l No. :- 21937 Circle :- Bodh Gaya (Gaya) Book No. :- 1 Deed No. :- 21451

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR AY 401046

Serial No. :- 219[illegible]

Deed No. :- 21451

0 8 AUG 2025

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

This document was presented for registration on 25/09/2025 by Sanjay Kumar. A Stamp Duty of Rs. 160640/-, Registration Fee of Rs. 20000/- and other Fees of Rs. 1000/- have been paid in it. The document was found admissible.The Names, Photographs, Fingerprints and Signatures of the Executants, and their Identifier, who have admitted execution before me, are affixed on the reverse page.

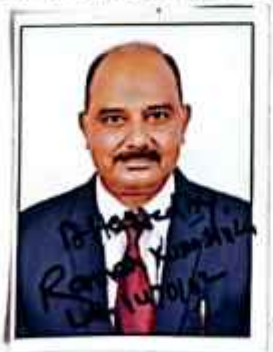
This document has been registered as Deed No. 21451 in Book No. 1 Volume No. 411 on pages from 509 to 562 and has been preserved in total 52 page in database.

Signature with Date
Sumeshwar Kumar
Registering Officer, Gaya

Date : 25/09/2025 Application No. : 250501079702

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT entered into at Gaya on this 23rd Day of Sept 2025



1 दस्तावेज जांचा
रविन्द्र कुमार
23/9/25

Kashan Khan 23/9/25

Rabina Singh 23/9/25

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District Registry Office, Gaya (3500)

Application No	250501079702	Registration year	2025	Serial No	

Details Captured By Office

Party Details	Photo	Thumb	Index	Middle	Ring	Little		
Party Type : Executant Name : Sanjay Kumar Sign & Date 25.09.25								Name : Sanjay Kumar Date & Time : 25/09/2025 01:42 PM Aadhaar : ********8313
Party Type : Executant Name : Pushpa Kumar Sign & Date 25.09.2025								Name : Pushpa Kumar Date & Time : 25/09/2025 01:44 PM Aadhaar : ********2882
Party Type : Claimant Name : Mohammad Zeeshan Hasan Khan Authorized By Haywood Space Renoveter Private Limited (Organization) Sign & Date 25/9/25								Name : Mohammad Zeeshan Hasan Khan Date & Time : 25/09/2025 01:46 PM Aadhaar : ********5665
Party Type : Claimant Name : Rabina Singh Authorized By Haywood Space Renoveter Private Limited (Organization) Sign & Date 25/09/25								Name : Rabina Singh Date & Time : 25/09/2025 01:48 PM Aadhaar : ********5571
Party Type : Attesting Witness Name : Ansh Verma Sign & Date	N/A						N/A	
Party Type : Identifier Name : Pankaj Kumar Sign & Date 25/09/25								Name : Pankaj Kumar Date & Time : 25/09/2025 01:50 PM Aadhaar : ********9617

25.9.2025

Dr. Sanjay Kumar age
6183 8313 S/o Late Dr.
EAECGHS, Plot no- 24,

2. Mrs. Pushpa Kumar ag
5466 2882 W/o Dr. Sanj

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IN BETWEEN

1. **Dr. Sanjay Kumar** aged about 61years PAN- **AALPK4585B** , Aadhar no. **5973 6183 8313** S/o Late Dr. Ram Lakhan Verma, R/o B-402, Panchsheel Apartment, EAECGHS, Plot no- 24, Sector- 4, Dwarka, South West Delhi, Delhi-110075

2. **Mrs. Pushpa Kumar** aged about **61** years PAN- **AALPK4586C** , Aadhar no. **7420 5466 2882**W/o Dr. Sanjay Kumar, R/o B-402, Panchsheel Apartment, EAECGHS, Plot no- 24, Sector- 4, Dwarka, South West Delhi, Delhi-110075by Nationality- Indian, hereinafter together referred to as **"LAND OWNERS"**(Which expression shall mean and include their heirs, legal Representatives, executors and assigns) of the **FIRST PART.MobileNo.-9971177696.**

