













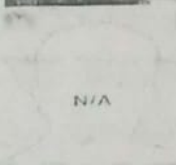




**District Registry Office, Patna**

Token Number 10551      Reg. Year 2014      Serial Number 10339      Deed Number 9595

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Sanjay Kumar Singh (Chairman)						
Sig.	<u>Sanjay K. S.</u> 23/9/2014						
Claimant	Neyaz Ahmad						
Sig.	<u>Neyaz Ahmad</u> 23/9/2014						
Identified By	Mohammad Naushad Hasan						
Sig.	<u>Naushad Hasan</u> 23/9/2014						
Executant	Sanjay Kumar Singh (Chairman)		N/A	N/A	N/A	N/A	N/A
Sig.	<u>Sanjay K. S.</u> 23/9/2014						



Sanjay K. S.  
23/9/14

(2)

BETWEEN

M/S HELIOS CORPORATION LTD. a Company Registered under Companies Act 1956 having its Registered Office at "Helios Bhawan" Station Road, Patna, present office Address E/33 4<sup>th</sup> Floor Krishna Apartment (Amawa Block) Boring Road Patna through its Chairman Mr. Sanjay Kumar Singh son of Mr. S.N. Singh, resident of "616- B - Block, Lotus Apartment, New Patliputra Colony, District Patna, by Nationality-Indian, hereinafter referred to "OWNER" (which term unless excluded by or repugnant to the context shall mean and include his/lts heirs, executors, administrators, legal representatives, successors and assigns) of the One part.

AND

M/S NANDANI HOMES PRIVATE LIMITED A Company Registered under Companies Act, 1956 having its Registration No:- U45200 BR 2010 PTC 015292 Registered Office at 24 DRAUPDI APARTMENT Behind J.D Women's college. P.S- Shastri Nagar District- Patna through its **Managing Director Neyaz Ahmad son of Zafar Ahmad**, resident of MohallaKakao, Jahanabad- 804418, P.S- Kako District-Jahanabad, in the State of Bihar, by Nationality-Indian, herein after referred to "DEVELOPER" (which term unless excluded by or repugnant to the contest shall mean and include its/his heirs, executors, administrators, legal representatives, successors and assigns) of the OTHER PART.

WHEREAS, the property which is given in Schedule-I is the purchased property of the land owner/ Company (HELIOS CORPORATION LIMITED) by virtue of Two Registered First Sale Deed bearing Deed No. 3499, in

For & on the behalf of  
Helios Corporation Ltd.

*Sanjay Kumar Singh*  
Chairman

23/9/2014

Nandani Homes Pvt. Ltd.

*Neyaz Ahmad*  
Managing Director

23/9/2014

(3)

Book No. 1, dated 11-07-1997, and **Second Sale Deed bearing Deed No. 152** Volume No. 369, Page 239 to 280, in Book No. 1 dated 09-01-1997 both which was Registered at Danapur, measuring an area of Nine Kathas Five Dhooors in Part of Survey Plot No. 12 and 11, Thana No. 36, Khata No. 182 and 196, Tauzi No. 5276, situated at Mustafapur, ParganaPhulwariSharig, P.S Danapur, District Patna both purchased from 1. Shri Om Prakash Rai son of Shri Deep Narayan Rai, 2. Shri Vinod Kumar and, 3. Shri Pramod Kumar and 4. Shri Manoj Kumar all sons of Shri Om Prakash Rai all residents of Pethiya Bazar, P.S. and P.O. Danapur, District Patna and the said owner owned and possessed the same and he/its is coming under peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS, the Land Owner covenant that the aforesaid landed property is in his/ its exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and have in himself good right, full power and absolute authority and title to transfer in the whole or part of the said property owned and possessed by them and he/its came and remained in peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS, the land owner/ 1<sup>st</sup> party is a company named as M/S Helios Corporation Ltd but due to some reason the said company is running in loss and as such there is no ways to compensate the loss of the company hence board of Directors hereby resolved that measuring an area of Nine Kathas Five Dhooors in Part of Survey Plot No. 12 and 11, Thana No. 36, Khata No. 182

For & on the behalf of  
Helios Corporation Ltd.

Saini V. K. Singh  
Chairman

23/9/2014

Nandani Homes Pvt. Ltd.

