

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2021-22

PAN	ARYPS1442F		
Name	RAJESH KUMAR SINGH		
Address	. , GATE NO.-18 , MUNNA CHAK , PATNA , 05-Bihar , 91-India , 800020		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	980376420270122

Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		8,62,970
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	8,62,970
	Net tax payable	4	88,498
	Interest and Fee Payable	5	11,728
	Total tax, interest and Fee payable	6	1,00,226
	Taxes Paid	7	1,01,000
Distribution Tax details	(+)Tax Payable /(-)Refundable (6-7)	8	(-) 770
	Dividend Tax Payable	9	0
	Interest Payable	10	0
	Total Dividend tax and interest payable	11	0
	Taxes Paid	12	0
Accreted Income & Tax Detail	(+)Tax Payable /(-)Refundable (11-12)	13	0
	Accreted Income as per section 115TD	14	0
	Additional Tax payable u/s 115TD	15	0
	Interest payable u/s 115TE	16	0
	Additional Tax and interest payable	17	0
	Tax and interest paid	18	0
	(+)Tax Payable /(-)Refundable (17-18)	19	0

Income Tax Return submitted electronically on 27-Jan-2022 14:20:42 from IP address 10.1.254.19 and verified by RAJESH KUMAR SINGH having PAN ARYPS1442F on 27-Jan-2022 using Electronic Verification code XFD7YVMIBI generated through Aadhaar OTP mode

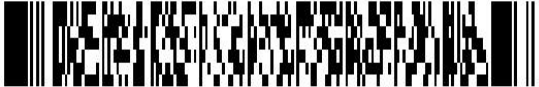
System Generated

Barcode/QR Code



ARYPS1442F039803764202701223C749103BB62287DE72C9133390760B6B2F9AB5E

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2022-23
[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	ARYPS1442F			
Name	RAJESH KUMAR SINGH			
Address	, , GATE NO.-18 , MUNNA CHAK , PATNA , 05-Bihar , 91-India , 800020			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	754036760271022	
Taxable Income and Tax details	Current Year business loss, if any	1	0	
	Total Income		10,20,670	
	Book Profit under MAT, where applicable	2	0	
	Adjusted Total Income under AMT, where applicable	3	10,20,670	
	Net tax payable	4	1,23,449	
	Interest and Fee Payable	5	12,518	
	Total tax, interest and Fee payable	6	1,35,967	
	Taxes Paid	7	1,35,970	
	(+)Tax Payable /(-)Refundable (6-7)	8	0	
Distribution Tax details	Dividend Tax Payable	9	0	
	Interest Payable	10	0	
	Total Dividend tax and interest payable	11	0	
	Taxes Paid	12	0	
	(+)Tax Payable /(-)Refundable (11-12)	13	0	
	Accreted Income & Tax Detail	Accreted Income as per section 115TD	14	0
Additional Tax payable u/s 115TD		15	0	
Interest payable u/s 115TE		16	0	
Additional Tax and interest payable		17	0	
Tax and interest paid		18	0	
(+)Tax Payable /(-)Refundable (17-18)		19	0	
Income Tax Return submitted electronically on 27-Oct-2022 19:33:40 from IP address 103.156.138.38 and verified by RAJESH KUMAR SINGH having PAN ARYPS1442F on 27-Oct-2022 using XNDT9WFWSI generated through Aadhaar OTP mode				
System Generated Barcode/QR Code	 ARYPS1442F0375403676027102246B39025FFB6B63DCC224E8E58FEB64917E79DE0			

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	ARYPS1442F			
Name	RAJESH KUMAR SINGH			
Address	. , GATE NO.-18, MUNNA CHAK , PATNA , 05-Bihar, 91-INDIA, 800020			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	474600440301023	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	13,14,230	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	13,14,230	
	Net tax payable	5	2,15,040	
	Interest and Fee Payable	6	15,103	
	Total tax, interest and Fee payable	7	2,30,143	
	Taxes Paid	8	2,31,000	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 860	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0	
	Additional Tax payable u/s 115TD	11	0	
	Interest payable u/s 115TE	12	0	
	Additional Tax and interest payable	13	0	
	Tax and interest paid	14	0	
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0	
Income Tax Return submitted electronically on <u>30-Oct-2023 19:24:24</u> from IP address <u>103.156.138.91</u> and verified by <u>RAJESH KUMAR SINGH</u> having PAN <u>ARYPS1442F</u> on <u>30-Oct-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7NK88J23WI</u> generated through <u>Aadhaar</u> <u>OTP</u> mode				
System Generated Barcode/QR Code	 ARYPS1442F03474600440301023dc9b5b077b25d432c5f448c862720dd744b78856			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2021-22

PAN	AXSPS2538L		
Name	RUPESH KUMAR SINGH		
Address	0 , ROAD NO.-13B , RAJENDRA NAGAR , PATNA , 05-Bihar , 91-India , 800016		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	280840920030322

Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		11,36,460
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	1,06,384
	Interest and Fee Payable	5	15,360
	Total tax, interest and Fee payable	6	1,21,744
	Taxes Paid	7	1,65,605
	(+)Tax Payable /(-)Refundable (6-7)	8	(-) 43,860
Distribution Tax details	Dividend Tax Payable	9	0
	Interest Payable	10	0
	Total Dividend tax and interest payable	11	0
	Taxes Paid	12	0
	(+)Tax Payable /(-)Refundable (11-12)	13	0
Accreted Income & Tax Detail	Accreted Income as per section 115TD	14	0
	Additional Tax payable u/s 115TD	15	0
	Interest payable u/s 115TE	16	0
	Additional Tax and interest payable	17	0
	Tax and interest paid	18	0
	(+)Tax Payable /(-)Refundable (17-18)	19	0

Income Tax Return submitted electronically on 03-Mar-2022 12:46:58 from IP address 10.1.213.135 and verified by RUPESH KUMAR SINGH having PAN AXSPS2538L on 03-Mar-2022 using Electronic Verification code XII7GP4ZYI generated through Aadhaar OTP mode

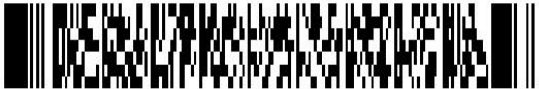
System Generated

Barcode/QR Code



AXSPS2538L03280840920030322F7197D7F58B16A8CC9C833571DD6C98B2FAB0094

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2022-23
[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	AXSPS2538L			
Name	RUPESH KUMAR SINGH			
Address	0 , ROAD NO.-13B , RAJENDRA NAGAR , PATNA , 05-Bihar , 91-India , 800016			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	754190370271022	
Taxable Income and Tax details	Current Year business loss, if any	1	0	
	Total Income		12,14,730	
	Book Profit under MAT, where applicable	2	0	
	Adjusted Total Income under AMT, where applicable	3	0	
	Net tax payable	4	1,22,664	
	Interest and Fee Payable	5	14,767	
	Total tax, interest and Fee payable	6	1,37,431	
	Taxes Paid	7	1,49,000	
(+)Tax Payable /(-)Refundable (6-7)	8	(-) 11,570		
Distribution Tax details	Dividend Tax Payable	9	0	
	Interest Payable	10	0	
	Total Dividend tax and interest payable	11	0	
	Taxes Paid	12	0	
	(+)Tax Payable /(-)Refundable (11-12)	13	0	
Accreted Income & Tax Detail	Accreted Income as per section 115TD	14	0	
	Additional Tax payable u/s 115TD	15	0	
	Interest payable u/s 115TE	16	0	
	Additional Tax and interest payable	17	0	
	Tax and interest paid	18	0	
(+)Tax Payable /(-)Refundable (17-18)	19	0		
Income Tax Return submitted electronically on 27-Oct-2022 19:18:21 from IP address 103.156.138.38 and verified by RUPESH KUMAR SINGH having PAN AXSPS2538L on 01-Nov-2022 using XAFT9PJUI generated through Aadhaar OTP mode				
System Generated Barcode/QR Code				
AXSPS2538L03754190370271022C1401D6420C60D33270A82C2A04BCC781962B565				

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

**If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."*



INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHA)], ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	AXSPS2538L			
Name	RUPESH KUMAR SINGH			
Address	0 , ROAD NO.-13B, RAJENDRA NAGAR , PATNA , 05-Bihar, 91-INDIA, 800016			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	470930600301023	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	27,61,760	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	5,88,669	
	Interest and Fee Payable	6	46,194	
	Total tax, interest and Fee payable	7	6,34,863	
	Taxes Paid	8	6,60,596	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 25,730	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0	
	Additional Tax payable u/s 115TD	11	0	
	Interest payable u/s 115TE	12	0	
	Additional Tax and interest payable	13	0	
	Tax and interest paid	14	0	
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0	
Income Tax Return submitted electronically on <u>30-Oct-2023 16:48:25</u> from IP address <u>103.156.138.100</u> and verified by <u>RUPESH KUMAR SINGH</u> having PAN <u>AXSPS2538L</u> on <u>30-Oct-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7NL88MK6SI</u> generated through <u>Aadhaar</u> <u>OTP</u> mode				
System Generated Barcode/QR Code	 AXSPS2538L0347093060030102383a714fb00663a9dd8ee2b132d18c332a555f8d9			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

*If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."



Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 10AETFS4075E1ZZ

1.	Legal Name	SANKALP GREEN HOMES			
2.	Trade Name, if any	M/s SANKALP GREEN HOMES			
3.	Additional trade names, if any				
4.	Constitution of Business	Partnership			
5.	Address of Principal Place of Business	Near Nisha Devi Mandir, GROUND FLOOR, 0, DAS ENCLAVE, EAST LOHANIPUR, Patna, Patna, Bihar, 800003			
6.	Date of Liability				
7.	Period of Validity	From	21/03/2023	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Bihar			
Signature		Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.03.21 17:30:47 IST			
Name		Dinkar Prasad			
Designation		Joint Commissioner of State Tax			
Jurisdictional Office		Kadam Kuan			
Date of issue of Certificate		21/03/2023			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 21/03/2023 by the jurisdictional authority.



Goods and Services Tax Identification Number: 10AETFS4075E1ZZ

Details of Additional Place of Business(s)

Legal Name	SANKALP GREEN HOMES
Trade Name, if any	M/s SANKALP GREEN HOMES

Total Number of Additional Places of Business in the State **0**

Goods and Services Tax



Goods and Services Tax Identification Number: 10AETFS4075E1ZZ

Legal Name SANKALP GREEN HOMES
Trade Name, if any M/s SANKALP GREEN HOMES

Details of Managing / Authorized Partners

1		Name	RAJESH KUMAR SINGH
		Designation/Status	PARTNER
		Resident of State	Bihar
2		Name	RUPESH KUMAR SINGH
		Designation/Status	PARTNER
		Resident of State	Bihar
3		Name	ARCHANA SINGH
		Designation/Status	PARTNER
		Resident of State	Bihar
4		Name	MAMTA KUMARI
		Designation/Status	PARTNER
		Resident of State	Bihar

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ARYPS1442F



नाम /NAME

RAJESH KUMAR SINGH

पिता का नाम /FATHER'S NAME

RAM PRAWESH SINGH

जन्म तिथि /DATE OF BIRTH

03-04-1969

हस्ताक्षर /SIGNATURE

Rajesh Kumar Singh

आयकर आयुक्त (सी.ओ.) पटना

COMMISSIONER OF I-TAX (CO),PATNA



भारत सरकार
GOVERNMENT OF INDIA

Download Date: 14/11/2019



राजेश कुमार सिंह
Rajesh Kumar Singh
जन्म तिथि/DOB: 03/04/1969
पुरुष/ MALE
Mobile No: 9431074899

Issue Date: 14/11/2019

6955 4559 8772
VID : 9172 7258 5258 0516



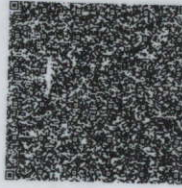
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

एस/ ओ राम प्रवेश सिंह, मुन्ना चक गेट न.18, पोस्ट-
लोहिया नगर, राजेंद्र नगर टर्मिनल के सामने, कंकरबाग,
पटना,
बिहार - 800020

Address :

C/O S/ O Ram Pravesh Singh, Munna Chak Gate
No.18, Post- Lohia Nagar, Infront Of Rajendra Nagar
Terminal, Kankarbagh, Kankarbagh, Patna,
Bihar - 800020



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AXSPS2538L



नाम / Name
RUPESH KUMAR SINGH

पिता का नाम / Father's Name
VIDYA PRASAD SINGH

27032023

जन्म की तारीख /
Date of Birth
01/03/1984

हस्ताक्षर / Signature

FORM III
[Rule 3]
Labour Resources Department
Certificate of Registration

1. Registration Mark and Number : P.T./ TBSE_REG/2022/09286
2. Name of Establishment : SANKALP GREEN HOMES
3. Full Postal address of the Establishment : DAS ENCLAVE, EAST LOHANIPUR, GROUND FLOOR, P.S- KADAMKUAN, PATNA
4. Location of the Establishment : WARD NO-19, HOLDING NO-56, CIRCLE NO-247
5. Type of Business, trade or profession carried on : Others
6. Name and designation of the Manager or Agent or any other person in the immediate charge or control of the establishment : RAJESH KUMAR SINGH, PARTNER
7. Name and designation of other persons having interest as employer in the establishment :

S. No.	Name and Percentage	Designation
1.	RAJESH KUMAR SINGH, S/O-LATE RAM PRAWESH SINGH	PARTNER
2.	RUPESH KUMAR SINGH, S/O-VIDYA PRASAD	PARTNER
3.	ARCHANA SINGH, W/O-RAJESH KUMAR SINGH	PARTNER
4.	MAMTA KUMARI, W/O-RUPESH KUMAR SINGH	PARTNER

8. Maximum number of persons to be employed on any day : 4

This is to certify that the establishment, the particulars of which have been given above, has been registered under the Bihar Shops and Establishment Act, 1953 on: 18/12/2022

Date : 18/12/2022

Digital Signature

Digitally signed by Ranvir Ranjan
Date: 2022.12.18 08:47:59 +05:30

बिहार सरकार

Serial No. 10384

Deed No. 483



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

This document was presented for registration on 30/06/2022 by Rajesh Kumar Singh

A stamp duty of Rs. 10000/- and other fees of Rs. 1500/- 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. 483 in Book No. 4, Volume No. 10 on pages from 290 to 300 and has been preserved in total 11 pages in C.D. No. 2 / Year 2022

Date: 30/06/2022

Token No: 10735 /2022

Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, Patna

30/6/2022

Mandg Kumari

30/6/22

SCANNED BY

संतोष कुमार
प्रधान लिपिक
जिला निबंधन कार्यालय, पटना

DEED OF PARTNERSHIP

This Deed of Partnership made and executed on this 30th Day of June 2022

BY AND BETWEEN

1. Sri Rajesh Kumar Singh, (Aadhaar No. 6955 4559 8772 & Mobile No. 9431074899) aged about 53 years, occupation- Business, son of Late Ram Prawesh Singh, resident of Gate No.-18, Munna Chak, Patna, Pin-800020, (Bihar). hereinafter called party of the First Part.



30/6

Arachana Singh

30-6-22

Rajesh Kumar Singh
30/6/2022

T-10735

District Registry Office, Patna

Token Number 10735

Reg. Year 2022

Serial Number 10384

Deed Number 483

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Archana Singh						
Sig.	Archana Singh 30/6/22						
Executant	Mamta Kumari						
Sig.	Mamta Kumari 30/6/22						
Presented By	Rajesh Kumar Singh						
Sig.	Rajesh Kumar Singh 30/06/2022						
Executant	Rajesh Kumar Singh		N/A	N/A	N/A	N/A	N/A
Sig.	Rajesh Kumar Singh 30/06/2022						
Executant	Rupesh Kumar Singh						
Sig.	Rupesh Kumar Singh 30/6/22						
Identified By	Ravi Rajwardhan Gupta						
Sig.	Ravi Rajwardhan Gupta 30/6/22						



Rajesh Kumar Singh

30/06/2022

AND

2. Sri Rupesh Kumar Singh, (Aadhaar No. 7522 1027 9329 & Mobile No. 9431860680) aged about 38 years, occupation- Business, son of Sri Vidya Prasad resident of Road No.13B, Rajendra Nagar, Patna, Pin-800016 (Bihar) hereinafter called party of the Second Part.

