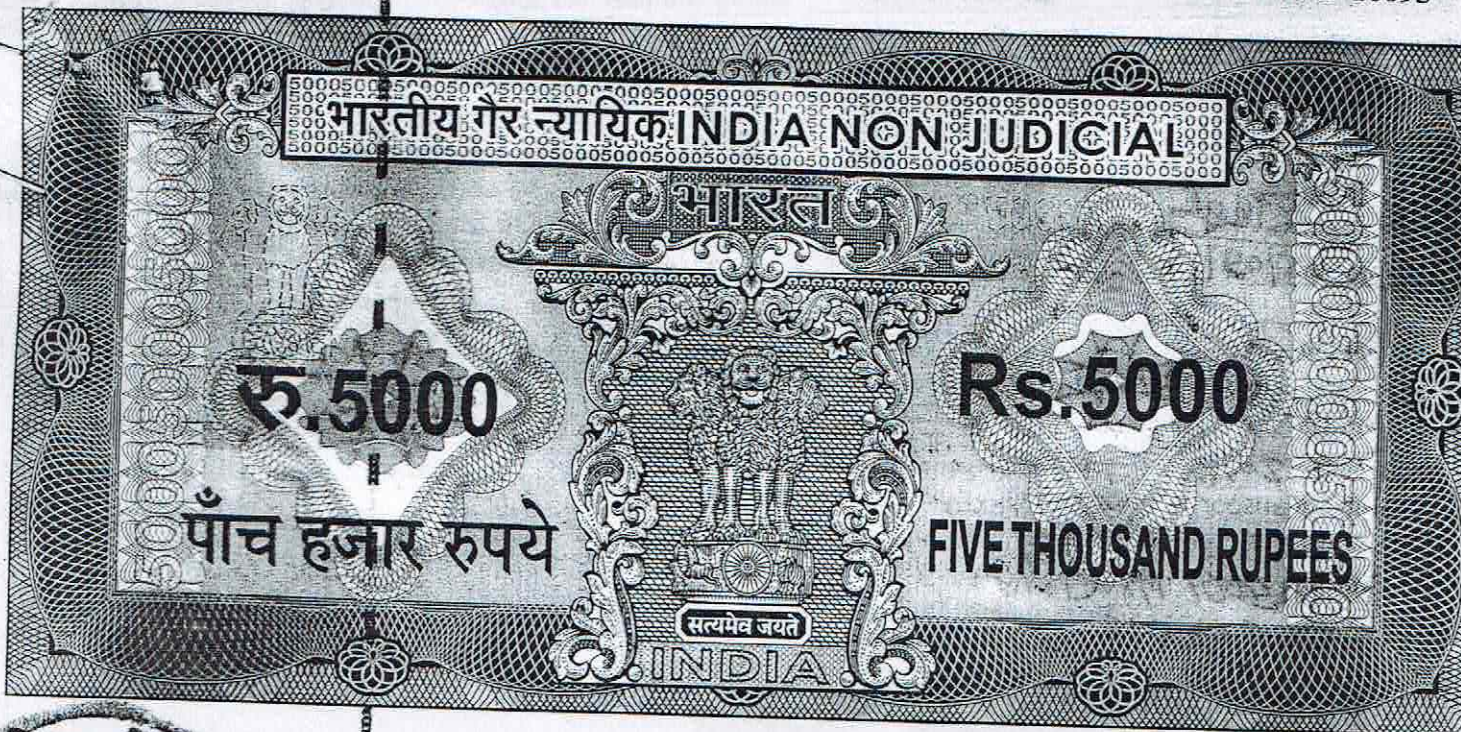




11564/18



7491 भाब 4-9-18 5000 पांच हजार रुपये
मन्सूर अहमद खान यादगार
A 692916 Deed No. 10095
कुशियार 2-2-21
45487

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

A Stamp Duty of Rs. 1267160/- and other Fees of Rs. 41000/- 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. 10095 in Book No. 1, Volume No. 265 on pages from 260 to 281 and has been preserved in total 22 pages in C.D. No. 41 / Year 2018

वस्तावेज का जाँच किया
Date 05/09/2018
Token No: 11564 /2018

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

जाँच निधि
(प्रवीण कुमार)

DEVELOPMENT AGREEMENT
THIS DEED OF DEVELOPMENT AGREEMENT IS MADE
THIS THE 5th DAY OF SEPTEMBER 2018 AT PATNA.