Managing Director

Neyaz Ahmed  
23/9/2014

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(4)

and 196, Tauzi No. 5276, situated at Mustafapur, Pargana Phulwari Sharif, P.S Danapur, District Patna may be sold or disposed-off or to give on conversion basis to another construction company and obtain fund for the betterment of the company and the Board of Directors of the company hereby authorized Chairman (Sanjay Kumar Singh) to take necessary actions Vide Resolution dated. 19-9-2014.

AND WHEREAS, the owner of the first part is thus the absolute owner of the 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 Residential cum Commercial building over the land fully described in Schedule- 1 of this deed after approval of the map by the competent authority over the proposed area and the share will be divided between the owner and the DEVELOPER as 50% and 50% share respectively in the built-up area of Flat/Shop/Office and parking space etc. and now landowner 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 cum Commercial building on the said property fully described in schedule-I below at his own account and expenses and with his own resources after obtaining all the requisites clearance, permission, sanction and approvals.
2. That immediately after the execution of this development agreement, the DEVELOPER shall expeditiously get a plan prepared in order to obtain maximum benefit for both the Owner and the DEVELOPER.

For & on the behalf of  
Helios Corporation Ltd.  
Sanjay Kumar Singh

Chairman

23/9/2014

Prithvi Homes Pvt. Ltd.

Managing Director

Neha B. Ahmed

23/9/2014

(5)

3 That the Owner shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the owner or any other permissions, approvals are obtained in his name and agreed to sign all such papers that may be deemed necessary by the 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 its/his account.

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

5. That the owner within 30 days of the date of execution of this agreement shall put the DEVELOPER in actual peaceful possession of the said property described in Schedule-1 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 Four Years plus with grace period of 6 months i.e. Four years plus 6 months grace from the date of sanction of plan from the competent authority.

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

For & on the behalf of  
Helios Corporation Ltd.

S. J. K. M.  
Chairman

23/9/2014

Mandani Homes Pvt. Ltd.

Ney B. H. H.  
Managing Director

23/9/2014

(6)

8 That as consideration of 50% of the undivided share in the said property to be conveyed/transferred by the owner to the DEVELOPER or its nominee, in terms of the agreement, the DEVELOPER agrees to deliver and give possession to the owner 50% of the total built-up area of the said building to be constructed by the DEVELOPER at its own account on the said property hereinafter called the owner Area. The balance of 50% of the total 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 owner in lieu of the aforesaid owner area.

9 That the owner may at his own sweat 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 share) the said property.

10. That the owner and his nominees shall solely and exclusively be entitled to the owner's area and he shall have absolute right, title and interest over the owner's area and shall be fully entitled to sue 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 Developer and owner collectively.

For & on the behalf of  
Helios Corporation Ltd.

*S. J. V. M.*  
Chairman

23/9/2014

Mandani Homes Pvt. Ltd.

*N. Manggi*  
Managing Director

23/9/2014

11 That the owner will always keep the DEVELOPER indemnified against all claims arising out of all its/his actions committed in the past, present or future with regards to the said property over which the said Multistory Residential cum Commercial 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 developed area and they shall be fully entitled to transfer, convey, grant, otherwise alienate there interest, in any manner as deem fit by his 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 the DEVELOPER agrees to construct, and give possession of the owner's area to the owner after completing a period of Four Years from the date of sanction of the plan of the building by the competent authority and the other local authorities with grace period of 6 months i.e. the total period of the construction shall be Four Year 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.

14 That the aforesaid Project schedule is subject to force major clauses 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 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 form fair, reasonable, and adequate consideration for 50% or the undivided share in the aforesaid property agreed to be conveyed as herein above by the owner to DEVELOPER and or its nominee.

For & on the behalf of  
Hellas Corporation Ltd

Savitri Kulkarni  
Chairman

23/9/2014

Wiprofound Business Park, Ltd.

Managing Director

Neyyag Alag

23/9/2014

(8)

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

17 That the owner or his 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. The owner and its nominees shall jointly have ~~vested only in regard~~ to his 50% Share right, title and interest over the total land of the said property in his respective shares of 50% of the owner and 50% of the DEVELOPER after being conveyed as aforesaid subject to the provisions of the clauses of the agreement.