AND

HAYWOOD SPACE RENOVETER PRIVATE LIMITED, a Private LimitedCompany incorporated under the Companies Act, 2013, [Pursuant to sub- section (2) of section 7 and sub-section (1) of section 8 of the companies Act, 2013 (18 of 2013) and rule 18 the Companies (Incorporation) Rules, 2014] The Corporate Identity No. (CIN) of the company is **U74102BR2025PTC075630.** The permanent Account Number (PAN) of the company is **AAHCH9204M,** (having its registered office at 4th Floor, 404, Capitol Tower, Fraser Road, Nearby Landmark- Near Radio Station, Patna, District- Patna, Bihar -800001, represented by its Director- **(i) Mohammad Zeeshan Hasan Khan, aged about 30 years (Aadhaar No. – 999680805665, PAN- GJCPK8394E, DIN- 08764910)** S/o- Mohammad Israr Hasan Khan, Resident of "Peace Villa" Opposite Choudhary Tola, Petrol Pump, Khajoorbanna, P.O.- Mahendru, P.S.- Sultanganj, Distt- Patna, Bihar- 800006 and **(ii) Rabina Singh, aged about 32 years, (Aadhaar No.- 349794565571, PAN- DXGPK1562R, DIN-08245989),** D/o- Surendra Kumar Singh, Resident of Rajendra Bhawan, Harishchandra talab, Near Arvind Press, Gondapur, Distt- Nawada, Bihar- 805110. Both the Directors have been duly authorized vide Board Resolution dated 22 Sept 2025. Copy of the Board Resolution is marked and annexed as **"Annexure-I."**Both the Directors are ofIndian Nationality, hereinaftertogetherreferred toas the**'DEVELOPERS'** (which expression shall mean and include its successors and assigns) of the **SECOND PART.**

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
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RECITALS

WHEREAS, the property more fully described in schedule-A of this deed is the purchased property of Dr. Sanjay Kumar and Mrs. Pushpa Kumar through Five Registered Sale Deeds (i) Dated 21.08.2001 as Deed No.12136 in Book No. 1, Volume 290, Pages 427 to 436, measuring an area of **12.50** Decimals, in Plot No. 599, (ii) Dated 10.05.2001 as Deed No. 5660 in Book No. 1, Volume No.150, Pages 575 to 588, measuring an area of **18** Decimals in New Plot No. 603 Old Plot No. 422, and Area **27** Decimals in New Plot No. 604 Old Plot No. 422, and Area **24** Decimals in New Plot No. 600, Old Plot No. 424, (iii) Dated 31.08.2001 as Deed No.12655 in Book No. 1, Volume 301, Pages 231 to 240, measuring an area of **6.25** Decimals, in Plot No. 599, (iv) Dated 24.08.2001 as Deed No.12361 in Book No. 1, Volume 294, Pages 123 to 136, measuring an area of **6.25** Decimals, in Plot No. 599, (v) Dated 10.05.2001 as Deed No. 5659 in Book No. 1, Volume 150, Pages 449 to 474, measuring an area of **04** Decimals, in New Plot No. 601 Old Plot No. 422, Area **12** Decimals in New Plot No. 602 Old Plot No. 422 (hereinafter referred to as "the Property")and since then the aforesaid land owners jointly owned and possessed the same as joint and absolute Land Owners thereof.

WHEREAS, the said Land Owners got their names mutated in Circle Officer Bodh Gaya vide its Jamabandi / Bhag Vartman No. 02, Pristh No. 98 and Jamabandi / Bhag Vartman No. 02, Pristh No. 90 respectively.

WHEREAS, the Land Owners covenant that the aforesaid property in their 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 themselves good right, full power and absolute authority and title to transfer the whole or part of the said property owned and possessed the same and they came and remained in peaceful, physical and exclusive possession over the same as absolute Land Owner. The Land Owners further assures the Developer that the property hereby agreed to be developed is their separate property belonging to them alone having purchased the same by it exclusively from and out of their own funds and that none except they have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

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AND WHEREAS,the Developer has inspected and verified the documents of the said Property and being satisfied with the title and interest of Land Owners, the Developers haveshown their desire to construct a multi storied building using Mivan Technology Or Cast in-situ constructionscomprising of commercial and residential units as per applicable by laws and the name and title of the project shall be**"HAYWOOD ALTITUDE"**on the said Propertyof the Land Owners and proposed that area and share will be divided between the**LAND OWNERS and the DEVELOPERS as 45% + 55% respectively (in whichLand Owners share will be 45% and Developer's Share will be 55%)** in the total built-up area, open space and parking space etc.