BETWEEN

Mansoor Ahmad Khan alias Munni Khan S/o Late
Nabi Khan alias Vakil Ahmad Khan, resident of Samanpura,
P.O. B.V College, P.S. Shastri Nagar, District Patna, by
Nationality-Indian, hereinafter referred to "LAND OWNER"
which term unless excluded by or repugnant to the context

SCANNED BY

For BHAWANI INFRACON PVT LTD
DIRECTOR
05/09/18

Director

shall mean and include their heirs, executors, administrators, legal representatives, successors and assigns) of the One Part (Land Owner).

AND

M/S BHAWANI INFRACON PVT. LTD. its registration No. U70109BR2010PTC033124, registered office 305, 3rd Floor, Kaushalya estate, Bandar Bagicha, Dakbungalow Road, PO-GPO, PS-Kotwali, District-Patna, It's Director Raman Singh son of Sri Vijay Singh, Nationality Indian, hereinafter referred to "DEVELOPER" (which term unless excluded by or repugnant to the context shall mean and include his/its heirs, executors, administrators, legal representatives, successors and assigns) of the OTHER PART

RECITALS

WHEREAS, all that piece and parcel of land measuring 49 Decimals, situated at Mohalla- Jai Prakash Nagar, Presently known as friend's colony, Govt. Valuation serial no. 076, Mauza- Salempur Dumra, Thana no- 10, Khata No.- 180 survey Plot No- 61, Khata no- 184 Plot no- 63 and 64, Khata no.- 147 Plot no- 65, khata no- 242 Plot no-66, Khata no- 167 Plot no- 67 and khata no- 201 Plot no- 68, Tauzi no- 15188, P.S.- Shastri Nagar, at present P.S.- Rajiv Nagar, Ward No- 4(cld), Town & District- Patna, (Bihar) of which full descriptions are given in Schedule-A of this deed.

AND WHEREAS, the land owner Mansoor Ahmand Khan alias Munni Khan acquired the property through a Title Partition Suit no- 531 of 2000, in the Court of Sub Judge VI. Patna from his co-sharer. Since then the land owner above named came in actual, physical possession over the same and accordingly he continued in exclusive possession over the said land as exclusive and absolute owner thereof Mansoor Ahmad Khan alias Munni Khan and wife Wahidun Nisa has Four daughters namely Uzma Jamil Fatima, Nikhat Mansoor Khan, Nishat Mansoor Khan and Hafiza Mansoor Khan.

WHEREAS, the land owner/First Party made up their mind to get multi-storey building on their property as described in Schedule-A of this deed on conversion basis which is and shall be beneficial for them.

AND WHEREAS, the owner/First Part is thus being absolute owner of the land referred to above and now the First Part contacted the Second Part for the purpose and proposed to make construction of multi-storied building to which the Second Part agreed and undertake to make construction of multi-storied building over the land fully

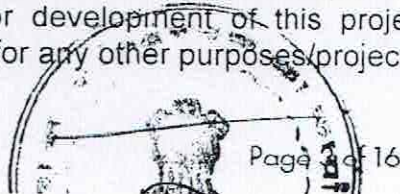
Mansoor Khan
05.9.18

For BHAWANI INFRACON PVT LTD
05/09/18 DIRECTOR

described in Schedule-A of this deed after approval of the map by the competent authority and the share will be divided between the owner/First Part and the developer/Second Part as 50% share respectively in the built-up area and parking space etc. and now land Owner is entitled and competent to execute the present deed of Development Agreement.

NOW THIS PRESENCE WITNESSETH AS FOLLOWS:-

1. That, the name of this project will be decided mutually
2. That the developer second Party has agreed to develop and construct at its own account and cost multi-storied residential building on the said property fully described in Schedule-I below at their own account and expenses and with their own resources after obtaining all the requisites, permission, sanction and approvals of the map by competent Authority.
3. That immediately after execution of this development agreement the developer shall expeditiously get a plan prepared in order to obtain maximum benefit for the Land Owner and the Developer.
4. That the Land Owner shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the Land Owner or any other permissions, approvals are obtained in their names and agreed to sign all such papers that may be deemed necessary by the Land Owner and developer for the same. However all fees, cost, charges and expenses relating to such approvals/sanctions shall be borne by the developer of their account.
5. That the Land Owner within 30 days of the passing of the plan by the competent authority of this agreement shall put the Developer in actual peaceful possession of the said property described in Schedule-A 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 as per the sanctioned plan and any other terms agreed upon.
6. That the Developer shall have the right to mortgage developer built-up area with the Bank/financial institution to obtain loan working capital short-term loan to finance the aforesaid project. The developer will use the said finance only for development of this project and not to divert or invest for any other purposes/projects.



