Serial No. 1875 Deed No. 1714

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

This document was presented for registration on **08/02/2024** by **Braj Nandan Prasad**
A stamp duty of Rs. **910000**/- and other fees of Rs. **27050**/- 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 the reverse page.
The document has been registered as deed no. **1714** in Book No. **1**, Volume No. **39** on pages from **290** to **306** and has been preserved in total **17** pages in C.D. No. **6** / Year **2024**

8/2/2024
Signature with Date
(**Dhananjay Kumar Rao**)
Registering Officer, **Patna**

Date: 08/02/2024 Token No: 1910 /2024

दस्तावेज की दाँई बिंदा एवं
दस्तावेज में अंकित
विक्रेणी के अनु. हाँ पाया।
जाँच पदाधिकारी
(अभिषेक कुमार)
उ०व०लि०

SCANNED BY

(Development Agreement)

This development agreement executed and entered into on this..08 day of **February, 2024** of the Christian Era.

BETWEEN

MR. BRAJ NANDAN PRASAD, aged about 74 years, S/o Late Ramjit Singh, residing at Flat No. 103, Shyam Kutir, Siddharth Nagar, Nala Par, Jagdeo Path, Bailey Road, Patna-800014 by Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNER"**(which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

PAN- AIOPS7605K Mobile : 8709821114.
Aadhar No. : 8207 0378 5467

For VEDANTA HOMES PVT. LTD.
Director

08-02-2024

AND

M/S VEDANTA HOMES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, **(CIN No. U45200BR2012PTC018011)** having its **Registered Office** at 101/A, Pushpanjali Lok Apartment, Ashiana Nagar, Phase-II, P.S.- Rajiv Nagar, Distt.- Patna, PIN-800025, Bihar, **(PAN-AADCV9439J)** through its Director **SRI MRITUNJAY KUMAR,** aged about 51 years, son of Sri Jagdamb Singh, by faith- Hindu, by occupation- Businessman, by Nationality Indian, resident of P/101, LIG Corner, Ashiana Nagar, Phase-1, Distt.- Patna, **(Aadhar no. 4583 1075 1927) (PAN- ALQPK1048K)**, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART**.

Mobile : 9709591255

Recital

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the ancestral property of the land owner. Since then the Land Owner came in actual, physical, possession over the land fully described in Schedule no.- I at the foot of this deed and mutated his name in State Sirista and paying rent to the State of Bihar through Circle Office.

And whereas, the said land owner expressed his desire to develop the landed property and to construct multi-storied residential building on Municipal **Survey Plot no. 172** (One Hundred Seventy Two), Khata No. 234, Tauzi Bihar Sarkar, situated at Mauza- Rukunpura, Mohalla- Anand Vihar, P.S.- Rupaspur, Distt-Patna, measuring an area of **53.5 Decimals** more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A)It is further represented and declared by the Land Owner:-

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land

For VEDANTA HOMES PVT. LTD.

Director

08.02.2024

license permission, ~~rent,~~ possession, charges inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved)/PMC/ Competent Authority, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

(A) Andwhereas,the land owners are interested in getting constructed multi-storied residential **Units** on the said property and acquire built up area in the shape of, residential Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, after being satisfied from the document, of the land in question as well as after physical verification fo the land, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

For VEDANTA HOMES PVT. LTD.
Director

03-02-2024

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential/commercial building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC/Competent Authority.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and till transfer of the property to respective buyes and land owner they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, Fire, electric fittings, water connection, electrification, generator, Fire Safety requirements, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(5) That the developer agreed to hand over **50% (Fifty percent)** of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in shape of units and and car parking spaces the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell

FOR VEDANTA HOMES PVT. LTD.
Director

grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(6) That similarly, the developer will retain **50% (Fifty percent)** of the totalbuilt-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(7) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent in writing of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned 50%-50% share. In case the entire building is demolished or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/theirUnits or building and demand share in the land.

(8) That the certificate of the architect regarding measurement of the built-up area and common service area will be final and binding on both the parties Calculation details to be provided to the land owner.

(9) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said

For VEDANTA HOMES PVT LTD.

Director

03-02-2024

property to enable the Developer to carry out various development works as stipulated in this agreement.

(10) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within **4 (Four) Years** from the date of Rera registration number, with further grace period of 6 (Six) Months. But in no case the total time will exceed a 5 (Five) Years with grace period of 6 Months from the date of execution of the present develomment agreement.

(10A) That its has been agreed between the parties that incase of the exceeding of construction time beyond five years from the date of Registry of this agreement, the Developer shall pay an amount of Rs. 5/- (five) thousand per Flat per months and Rs. 2000/- (Two thousand) per car parking space per months to the land owner till handing over the possession of land owner sharea.
This payment will be made on monthly basis to the Bank Account of the owner.
Failing which an interest 2% (Two) per months will be payable on balance amount.

