



ASTHANU SHARDE BUILDCON

Corporate Office: ASTHANU BUILDCON, INFRONT OF ST. KERENCE SCHOOL, KHAGAU ROAD, DANAPUR, PATNA-801503

Web.-www.asthanubuildcon.com, E-mail: info@asthanubuildcon.com, Mob.- 9507091111, 9934647001

DECLARATION

For Past Projects in other capacities

We, Deepak Kumar Pandey, Neeraj Kumar, Sanjay Kumar Choudhary, Amrendra Kumar Sharma; in our capacity as Partner's of M/s Asthanu Sharde Buildcon, do hereby solemnly declare, undertake and state as under:

That, we adhere to the Rules of Real Estate Regulation & Development Act, 2016, made there under for project completion. And, the projects executed/launched by us in the past 5 years in other capacities, either individually or as part of other entities we declare that we are also Partner in **Asthanu Buildcon, and Asthanu Gharonda JV** the project launched in past 5 years are as given below:

- 1. Asthanu Metro Tower (Asthanu Buildcon)**
RERA Registration No.- BRERAP75726-1/96/R-1210/2021.
Address- Khata No.- 101,102,103, Thana No.- 35, At Mauza- Babkarpur, Thana- Danapur.
Project Status- Almost Completed.
Any delay in its completion- No Delay.
Details of cases pending- No Any Case Pending.
Payment pending if any- No any Payment Pending.
- 2. Asthanu Sharda Complex (Asthanu Buildcon)**
RERA Registration No.- BRERAP75726-002/77/R-1583/2023.
Address- Plot No.- 1153 (P), Khata No.- 31, Thana No.- 41, Thana- Danapur, Mauza- Lakhnibigha, Dist- Patna, Bihar.
Project Status- Under Progress in full swing.
Any delay in its completion- No Delay.
Details of cases pending- No Any Case Pending.
Payment pending if any- No any Payment Pending.

3. **Asthanu Vijay Singh Yadav Complex (Asthanu Buildcon)**
RERA Registration No.-BRERAP75726_003/78/R-1582/2023.
Address- Survey Plot No.- 410 (P), Khata No.- 11, Thana No.- 35, Tauzi No.- 5059, Thana- Danapur, Mauza- Babakarpur, Dist- Patna, Bihar.
Project Status- Under Progress in full swing.
Any delay in its completion- No Delay.
Details of cases pending- No Any Case Pending.
Payment pending if any- No any Payment Pending.
4. **Vijay Shree City (Asthanu Gharonda JV)**
RERA Registration No.- BRERAP41704-1/188/R-1316/2022.
Address- Mauza -Jamsaut, Plot No-2123, 2124, 2129, Khata No-68 And 137.
Project Status- Under Progress in full swing.
Any delay in its completion- No Delay.
Details of cases pending- No Any Case Pending.
Payment pending if any- No any Payment Pending.

Declarant

ASTHANU SHARDE BUILDCON

[Signature]
PARTNER

ASTHANU SHARDE BUILDCON

PARTNER

ASTHANU SHARDE BUILDCON

[Signature]
PARTNER

ASTHANU SHARDE BUILDCON

PARTNER

PROFORMA OF CONVEYANCE DEED

This Deed of Sale (CONVEYANCE DEED) made at _____ on this day of 20____.

M/S ASTHANU SHARDE BUILDCON (Certificate No.- IN-BR21885195224164T, Dated 20/07/2021), a partnership firm registered under the Indian Partnership Act, 1932, having its Principal Place of business at "Janki Palace, 3rd Floor, In Front Of St. Karens High School, Saguna-Khagaul Main Road, Danapur, Patna, Bihar, 801503", and (PAN- ABVFA6059P), represented by its Authorized signatory Deepak Kumar Pandey (Aadhar No. 5927 4075 0190) (PAN- AQTPP6186D) authorized vide board resolution dated _____ hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

AND

(If the Second Party is a company)

(CIN no. _____) a company incorporated under the provisions of the Companies Act, 2013, (Central Act 18 of 2013), having its registered office at _____ (PAN- _____), represented by its authorized signatory, _____ (Aadhar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Second Party" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in interest, executors, administrators and permitted assignees).