AND WHEREASthe Land Owners after considering the offer of the Developer accept the offer of the Developer. Accordingly, the area, of the constructed and completed in all respect, shall be shared between the Land Owner and Developers in the ratio of 45%:55% respectively. The said sharing ratio shall be applicable for both commercial area and residential area separately.

AND WHEREAS the parties to this agreement declare that they are authorised, competent to sign and execute the present Deed of Development Agreement.

AND WHEREAS the Developer shall take all measure to ensure the safety of the workers employed and engaged in the construction of the said project and shall be fully responsible for compliance of all the labour laws such as ESI and PF. The developer shall deposit the applicable labour cess as applicable.

AND WHEREAS the Developer shall indemnify the Land Owner and shall keep the Land Owner harmless from all or any non-compliance of labour laws or other laws that may be applicable and shall also indemnify the Land Owners from any accident, mishaps, etc that might occur during the construction of the said project.

AND WHEREAS the Land Owners may, at any time, appoint any person or agency for monitoring and observing the construction of the project and the Developer shall cooperate with such person or agency to evaluate the quality of construction and progress of the project.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY RECORDED THAT THE PARTIES HERETO HAVE AGREED TO AS FOLLOWS

ARTICLE-1 : DEFINITIONS

In these presents unless there is something repugnant to or inconsistent with the context:

I. **TITLE DEEDS** shall mean all the deeds, documents, etc. concerning the property, the detail of which is given below in the *SCHEDULE A* of this Deed of Agreement.

II. **PROPERTY** shall mean an identified,110 Decimals of land belonging to Dr. Sanjay Kumar and Mrs. Pushpa Kumar purchased by them through Five Registered Sale Deed (i) Dated 21.08.2001 as Deed No.12136 in Book No. 1, Volume 290, Pages 427 to 436, measuring an area of **12.50** Decimals, in Plot No. 599, (ii) Dated 10.05.2001 as Deed No. 5660 in Book No. 1, Volume No.150, Pages 575 to 588, measuring an area of **18** Decimals in New Plot No. 603 Old Plot No. 422, and Area **27** Decimals in New Plot No. 604 Old Plot No. 422, and Area **24** Decimals in New Plot No. 600, Old Plot No. 424, (iii) Dated 31.08.2001 as Deed No.12655 in Book No. 1, Volume 301, Pages 231 to 240, measuring an area of **6.25** Decimals, in Plot No. 599, (iv) Dated 24.08.2001 as Deed No.12361 in Book No. 1, Volume 294, Pages 123 to 136, measuring an area of **6.25** Decimals, in Plot No. 599, (v) Dated 10.05.2001 as Deed No. 5659 in Book No. 1, Volume 150, Pages 449 to 474, measuring an area of **04** Decimals, in New Plot No. 601 Old Plot No. 422, Area **12** Decimals in New Plot No. 602 Old Plot No. 422 the detail of which is given below in the *SCHEDULE A* of this Deed of Agreement.

III. **LAND OWNERS** shall mean 1. **Dr. Sanjay Kumar** age about **61** years PAN- **AALPK4585B** , Aadhar no. **5973 6183 8313** S/o Late Ram Lakhan Verma, R/o B-402, Panchsheel Apartment, EAECGHS, Plot no- 24, Sector- 4, Dwarka, South West Delhi, Delhi-110075 and 2. **Mrs. Pushpa Kumar** age about **61** years PAN- **AALPK4586C** , Aadhar no. **7420 5466 2882** S/o Late Ram Lakhan Verma, R/o B-402, Panchsheel Apartment, EAECGHS, Plot no- 24, Sector- 4, Dwarka, South West Delhi, Delhi-110075

IV. **DEVELOPER** shall mean **HAYWOOD SPACE RENOVETER PRIVATE LIMITED,** a Private Limited Company incorporated under the Companies Act, 2013, [Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the companies Act, 2013 (18 of 2013) and rule 18 the Companies (Incorporation) Rules, 2014] The Corporate Identity No.

