Land owner Sri Gopal Prasad, through two separate registered Deed of Absolute sale vide (1) Deed No. 4059, Book No.1, Volume No.108, page No.101 to 118, dated-13.07.2001, and (2) Deed No.4031, Book No.1, Volume No.106, Pages No.389 to 406, dated-12.07.2001, both registered at Sub Registration office, Danapur, from Sri Shankar Prasad Verma, Son of Late Bharat Prasad Verma, resident of South Mandiri, P.S.-Budha Colony, District-Patna, and the land measuring 2 Kathas in Plot No.942, was purchased by Sarswati Devi through a Registered Deed of Absolute sale, vide Deed No.-4028, Book No.1, Volume No.-106, Pages No.-345 to 360, dated-12.07.2001, Registered at Sub Registration office Danapur and after purchasing of the said property, Sarswati Devi came exclusive peaceful physical possession of the purchased property as absolute owner, after some time Sarswati Devi died living behind her husband (Sri Gopal Prasad) as the head of the family and after the death of Sarswati Devi the land owner (Sri Gopal Prasad) came in actual physical possession of the said property as absolute owner over the property which was purchased by his wife Sarswati Devi and the Land owner also mutated his name separately in the State Sarista (Register-II) and paying the Land Rent to the Govt. of Bihar through the Circle office-Danapur, vide Jamabandi No.4284 in the name of Land

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

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

owner and Jamabandi No.4283 in the name of Sarswati Devi and land owner has assured to the Developer/Builder, the rent receipt is being issued in the name of his wife Sarswati Devi will be transfer and mulate in his name through Circle office-Danapur or competent authority as soon as possible.

AND WHEREAS the Owner of the first part is thus the absolute Owner of the 12 Katha 3 dhur 4 dhurki land, referred above and now it has been agreed between the parties that the second party the DEVELOPER undertake to make construction of multi storied building namely **"SHREE GANESH SARASWATI ENCLAVE"** over the land fully described in Schedule-I of this deed after approval of the map by the competent authority over the proposed area and the share will be divided between the Owners and the DEVELOPER as 50% and 50% share respectively in the super built-up area and parking space etc. and now land Owners are entitled and competent to execute the present Deed Of Development Agreement.

NOW THESE PRESENCE WITNESSETH AS FOLLOW:-

1. That the DEVELOPER second party has agreed to develop and construct at its own account multistoried residential building on the said property fully described in schedule-I below at his/her own account and expenses and with his own resources after obtaining all the requisites clearance, permission, sanction and approvals from the Competent Authority.

2. That immediately after the execution of this development agreement, the DEVELOPER shall expeditiously get a plan sanction, other sanctions and expeditiously get a plan prepared in order to obtain maximum benefit for both the Owners and the DEVELOPER.

3. That the Owners shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the DEVELOPER or any other permissions, approvals are obtained in his name and agreed to sign all such papers that may be deemed necessary by the Owners and DEVELOPER for the same. However all fees, cost, charges and expenses relating to such approvals/sanctions shall be borne by the DEVELOPER of its/his account.

M/s Sai Ashray Nirman India Pvt Ltd
Director

4. That it is further agreed any alteration or revision of the aforesaid plans within the parameters of Patna Municipal Corporation Patna/Nagar Parishad Danapur Nizamat/ Competent Authority and if there is an increase in F.A.R., during the period of the construction or before, share of the constructed area of the Owners shall be proportionately increase.

5. That the Owners shall put the DEVELOPER in actual peaceful possession of the said property described in Schedule-1 within 30 days of the date of execution of this agreement 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 and the sanctioned plan and any other terms agreed upon.

6. That it has been agreed between the parties that the second Party DEVELOPER shall complete the construction work within a period of Three year plus with grace period of **6 months** i.e., Three years plus 6 months grace from the sanction the map from (Competent Authority) and RERA. The work will be starting within six months after execution of this Development Agreement., Subject to any natural calamity or any order passed by the Govt. to create the legal problem to sanction the map.