(11) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost & risk and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(12) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(13) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard.

Director

08.02.2024

(14) From the date of delivery of possession of Owner's area to the Ownersor its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

(15) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development Agreement and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(16) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

(17) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.

(18) After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale their shares directly to its prospective buyers or any financial Institutions.

(19) That after the completion of the construction of the building project developer/promoter/land owner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

(20) The entire premises will be framed as "श्रीराम मेन्सन" and a boad will be provide at Permanent Palace by the developer.

For VEDANTA HOMES PVT. LTD.

Director

08.02.2024

THE DEVELOPER FURTHER UNDERTAKES:-

(A)That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,

(B)To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person 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.

(C)The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D)The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E)The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall he handed over to the Owner's society/association of Owners/allottees of UNITS.

(F)The construction of the said building will be as norms of super deluxe quality (as per specification) and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved

for VEDANTA HOMES PVT. LTD.

Authorised Signatory

25-07-2024

norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. **50% (Fifty percent)** in the residential constructed area to the land owner and **50% (Fifty percent)** in the residential constructed area to the developers.

(F-1) The Developer asoured and promised to manintain construction quantity of land owner share not less than developer sharea.

(G)The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex (6 months after possession).

(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(I) The Developer agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

(J) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(K)That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or

For VEDANTA HOMES PVT. LTD.

05.02.2024

contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time. In case of restration to the court order the completion time may be extended.

(L)That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(M) That Building will be constructed in two Blocks, one Block will has land owner share and other block will have Builder share. Both blocks will be construct adject area and of same design.

(N)That only courts of Patna/Danapur shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(O) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future. Subject to benefit additional land owner will not be more than the present land owner. The higher more the benefit will apply to the present land owner also.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring **53,5 Decmials** more or less subject to actual measurement bearing **Thana no. 18**, Tauzi Bihar Sarkar, Khata no. **234 (Two Hundred Thirty Four)**, Plot No. **172 (One Hundred Seventy Two)**, situated at **Mohalla-Rukanpura Anand Vihar,** Mauza- Rukanpura , P.S. Rupaspur, in town and district of the Patna within the Municipal corporation

For VEDANTA HOMES PVT. LTD.

Authorised Signatory

09.02.2024

8/2/24

area and under the sub-registrar, Danapur and District Registry Office, patna, and Annul rent receipt issued in the name of land owner vide Zamabandi No., Part Current,- 20, Pages- 3 and bounded as follows:-

NORTH	:-	Jagdip Singh and his heirs.
SOUTH	:-	Branch Road and Plot No. 173
EAST	:-	Plot No. 169
WEST	:-	Deo Pal Chaurasia and Family Plot No. 175

Note :- Govt. value is mentioned at **Code No. 058 & Zone - 3** of M.V.R. 2016-17

which market value of above land is ₹ **4,54,75,000/-** (Rupees Four Crore Fifty Four Thousand Seventy five Thousand) only.

SCHEDULE- II
FEATURES AND SPECIFICATION OF UNITS

a. Foundation : RCC pile foundation as per design

b. RCC Framed structure : Should be designed with mix designed with consideration of Earth quake forces. Upto 8 rashal scale.

c. Doors

(i) Door Chaukhats will be of 4"x2.5" of well seasoned sal wood after natively of well seasoned hard wood after getting approval from the Owner.

(ii) Shutter 30 mm thick flush shutter of approved ISI brand, waterproof and termite proof plywood with two coats of latest colour of synthetic Enamel paint .

d. Windows : ACP/WPC/

e. Kitchen

(i) Working platform of 19mm thick Granite 2' wide.

(ii) Glazed Tiles 18" high above working platform.

(iii) Stainless Steel Sink.

f. Toilets

(i) Glazed Tiles upto 6' height form the bottom of the floor.

(ii) Sanitary ware- Water Closet- Indian Type white closet of white glazed vitreous sanitary ware in common bathroom of the water

For VEDANTA HOMES PVT. LTD.

Authorised Signatory

08.02.2024

	closet will be of European type of Vitreous white glazed sanitary ware in the attached bathroom (All fitting will be provide by the ISI mark).
h. Plaster	(1/2)" Cement plaster in CM 1:6 on all RCC surface.
	(1/2)" cement plaster in CM 1:4 in outer surface of brick works.
	(1/2)" cement plaster in CM 1:6 in inner surface of wall.
i. Electricity:	Internal wiring with copper wire connected in P.V.C pipe and or standard ISI pipe accessories.
	Adequate light point, Power plugs including fan points and one TV and Air Conditioner points, Washing M/C to be provide.
j. Finish	All internal walls and ceilings should be finished with one coat of white cement or POP and external walls painting with weather coat.
k. Floor :	tiles will be used on all floor.
l. Lift. :	Two lift will be provided in each block.
m. Generator:	Sufficient capacity one Generator will be provide.
N. Camera :	C.C.TV. provide in all common area

Special specification of land Owner shares.