For Bhawani Infracon Pvt. Ltd.

Director

Mansoor Khan

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For BHAWANI INFRACON PVT LTD

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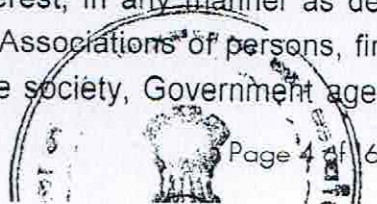
7. That it has been agreed between the parties that the Second party/developer shall complete the construction work within a period of two years and six month and grace period of six months from the date of sanction of plan from the competent authority.

8. That the proportionate share of the land Owner and Developer in the built-up area of the project shall be in the ratio of 50%:50% respectively that is to say the share of the land Owner shall be 50% of the built-up area distributed on several floors of multi- storied building and parking areas and the rest 50% area shall be of Developer's share.

9. That as consideration of 50% of the undivided share in the said property to be conveyed/ transferred by the Land Owner to the Developer or its nominee, in terms of the agreement, the Developer agree to deliver and give possession to the Land Owner 50% of the total built-up area of the said building to be constructed by the developer at their own cost/account on the said property hereinafter called the Land Owner area. The balance of 50% of the total built-up area shall belong to and owned and possessed and dealt by the Developer according to its convenience 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 Land Owner in lieu of the aforesaid Land Owner area.

10. That the Land Owner may at their sweat will agree to sell, convey, transfer and/or assign to the Developer which shall be free from attachment charges and encumbrances 50% percent undivided share (in their share) of the said property.

11. That the Land Owner and their nominees shall solely and exclusively be entitled to the Land owner's area and they shall have absolute right, title and interest over the Land owner's 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 their 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



For Bhawani Infracon Pvt. Ltd.

Director

For BHAWANI INFRACON PVT LTD

DIRECTOR

Manoj Kumar Singh
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05/09/18

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and conditions as may be decided by the Land Owner individually or collectively.

12. That the Land Owner will always keep the Developer indemnified against claims arising out of all their actions committed in the past, present or future with regards to the said property over which the said Multi-storied building complex proposed thereon.

13. 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 developed area and they shall be fully entitled to transfer, convey, grant, otherwise alienate their 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.

14. that the Developer agrees to construct and give possession of the Land owner's area to the Land Owner after completing a period of Three years from the date of sanction of the plan of the building by the competent authority and the other local authorities i. e. the total period of the construction shall be Two years and six months and grace period of six months. It is reasonably expected that the Developer will be able to complete the entire construction of the aforesaid building within the stipulated period subject to no hindrance or obstacles caused by the land Owner except their objection to deviation in standard specification approved design & planning and subject to change of calamity or any act of god or building material unavailability.

15. That it is hereby expressly, irrevocably and irretrievably agreed and declared by the Land Owner that delivery of possession of 50% of the total 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 Land Owner to the Developer and its nominee.

16. That the Land Owner shall at no time demand any sum or premium or any interest in any dealing regarding sale



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For Bhawani Infracore Pvt. Ltd.

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Director

For BHAWANI INFRACORE PVT LTD

DIRECTOR

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Manoj Kumar Singh
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of Developer's area and the Land Owner shall execute all such deeds and documents as may be required by the developer in this regard.

17. That the Land owner or their 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 except their objection on the issues of deviation in standard specification approved design & planning. The Land Owner and its nominees shall jointly have undivided right, title and interest over the total land of the said property in their respective shares of 50% of the Land Owner and 50% of the Developer after being conveyed as aforesaid subject to the provisions of the clause of the agreement.

18. That the Land Owner 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 Land owner 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 the said property and neither the Land Owner nor any other persons claiming through the Land Owner shall have any right or interest in the development of the said property except in relation to the Land Owner area as specified above and the developer shall not deviate from the approved plan of Dissolved P.R.D.A./Patna Nagar Nigam/ Patna Municipal Corporation Patna/Competent Authority as well as from standard specification and design and plan as stated hereinafter.

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 Dissolved P.R.D.A./Patna Nagar Nigam/ Patna Municipal Corporation Patna/Competent Authority. Any 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

For Bhawani Infracon Pvt. Ltd.