AND

3. Smt. Archana Singh (Aadhaar No. 9327 4012 3942 & Mobile No. 9472021871) aged about 47 years, occupation- Business, wife of Sri Rajesh Kumar Singh, resident of Gate No.-18, Munna Chak, Patna, Pin-800020. (Bihar), hereinafter called party of the Third Part.

AND

4. Smt. Mamta Kumari (Aadhaar No. 8608 9141 3373 & Mobile No. 6202797718) aged about 35 years, occupation- Business, wife of Sri Rupesh Kumar Singh, resident of Road No.13B, Rajendra Nagar, Patna, Pin-800016 (Bihar), hereinafter called party of the Fourth Part.

Whereas, First, Second, Third and Fourth parties have amicably decided to start a business for development of land and or Civil construction work with Govt. sector, Private sector or personal land of any desired person by virtue of development of land by development agreement for construction of multistoried building with the landlord and or Civil Construction work with Govt., Semi Govt. or private company under the name and style of **Sankalp Green Homes** having its head office at Das enclave, East Lohanipur, Kadamkuan, Patna, Pin-800003 (Bihar)

Whereas, it is also decided to make partnership deed by which all the terms and conditions of partnership business will continue and thereof run business smoothly.

IT IS HEREBY MUTUALLY SETTLED, AGREED AND DECLARED AS FOLLOWS :-

1. That the partnership shall be effective from 1st day of June 2022.



Mamta Kumari
30/6/22

Archana Singh
30/6/22

Rajesh Kumar Singh
30/6/2022

Rajesh Kumar Singh
30/6/2022

2. That the name and style of the partnership firm shall be M/S Sankalp Green Homes.
3. That by mutual consent for the parties hereto the partnership business may be carried on in any other name or names or at any other place or places, as think necessary to do so for development of business, as mutually agreed.
4. That by mutual consent of the parties hereto, the partnership firm may open any branch office at any other place/places in India as per business needs may require.
5. That the business of partnership shall be that of developing the Flats, Shops, Offices, Units, Markets, Warehouses, Complexes etc, on the vacant land after making agreement or by other document between landlord/otherwise and the firm and also sale the developed Flats, Shops, Offices, Units, Markets, Warehouses, Complexes etc, to the desire person and/or to give the Flats, Shops, Offices, Units, Markets, Warehouses, Complexes etc to the tenants on rent.
6. That it is also settled between the aforesaid parties that the aforesaid firm will be carried the aforesaid business of Civil Construction Work with Govt. Sector or Private Sector by enter into an agreement with any firm of company or with any department or any other private sectors and Govt. sectors with the mutual consent of all partners and also do the R.E.O, Irrigation, P.W.D., Railways and other Govt. Sector or private sector of the firm as well as entering into agreement with land owner or farmer or any other person or developer or firm or company by and partners of the above firm out of four partners.
7. That if Flats, Shops, Offices, Units, Markets, Warehouses, Complexes etc will be handed over to the tenant on rent, the entering by the way of rent will be treated as income of the firm.
8. That the partnership shall be a partnership at will.

Mamta Kumari
30/6/22

Archana Singh
30/6/22

Rajesh Kumar Singh
29/06/2022
Ajay Kumar Singh
29/06/2022



23/6

9. That proper books of accounts will be maintained by the firm which shall be authenticated by any one partner of the firm.

10. That the capital invested from time to time by the parties hereto or any one of them will stand in the books of accounts of the partnership in his name.

11. Simple interest @12% P.A. or at such other rate as may be mutually agreed upon by the parties hereto or at such rate not exceeding the rate as may be prescribed u/s 40(b) of the Income Tax Act, 1962 or such other statutory modification or reenactment there of as may be in force from time to time, shall be payable on the accounts standing to the credit of capital accounts, loan accounts or current accounts of the partners. If there is any debit balance in any such account of the partners, simple interest as above shall be payable by such partners.

12.(a) That, all the parties hereto shall be working partners and accordingly devote such time and attention in the conduct of the affairs and activities of the partnership business as the circumstances and the business needs may require.

(b) That it is hereby decided to in consideration whereof, the working partners shall be entitled to be paid as remuneration as mentioned below, which may be increased or reduced, if mutually agreed to by the parties hereto subject to the provisions of Sec. 40(b) of the I.T. Act, 1962 as in force from time to time.

Name of the Partners

Remuneration

i) Rajesh Kumar Singh

25 %

ii) Rupesh Kumar Singh

25%

iii) Archana Singh

25%

iv) Mamta Kumari

25%

Provided that in the event of retirement or death of any partners during any financial year, the remuneration payable to him shall be credited to his remuneration a/c on a pro-rata basis up to the date of retirement or death as the case may be. Further provided that it shall not be necessary to prepare the profit and loss account of the firm up to date of retirement or death but the profit or loss for the year shall be deemed to accrue uniformly.



24/30/16

Mamta Kumari

30/6/22

Archana Singh

30/6/22

Rajesh Kumar Singh

30/6/2022

30/6/2022

c) That the working partner shall be entitled to draw the amount towards the remuneration in such case manner and to such an extent as mutually agreed.

d) That by executing fresh deed of partnership and/or such nature of documents as permissible any relevant law in force , the parties hereto as mutually agreed shall be entitled to remove any party hereto as working partner by amending suitably in the sub. Clause 12 .

13. a) That profit and loss of the firm determined after payment of interest and remuneration , as the cause may be , as provided hereby above and/or in accordance with any subsequent variations thereof and/or worked out in accordance with the provisions of Income Tax Act, and/or statutory modification or reenactment thereof as may be inforce from time or time shall be divided between hereto as follows:-

S.NO.	Name of the partners	Share %
i)	Rajesh Kumar Singh	25 %
ii)	Rupesh Kumar Singh	25%
iii)	Archana Singh	25%
iv)	Mamta Kumari	25%

b) That all the partners shall also be entitled to withdrawal such reasonable amounts as may be mutually agreed by the parties hereto time to time towards their shares of profit/accumulated profit or otherwise every month, and/or other periodicity and/or in the event of necessity.

14. That the usual books of accounts shall be kept at the place of business and shall not be removed form the place of business without the consent of all the partners. Each partners shall have access to them at all time and shall be at liberty to make such extracts there from as he think fit by himself or by his agent.

15. That the account of the firm shall be made upon at the end of 31ST march, annually. The net profit or loss as worked out by such accounts shall be divided between the partners in accordance with the shares mentioned in clause 13(a) herein above.

16. a) That account/accounts with different bank/banks at such place/places in the name of firm hereto may be opened and be operated jointly and singly.



b) That in case of withdrawal from bank/banks, it is decided that any amount will withdrawn from the bank by the joint signature of part first and part second. In the case of amount deposited in bank, it is not necessary to make consent of above all four partners, single partner will be entitled to deposit the amount of firm in bank either in cash or in cheque.

17. That, it is hereby also decided that on behalf of the firm any partner, out of the above four partners is entitled to enter into an agreement with third parties, to sign on tenders and contracts, to receive payment, to file suits in courts and to do all such other lawful acts as may be necessary in the interest of the firm and duty authorized by other remaining partners hereto in writing. Such acts done by term on behalf of the firm will be binding on the firm.

18. That no party hereto will during the continuance of the partnership except with the consent in the writing of remaining parties do either of the followings.

- a) Apply the partnership fund in speculative transaction.
- b) Acknowledge debt so as to extend the period of limitation against the firm.
- c) Compromise or refer to arbitration any suit or proceeding between the partnership firm and third party.
- d) Enter into any transaction detrimental to the commercial interest of the firm.

19. That any partner hereto may retire from the partnership by giving to the other partners three calendar months notice in writing of his intention to do so, and at the expiration of such notice or, if so agreed upon by other partners, at a earlier than the date of expiration of such notice the partner giving such notice shall be deemed to have retire from the business.