18 That the owner hereby irrevocably undertake not to sell, dispose of alienate, encumbrance, lease or otherwise, transfer the said property or any part thereof during the continuation of this agreement and undertake not to do nay act, deed matter, or things as shall be in breach of the terms of this agreement. The 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 owner nor any other persons claiming through the owner shall have any right or interest in the development of the said property except in relation to the owner area, as specified above and the DEVELOPER shall not deviate from the approved plan of Dissolved Patna Municipal Corporation Patna/ Danapur Nizamat/ Competent Authority.

*Signature*  
Neyaghusd

For & on the behalf of  
Helios Corporation Ltd.  
*Signature*

23/9/2014

Nandani Homes Pvt. Ltd.

Managing Director

*Signature*  
Neyaghusd

23/9/2014

*Signature*

(9)

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 Patna Municipal Corporation Patna/ DanapurNizamat/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 consisting of dwelling units, Flat/Shop/Office and Car parking spaces and other structures in accordance with building plans approved by the owner and sanctioned by the Dissolved Patna Municipal Corporation Patna/Competent Authority/ DanapurNizamat Local authorities as stated herein above.

22 That the DEVELOPER shall be entitled to enter into agreements for sale, or otherwise allot Flat/shop/Office and Car 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 owner's area. Whenever required by the DEVELOPER the 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 owner shall be fully entitled to enter into agreement for sale or otherwise allot Flat/Shop/Office and Car parking spaces comprised of the owner's area in the said building which 50% of the total built-up area and which

For & on the behalf of  
Helios Corporation Ltd.

*S. Singh*  
Chairman

23/9/2014

Standard Estates Pvt. Ltd.

Managing Director

*Neyaz Abed*

23/9/2014

(10)

does not from part of the Developer's area. Whenever required by the owner's the DEVELOPER will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The owner may enter into and the owner shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for its/his all use.

24 The landowner agree and undertake that he 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 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 that 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 the land owner and developer also mutually decided to divide their shares which details are hereunder:-

For & on the behalf of  
Helios Corporation Ltd.

*Srijit K. Jha*  
Chairman  
23/9/2019

Nandani Estates Pvt. Ltd.

Managing Director  
*Prithvi Anand*  
6/10/2019

(11)

Land owner's share (Flat/shop/office)

50% Share in the FLAT/SHOP/OFFICE in each and every floors in front and Back Side Including Common Passage under campus of the proposed building. Top Trace etc.

Developer's share (Flat/shop/office)

50% Share in the FLAT/SHOP/OFFICE in each and every floors in front and Back Side Including Common Passage under campus of the proposed building. Top Trace etc.

To be noted that the details of share division shall be done mutually agreed between both the parties by executing separate agreement.

26. That it has been decided between the parties that the DEVELOPER may acquire some additional land adjacent to the present land under the present land development and can submit the joint land for sanction from the competent authority and may develop the other land with the land in question and the owner shall have no objection to the same.

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 owner 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 OWNER.

For & on the behalf of  
Helios Corporation Ltd.

*Singh V. K.*  
Chairman  
23/9/2014

Pratishtha Estates Pvt. Ltd.

Managing Director

*Nayab Ahmed*  
23/9/2014

(12)

II. To indemnify the owner 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 either for itself for expediting construction or for the individual purchaser of flats/shop/offices etc. In such an event the owner if required shall join the DEVELOPER in creation of such mortgage on the terms to be mutually agreed. However, the DEVELOPER affirms and undertake that all moneys obtained as loan by pledging, hypothecating or mortgaging the said property or crating 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 to/invested in any other project work or purpose of the DEVELOPER.

27. That in case there be any defect in the title of the owner or Company Helios Corporation Ltd. 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 OWNER and at the owner's cost and expenses, after intimating the OWNER in writing.

28. That all-out going viz, rates, rents, taxes. Duties or any type of Loan etc. on respect of said property and any existing buildings thereon, till the date of this agreement shall be borne and paid by the OWNER and the outgoing after the date of this agreement till the delivery of possession of the owner's area shall be borne and paid by the DEVELOPER.

For & on the behalf of  
Helios Corporation Ltd.

S. J. W. H.  
Chairman  
23/9/2014

Nandani Homes Pvt. Ltd.

Managing Director

N. J. A. S.  
23/9/2014

(13)

29. That in any event the 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 provide above at his/its own cost so that ultimately the said property is delivered to DEVELOPER to its/his nominees free from all encumbrances and defects.