Director

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For BHAWANI INFRACON PVT LTD

05/09/18 DIRECTOR

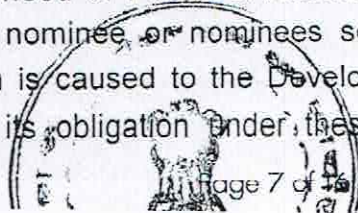
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consisting of dwelling units, flats, parking spaces and other structures in accordance with building plans approved by the Land Owner and sanctioned by the Dissolved P.R.D.A./Patna Nagar Nigam/ Patna Municipal Corporation Patna/Competent Authority/ 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 from part of the Land owner's area. Whenever required by the Developer the Land Owner 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 and for its all use.

23. That similarly the Land Owner shall be fully entitled to enter into agreement for sale or otherwise allot flats, parking spaces comprised of the Land owner's area in the said building which 50% of the total built-up area and which does not from part of the Developer's area. Whenever required by the Land owner's the Developer will join as confirming party in all such agreement Sale deed, deed of allotment etc. The Land owner may enter into and the Land owner shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for their all use.

24. That the land owner agree and undertake that he shall execute Registered Development Agreement according to Bihar Apartment Ownership Act 2006 and Bihar Apartment Ownership Rules 2006, and in this Act there is further no need of Power of Attorney in favor 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



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For Bhawani Infracon Pvt. Ltd.

Director

By an spec. *[Signature]*
05. 9. 18

For BHAWANI INFRACON PVT LTD
[Signature]
05/09/18 DIRECTOR

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giving the Developer 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. It is however expressly agreed and understood between the parties that the aforesaid general power of attorney shall be governed by the Provisions of this Development agreement and in case of any conflict between provisions of the aforesaid power of attorney and this development agreement, the provisions of the letter shall prevail.

25. That in case there be any defect in the title of the Land Owner 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 Land Owner and at the owner's cost and expenses, after intimating the Land Owner in writing.

26. 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 Land Owner and the outgoing after the date of this agreement till the delivery of possession of the Land owner's area shall be borne and paid by the Developer.

27. That in any event the Land Owner 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 their own cost so that ultimately the said property is delivered to Developer or its nominees free from all encumbrance and defects.

28.a. That the Land owner and developer also mutually decided to divide their shares after sanction of the concerned drawing/plan which details are hereunder:-

28.b. That both the parties also agreed to adjust the share as per development agreement and no body will claim regarding excess share



Page 8 of 16

For Bhawani Infracore Pvt. Ltd.

[Signature]

Director

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05.10.18

For BHAWANI INFRACON PVT LTD
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05/10/18 DIRECTOR

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29. That if the developer will build further floor after approval of plan by P.R.D.A./P.M.C. and 50% share also will go to the land owner's and remaining share will be to that of the developer's share.

30. That after delivery of the Land owner's area to the Land owner all out goings in respect of said property and the said building thereon shall be borne and paid by the Land owner and the Developer and their nominees proportionately in the proportion of their respective shares in the total built-up area. The word proportionately with all its cognate variation whenever used in the present shall mean the proportion in which the parties hereto or their nominees acquiring portions of the building are entitled to the covered area in building/buildings.

31. That when delivery of possession of the Land owner's area to the Land owner by the Developer and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon the Land Owner shall execute and register conveyance of 50% undivided share in the said property in favor of the developer or its nominees/assignees including a co-operative Housing Society or association of person or Body corporate etc. in default of the Land Owner executing such transfer/conveyance or such other deeds as may be deemed necessary by the Developer in spite of service notice in writing 15 days the Developer shall be entitled to take all steps as may be necessary/conveyance.

32. That after the construction and completion of the project the respective share Land owner i.e. developer/promoter and the land owner shall be the absolute owner of their respective shares and they will be entitled to sell/ transfer their share respectively and as per the Bihar apartment ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared their shares as absolute OWNER and in the light of Bihar apartment ownership Act: 2006.

Mansoor Khan Bager

05.9.18

For BHAWANI INTRACON PVT LTD

DIRECTOR

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For Bhawani Intracon Pvt. Ltd.

Binger

Director

33. That, if any litigation regarding land will arise during construction of the building then land lord is fully responsible for damage and loss If any.