[OR]

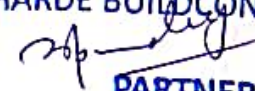
(If the Second Party is a Partnership)

_____, a partnership firm registered under the Indian Partnership Act, 1932 (Central Act 9 of 1932), having its principal place at _____ (PAN _____), represented by its authorized Partner, _____, (Aadhar no. _____) authorized vide _____, hereinafter referred to as the "Second Party" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[(OR]

(If the Second Party is an Individual)

Mr./Ms. _____ (Aadhar no. _____) son/daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the "Second Party" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

ASTHANU SHARDE BUILDCON

PARTNER

[If the Second Party is a Hindu undivided family (HUF)]

Mr. _____, (Aadhar no. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business /residence at _____ (PAN _____), hereinafter referred to as the "Second Party" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

The Sellar and Second Party shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

A. Manju Kumari ("Owner") is the absolute and lawful owner of [khasra no./ survey no.][Please insert land details as per local laws] At Survey Plot No.- 50 & 51 (P), Khata No.- 31, Thana No.- 35, Tauzi No.- 5059, Mauza- Babkarpur, Thana- Danapur, Dist- Patna, Bihar, totally admeasuring 1257.97 square meters situated at] At Survey Plot No.- 50 & 51 (P), Khata No.- 31, Thana No.- 35, Tauzi No.- 5059, Mauza- Babkarpur, Thana- Danapur, Dist- Patna, Bihar ("Said Land") vide sale deed(s) dated _____ registered as document no. _____ at the office of the sub-registrar.

The Owner and the Promoter have entered into a development agreement dated 03/02/2023 registered as document No. Deed No.- 848, Dated:- 03/02/2023; at the office of the sub-registrar Danapur.

B. The said land is earmarked for the purpose of building a residential project, comprising _____ flats is known as **Asthanu Resham Enclave ("Project")**;

AND WHEREAS the First Party is sound and disposing mind, without undue influence, coercion or fraud and for legal requirements and necessities has agreed to sell and transfer the said Plot/Apartment unto the Second Party for a total sale consideration of Rs. _____/- (Rupees _____)

and the Second Party has also agreed to purchase of above said Plot/Apartment for the above mentioned saleconsideration.

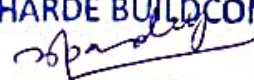
NOW THIS SALE DEED WITNESSETH AS HEREUNDER:

1. That the entire sale consideration amount of the above said Plot/Apartment amounting to Rs...has been received by the First Party from the Second Party, as full and final sale consideration of the above said Plot/Apartment, prior to the execution of this sale deed, the receipt of which is hereby admitted and acknowledged by the First Party, The details of the payment is given as hereunder: -

ASTHANU SHARDE BUILDCON
[Signature]
PARTNER

Cheque/DD No.	Amount	Dated	Name of the Bank

2. That the First Party has handed over the actual, physical, vacant possession of the said Plot/Apartment unto the purchase and the Second Party has taken the possession and he/she is in possession of the same.
3. That in consequences of the aforesaid consideration, the said Plot/Apartment is hereby conveyed to the Second Party and Second Party shall hereinafter hold, possess use, utilize the said Plot/Apartment hereby conveyed as absolute owner thereof at all time and from time to time without any interruption by the First Party or any other person claiming through or under the First Party.
4. That the First Party hereby undertake and agree to get the above said Plot/Apartment mutated in the name of purchase in all relevant revenue recorded and/or in any other records of any authority concerned and the First Party shall sign any or all documents required in this behalf and/or the Second Party get mutation at his own level on the basis of this sale deed even in the absence of the First Party.
5. That the said Plot/Apartment sold hereby is free from all sort of encumbrances such as sale, mortgage, litigation, disputes, attachment, acquirement, charges, claim etc and the First Party has subsisting right to sell, transfer and convey the same in any or all manners.
6. That the First Party hereby undertake to indemnify the Second Party in case any defect in the title of the First Party is found of the above said Plot/Apartment.
7. That the Second Party has right to use in common any or all casement rights, common path , common stairs, common passage, common sewage, drainage etc.
8. That the First Party is liable to pay all taxes and charges of the said Plot/Apartment upto the date of registration of the sale deed and thereafter all such taxes and charges shall be paid and borne by the Second Party.
9. That the Second Party has borne all expenses of stamp duty, Registration fee and legal charges in respect of this sale deed.
10. That has right to use, utilize, hold, sell and transfer the said Plot/Apartment in any or all the manners and the Second Party has right to use the Plot/Apartment in all manners .
11. That the Second Party has the proportionate right in the land and the event of any natural calamity like fire, earthquake, flood and the said building collapse or is materially, damaged then in that event the Second Party above named shall have a right to reconstruct the same and he shall have right to raise pillars, beams etc, from the land and/ the said Plot/Apartment and the First Party, his legal heirs, other transfers or assigns shall have no right to object in any manner

ASTHANU SHARDE BUILDCON

PARTNER

whatsoever it may be.