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

31. That when delivery of possession of the owner's area to the Owner by the DEVEPOLPER and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon, the owner 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 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.

For & on the behalf of  
Helios Corporation Ltd.

Chairman

23/9/2014

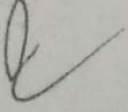
Mandani Homes Pvt. Ltd.

Managing Director

23/9/2014

(14)

32. That after the construction and completion of the project the respective share Owner i.e. DEVELOPER/promoter and the landowner, shall be the absolute owner of his share and he will be entitled to sell/Transfer his share and as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared his shares as absolute OWNER and in the light of Bihar Apartment Ownership Act. 2006.
33. Legal Dispute shall be Jurisdiction at Patna only.
34. Any dispute if arises shall be solved by the arbitrator appointed by both the Parties as per Indian Arbitration & Conciliation Act 1996, the decision of said arbitrator shall be binding on both the parties.
35. In any case Mr. Niyaz Ahamad managing director of M/S Nandani Homes Pvt. Ltd. shall not be removed by his company till the completion of this project and he will act as Site incharge cum Developer of the project, as per the resolution passed by the Board & Directors M/s Nandani Homes Pvt Ltd.
36. In case if the Developer cannot start the Construction work after the approval of Sanction plan or completing the paper works within the period of 6 months the 1<sup>st</sup> party is entitled to serve a notice and may cancel the Development agreement in accordance of law.
- 37 On a part of Government paper and possession delay occurred by 1<sup>st</sup> party and if the Sanctioned map from Dissolved PRDA (Nagar Nigam) is not approved on a Fault of 1<sup>st</sup> party then 1<sup>st</sup> party shall pay the stamp duty which has already been paid by the second party in the Registered Development Agreement along with the adjustable amount if any actually received by the 1<sup>st</sup> party till date.



For & on the behalf of  
Helios Corporation Ltd.

*Sajid Khatun*  
Chairman  
23/9/2014

Nandani Homes Pvt. Ltd.

Managing Director

*Niyaz Ahamad*  
23/9/2014

(15)

38 After approval of Sanction Map from the Dissolved PRDA/PMC under section 314 of the Bihar Municipal Act-2007, if the 2<sup>nd</sup> party does not complete 50% of construction work within Three Years after approval of the Map the 1<sup>st</sup> party shall take over the project from the 2<sup>nd</sup> party and shall be free to appoint another builder to complete the said project after obtaining valuer report under the instrument valuation Act and the actual amount of the 2<sup>nd</sup> party in construction shall be paid by land owner in Four Quarterly installment (equally divided with the adjustable amount received by the 1<sup>st</sup> party.) after deducting 25% compensation from the total amount claimed or Estimated by valuer appointed by the Both the Party.

39 If any clause of this agreement fails the agreement shall stand cancelled without proceeding to any court of Law.

#### SCHEDULE-I

ALL THAT, piece and parcel of landed property, with right, title, interest with possession thereon and therein including all kinds of easements measuring an area of Nine Kathas Five Dhors equivalent to 12589.25 Sq. Ft = 28, 90625 Decimals more or less of landed property, situated at Mustafapur, P.S. Danapur District Patna, within the Jurisdiction of Sub Registry Office Danapur and Sadar Registry Office Patna, under Thana No. 36 Tauzi No. 1276, Khata No. 182 and 196 Part of C.S Plot No 12 and 11. Govt. Valuation Serial No. 157 Zone- 2 which is under Dissolved Patna Regional Development Authority and Patna Municipal Corporation/Danapur Nizamat, Patna, and the same is bounded as follows:-

For & on the behalf of  
Helios Corporation Ltd.

S. J. Singh  
Chairman

23/9/2014

Nandani Homes Pvt. Ltd.

Managing Director  
Neyaz Ahmad

23/9/2014

(16)

<u>KHATA NO.</u>	<u>PLOT NO.</u>	<u>AREA</u>
182 And 196	12 And 11	4 Khata 15 Dhoor

BOUNDARY AS PER DEED NO. 3499 DATED 11-07-1997

NORTH : Part of Plot No. 12 & 11 M/s  
Helios  
Finance and Development

SOUTH : Part Plot No. 12 & 11

EAST : Payeen

WEST : Boka Singh

<u>KHATA NO.</u>	<u>PLOT NO.</u>	<u>AREA</u>
182 And 196	12 And 11	4 Khata 15 Dhoor

BOUNDARY AS PER DEED NO. 152 DATED 09-01-1997

NORTH : Part of Plot No. 12 & 11

SOUTH : Ishwar Rai

EAST : Payeen

WEST : Boka Singh

PRESENT BOUNDARY

NORTH : Helios Company.