34. That, developer/ builder will also pay non adjustable non refundable Rs.600,000/-(six lakh per kattha) total Rs 94,08,000 (Ninety four lakhs eight thousand rupees only) to landlord as cash amount for this project till now Rs 52,00,000(fifty two lakhs rupees)has been paid and remaining 42,08,000(forty two lakhs eight thousand rupees) will be paid within six months or till December 2018.

35. That distribution of built up area between Land owner and developer will be made as mutually agreed upon and it will be made after map approval and separate agreement on appropriate value of NJ stamp.

36. That, landlords shall have no objection if builder acquire land near this project for construction of the building.

SCHEDULE-A

ALL THAT, piece and parcel of land measuring 49 Decimals, situated at Mohalla- Jai Prakash Nagar presently known as friends colony, Thana Code No. 76, Mauza- Salempur dumra, Thana no- 10, Khata No.- 180 survey Plot No- 61, Khata no- 184 Plot no- 63 and 64, Khata no.- 147 Plot no- 65, khata no- 242 Plot no-66, Khata no- 167 Plot no- 67, and khata no- 201 Plot no- 68, Tauzi no- 15188, P.S.- Shastri Nagar, at present P.S.- Rajiv Nagar, Ward No-4(old), Town & District- Patna, within the Jurisdiction of Sub Registry Office and Sadar Registry Office Patna, which is bounded as follows:-

BOUNDARY

NORTH : Part of the Same Plot.
SOUTH : Part Plot (Vasundhara Developer)
EAST : Branch Road and Plot no. 71



For Bhawani Intracon Pvt. Ltd.

Director

For BHAWANI INTRACON PVT LTD

05/09/18 DIRECTOR

Answer (Hw) Bhawani

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WEST : Plot no- 69 and friends colony.

Total Government Value of the land is Rs. 5,39,00,000/- Five crore thirty nine lakhs only and Rs 94,08,000/- (Ninety four lakh eight thousand) non refundable amount.

SCHEDULE-B

SPECIFICATION

STANDARD SPECIFICATION OF THE MATERIALS TO BE USED IN PROPOSED MULTISTOREYED BUILDING COMPLEX.

1. FOUNDATION

- RCC group pile foundation as per the design of structural consultant.
- Foundation shall be earthquake resistant as per IS Codes.
- plinth shall be minimum 2'-6" up from Ground level.
- Steel and Cement of standard make shall be used.
- Thick SONE SAND of grading Zone II/III shall be used.

2. SUPER STRUCTURE

- First class brick shall be used in all partition walls
- Cement of Standard make shall be used
- Cement Mortar 1:4 ratio shall be used for erecting 5" walls.
- Cement Mortar 1:6 ratio shall be used for erecting 10" walls.
- Thick SONE SAND of grading zone II/III shall be used

3. WALL PLASTERING

- All internal and external walls plastering with ½" thick plaster.

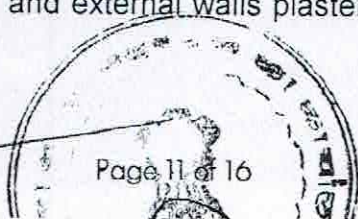
Manish Arora
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For BHAWANI INTRACON PVT LTD

DIRECTOR

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05/09/18

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For Bhawani Intracon Pvt. Ltd.

Manish

Director

b. Cement Mortar 1:6 for internal and 1:5 ratio for external walls shall be used for plastering.

c. Cement Standard make shall be used.

4. CEILING PLASTER

a. Cement Mortar 1:4 ratio shall be used in entire zone II/III shall be used.

b. Cement standard make shall be used.

5. INTERNAL WALL FINISHING

a. All internal walls shall be finished with wall putty.

6. EXTERNAL WALL FINISHING

a. Two coat of exterior acrylic weather proof paint after one coat of white cement primer.

7. FLOORING DADO SKIRTING

a. All drawing room, dinning rooms, Bathrooms, kitchens and balconies shall be finished with vitrified tiles of kajaria/somany/Johnson or equivalent.

b. Parking & other spaces at the ground floor shall be finished with Kalazi floor/Chekkar tiles.

c. One car parking for all flats shall be constructed provided in the building. The Land Owner share will include covered parking for each apartment as per the agreed share.

8. TOP ROOF/TERRACE FLOORING

Entire area of the top roof shall be waterproof & heat proof & treatment finished with IPS (Anti Heat treatment water proofing shall be done before fixing IPS)

9. KITCHEN

a. Flooring- Vitrified Tiles

b. Working/Gs Platform shall be finished with granite 24" wide top on kitchen slab and standard size of stainless steel

For BHAWANI INTRACON PVT LTD

DIRECTOR

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For Bhawani Intracon Pvt. Ltd.