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(CIN) of the company is U74102BR2025PTC075630. The permanent Account Number (PAN) of the company is AAHCH9204M, (having its registered office at 4th Floor, 404, Capitol Tower, Fraser Road, Nearby Landmark- Near Radio Station, Patna, District- Patna, Bihar -800001, represented by its Director- **(i) Mohammad Zeeshan Hasan Khan, aged about 30 years (Aadhaar No. – 999680805665, PAN- GJCPK8394E, DIN- 08764910)** S/o- Mohammad Israr Hasan Khan, Resident of "Peace Villa" Opposite Choudhary Tola, Petrol Pump, Khajoorbanna, P.O.- Mahendru, P.S.- Sultanganj, Distt- Patna, Bihar- 800006 and **(ii) Rabina Singh, aged about 32 years, (Aadhaar No.- 349794565571, PAN- DXGPK1562R, DIN-08245989),** D/o- Surendra Kumar Singh, Resident of Rajendra Bhawan, Harishchandra talab, Near Arvind Press, Gondapur, Distt- Nawada, Bihar- 805110, who have been duly authorized to enter into this Agreement vide Board Resolution dated 22 Sept 2025.

V.**BUILDING**shall mean the proposed **BASEMENT + GROUND + 14 Floors** Building, the open spaces and other structures to be built, erected and constructed at the said Propertycontaining several independent and self-contained flats, penthouses, commercial floors/units, underground basement car parking and other constructed spaces and open or covered areas intended to be constructed on the said premises in accordance with the building plan to be sanctioned by the Gaya Municipal Corporation and other competent authorities.

VI.**COMMON FACILITIES AND AMENITIES** shall include the corridors, lifts, stairways, passageways, drive ways; common lavatories pump house, overhead water tank water pump and motor Generator and other facilities required for the establishment. Location, enjoyment, provisions, maintenance and/or management of the building as mentioned in the Second Schedule hereunder written.

VII. **SALEABLE SPACE** shall mean all the open and covered spaces in the building capable of being transferred for exclusive use of the purchaser there of after making due provision for the same.

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VIII. **LAND OWNER'S ALLOCATION**shall mean proportionate 45% (Forty Five percent) of the total space (Built up / Carpet area) in the building (commercial as well as residential) to be constructed at the said premises including the proportionate share in the land and in the common facilities, areas and amenities and the roof and the same is allotted as in *SCHEDULE C.*

IX. **DEVELOPER'S ALLOCATION** shall mean proportionate 55% (Fifty Five percent) of the total space (Built up / Carpet area) in the building (commercial as well as residential) to be constructed at the said property including the proportionate share in the land and in the common facilities, areas and amenities and the roof and the same is allotted as in *SCHEDULE D.*

X. **ARCHITECT** shall mean such qualified person or persons who may be appointed by the Developer from time to time as Architect of the building on the said Property.

XI **BUILDING PLAN** Shall mean such plan to be prepared with the writtenapproval of the Land Owner, by the Architect for the construction of the building to be sanctioned by the Gaya Municipal Corporation and other competent authorities in respect of the said Property.

XII **TRANSFER** with its grammatical variations shall include transfer by possession and by way of other means adopted for effecting what is understood as a transfer in multi-storied building to purchaser there of as per law.

XIII **TRANSFEREE** shall mean a person, firm limited company, and/or association of person to whom any saleable space in the building would be transferred.

XIV **SPECIFICATION** shall be as mentioned in*SCHEDULE E* hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect.

XV **UNIT OR FLAT OR PENTHOUSE** shall mean all the residential apartments/commercial spaces and/or other space or spaces or Units capable of being independently purchased to be held and enjoyed by the prospective buyer which are to be built and constructed by the Developer according to the building plan sanctioned by the **Gaya Municipal Corporation and other competent authorities.**

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XVI. **Name and title of the project/ building** will be **"HAYWOOD ALTITUDE"**.