SOUTH : Om Prakash

EAST : Main Road

WEST : Boka Singh

NOTE: Both Plot are amalgamated in One Halka so there is one Boundary is here above.

For & on the behalf of  
Helios Corporation Ltd.

Sanjiv K. G.  
Chairman  
23/9/2017

Nrmdani Homes Pvt. Ltd.

Managing Director

Prakash Rai  
23/9/2017

**SCHEDULE - II****SPECIFICATION:-**

1. **FOUNDATION** : R.C.C. Pile Foundation. As per the Structure design
2. **STRUCTURAL** : R.C.C. Framed Structure, Earthquake Resistant.
3. **CIVIL WORK**: No. 1 Brick work in CM 1:6
4. **FLOORING** : Vetrified Tiles/ Marble flooring.
5. **PLASTER** : ½" Plaster in CM 1:6 on RCC surface.
6. **DOORS** : 32 MM waterproof flush Door and woodchauhkat
7. **WINDOW** : Wooden Window
8. **Toilet** : White glazed tiles upto 7 ft. height With wash basin, shower, W.C. (I.W.C) in common toilets and white E.W.C in master Bedroom, concealed G.I. Pipe with hot and cold water arrangements in shower.
9. **KITCHEN** : Working Platform of granite top with stainless steel sink Glazed tiles dado up to 2 ft. Height above working top.
10. **ELECTRICAL**: Concealed P.V.C. conduit with copper wiring and standard Electric assessor's adequate light, pore points, (without fan, tube & bulb.)
11. **PLUMBING** : All internal G.I. Pipes shall be concealed.
12. **FINISH** : All internal walls and ceiling in plaster and P.O.P. with distemper and front External surfaces by Sandtex matt/ supersnowcem.
13. **WASH BASIN** : Wash basing with plumbing connection to be provided in the Dining spaces as well as in the toilets.

For & on the behalf of  
Helios Corporation Ltd.

Chairman  
23/9/2014

Mandani Homes Pvt. Ltd.

Managing Director

Neyaz Aleeed  
23/9/2014

(18)

14. **CEMENT** : Any branded recognize cement  
(Concrete/J.P Buland/ Prism)
15. **NOTE** : The above specification are  
subject to minor may the  
prompters/ Architects and Builder  
in the over interest of the project.
16. **OTHER FEATURES:**
- (a) 24 hrs. Water supply from own tube well
  - (b) Generator facilities on extra charges.
  - (c) Telephone pt. Not connection at two points.
  - (d) Intercom facility from reception to every flat on  
extra charges.
  - (e) Concealed electrification with copper wiring.
  - (f) Single phase electric connection on extra  
charge.
  - (g) T.V. Cable point in drawing room & master  
bed-room.
  - (h) Lift; suitable lift as per requirement will be provided in  
the  
building.
- (i) If any extra facilities provided in the building will be on extra  
cost.

For & on the behalf of  
Helios Corporation Ltd.

Saijith M. M.  
Chairman

23/9/2017

Nandani Homes Pvt. Ltd.

Managing Director  
N. S. S. S. S.

23/9/2014

**SCHEDULE - III**

**FULL DETAILS OF VALUATION**

1. Total Area of vacant 12589.25 Sq. Ft. = 28.90625 Decimals
2. Total cost of Land value comes to Rs. 1,59,10,000/- only
3. Stamp Duty is according paid a sum of Rs. 3,18,200/- only  
@ 2% of the Total land valuation amount + Rs. 1000/- Only.  
And Court Fees Rs. 26,025/-
4. Registration Fee and scanning Fee also paid.

IN WITNESSES WHEREOF the Parties, have put their signature in presence of the witnesses on this day month and year mentioned above.

For & on the behalf of Helios Corporation Ltd.