1. Foil Ceiling, Dining With Drawing, Cornish With each Room of Builder Choice.
2. Kitchen, with Chimney.
3. Highlighter/Wall Paper of single wall of Dining.
4. Main Door with Grills and locking arrangement.
5. Defined parking of each flat.
6. Lickage of Drainage Pipe will be maintained by the Builder upto 5 Years after possession.
7. Fire exits.
8. Stair case 2 each in every block.

For VEDANTA HOMES PVT. LTD.

09.02.2024

SHARE DISTRIBUTION OF THE CONSTRUCTED AREA :-

Builder Shares :-	**Land Owner Shares :-**
Block-A	**Block-A**
(Third floor)	(Ground Floor)
Flat No. A-301, Block-A,	Flat No. G-1, Block-A
Flat No. A-302, Block-A,	Flat No. G-2, Block-A
Flat No. A-303, Block-A,	Flat No. G-3, Block-A
Flat No. A-304, Block-A,	Flat No. G-4, Block-A
Flat No. A-305, Block-A,	**(First Floor)**
Flat No. A-306, Block-A,	Flat No. A-101, Block-A
	Flat No. A-102, Block-A
Block-B	Flat No. A-103, Block-A
(Ground floor)	Flat No. A-104, Block-A
Flat No. G-1, Block-B,	Flat No. A-105, Block-A
Flat No. G-2, Block-B,	Flat No. A-106, Block-A
Flat No. G-3, Block-B,	**(Second Floor)**
Flat No. G-4, Block-B,	Flat No. A-201, Block-A
(First floor)	Flat No. A-202, Block-A
Flat No. B-101, Block-B,	Flat No. A-203, Block-A
Flat No. B-102, Block-B,	Flat No. A-204, Block-A
Flat No. B-103, Block-B,	Flat No. A-205, Block-A
Flat No. B-104, Block-B,	Flat No. A-206, Block-A
Flat No. B-105, Block-B,	
Flat No. B-106, Block-B,	Block-B
(Second floor)	**(Third floor)**
Flat No. B-201, Block-B,	Flat No. B-301, Block-B
Flat No. B-202, Block-B,	Flat No. B-302, Block-B
Flat No. B-203, Block-B,	Flat No. B-303, Block-B
Flat No. B-204, Block-B,	Flat No. B-304, Block-B
Flat No. B-205, Block-B,	Flat No. B-305, Block-B
Flat No. B-206, Block-B,	Flat No. B-306, Block-B

Carparking Number will be given after completion of the building.

For VEDANTA HOMES PVT. LTD.

Director

08.02.2024

IN WITNESS WHEREOF the Land Owners and Developerhave set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :-

1. [illegible]
पिता - स्व - [illegible]
सा: कोथली, पो: मसौढ़ी
थाना - फुलवारी शरीफ
जिला पटना
08.02.2024

08.02.2024
Signature of the Land Owner

2. Milan Kumar
S/o. Shiv Narayan Mishra
Hasanpura Mithanchal Colony
Beur Patna 800002
08.02.24

For VEDANTA HOMES PVT. LTD.
Director
Signature of the Developer

"May I Help You, Patna Sadar"
Drafted as per instructions of the LAND OWNER and BUILDER

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. 910000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 937050/-

Registration Fee

FEE PAID

A1	1025	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	26050

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 27050

Date: 08/02/2024

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 08th February 2024 by Braj Nandan Prasad Late Ramjit Singh by profession Others. Status - Executant

08-02-2024

Signature/L.T.I. of Presentant **Date:08/02/2024**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anand Sharma' age '56' Sex 'M', 'Radhe Shyam Sharma', resident of 'Near Mas Vill Korji , Po-Mahammadpur Korji, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 08/02/2024

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1, Volume No. 39 on pages on 290 -306, for the year 2024 and stored in CD volume No. CD-6 year 2024 .The document no. is printed on the Front Page of the document.

Date : 08/02/2024

Registering Officer
Patna

Token No. : 1910 Year : 2024 S.No. : 1875 SCORE Ver.4.1 Deed No :d No : 1714

INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2400229732
Certificate Issue Date	:	08-Feb-2024 03:00 PM
GRN No.	:	BHR20240200171324E
Unique Doc Reference	:	EST-BR-2800-2400002681
Party Name	:	VEDANTA HOMES PRIVATE LIMITED
Purchased by	:	VEDANTA HOMES PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	4550 (Four Thousand Five Hundred Fifty Only)
Reg. Fee (Rs.)	:	0 (Zero Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	0 (Zero Only)
Total Amount (Rs.)	:	4550 (Four Thousand Five Hundred Fifty Only)