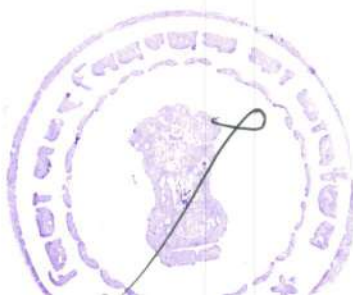
20. That in case of death of any of the partners hereto, the partnership shall not be dissolved but the remaining partners shall continue to carry on the business in partnership with legal heirs/ representatives of such deceased partner, if mutually decided settled and agreed.

21. That, in case of retirement as provided in clause 20 or death of any partners, remuneration will be computed up to such date of retirement of death as provided in clause 12 (b) and the parties hereto will be entitled to such profit or liable to such loss as may be found in accordance with his

Mamta Kumari
30/6/22

Alchana Singh
30/6/22

Rajesh Kumar Singh
30/6/22
Rajesh Kumar Singh
30/6/22



share of profit or loss in the business as provided in clause 13 (a) herein above.

Further unless otherwise settled, it is hereby declared and agreed by the parties hereto that the good will, if any, of the firm will at all time be considered to have belonged exclusively to the remaining partners.

22. That all the dispute and differences, what so ever, which shall either during the partnership or afterwards arise between the partners or between any partners and the legal representatives of the other partners touching this deed of the construction or application whereof any clause contained herein on any account, value of division of any assets, debts or liabilities or as to any act, deed or omission or any partners or as to any other matter in any way relating to the partnership business or the affairs thereof or the right duties or liabilities of any person under this deed shall be settled by arbitration which will be conducted according to the provisions of Indian Arbitration Act, unless otherwise agreed between the concerned contending parties hereto and its decisions/award shall be binding to all the said partners.

23. That during the pendency of the decision of arbitrators or any court of law, no party will be entitled to lockup the premises of the firm or to suspend the business of the firm or to freeze bank accounts of the firm. The business under such circumstances will be carried on by the remaining partners subject to other provision of this deed and no partner will be entitled to obstruct in the normal carrying of the business of the partnership or in any way to do anything against the interest of the firm.

24. That any of the terms and conditions of the partnership deed can be altered, modified, varied, added, deleted at any time with mutual consent of the partners by a supplementary deed which then shall form part of this deed.

25. That for matter not provided herein, the provision of Indian Partnership Act, 1932 as amended from time to time will apply.

Mamta Kumari
30/6/22

Atcharya Singh
30/6/22

Rajesh Kumar Singh
30/6/22



2/20/15

In Witnesses Whereof, the parties hereto have here into set and subscribed their respective hands and seals the day, month and year first herein above written.

Witnesses :-

1. Ravi Rajwadhani Gupta
D/o - Late Ram Balli Prasad
Purmanani Gali no-3 Kadam
Kadam - Patna - 3
30/6/22
2. Ravi Kumar
S/o Late Das Bihari Singh
Daisacetha, Amisabad
Bihar, Patna
30/06/22

1. Rajesh Kumar Singh
30/06/22
 2. अरुण कुमार सिंह
30/06/22
 3. Archana Singh
30/6/22
 4. Manoj Kumar
30/6/22
- Signature of the Partners.

"May I Help You, Patna Sadar"

30/6/22

30/6/22



INDIA NON JUDICIAL
Government of Bihar
e-Stamp



Certificate No. : IN-BR36214243079336U
Certificate Issued Date : 30-Jun-2022 11:24 AM
Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference : SUBIN-BRBRSHCIL0155224748009571U
Purchased by : RAJESH KUMAR SINGH
Description of Document : Article 46 Partnership
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : RAJESH KUMAR SINGH
Stamp Duty Paid By : RAJESH KUMAR SINGH
Stamp Duty Paid (Rs.) : 10,000(Ten Thousand only)
Reg. fee (Rs.) : 1,000 (One Thousand only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 500 (Five Hundred only)
Total Amount (Rs.) : 11,500 (Eleven Thousand Five Hundred only)



Ashwina Singh

30/6/22

Manoj Kumar

30/6/22

Rajesh Kumar Singh

30/6/22

राजेश कुमार सिंह

30/6/22



30/6/22

Do not write or type below this line

JD 0002854260

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. '46'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 10000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 11500/-

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	1000	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		0
TOTAL-									1000

LLR + Proc Fee Service Charge

LLR	0	
Proc.Fee	0	500
Total	0	

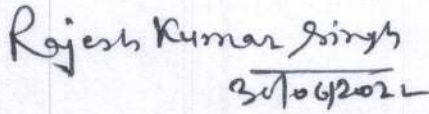
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1500


Registering Officer
Patna

Date: 30/06/2022

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 30th June 2022 by Rajesh Kumar Singh Late Ram Prawesh Singh by profession Others. Status - Executant


30/06/2022

Signature/L.T.I. of Presentant

Date: 30/06/2022


Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravi Rajwardhan Gupta' age '31' Sex 'M', 'Rambali Prasad', resident of 'Near Uma Cinema, Pir Mohani Gali No.3, Kadamkuan, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.


Registering Officer
Patna

Date : 30/06/2022

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 4 Volume No. 10 on pages on 290 -300, for the year 2022 and stored in CD volume No. CD-2 year 2022 .The document no. is printed on the Front Page of the document.

Date : 30/06/2022

Token No. : 10735

Year : 2022

S.No. :

10384

SCORE Ver.4.1

Deed No. : d No. : 483




Registering Officer
Patna

 भारत सरकार
GOVERNMENT OF INDIA



रवि राजवार्धन गुप्ता
Ravi Rajwardhan Gupta
जन्म तिथि/ DOB: 21/01/1991
पुरुष / MALE



3543 6054 9202

आधार-आम आदमी का अधिकार

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
संबोधित: राम बलि प्रसाद,
नज़दीक उमा सिनेमा,
पीरमोहनी गली न.-3,
कदमकुआँ, फुलवारी, पटना,
बिहार - 800003

Address:
S/O Ram Bali Prasad, NEAR UMA
CINEMA, PIRMOHANI GALI NO-3,
KADAMKUAN, Pihwari, Patna,
Bihar - 800003

3543 6054 9202

Aadhaar-Aam Admi ka Adhikar

IDENTIFIER

Ravi Rajwardhan Gupta
30/6/22

भारतीय रिपब्लिक

आधार - आम आदमी का अधिकार

प्रवेश सिंह
Archan Singh
जन्म तिथि/DOB: 08/12/1975
महिला / FEMALE

9327 4012 3942

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address

संबोधित: राजेश कुमार सिंह, W/O: Rajesh Kumar Singh,
सुन्नचक गेट नं 18, राम प्रवेश munnachak gate no 18, ram
सिंह रिटायर्ड पुलिस pravesh singh retd police
इन्स्पेक्टर, कंकड़बाग, पटना, inspector, Kankarbag,
बिहार - 800020 Patna, Bihar - 800020

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No.
Bengaluru-56

Archan Singh
30-16-122



Mamta Kumari
30/6/22



भारत सरकार
GOVERNMENT OF INDIA

Download Date: 14/11/2019



राजेश कुमार सिंह
Rajesh Kumar Singh
जन्म तिथि/DOB: 03/04/1969
पुरुष/ MALE

Mobile No: 9431074899

6955 4559 8772

VID : 9172 7258 5258 0516

Issue Date: 019



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

एस्/ ओ राम प्रवेश सिंह, मुन्ना चक गेट न.18, पोस्ट-
लोहिया नगर, राजेंद्र नगर टर्मिनल के सामने, कंकरबाग,
पटना,
बिहार - 800020

Address :

C/O S/ O Ram Pravesh Singh, Munna Chak Gate
No.18, Post- Lohia Nagar, Infront Of Rajendra Nagar
Terminal, Kankarbagh, Kankarbagh, Patna,
Bihar - 800020



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Rajesh Kumar Singh

30/06/2022

भारत सरकार
Government of India
रूपेश कुमार सिंह
Rupesh Kumar Singh
जन्म तिथि / DOB: 01/03/1984
पुरुष / Male
7522 1027 9329