Director

(Hindustan) sink 1mm thick good standard quality shall be used Size 18"x24".

c. Walls above the working platform shall be finished with glaze tiles of 1st quality ISI make upto 2' height above kitchen slab.

d. Provision for Aqua Guard Point.

10. BATHROOM/ TOILET

a. Flooring- anti skid Vitrified tiles.

b. Internal wall upto door level shall be finished with Glazed tiles of 1st Quality ISI Make from authorized dealer.

c. Hot and cold water provisions shall be provided in plumbing in all bathrooms including wash basins. Provision for geyser shall be made in all bathrooms.

d. European or Indian W.C. of ISI Marks/ Good Quality flush system will be provided.

e. All Bathrooms shall finish with wash Basin.

f. Chromium plated fittings of ISI or equivalent shall be used.

g. Chromium plated hot and cold (elbow system) wall mixture and basin mixture of ISI or equivalent shall be used.

h. Concealed Master cock of ISI make shall be provided in all toilets from inside.

11. WASH BASIN IN DRAWING CUM-DINNING HALL & BALCONY.

a. Wash basin will be provided.

12. PLUMBING EXTERNAL INTERNAL

All CPVC/ ISI Fitting will be provided.



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For Bhawani Infracore Pvt. Ltd.

[Signature]

Director

For BHAWANI INFRACON PVT LTD

DIRECTOR

05/09/18

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05. 9. 18

ISI Mark CPVC/ PVC Pipe for drainage etc. in the entire building as per the requirement and design (under the guideline of P.H.E.D. Consultant)

13. DOORS

Following shall be provided:-

- Hard seasoned Sal wood frame in all door Chaukhats having section 4"x2 1/2 ".
- All flush doors shall be standard make of about 30 to 32 mm thickness

14. WINDOW

The entire window will be of Aluminum and Glass.

15. WATER SUPPLY

- Deep the well Boring (350 Feet depth) will be done so that 5" diameter pipe is used with submersible pump.
- There will be provision of round the clock water supply to all the flats and other needful places.
- The deep tube well shall be connected to overhead water tank having required capacity under the guideline of P.H.F.D. Consultant
- One submersible motor pump of required capacity shall be provided.

16. GENERATOR

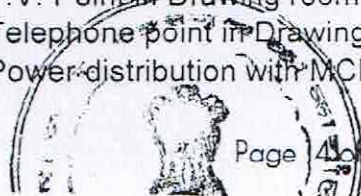
Generator of adequate capacity shall be installed at the ground to run the submersible water motor pump and for lighting common areas and restricted supply of not more than 350 watts to each flat of the building.

17. CCTV SURVILLANCE & ELECTRIC APPLIANCES

CCTV camera in common area in the appropriate place in building.

Power points- provision of one power point in kitchen, one in all bathrooms one in drawing room, one in dinning area, and one each in all bedrooms.

- T.V. Point in Drawing room and Master Bed room.
- Telephone point in Drawing room.
- Power distribution with MCB's.



Manoj Kumar Singh
05.9.18

For BHAWANI INTRACON PVT. LTD.
[Signature]
05/09/18 DIRECTOR

Each flat will have individual metered power connections as per the rule.

A common meter for common supply to the building shall be provided by builder at his own cost from B.S.E.B.

Light & Fan points inside the flats shall be provided as per electrical drawing.

Entire electrifications will be done with no inflammable copper wire in each flat with separate MCB's ISI make for each unit like B/R Kit, Toi, Dri, Din, etc. in concealed P.V.C. conductive Power points.

One socket shall be provided on each electrical board. Provision for electrical socket shall be made in bathroom of each flat.

All the electrical switches and others needful accessories will be given by the builder.

All switch will be modular and standard make of havells/hpl/anchor or equivalent.

18. RECEPTION & GUARD ROOM

Reception and guard room with toilet on the ground floor of the building.

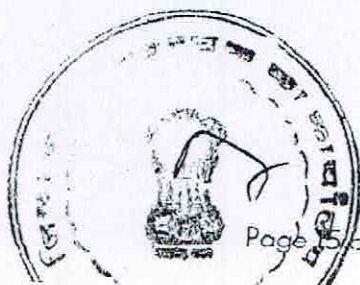
19. LIFT

Lift will be provided by builder, capacity of 4-6 passengers in the building.