7. That the proportionate share of the land Owners and DEVELOPER in the super built up area of the Project shall be in the ratio of 50% is to 50%. That is to say the share of the land Owners shall be 50% of the S.built-up area distributed in several floor of multi-storied building and the rest 50% area shall be Developer's share.

8. That as consideration of 50% of the undivided share in the said property to be conveyed/transferred by the Owners to the DEVELOPER or its nominee, in terms of the agreement, the DEVELOPER agrees to deliver and give possession to the Owners 50% of the total Super built-up area of the said building to be constructed by the DEVELOPER at its own account on the said property hereinafter called the Owners Area. The balance of 50% of the total Super built-up area shall belong to the DEVELOPER and shall hereafter be called the Developer's area to which it alone shall be entitled to, for having constructed the entire building at its own cost and expenses. The DEVELOPER shall not be liable to get any amount or expenses incurred by it on any account or in the construction of the aforesaid from the Owners in lieu of the aforesaid Owners' area.

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Director

M/s Sai Ashray Niwaan India Pvt Ltd
Director

9. That the Owners may at his/her own sweet will agree to sell, convey, transfer and/or assign to the DEVELOPER and/or its nominee(s) including a co-operative Housing Society, Association of persons, Firm, Body corporate etc. free from attachments charges, and encumbrances 50% percent undivided share in (his/her share) the said property.

10. That the Owners and his/her nominees shall solely and exclusively be entitled to the Owners's area and he/she shall have absolute right, title and interest over the Owners' area and shall be fully entitled to use and enjoy the same either themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise, alienate its/his interest, in any manner as deemed fit by them to any person. Associations of persons, firms, Body corporate, Co-operative society, Government agencies etc. on such terms and conditions as may be decided by the Owners individually or collectively.

11. That the Owners will always keep the DEVELOPER indemnified against all claims arising out of all its/his actions committed in the past, with regards to the said property over which the said Multistoried building complex proposed thereon.

12. That the DEVELOPER and/or nominee shall solely and exclusively be entitled to the Developer's area, and they shall have absolute right, title and interest over the develop area and they shall be fully entitled to transfer, convey, grant, otherwise alienate there interest, in any manner as deem fit by them to any person, Association of societies, Government Agencies, etc. on such terms and conditions as may be decided by the DEVELOPER or its nominees individually or collectively.

13. That it has been agreed between the parties that the second Party DEVELOPER shall complete the construction work within a period of Three year plus with grace period of **6 months** i.e., Three years plus 6 months grace from the sanction the map from (Competent Authority) and RERA. The work will be start within six months after execution of this Development Agreement., Subject to any natural calamity or any order passed by the Govt. to create the legal problem to sanction the map. If the Developer will fail to construct the multi-storied residential building over the Schedule below property within stipulated period. then the Developer

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will pay the compensation amount to the Owner as per the RERA. Compensation should be defined and exit clause should be there.

14. That the aforesaid Project schedule is subject to force majure clause i.e. fire, tempest, floods, inclement or any other acts of God.

15. That it is hereby expressly, irrevocably and irretrievably agreed and declared by the Owners that delivery of possession of 50% of the total S.built-up area of the aforesaid building in manner provided herein shall from and always be deemed to fair, reasonable, and adequate consideration for 50% or the undivided share in the aforesaid property agreed to be conveyed as herein above by the Owners to the DEVELOPER and/or its nominee.

16. That the Owners shall at no time demand any sum or premium or any interest in any dealing regarding sale of Developer's area and the Owners shall execute all such deeds and documents as may be required by the developers in this regard.

17. That the Owners or his/her nominees will not interfere in the execution of the work nor put any hindrance in any of the activities of the DEVELOPER in development, construction and sale of the aforesaid project. Unless until it is found that quality of work done is below the technical specification of construction as listed in Schedule No. II. The Owners and its nominees shall jointly have undivided right, title and interest over the total land of the said property in her respective shares of 50% of the Owners and 50% of the DEVELOPER after being conveyed as aforesaid subject to the provisions of the clause of the agreement.