भारतीय जनसंख्या पहचान अधिकरण
Unique Identification Authority of India

पता: आत्मज: विद्या प्रसाद सिंह
खैरतीया टोला रामनगर, मानिकपुर
मानिकपुर, गोपालगंज, बिहार, 841428

Address: S/O: Vidya Prasad
Singh, khairatiya tola
ramnagar, Manikpur,
Gopalganj, Manikpur, Bihar,
841428

7522 1027 9329

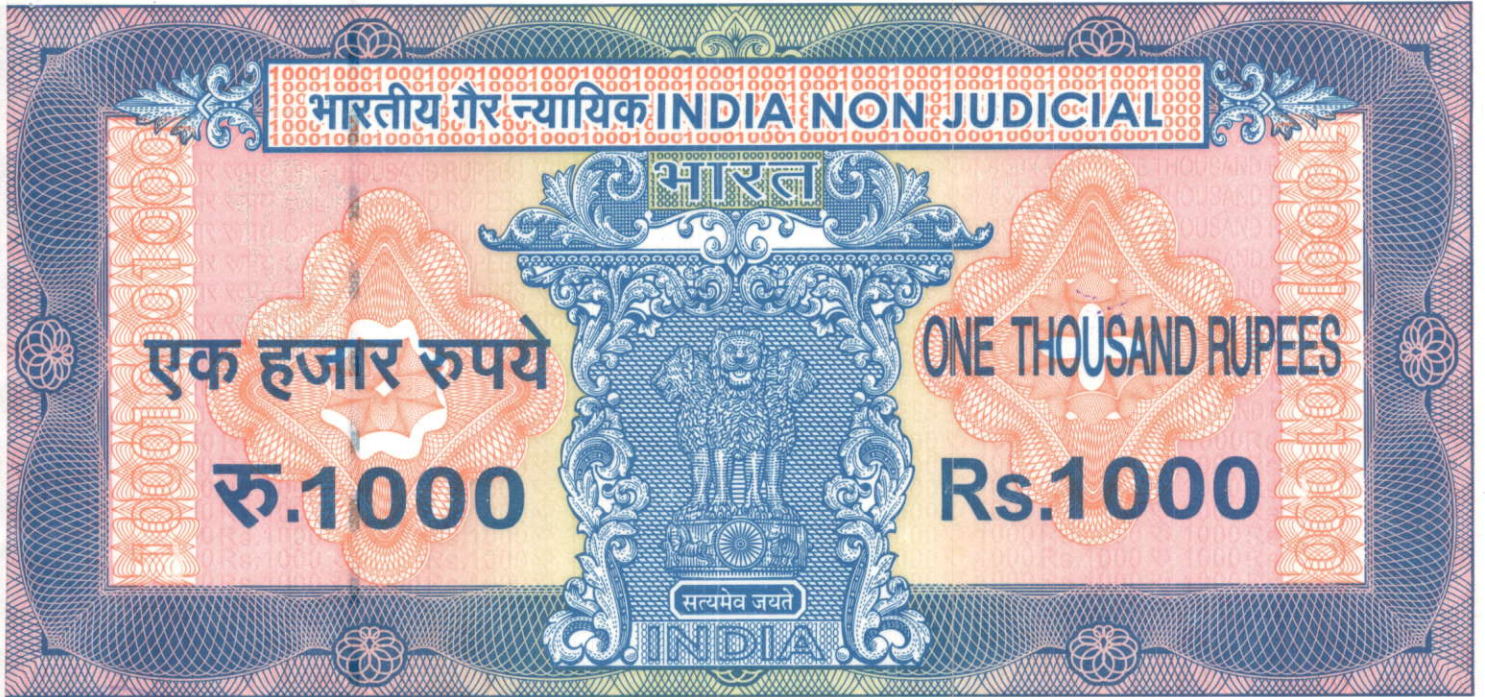
1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

आधार - आम आदमी का अधिकार

रूपेश कुमार सिंह
29/06/2022



बिहार BIHAR



13505 18/12/2023 1000 12
क्रम संख्या..... तिथि..... मूल्य..... सीट संख्या.

AS 360051

क्रता का नाम

पता.....

ला० न०-56/90.

18/12/2023
सिद्धनाथ गुप्ता
मुद्रांक विक्रेता,
अनुपमंडल कार्यालय पटना सॉफ्टवेयर

18/12/2023
As in Remar Syble

SHARE DISTRIBUTION BETWEEN LAND OWNERS AND DEVELOPER

The deed signifying the handing over of the share property to owners by the Developer hereinafter showeth :-

1. That there was Registered Development Agreements executed by the landlords **MR. SHAILENDRA KUMAR GHOSH** aged about 75 years (Mobile No.: 7033585036), son of Late Dr. Nirmal Chandra Ghosh, residing at Mohalla-Jakkanpur, P.O.- G.P.O., P.S.- Jakkanpur, District- Patna, State Bihar, Pin-800001, by Nationality Indian bearing Deed No. 11994/2022, Sl. No. 12806, Token No. 13191/2022 dated 06.08.2022, which is registered in the Office of District Registrar

18/12/2023
Sailendra Kumar Ghosh

18/12/2023
Rajesh Kumar Singh

(2)

Patna in Book No. 1, Volume No. 273, C.D.- 42/2022, pages from 312 to 323 on 08.08.2022 for the land measuring **22.65625 decimals.**

AND Registered Development Agreement executed by the landlord **MR. ASHISH KUMAR GUPTA** aged about 73 years (Mobile No.: 8084765595), son of Late ^{Gajendra Ashish Kumar Gupta} Gajendra Kumar Gupta, residing at Mohalla- Jakkanpur, N.C. Ghosh Lane P.O.- G.P.O., P.S.- Jakkanpur, District- Patna, State Bihar, Pin-800001, by Nationality Indian, bearing Deed No. 13691/2022, Sl. No. 14916, Token No. 15386/2022 dated 19.09.2022, which is registered in the Office of District Registrar Patna in Book No. 1, Volume No. 315, C.D.- 48/2022, pages from 264 to 281 for the land measuring **1031 sq.ft.**

For construction of a multi storied building situated at All that piece & parcel land measuring 10898.249 sq.ft. equivalent to **25.0235 Decimals** more or less subject to actual measurement Situated at Mohalla & Mauza- Jakkanpur, Survey Thana- Phulwari, at present P.S.- Jakkanpur, Halka-Nutan Rajdhani-1, in town and District of the Patna bearing Thana no- 29, Tauzi No. 133, Khata nos. 26 & 27 (Twenty six and Twenty seven), Survey Plot No. 23 & 20 (Twenty three and twenty) within the Municipal corporation area and under the district/ sub-registrar, Patna more or less between the land owners as mentioned above;

AND

SANKALP GREEN HOMES, a partnership firm having its office at Das enclave, East Lohanipur, Kadamkuan, Patna, Pin-800003, (Bihar) through its Partner **Sri Rajesh Kumar Singh**, (Aadhaar No. 6955 4559 8772 & Mobile No. 9431074899) aged about 53 years, occupation- Business, son of Late Ram Prawesh Singh, resident of Gate No.-18, Munna Chak, Patna, Pin-800020, Bihar, hereinafter referred to **as the "DEVELOPER"**.

Rajesh Kumar Singh
18/12/2023

Rajesh Kumar Singh
18/12/2023

Sailendra Kumar Ghosh
18/12/2023

(3)

2. That as per the said Development Agreements the share of the land owners was finally determined as per mutual consent and their respective Development Agreement, in the terms of the total super built up area.

3. That the multistoreyed Apartment named "N.C. GHOSH ENCLAVE", is constructed by the Developer and the Developer has, as per the terms of the Development Agreements, offered the Land Owners to take possession of the their respective share.

4. That on calculation and in view of the share of the property, the following area on different floors of this multistoreyed Apartment shall be allotted to the Land Owners :-

MR. SHAILENDRA KUMAR GHOSH

Flat No.	Floor	Area (sq.ft.)
01	Ground	741
103	First	1470
301	Third	1440
302	Third	1285
303	Third	1470
304	Third	1470
305	Third	1475

Total S/B area 9351 sq.ft

Per flat One Reserved Car Parking space on Ground Floor.