Handover (Am) plan
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For BHAWANI INFRACON PVT LTD

65/09/18 DIRECTOR



For Bhawani Infracon Pvt. Ltd.

[Signature]

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. Satish Kumar Sr.
S/o Late C.P. Singh
Ratan App.
Chit Kohra Bazar
Patna
5/9/18

Mamsoor Singh
05. 9. 18

SIGNATURE OF LAND OWNER

For BHAWANI INFRACON PVT LTD

Singh
05/09/18 DIRECTOR

SIGNATURE OF DEVELOPER

2. दशरथ पाण्डेय
पिता-श्री परमा
मन्द पाण्डेय
C-402, काशीबा
स्टेट, डाक बंगला
शेड पटना-800001
05-09-2018

Drafted by:

Satish Kumar Sr.

(Satish kumar Singh)

Advocate

Director

Typed by:

A

S. Kr.

G.C.M. Legal consultant & Legal
services Chitkohra Bazar, (Ratan
Apartment) Patna.

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Page 16 of 16

For Bhawani Intracon Pvt. Ltd.

Singh

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
Addl. Stamp duty paid under Municipal Act

Rs. 1267160/-

Rs. 0/-

Amt. Paid By N.J Stamp Paper

Rs. 5000/-

Amt. paid through Bank Challan

Rs. 1303160/-

Registration Fee

FEE PAID	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	40000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									40000

LLR + Proc Fee Service Charge

LLR	0	
Proc. Fee	0	1000
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 41000

Date: 05/09/2018

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 05th September 2018 by Mansoor Ahmad Khan S/O-Late Nabi Khan by profession Others. Status - Executant

Mansoor Ahmad Khan
5.9.2018

Signature/L.T.I. of Presentant

Date: 05/09/2018

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Satish Kumar Singh' age '60' Sex 'M', 'S/O-Chandrika Prasad Singh', resident of 'Ratan Apartment, Chitkohra Bazar, Patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 05/09/2018

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 265 on pages on 260 -281, for the year 2018 and stored in CD volume No. CD-41 year 2018 .The document no. is printed on the Front Page of the document.



Date : 05/09/2018

Registering Officer
Patna

Deed No. : 11564

Year : 2018

S.No. : 11364

For Bhawani Infracon Pvt. Ltd.

SCORE Ver.4.1

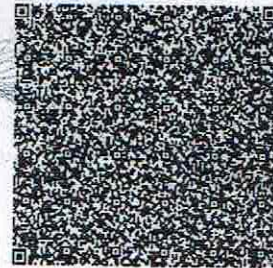
Deed No. : d No. : 10095

Director

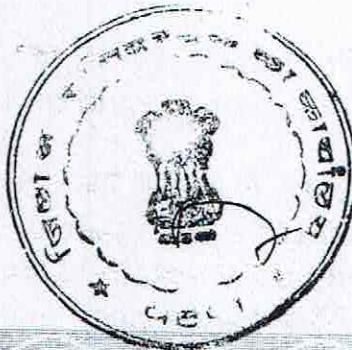
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INDIA NON JUDICIAL
Government of Bihar
e-Stamp



Certificate No. : IN-BR00397938897142Q
Certificate Issued Date : 05-Sep-2018 03:24 PM
Account:Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT
Unique Doc. Reference : SUBIN-BRBRSHCIL0100404685481862Q
Purchased by : BHAWANI INFRACON PVT LTD
Description of Document : Article 5 Agreement or memorandum of an Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : BHAWANI INFRACON PVT LTD
Second Party : MANSOOR AHMED KHAN ALIAS MUNNI KHAN
Stamp Duty Paid By : BHAWANI INFRACON PVT LTD
Stamp Duty Paid (Rs.) : 12,82,160 (Twelve Lakh Sixty Two Thousand One Hundred And Sixty only)
Reg. fee (Rs.) : 40,000 (Forty Thousand only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 0 (Zero)
Total Amount (Rs.) : 13,02,160 (Thirteen Lakh Two Thousand One Hundred And Sixty only)



Do not write or type below this line

For Bhawani infracon Pvt. Ltd.