18. That the Owners hereby irrevocably undertake not to sell, dispose off alienate, encumbrance, lease or otherwise, transfer the said property or any part thereof during the continuation of this agreement and undertake not to do any act, deed matter, or things as shall be in breach of the terms of this agreement. The Owners shall at no point of time during the continuation of this agreement dispossess the DEVELOPER from the said property.

19. That the DEVELOPER shall develop the said property at its own account and name and shall alone be responsible for the development of

M/s Sai Ashray Nirman India Pvt Ltd
Director

M/s Sai Ashray Nirman India Pvt Ltd
Director

the said property and neither the Owners nor any other persons claiming through the Owners shall have any right or interest in the development of the said property except in relation to the Owners area, as specified above and the DEVELOPER shall not deviate from the approved plan of Patna Municipal Corporation Patna/Competent Authority/Nagar Parishad Danapur Nizamat and technical specification.

20. That after taking possession of the said property the DEVELOPER shall be free to do all acts, deeds and things required for development and construction of the said building at the Developer's own account and expenses, as per sanctioned plan of the Patna Municipal Corporation Patna/Competent Authority and technical specification. No deviation from the approved plan if made by the DEVELOPER, the DEVELOPER shall be solely responsible for the same.

21. That the DEVELOPER shall be entitled to develop the said property by construction thereon or more building consisting of dwelling units, flats, parking spaces and other structures in accordance with building plans approved by the Owners and sanctioned by the Patna Municipal Corporation Patna/Competent Authority/ Local authorities as stated herein above.

22. That the DEVELOPER shall be entitled to enter into agreements for sale, or otherwise allot flats, parking spaces comprised in the Developer's area in the said building which is 50% of the total super built-up area and which does not form part of the Owners's area. Whenever required by the DEVELOPER the Owners will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The DEVELOPER may enter into and shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for development and construction of the said building only till completion of the building/project.

23. That similarly the Owners shall be fully entitled to enter into agreement for sale or otherwise allot flats, parking spaces comprised of the Owners' area in the said building during construction and post construction which is 50% of the total S.built-up area and which does not form part of the Developer's area. Whenever required by the Owners' the DEVELOPER will join as confirming party in all such agreements, sale

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Director

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Director

deeds, deed of allotment etc. The Owners may enter, into and the Owners shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for his/her all use.

24. The land Owners agree and undertake that he/she shall execute Registered Development Agreement according to Bihar Ownership Apartment Act 2006, and Bihar Ownership Apartment Rules 2006, and in this Act there is further no need of Power of Attorney in favour of DEVELOPER and/or its nominee or nominees so that no hindrance or obstruction is caused to the DEVELOPER in carrying out and discharge its obligation under these present and thereby giving the DEVELOPERS right and authority to have any enjoy peaceful possession of the said property and to do all such acts, and/or things that may be necessary for the Development, planning, constructing of the said building and sale of the developer's area.

25. That the DEVELOPER further undertakes:-

I. That it will not do any act of commission, omission, expressly or impliedly or directly or indirectly by which the Owners' right, title and interest over the said property may in any manner be adversely affected.

II. To indemnify the Owners and always keep them indemnified and harmless in respect to all claims, damages, compensations or expenses payable in consequence of any injury or accident sustained by any workmen, artisan or other persons in the property whether in the employment of the DEVELOPER or not while in or upon the said property and during the period of construction of the said building thereon.

III. During the construction of the said building the DEVELOPER may be required, to create equitable or any legal mortgage of the construction thereon in part (Developer's Area) for obtaining loan for the individual purchaser of flats. In such an event the Owners, if required, shall have discretion to as whether to join the DEVELOPER or not in creation of such mortgage on the terms to be mutually agreed. However, the DEVELOPER affirms and undertakes that all moneys obtained as loan by pledging, hypothecating or mortgaging the said property or creating charge on the said property (building under construction) shall be exclusively invested for construction and development of the said building only and such money shall not be diverted/invested in any other project work or purpose of the DEVELOPER and will fully abide by RERA rules.