MR. ASHISH KUMAR GUPTA

Flat No.	Floor	Area (sq.ft.)
104	First	1470

Total S/B area 1470 sq.ft

Per flat One Rerved Car Parking space on Ground Floor.

Ashish Kumar Gupta
18/12/2023

Rajesh Kumar Singh
18/12/2023

Shaileendra Kumar Ghosh
18.12.23

(4)

5. That on calculation and in view of the share of the property, the following area in different floors of this multistoried apartment will be allotted to the Developer:-

Flat No.	Floor	Area (sq.ft.)
101	First	1440
102	First	1285
105	First	1475
201	Second	1440
202	Second	1285
203	Second	1470
204	Second	1470
205	Second	1475

Total S/B area 11340 sq.ft

Rest parkings area in the developer's share.

6. If there is any difference in total constructed area, shall be settled as per prevailing market rate after the completion of the Building or before completion of the building as per mutual consent of the both parties.

8. That it is made clear that this sharing of area is final settlement of the share of the Land Owners and Developers as per the Development Agreement and the Developer as well as the land owners individual claims arising out of the adjustments made between the said parties with mutual consent, subject to final calculation on completion of the project.

9. That after the calculation of shares of both parties and allotment made on its basis alongwith other adjustments made between the parties with mutual consent, no claim of either party will survive.

10. That the owners are free to make use of the share handed over to them and utilize the common space and other common facilities provided by the Developer for this multi storeyed apartment named "N.C. GHOSH ENCLAVE".

Arhis Kumar Gukli
18/12/2023

Rajesh Kumar Singh
18/12/2023

Sailendra Kumar Gukli
18.12.2023

(5)

In witness whereof the abovenamed Land Owners and Developer have executed these presents on the day, month and year first above written after going through the contents of this Agreement for Settlement and fully understanding the implications of this transaction in the presence of belownoted attested witnesses who also signed hereunder in their presence.

Witnesses :-

1. Biswajit Ghosh

S/o Sailendra Kumar Ghosh

H/o Late Dr. N. C. Ghosh

New Jakkampur,

Patna - 800001

1. Sailendra Kumar Ghosh

18.12.2023

2. Ashis Kumar Gupta

18/12/2023

2. अजय कुमार सिंह

S/O विष्णु प्रसाद सिंह

रोड नं - 13 B कलेक्टराट

पटना - 800016

Signature of the Land Owner.

Rajesh Kumar Singh

18/12/2023

Signature of the Developer.

Drafted as per instruction of the parties.

Printed By:-

(Sanjeev Kumar), Adv.
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

(Dr. ANIL KUMAR SINHA "UDDYOGI")

Advocate,
'Chamber', Collectorate Bar Association,
Patna



Affidavit cum-declaration
Memorandum of division of share between Promoter and landowner
Available for marketing and selling ()

S.No.	Space as per sanctioned map	Developer's Share		Landowner's Share	
		Total No. of Units	Serial No. of Units (Floor wise)	Total No. of Unit	Serial No. of Units (Floor wise)
1	Flats	08	101,102,105 (FIRST FLOOR) 201,202,203,204,205 (SECOND FLOOR)	08	(1) SHRI SHAILENDRA KUMAR GHOSH 001 (GROUND FLOOR) 103 (FIRST FLOOR) 301,302,303,304,305 (THIRD FLOOR) (2) SHRI ASHISH KUMAR GUPTA :- 104 (FIRST FLOOR)
2	Shops	00		00	
3	Convenience Rooms	00		00	
4	Plots	00		00	
5	Parking Space Covered	08		08	
6	Covered Garages	00		00	
7	Office Space	00			
8	Other, is any mention the name of space	00		00	

In confirmation of the development agreement executed by us on dated 06/08/2022 & 19/09/2022 we solemnly affirm that the content of above declaration are true and correct and nothing material has been concealed by us.

Rajesh Kumar Singh
Signature of Promotor

Rajesh Kumar Singh
Name of Promoter

Shaileendra Kumar Ghosh
Ashish Kumar Gupta
Signature of Landowner/s

SHAIENDRA KUMAR GHOSH
ASHIS KUMAR GUPTA
Name of Landowner/s

Date: 08/02/2024
Place: PATNA

Date: 08/02/2024
Place: PATNA

Note: - In case there are more than one Development Agreements executed by promotor, separate memorandum of division of share needs to be signed with each Landowners/s pertaining to all development agreements.

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Affidavit cum-declaration
Memorandum of division of share between Promoter and landowner
Available for marketing and selling ()

S.No.	Space as per sanctioned map	Developer's Share		Landowner's Share	
		Total No. of Units	Serial No. of Units (Floor wise)	Total No. of Unit	Serial No...of Units (Floor wise)
1	Flats	08	101,102,105 (FIRST FLOOR) 201,202,203,204,205 (SECOND FLOOR)	08	(1) SHRI SHAILENDRA KUMAR GHOSH 001 (GROUND FLOOR) 103 (FIRST FLOOR) 301,302,303,304,305 (THIRD FLOOR) (2) SHRI ASHISH KUMAR GUPTA :- 104 (FIRST FLOOR)
2	Shops	00		00	
3	Convenience Rooms	00		00	
4	Plots	00		00	
5	Parking Space Covered	08		08	
6	Covered Garages	00		00	
7	Office Space	00			
8	Other, is any mention the name of space	00		00	

In confirmation of the development agreement executed by us on dated 06/08/2022 & 19/09/2022 we solemnly affirm that the content of above declaration are true and correct and nothing material has been concealed by us.

Rajesh Kumar Singh
Signature of Promotor

Rajesh Kumar Singh
Name of Promoter

Shaileendra Kumar Ghosh
Ashish Kumar Gupta
Signature of Landowner/s

SHAIENDRA KUMAR GHOSH
ASHIS KUMAR GUPTA
Name of Landowner/s

Date: 08/02/2024
Place: PATNA

Date: 08/02/2024
Place: PATNA

Note: - In case there are more than one Development Agreements executed by promotor, separate memorandum of division of share needs to be signed with each Landowners/s pertaining to all development agreements.

[illegible]

SANKALP GREEN HOMES

Regd. Office : Das Enclave, East Lohanipur

Kadamkuan, Patna - 800 003

Tel. No. : 9431074899, 9931860680

E-mail : sankalpgreenhomes@gmail.com

Ref. :

Date :

CONVENYANCE OF THE SAID APARTMENT (GHOSH ENCLAVE)

The promoter, on receipt of total price of the [Apartment] as per Para 1.2 under the Agreement from the allotted, shall execute a conveyance deed and convey the title of the [Apartment] together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the occupancy certificate and the completion certificate, As the case may be to the Allotted. [Provided that, in the absence of local law, Conveyance deed in favors of the Allotted shall be carried out by the promoter within 3 months from the date of issue occupancy certificate]. However, in case the Allotted fails to deposit the stamp duty and/ or registration charges within the period to mentioned in the notice, the Allotted authorizes the Promoter to withhold registration of the conveyance deed in his/ her favors till payment of stamp duty and registration charges to the Promoter is made by the Allotted.

GHOSH ENCLAVE						
SL. NO.	FLOOR	TYPE	UNIT	CARPET AREA	BALCONY AREA	LAND AREA
				SFT	SFT	SFT
1	GROUND FLOOR	1BHK	1	530	0	300.85
2	1st FLOOR	3 BHK	1	860	188	584.66
3	1st FLOOR	2 BHK	1	825	112	521.72
4	1st FLOOR	3 BHK	1	890	180	596.84
5	1st FLOOR	3 BHK	1	875	202	596.84
6	1st FLOOR	3 BHK	1	895	186	598.87

For

SANKALP GREEN HOMES

Rajesh Kumar Singh

PARTNER

7	2nd FLOOR	3 BHK	1	860	188	584.66
8	2nd FLOOR	2 BHK	1	825	112	521.72
9	2nd FLOOR	3 BHK	1	890	180	596.84
10	2nd FLOOR	3 BHK	1	875	202	596.84
11	2nd FLOOR	3 BHK	1	895	186	598.87
12	3rd FLOOR	3 BHK	1	860	188	584.66
13	3rd FLOOR	2 BHK	1	825	112	521.72
14	3rd FLOOR	3 BHK	1	890	180	596.84
15	3rd FLOOR	3 BHK	1	875	202	596.84
16	3rd FLOOR	3 BHK	1	895	186	598.87

For

SANKALP GREEN HOMES

Rajesh Kumar Singh

PARTNER

(Absolute Sale-Flat)

THIS Deed of Absolute Sale executed on this
the day of, ...
(.....).