*Sanjay Kumar Singh*

(Sanjay Kumar Singh) 23/9/2014  
Chairman

For:- M/s Helios Corporation Limited  
INCOME TAX PAN: AABCH4396L  
SIGNATURE OF THE LAND OWNER

~~Nandani Homes Pvt. Ltd.~~

*Neyaz Ahmad*  
Managing Director

(Neyaz Ahmad) 23/9/2014  
Managing Director  
For- M/s Nandani Homes Pvt. Ltd.  
Registration No:- U45200 BR 2010 PTC 015292  
INCOME TAX PAN: AADCN2186Q  
SIGNATURE OF THE DEVELOPER

Witnesses:

*MD NAUSHAD HASSAN*

*Naushad Hassan*

23/9/2014

*Lat Hassan Lomen*

*KAKK HARI*

*AIST Tekombal*

*Sunil Kumar Sunil Kumar*

*S/O JAY KRISHNA MANDAL*

*VILL - MAHULI WARH*

*P.O. GIDHDUR*

*DIST - JAMUI*

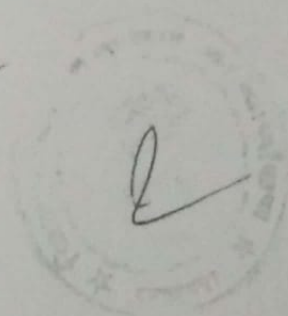
As per statement of the land OWNER and the DEVELOPER I have drafted the Deed of Development Agreement documents in 19 pages. self

*Neyaz Ahmad*

23/9/2014

*Witness Sunil Kumar 23/9/2014  
Sohail Khan*

*S/O Lt. Melchior Khan  
616 B - Lotus Apartment  
New Paltan, Patna 13*



*Handwritten notes and signatures at the bottom left corner.*

*Handwritten notes and signatures at the bottom center.*

*Handwritten notes and signatures at the bottom right corner.*

## 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. 319200/-  
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Amt. paid through Bank Challan	Rs. 343825/-

FEE PAID	Registration Fee										LLR + Proc Fee		Service Charge
	A1	0	C									LLR	0
A8	0	D	0	H1b	0	K1a	0	L1	0	Proc.Fee	0		
A9	0	DD	0	H2	0	K1b	0	L1i	0	Total	0		
A10	0	E	0	I	0	K1c	0	Mb	25				
B	0	H1a	20000	J1	5000	K2	0	Na	0				
			0	J2	0	Li	0		0				
<b>TOTAL-</b>										25025			

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 25625

Date: 23/09/2014

*[Signature]*  
Registering Officer  
Patna

### Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 23rd September 2014 by Sanjay Kumar Singh (Chairman) S/O- S.N. Singh by profession Others. Status - Executant

*[Signature]*

Signature/L.T.I. of Presentant  
23/9/2014

Date: 23/09/2014

*[Signature]*  
Registering Officer  
Patna

### Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Mohammad Naushad Hasan' age '40' Sex 'M', 'Hasan Imam ', resident of 'Kako, Jehanabad'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 23/09/2014

*[Signature]*  
Registering Officer  
Patna

### Endorsement of Certificate of Registration under section 60

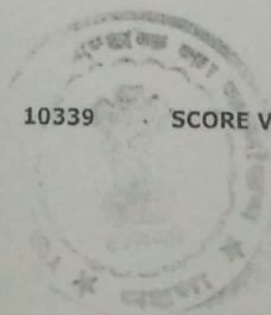
Registered at Registration Office Patna in Book 1 Volume No. 224 on pages on 530 -553 , for the year 2014 and stored in CD volume No. CD-34 year 2014 .The document no. is printed on the Front Page of the document.

Date : 23/09/2014

*[Signature]*  
Registering Officer  
Patna

Token No. : 10551      Year : 2014      S.No. : 10339      SCORE Ver.3.0

Deed No. : 9595







# HELIOS CORPORATION LIMITED

Helios Bhawan, Station Road, Patna-800001

Chairman Secretarial - E-33, 4<sup>th</sup> floor, Krishna Apartment, Boring Road, Patna

Ph. No. - 0612 - 3241477

e-mail: [sksgroup022@gmail.com](mailto:sksgroup022@gmail.com)

Mob. No. -, 9334947650

[helioshindustan.nic12@yahoo.com](mailto:helioshindustan.nic12@yahoo.com)

## Board - Resolution

Resolved that " land belongs to Helios Corporation Limited area 9.25 Katha , Plot No.- 11 & 12 , Thana No.- 36 , be given to M/S Nandini Homes Pvt. Ltd. for development and Construction Commercial / Residential project , at the condition of 50 % of land owner area ( Helios Corporation Limited ) and rest 50 % of M/S Nandini Homes Pvt. Ltd the developers Area .