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

M/s Sai Ashray Nirman India Pvt. Ltd
Director

IV. DEVELOPER is liable for compliance of each and every act such as RERA and others.

26. That owner is not liable for contravention of any act of DEVELOPER as he has given land only.

27. That in case there be any defect in the title of the Owners or thereby any liability or any encumbrances, then in such event, the DEVELOPER shall be entitled to have such defects cured and/or liability cleared for and on behalf of the OWNERS and at the Owners's cost and expenses, after intimating the OWNERS in writing.

28. That all-out going viz., rates, rents, taxes, duties etc. on respect of said property and any existing buildings thereon, till the date of this agreement shall be borne and paid by the OWNERS and the outgoing after the date of this agreement till the delivery of possession of the Owners's area shall be borne and paid by the DEVELOPER, except Capital gain Tax.

29. That in any event the Owners without prejudice to foregoing declarations agree and undertake to remove all the doubts and defects in title if any and clear all outstanding save or otherwise provided above at his/her own cost so that ultimately the said property is delivered to DEVELOPER to his/her nominees free from all encumbrances and defects.

30. That after delivery of the Owners' area to the Owners all out goings in respect of said property and the said building thereon shall be .borne and paid by the Owners and the DEVELOPER and his/her nominees proportionately in the proportion of his/her respective shares in the total S.built-up area. The word proportionately with all its cognate variation whenever used in the presents shall means the proportion in which the parties hereto or his/her nominees acquiring portions of the building are settled to the covered area in building/buildings. That owner and developer.

31. That when delivery of possession of the Owners' area to the Owners by the DEVELOPER and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed

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

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

upon, the Owners shall execute and register conveyance of 50% undivided share in the said property in favour of the DEVELOPER to its nominees/assignees including a co-operative Housing Society or association of person or Body corporate etc. In default of the Owners executing such transfer/ conveyance or such other deeds as may be deemed necessary by the DEVELOPER in spite of writing within a reasonable period, the DEVELOPER shall be entitled to take all steps as may be necessary/ conveyance.

32. That during construction and after the construction and completion of the project the respective share Owners i.e. DEVELOPER/promoter and the land Owners, shall be the absolute Owners of his/her share and he/she will be entitled to sell/Transfer his/her share and as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared her shares as absolute OWNERS and in the light of Bihar Apartment Ownership Act. 2006 and RERA.

33. It is further agreed that if any extension is being made within the parameter's of PMC Rule, then the land owners will have no objection, For the said extension further six month's time may be extended. It has also been agreed that in condition of any further extension the share of both the parties will be at par with original share division.

34. That the Land owners and his nominee/allottee has to pay taxes, levy, Service Tax, GST or any other taxes if required by the government in his own share after possession of the flat before that DEVELOPER shall be liable to pay taxes, levy service tax or any other tax if required by government.

35. That the Land owner and his nominee/allottee have to pay the maintenance charge, Electric connection, Mutation by PMC/Nagar Parisad Danapur Nizamat.

36. That both the parties have agreed that the Builder will pay **Rs.88,00,000/-(Rupees Eighty Eight Lakh) only** as non-refundable money to the Land owner within one year in different installments. AND after execution of this Development Agreement. If the Land owner will demand any amount from the Developers. the extra amount will be adjusted from the owners' area at the rate of construction cost.