BY

SANKALP GREEN HOMES a Company
incorporated under the Company's Act. 1956 and
having its registered office at

Sign. of Executant

....., through its, **Mr/Mrs**
 son/daughter/wife of
, residing at,
 P.O....., P.S.-, District-
, PIN..... Nationality
 Indian, hereinafter called the Developer/Builder/
 Vendor of the (which expression shall, unless
 repugnant to the subject or context, mean and include
 its executors, administrators, representatives,
 successors and assigns) of the FIRST PART.
 PAN-.....AADHAR.....
 Mobile-.....

IN FAVOUR OF

MR/MRS,
 son/daughter/wife of, resident
 of, P.O.-, P.S.-
 District-, PIN..... Nationality
 Indian, hereinafter referred to as the 'Purchaser' of
 the SECOND PART.
 PAN-.....AADHAR.....
 Mobile-.....

WHEREAS, the Builder/Developer is a
 company with the object of acquiring and
 developing land in accordance with the need of its
 purchasers/members and doing construction of
 building/apartments and subsequently allotting them
 to interested persons.

AND WHEREAS, the land of the Building is
 the

.....

 . of the land owners, which was allotted in the share
 of the land owners by and

since then they came in actual, physical possession as absolute owner and mutated their names in the State Serista and paying rent to the State of Bihar, through Circle Office, ...

AND WHEREAS, in the ordinary course of its business Developer and Land owners framed and launched a scheme to achieve this object the land lord and developer entered into a registered development agreement on, which is registered in the office of the, in Book no., Volume no., C.D. no., Pages from To, bearing Deed no. in respect of the land fully described in First Schedule hereunder individually and jointly in favour of the aforesaid company, the company accordingly prepared a scheme for construction of the multi-storeyed residential/ commercial complex/building/buildings known as “.....” Apartments on the land fully described in the First Schedule.

AND WHEREAS, building has been constructed over the land and share of the land owners and developer has already been distributed. Hence u/s 5 and others of The Bihar Apartment Ownership Act. 2006 Builder/Land Owner is entitled to sale/transfer his/her/their share as Absolute owner. The property hereby sold is allotted in the share of the And now the above named vendor has full right to transfer the Flat etc. by way of sale to different purchaser/s on the ownership basis.

AND WHEREAS, by a registered agreement for sale in writing dated bearing deed no.

Sign. of Witness

Sign. of Executant

...../..... which is registered in the Office of District Registrar Patna in Book No. 1, Volume No. ..., C.D.-..., Pages. to, accordingly the stamp duty has already been paid of /-. AND WHEREAS, the Developer agreed to sell and the purchaser agreed to purchase ALL THAT **Flat** no. on floor, more fully described in Second Schedule, in the said Complex hereunder and hereinafter referred to as the 'SAID UNIT' at and for an aggregate consideration of/- (Rupees) only. But the stamp duty is being paid on the Govt. value of/- (.....) only.

AND WHEREAS, the purchaser has paid the said entire consideration of/- (Rupees) only for the Flat etc. (fully described in Second Schedule of this deed), the receipt whereof the vendor of the First part doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser and/or the said unit hereunder conveyed and obtained possession of the said unit.

AND WHEREAS, the purchaser has requested the vendor to grant and execute the conveyance of the said unit.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. That in pursuance of the said Agreement and in consideration of the said aggregate sum of/- (Rupees) only paid by the purchaser to the vendor of the First Part on different dates (the receipt whereof the

Vendor/Builder doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the purchaser and/or the said unit hereunder conveyed) the vendor doth hereby grant, transfer, convey, assign and assure unto the purchaser the said unit more fully described in the second schedule hereunder together with undivided share of interest in that part of the said plot which is directly beneath the said unit in the proportion which the said unit bears to all the units constructed or that might be constructed on the said part or portion of the said plot of land along with the right of access from the exit to the main road either directly and/or through gates, passage, stairways, landings, lobbies and common areas thereof including the right to use and enjoy in common with all other owners and occupiers for the time being of the other units in the said complex the benefits of all common areas and facilities described in the Third Schedule hereunder subject however to the terms, conditions and covenants contained in the Fourth Schedule hereunder on payment of all common and maintenance expenses mentioned in the Fifth Schedule hereunder TO HAVE AND TO HOLD the said Unit together with the proportionate interest in the land and the rights and facilities and subject to the terms, conditions and covenants as aforesaid unto and to the use and benefit of the purchaser absolutely free from all attachments, charges, encumbrances, liens, lis pendens subject however to the conditions and covenants contained in the Fourth Schedule and liability to pay and contribute towards payment of:

(a) all taxes assessments (b) costs of repair, management and maintenance of the common areas and facilities of the said complex described in the Fifth Schedule hereunder.

2. The vendor hereby covenants with the purchaser his/her heirs and assignees as follows :-

(a) The vendor subject to the rights created in favour of the purchaser the said agreement for sale is lawfully seized and possessed of the said unit TOGETHER WITH the said proportionate undivided share of interest on the said portion of the land and right to use and enjoy all common areas and facilities for the perfect and indefeasible estate of inheritance in free, simple in possession or an estate equivalent thereto free from all attachments, encumbrances, liens, lis pendens whatsoever without any manner or condition of use or trust or other thing whatsoever to alter, defeat, encumber or make void the same AND that notwithstanding any act, deed, matter or thing whatsoever as aforesaid the vendor that now in itself good rightful power and absolute authority to grant, convey, transfer, sell, assure and assign the said unit together with the said undivided share or interest in the said portion of the land and right to use and enjoy all common areas and facilities mentioned in the Third Schedule hereunder hereby granted, conveyed, sold, transferred and assured or intended so to be unto and to the use of the said purchaser in the matter aforesaid.

(b) It shall be lawful for the purchaser, his/her heirs or assignees from time to time and at all times hereafter to quietly enter into and upon the said unit hereby conveyed and transferred unto the purchaser and every part thereof and to enjoy the said unit

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TOGETHER WITH the rights in common areas and facilities mentioned in the Third Schedule hereunder without any interruption claim or demand whatsoever by the vendor or any person or persons claiming through them or under or in trust for the vendor but subject to terms and stipulations contained in Fourth Schedule hereunder and on payment of proportionate common expenses mentioned in the Fifth Schedule hereunder.

(c) The said unit is free from all attachments, encumbrances, liens, trusts and lisp endens and freely, clearly and absolutely acquired, exonerated and released or otherwise by and at the cost and expenses of the vendor well and sufficiently indemnified of from and against all or any manner of claims, demands, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any person lawfully or equitably claiming as aforesaid.

(d) The vendor and every person or persons having lawfully claiming and estate right, title and interest unto or upon the said unit hereby so conveyed and transferred unto the purchaser or any part thereof under or in trust for the vendor and at all times hereafter upon every reasonable request and cost of the purchaser make do acknowledge, execute, perfect all such further and other lawful and reasonable deeds, assurances, matters and things whatsoever for further and better and more perfectly assuring the said unit unto the purchaser in manner aforesaid as may be reasonable required.

3. The purchaser doth hereby covenants with the vendor that the purchaser shall hold the said unit and the right and interest in common areas and facilities

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upon and subject to the terms and stipulations mentioned and contained in the Fourth schedule hereunder and make payment of the proportionate maintenance charges and common expenses mentioned in the fifth schedule hereunder including all Municipal rates and taxes payable over or in respect of the said unit and keep the vendor indemnified and harmless from or against any such claim or demand.