Director

TQ 0006974886

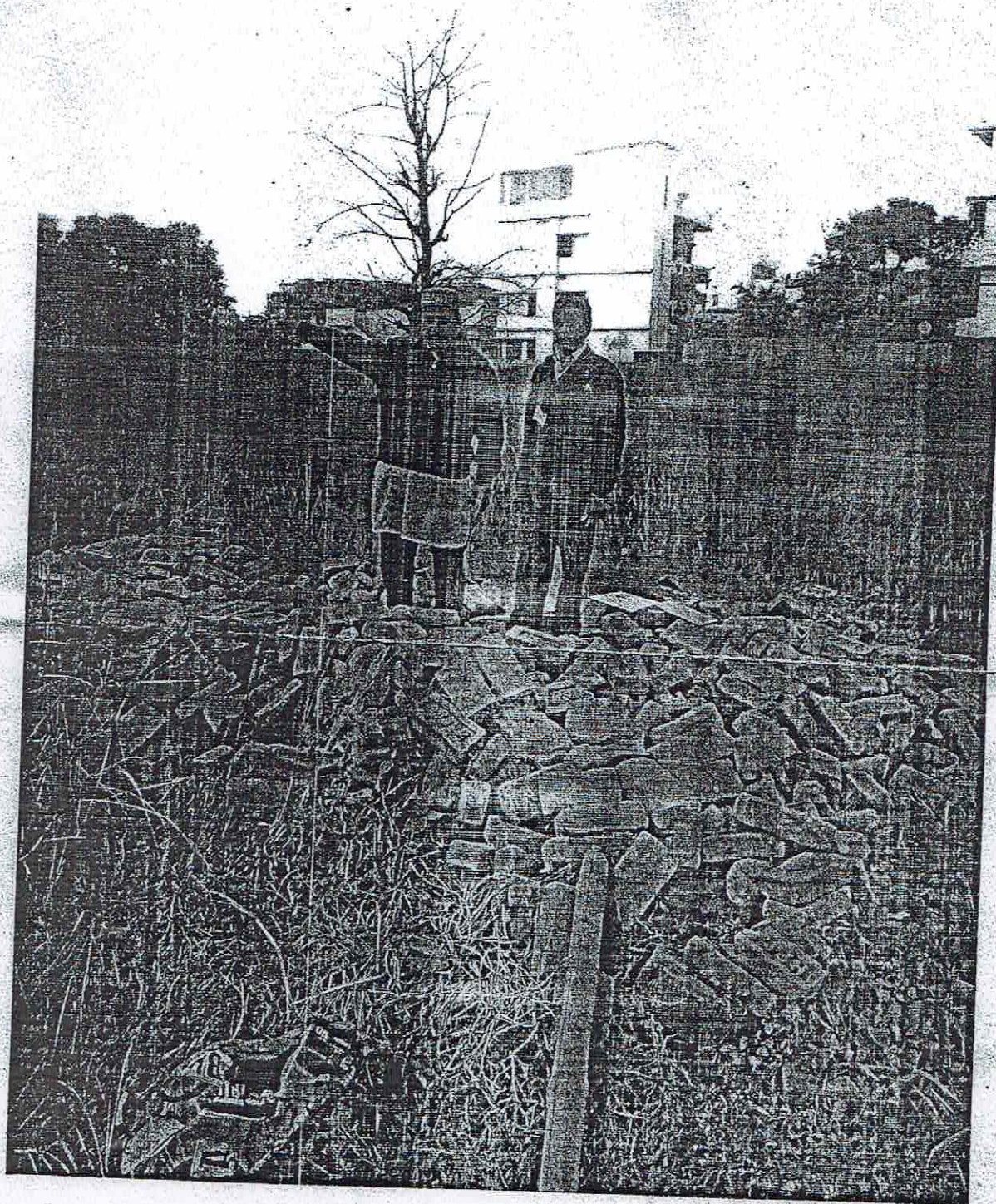
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1564/18

PERMANENT ACCOUNT NUMBER
 APNPS0667M
 MR NAME
 SATISH KUMAR SINGH
 RELIGION / FAITH / STAFF
 CHANDRIKA PRASAD SINGH
 DATE OF BIRTH
 15-08-1957
 SIGNATURE
 Satish Kumar Singh
 COMMISSIONER OF TAXES

[illegible]

66



२५५५ ५९६
 आवाही, पश्चिम
 २५५५

For Bhawani Infracon Pvt. Ltd.

Director सुरेन्द्र प्रसाद सिंह,
 लिपिक, जिला निबंधन कार्यालय, पश्चिम