M/s Sai Ashray Nirman India Pvt Ltd.
Director

M/s Sai Ashray Nirman India Pvt Ltd
Director

37. The Proposed building Specification in Schedule-II is attached with this deed.

SCHEDULE-I

ALL THAT, piece and parcel of land measuring an area of **12 Kathas 3 dhurs 4 dhurkies** approx **16549.76 Sq.ft.** Situated at Branch Road of Mohalla-Danapur E.S.I.C. Colony, Mauza-Shahjadpur, P.S.-Danapur, Sub Registry office-Danapur, Sadar Registration Office and District-Patna, under Thana No.21 (Twenty One), Tauzi No.5400, Khata No.260 (Two hundred Sixty), Survey Plot No.942 (Nine hundred Forty Two), within the jurisdiction of PRDA/PMC/Nagar Parishad Danapur Nizamat, and the same is bounded as follows:-

BOUNDARY

North	:	Shiv Nandan Bhagat Plot No.-940.
South	:	Branch Road.
East	:	Panchwati Sahkari Grih Nirman Samiti, Plot No.-941.
West	:	Part Plot No.-942.

Land Valuation

(i) Total land measuring **16549.76 Sq.ft. i.e. 38 Decimals,** Situated at Residential Branch Road of Mohalla-**Danapur E.S.I.C. Colony, (Danapur M.V.R. Serial No.-093, Zone-3, Year-2017)**

@ Rs.7,25,000/-Per Decimal i.e.	**Rs.2,75,50,000/-**
(i) Non Refundable Amount	**Rs. 88,00,000/-**
Total	**Rs.3,63,50,000/-**

(Rupees Three Crore Sixty Three Lakhs Fifty Thousand) only

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

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

SCHEDULE-II
Specification:

Foundation : RCC Group pile foundation.

Super Structure : RCC Frame Structure as per Design consultant.

Roof Slab : Reinforced cement concrete (RCC)-M 15/M-20

Brick Work : Brick work in (1:4) mortar.

Finishing : All walls and ceiling are internally cement plastered and Birla Putty, Pre cast fan ring in all fan points.

External Wall : Cement plastered will be painted with exterior (weather proof) paint.

Doors : Decorative Main Door and remaining flush door with seasoned sal wood, frame with two coats of synthetic enamel paint over a coat of primer(Asian/Nerolac/dulux).

Windows : Aluminum sliding window of 1.2 Gauge with reflective glasses and Aluminum grill.

Flooring : Drawing, Dining and Bed rooms: Vitrified Tiles, Kitchen & Toilets:1'x1' ceramic floor tiles (Somani/Kajaria/Johnson..

Glazed tiles : 6' high colorful Tile in Toilets and 2" high colourful Tiles over kitchen platform. Colour Marble Top in Kitchen (Somani /Kajaria/Johnson.

Toilets : Standard make CP fittings, Hindware or Parryware ceramic ware, PVC doors with aluminum frame, Hot and Cold water provision in both Toilets Ess-Ess/Essco/Jaguar.

Kitchen : Steel Sink, water filter point and exhaust point.

Dining : One Basin with pedestal, Hindware or Parrywalre

Electrical : All circuits connected by MCB power points for geyser in toilets, TV and Telephone outlet in Living area and A.C. point in all Bedrooms and urinal area Concealed PVC conduit wiring using copper conductor wire with standard quality (Electrical accessories and fixtures are not included). All items Anchor make.

Hardware : Main door with Godrej, Mortise Latch Lock and all other S.S. fittings.

Extra Feature : S.S. Railing in Balcony, stair case & common area will be Marble/Kota stone/V.T.

Lift : Standard Company with six passenger (E.G. Elevator)

Generator : Silent Generator mark of ISI (Escort /Kirloskar/Eicher

Misc. : CC TV Camera with Monitor and Intercom for security purpose

Parking space : Kota Stone/Factory made parking tiles.

Note : Specification are purely conceptual and not a legal offering further the builders, architects, reserved the right to add/delete any details /specifications/ elevation mentioned if so warranted by the circumstances.

M/s Sai Ashray Nirman India Pvt Ltd
Director
19/09/2019

M/s Sai Ashray Nirman India Pvt Ltd
Director

In witnesses whereof the parties, have put their signature in presence of the witnesses on this day month and year mentioned above.