4. PROVIDED ALWAYS it is hereby expressly agreed by and between the vendor and the purchaser at that terms, conditions, stipulations covenants contained herein including the schedules hereunder shall prevail and have overriding effect not withstanding anything to the contrary contained in the said Agreement for sale or in any other document exchanged by and between the parties hereto and the purchaser shall not be entitled to make claim or demand any compensation or damages from the vendor for any deviation or alteration in the terms, conditions, stipulations and covenants between the said Agreement for sale and these presents and the purchaser hereby waived all such rights, if any, in consideration of the terms, conditions, stipulations, and covenants contained in these presents.

5. In case the entire building is required to demolish 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 flat or building and demand share in the land.

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO :-

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(Description of total land on which ‘.....’ Residential/Commercial Apartments has been constructed).

ALL THAT piece or parcel of free hold land measuring an area of sq.ft. equivalent to Decimals, situated at at Mohalla-, Mauza-, Pargana-, Survey Thana-, at present P.S.-, Distt.-, bearing Thana no....., Tauzi no....., Khata no., C.S. Plot no., Ward no., in the apartments named “.....” residential/commercial complex, including the land owner’s share in Flats will have proportionate share, right, title and interest over the land which is bounded as follows :-

Boundary of the entire land :

North-

South -

East -

West -

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

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO :-

(Description of the said unit)

(i) All that Flat no., Block-....., measuring sq.ft. (..... square feet) built up area on the floor along with user right of common space in the apartment including the land owner’s share in Flats etc. will have proportionate share, right, title and interest over the land and bounded by :-

Boundary of the Flat :

North-

Sign. of Executant

South -

East -

West -

(ii) Parking space no., measuring sq.ft. on **Ground** floor which is bounded as follows :-

North :-

South :-

East :-

West :-

in the Residential/Commercial Complex known as “.....” Apartments constructed on the said plots of land fully described in the First Schedule herein above referred to and comprising of the following :-

(a) Carpet area comprised within the said unit. However the roof of the said unit shall be used both as the roof of the said unit as well as the floor of the unit or units constructed above it, similarly the floor of the said unit shall be used both as the floor of the said unit as well as the roof of the unit or units below it and the roof and the floor of the said unit shall belong jointly to the purchaser and the owners of other units directly above and under the said unit.

(b) The walls and columns, if any, within and outside the said unit save the wall or walls separating the said unit from other unit or units on the same floor shall jointly belong to the purchaser and the owner or owners of the other unit or units.

(c) Undivided share and/or interest in that portion of the said plot of land which is directly beneath the said unit in the proportion which the said unit bears to all the units constructed or that might be constructed on the said part or portion of the said plot of land.

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(d) The right of access from the exit to the main road either directly and/or through gates, passages, stairways, landings, lobbies and common areas.

(e) Right to use and enjoy all common areas in common with all other owners and occupiers of the said complex.

THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO :-

1. All costs of maintenance, operation, repairs, replacing, white-washing, painting, rebuilding, reconstructing, decorating, redecorating and lighting the common parts including the other of the project, parking space and boundary walls and that of generator, water pump, tube-well, Community hall and over head water tank, water pipe line, sewerages, rain water and/or soil pipes fire fighting instruments etc.

2. The salaries and other expenses for all persons employed for common purposes.

3. The Insurance Premium for insuring the project building against earthquake, fire, lightening, mob-violence, civil commotion etc., if insured.

4. Expenses for supplies of common utilities and payments of all charges and/or deposits for providing the H.T.Line and/or on any there account to P.E.S.U. and other authorities and/or organization.

5. Municipal and other rates and taxes and levies and all other outgoing save those which can not be separately assessed or incurred in respect of any unit.

6. Costs of establishment and operations of the Builder/ Association/Co-operative Society Private Limited, Company relating to common purposes.

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7. All other expenses and outgoings as are deemed by the builder/Association/ Co-operative Society/ Private Limited Company to be necessary or incidental for replacement, renovation, painting and/or periodic repainting or repairing of the common parts.

THE FOURTH SCHEDULE HEREIN ABOVE REFERRED TO:-

- (a) Each Apartment is a separate residential unit which is transferable and heritable as such, but it shall not be partitioned or subdivided for any purpose whatsoever.
- (b) Each Apartment owner, present or in future shall be entitled to an undivided interest in the common areas, land and facilities in the percentage expressed in the declaration to such Apartment.
- (c) The common areas and facilities general and restricted shall remain undivided and no owner shall initiate any action for partition or division thereof so long as the property shall remain submitted to the provisions of the said Act.
- (d) The percentage of the undivided interest in the general or restricted common areas and facilities, as expressed in the declaration, shall not be altered except with the consent of all the apartment owners expressed in an amended declaration duly executed and registered as provided in the said act.
- (e) During the period the property remains subject to the said act, no encumbrance of any nature shall be created against the property, though such encumbrance may be created only against each apartment and the percentage of undivided interest in the common areas and facilities appurtenant to such apartment in the same manner as in relation to

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any other separate parcel of property subject to individual ownership.

(f) The percentage of the undivided interest in the common areas and facilities shall not be separated from the apartment to which it appertains and shall be deemed to be conveyed or encumbered with the apartment even though such interest is not expressly mentioned in the conveyance or other instruments.

(g) No apartment owner shall do anything which would be prejudicial to the soundness and safety of the property or reduce the value thereof or impair any easement or hereditament or shall add any material structure or execute any addition basement or cellar.

(h) No apartment owner shall sell, transfer or rent out his/her apartment for any other purpose other than those mentioned in the deed of apartment.

(i) For the purpose of effective administration of the property and for due maintenance, repair and replacement of the common areas and facilities, the apartment owner, shall strictly comply with the provisions of the said Act and the bye-laws made thereunder and shall pay their share of common expenses, as assessed by the association of apartment owners and on failure to comply with any such requirement shall be a proper ground for action for damages or for other relief or reliefs at the instances of the manager on behalf of association of apartment owners or in proper case by the association of Apartment owners.

THE FIFTH SCHEDULE HEREIN ABOVE REFERRED TO :-

(Common and Maintenance Expenses to be paid by the purchaser)

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- (a) Cost of operating, maintaining, overhauling or replacing water pumps, electric meters, common water supply line.
- (b) Cost of maintaining water reservoirs and tanks on the roof.
- (c) Cost of maintaining or keeping the roof as well as the wide walls of the building in proper repairs and water in leak proof condition.
- (d) Cost of repairs and painting the exterior of the building and all other common portion and areas.
- (e) Salaries of Sweepers, Caretakers, Chowkidars and Durwans, employed for the upkeep of the common areas.
- (f) Cost of incorporation and formation of the Association for maintenance of the building.
- (g) All Municipal rates, taxes, duties and other impositions and levies on all common parts and areas.
- (h) The security deposits or any increase in security deposit demanded and required to be paid to Electricity authorities, Municipal authorities or any other local authority for maintenance of all common services and facilities.
- (i) Cost of maintenance of all other common services and facilities not specifically provided.
- (j) Insurance premium for insuring the Building against Earth quake, fire, lightening, mob violence, civil commotion etc. if insured.

Details Schedule of

- | | | |
|----|---|--------------|
| 1. | Total land of the Building | sq.ft. |
| 2. | Total Constructed area of
the Building | sq.ft. |
| 3. | Total area of the Flat. | sq.ft. |
| 4. | Total Proportionate share of the | sq.ft. |

Sign. of Executant

land to the Vendee

5. Total Govt. value of the Flat./-

6. Total Value of Proportionate share/-
of the land.

Total Govt. value of/-

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaiser-e-hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands in presence of the witnesses, on the day, month and year first above written.

WITNESSES :-

1.....

..... Signature of the Vendor

.....

2..... Signature of the Vendee

.....

.....

Typed/Printed:

Drafted,

Sign. of Executant

(.....)

(.....)

Direction: Not for Printing or Part of Document

Words and/or sentences which are not applicable in the context could be replaced and/or omitted. Any other terms & conditions may be added which are legally correct.