12. That the SECOND PARTY shall have every right to get new electric, water, sewer connection(s) or may get transferred and/or changed in his/their own name in the records of Department/Authority concerned on the basis of this deed without any further consent of the First Party.

13. The Second Party shall not do any illegal activities in the above said Plot/Apartment which are against the rules which may cause damages/loss to the neighbors and the other Plot/Apartments of the Project. PROVIDED ALWAYS AND it is hereby agreed that wherever and whenever such interpretation would be requisite to give the fuller possible scope and effect or any contract or covenant herein contained. The expression, First Party and Second Party include their heirs, executors, administrators, legal representatives and assigns language and it is hereby declared by both the parties that in any case the interpretations of this sale deed in considered necessary the English language drafting shall prevail of all intents and purposes.

IN WITNESS whereof, it is declared by the First Party and the Second Party that this sale deed has been drafted by the advocate on their instructions and after satisfying the same in their Vernacular, the First Party and Second Party have signed and executed this sale deed on the day, month and year, first hereinabove written in the presence of the First Party and Second Party.

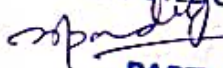
WITNESSES

1.

FIRST PARTY

2.

SECOND PARTY

ASTHANU SHARDE BUILDCON

PARTNER



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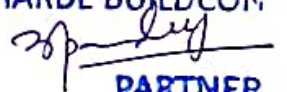
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DECLARATION

For Past Projects

I, Deepak Kumar Pandey; in my capacity as Partner of M/s Asthanu Sharde Buildcon, do hereby solemnly declare, undertake and state as under:

That, we adhere to the Rules of Real Estate Regulation & Development Act, 2016, made there under for project completion. And, the projects executed/launched by us in the past 5 years: I declare that Asthanu Resham Enclave is our first Real Estate Project in this firm.

ASTHANU SHARDE BUILDCON

PARTNER

Declarant



Asthanu Buildcon
॥ अस्थानु, शरदे स्मारक ॥

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DECLARATION

For Occupancy Certificate

I, Deepak Kumar Pandey; in my capacity as Partner of M/s Asthanu Sharde Buildcon, do hereby solemnly declare, undertake and state as under:

That, we adhere to the Rules of Real Estate Regulation & Development Act, 2016, made there under for the project completion. In respect of the completion and occupancy certificates for the previous completed projects; I declare that Asthanu Resham Enclave is our first Real Estate Project in this firm.

ASTHANU SHARDE BUILDCON

PARTNER

Declarant



Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 10ABVFA6059P1ZU

1.	Legal Name	ASTHANU SHARDE BUILDCON			
2.	Trade Name, if any	ASTHANU SHARDE BUILDCON			
3.	Additional trade names, if any				
4.	Constitution of Business	Partnership			
5.	Address of Principal Place of Business	Floor No.: 3RD FLOOR Building No./Flat No.: 301 Name Of Premises/Building: JANKI PALACE Road/Street: Danapur Khagaul Road Locality/Sub Locality: Danapur City/Town/Village: Patna District: Patna State: Bihar PIN Code: 801503			
6.	Date of Liability				
7.	Period of Validity	From	11/03/2024	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: 2024.03.11 10:45:39 IST					
Name		Sanjay Kumar			
Designation		Deputy Commissioner of State Tax			
Jurisdictional Office		Danapur 2			
Date of issue of Certificate		11/03/2024			
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 11/03/2024 by the jurisdictional authority.



Goods and Services Tax Identification Number: 10ABVFA6059P1ZU

Details of Additional Place of Business(s)

Legal Name	ASTHANU SHARDE BUILDCON
Trade Name, if any	ASTHANU SHARDE BUILDCON

Total Number of Additional Places of Business in the State	0
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Goods and Services Tax



Goods and Services Tax Identification Number: 10ABVFA6059P1ZU

Legal Name ASTHANU SHARDE BUILDCON

Trade Name, if any ASTHANU SHARDE BUILDCON

Details of Managing / Authorized Partners

1		Name	SANJAY KUMAR CHAUDHARY
		Designation/Status	PARTNERS
		Resident of State	Bihar
2		Name	NEERAJ KUMAR
		Designation/Status	PARTNERS
		Resident of State	Bihar
3		Name	AMRENDRA KUMAR SHARMA
		Designation/Status	PARTNERS
		Resident of State	Bihar
4		Name	DEEPAK KUMAR PANDEY
		Designation/Status	PARTNERS
		Resident of State	Bihar
5		Name	DEVENDRA PRASAD SINGH
		Designation/Status	PARTNERS
		Resident of State	Bihar
6		Name	MADHU KUMARI
		Designation/Status	PARTNERS
		Resident of State	Bihar