Witnesses :-

1.

Signature of the Land owner

Gopal Prasad
19/09/2019

2. Arvind Kumar
19/09/2019
(ARVIND-KUMAR)
S/O SRI. GOPAL PRASAD
JAIPRAKASH NAGAR
G.P.O., P.S. → Jakkanpur
Patna-800021

Signature of the Developer

M/s Sai Ashray Nirman India Pvt. Ltd.
Manoranjan
Director
19/09/2019

This deed of is drafted by me according to the directions of the Builder and the BUYER/VENDEE, and on basis of the available papers and documents -

(UDAY NARAYAN SINGH)
ADVOCATE
C.B.A. Patna
License No. 5167/1995.

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



M/s Sai Ashray Nirman India Pvt. Ltd.

Director

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR05744860831172R
Certificate Issued Date	:	19-Sep-2019 02:47 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01064613044700012R
Purchased by	:	SAI ASHRAY NIRMAN INDIA PRIVATE LIMITED
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SAI ASHRAY NIRMAN INDIA PRIVATE LIMITED
Stamp Duty Paid By	:	SAI ASHRAY NIRMAN INDIA PRIVATE LIMITED
Stamp Duty Paid (Rs.)	:	7,28,000(Seven Lakh Twenty Eight Thousand only)
Reg. fee (Rs.)	:	20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	7,49,000 (Seven Lakh Forty Nine Thousand only)

2802201905719047

A/c 14145/19

अवर निबंधन कार्यालय दानापुर (पटना)

..... Do not write or type below this line .....

M/s Sai Ashray Nirman India Pvt. Ltd.

Director

0003068670

Statutory Alert

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. 728000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 749000/-

Registration Fee

FEE PAID

A1	20000	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	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	20000

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

LLR + Proc Fee		Service Charge
LLR	0	1000
Proc.Fee	0	
Total	0	

Registering Offic
Danapu

Date: 19/09/2019

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Thursday, 19th September 2019 by Gopal Prasad S/ Late Vishundhari Ram by profession Others. Status - Executant

Gopal Prasad
19/9/2019

Signature/L.T.I. of Presentant **Date:19/09/2019**

Registering Offi
Danap

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rabindra Kumar' age '51' Sex 'M', 'S/O- Gopal Prasad', resident of 'C-52, Sector 30, Noida, Gautam Buddha Nagar, U.P'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Offi
Danap

Date : 19/09/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 271 on pages on 247 -262, for the year 2019 stored in CD volume No. CD-42 year 2019 .The document no. is printed on the Front Page of the document.

Registering Offi
Danap

Date : 19/09/2019

Token No. : 14149 Year : 2019 S.No. : 13454 SCORE Ver.4.1 Deed No. :d No. : 132

9/19

M/s Sai Ashray Nirman India Pvt. Ltd.

Memorandum

Director



17.09.19

M/s Sai Ashray Nirman India Pvt Ltd

Director

SRO Durgapur SHAILENDRA KUMAR SINHA
[2802sro019]

Spot Verification Entry

Application No.	9
Date of Application	19/09/2019
Token No.	14149
Reg Year.	2019
Name of officer/Employee/Computer Operator	SHAILENDRA KUMA
Designation	
Date of Spot Verification	19/09/2019
Date of Presentation of Deed	19/09/2019
Serial No. of Deed	
Chargeable Value of Property on Date of Presentation	36350000
Total Stamp Paid at the Time of Presentation of Deed	728000
Chargeable Value after Spot Verification	0
Deficit Stamp Deposited after Spot Verification	0
Date of Registration of Deed	19/09/2019
Deed No.	
Challan No/GRN/e-Stamp unique no. of Deficit Stamp	
Date of Deposit of Deficit Stamp	
Date of Refer to A.I.G if refered	
Refer No.	
Letter Number by Which Document has been Refered	
Date of Issue of Letter	

M/s Sai Ashray Nirman India Pvt. Ltd.

Director