IN 2400230377

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2400230106
Certificate Issue Date	:	08-Feb-2024 03:20 PM
GRN No.	:	BHR20240200136539E, BHR20240200171324E
Unique Doc Reference	:	EST-BR-2800-2400002696
Party Name	:	VEDANTA HOMES PRIVATE LIMITED
Purchased by	:	VEDANTA HOMES PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	905450 (Nine Lakh Five Thousand Four Hundred Fifty Only)
Reg. Fee (Rs.)	:	26050 (Twenty Six Thousand Fifty Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	1000 (One Thousand Only)
Total Amount (Rs.)	:	932500 (Nine Lakh Thirty Two Thousand Five Hundred Only)

IN 2400230751

For VEDANTA HOMES PVT. LTD.

Director

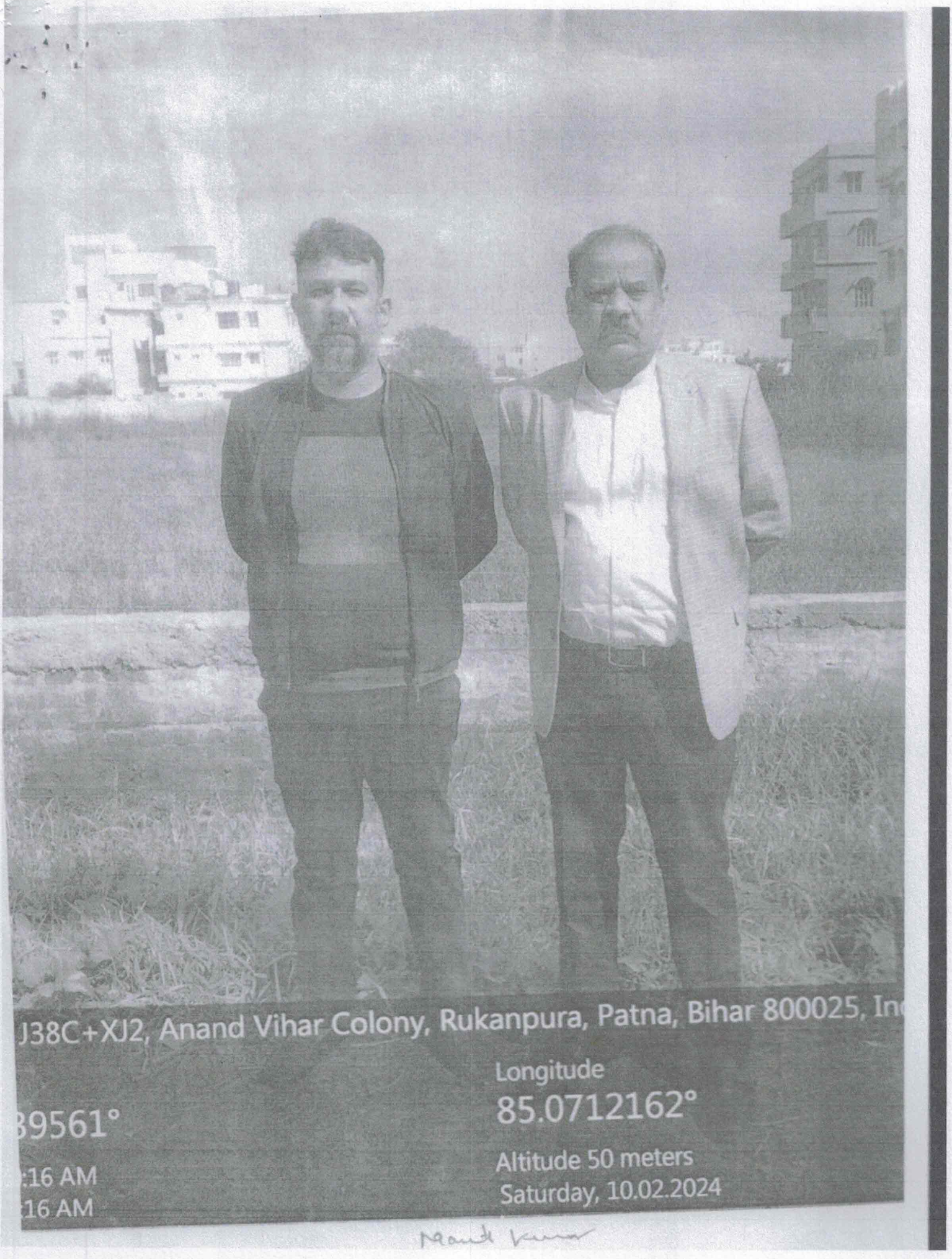
Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



05-20 2024

8/2/24


J38C+XJ2, Anand Vihar Colony, Rukanpura, Patna, Bihar 800025, In
Longitude
85.0712162°
Altitude 50 meters
Saturday, 10.02.2024