Further it is Resolved that Mr. Sanjay Kumar Singh – Chairman is Authorized to Represent the Development Agreement before Authority Concerned.

Meeting is dissolved for today with above minutes .

### Board of directors :-

- 1) Mr. SANJAY KUMAR SINGH  
*S.K.S.*
- 2) Mr. BASANT KUMAR SINGH  
*B.K.S.*
- 3) Mr. KAUSHAL KISHORE SINGH  
*K.K.S.*
- 4) Mr. RAJEEV KUMAR SHARMA  
*R.K.S.*


By the order of Board

For *S.K.S.* behalf of  
Helios Corporation Ltd.  
( Sanjay Kumar Singh )  
Chairman

Date:- 19 / 09 / 2014



Place:- Patna

*S.K.S.*  
23/9/2014

  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 भारत निर्वाचन आयोग  
 पहचान पत्र

DKR1988260

Duplicate

Elector's Name : Mohamad Nausad Hasan  
 निर्वाचक का नाम : मोहम्मद नौसाद हसन  
 Father's Name : Hasan Imam  
 पिता का नाम : हसन ईमाम  
 Sex / लिंग : Male / पुरुष  
 Age : 30 Years as on 1.1.2004  
 आयु : ३० वर्ष १.१.२००४ को

Address : 36, Gaon-Kako, Thana Ho-484,  
 Town/Vill - Kako,  
 Anchari - Kako,  
 Dist - Jahanabad - 804418

पता : ३६, गाँव-काको, थाना नं-४८४,  
 टाउन/ग्राम - काको,  
 अंचल - काको,  
 जिला - जहानाबाद - ८०४४१८

Facsimile Signature of  
 Electoral Registration Officer  
 227, JAHANABAD Constituency  
 २२७, जहानाबाद निर्वाचक क्षेत्र  
 के निर्वाचक अधिकारी का कार्यालय  
 के हस्ताक्षर की प्रतिलिपि

Place : Jahanabad      Date : 03/12/2004  
 स्थान - जहानाबाद      दिनांक ०३/१२/२००४

This Card may be used as a valid identity card  
 under the provisions of the Electoral Act, 1950  
 इस पत्र को वैध पहचान पत्र के रूप में प्रयोग किया जा सकता है

DKR1988260

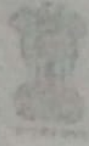
*Nausad/Hasan*

*90 identifier*

WEB COPY NOT VALID



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HELIOS CORPORATION LIMITED



15/11/1995

Permanent Account Number

AABCH4396L

03082009

Singh

23/9/2017

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Neyaz Ahmed

23/9/2014

भारत निर्वाचन आयोग  
 पहचान पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

RAB0743872



निर्वाचक का नाम सोहेल खान

Elector's Name Sohail Khan

पिता का नाम मुक़्तार खान

Father's Name Mokhtar Khan

लिंग / Sex पुरुष/Male

जन्म तिथि

Date of Birth

1 5 0 5 1 9 7 1

RAB0743872

पता : 114-डी, लोहा अपार्टमेंट,  
 पटिपुत्रा  
 मुकुन्दपुर - पटना,  
 बिहार - पटना 800001

Address : 114-D, Lohia Apartment, New  
 Patliputra  
 Town/Vill - Patna,  
 Anchal - Patna Sadar,  
 Distt. - Patna, 800001

दिनांक / Date : 6/7/2010

*[Handwritten Signature]*

181, डी, बिहार लोक निर्माण विभाग  
 ऑफिसर 181, डी, बिहार लोक निर्माण विभाग  
 ऑफिसर 181, डी, बिहार लोक निर्माण विभाग  
 ऑफिसर 181, डी, बिहार लोक निर्माण विभाग

पता बदलने पर, यदि कोई व्यक्ति अपने पता बदलना चाहता है तो उसे अपने पता बदलने के लिए एक आवेदन पत्र जमा करना होगा।  
 In case of change in address, candidate has to fill up an application form for including new address in the card at the changed address and to attach the card with the same number.

S. Khan  
 23/09/14

WEB COPY NOT OFFICIAL