XVII. Words importing singular shall include plural and vice-versa.

ARTICLE-II: COMMENCMENT

This Agreement shall be deemed to have commenced on and with effect from **23 th day of September Two Thousand Twenty-Five**.

ARTICLE-III :LAND OWNER'S REPRESENTATIONS.

1. The Land Owners are absolutely seized and possessed of land or well and sufficiently entitled to the said Property, as described in the Schedule A below.
2. The said Propertyis free from all encumbrances, Charges, Liens,lispendence, Attachment, Trust, Acquisitions whatsoever or however.

ARTICLE-IV:DEVELOPMENT RIGHT.

1. The Land Owners grants subject to what has been herein provided exclusive right to the Developers to build upon and to exploit commercially the said premises and to construct a new commercial cum residential multi-storeyed building thereon in accordance with the plan or plans to be sanctioned by the **Gaya Municipal Corporation and other competent authorities** with or without any amendment/modification there to be made or caused to be made by the parties here to.
2. All applications, plans and other papers and documents as may be required for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer in the name and on behalf of the Land Owners at the Developer's cost and the Developers shall solely pay and bear all fees including Architect's fees charges and expenses required to be paid or deposited for exploitation of the said Property.

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
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3. Nothing in these presents shall be construed as a demise of assignment or conveyance in law by the Land Owners of the said Propertyor any part there to the Developer or as creating any right, title or interest in respect thereof to the Developer other than an exclusive license to the Developer for the purpose of development of the said Propertyin terms hereto and other than to deal with Developer's allocation after completing the entire construction in terms of this Agreement and providing the Land Owners with the Land Owner's Allocation.

ARTICLE-V: POSSESSION & CONSTRUCTION

1. The possession of the said Property for demolition and construction would be given to the Developer by the Land Owner on the receipt of the approved sanctioned plan from the Gaya Municipal Corporation and other competent authorities, Receipt of RERA Registration and upon receipt of the consideration mutually agreed between the parties.

2. The Land Owners shall vacate the said Property within 15 (Fifteen) days from the receipt of sanction of building plans, RERA Registration and receipt of consideration as specified described herein in Clause 1 & 2 Article IX, or at a mutually acceptable date and the said premises shall be handed over to the Developer to enable them carry out obligations under this Agreement with an exchange of a formal handing over /taking over note in writing.

3. It is further agreed that once the Land Owners have vacated the property for development work, he/she or his/her representative can freely enter, inspect, discuss at will with anyone on site regarding the progress, security, quality and quantity of the materials being used. The Developer or his representative will ensure that there is always a smooth and cordial environment regarding these visits and any restrictions by the Developer on this count will be deemed as a serious breach. Under no circumstances, the Developer can restrict the free entry and exit of the Land Owners as the Developer is merely a Licensee in the said Property, who is permitted by the Land Owners to develop the said Property.

4. Upon possession being taken, the said Property would be held by the Developer and/or on behalf of and in trust for the Land Owners for the purpose of carrying out the construction only in terms of this Agreement. However, during the excavations for the constructions of the basement, any artefact or antique items or valuables found will be immediately reported to the Land Owners and Government authorities. Such artefact or antique items or valuables found will be the property of the Government

5.Till such time the Land Owner's allocation is fully constructed and handedover by the Developer to the Land Owners, the Developer shall hold the entire constructed area for and/or on behalf of and in trust for the Land Owners and shall not in any way deal with, dispose of encumber or part with possession thereof to any third party or parties save and except entering into registered agreements for sale with prospective purchaser in respect of Units forming part of the Developer's Allocation.

6.Till such time, the Developer handsover possession of the Land Owner's Allocation to the Land Owner within the time and in the manner mentioned herein, the Developer shall have no right, whatsoever to sell or deliver possession of the Developer's Allocation to anyone. The Developer shall however be entitled to enter into registered agreement for sale of the Developer's Allocation or any part thereof and to receive part payment/advances. The provisions of this agreement would be made aware of by the Developer to the prospective purchaser or purchasers and any agreement with the prospective purchaser or purchasers would have reference of this agreement.

7.Time shall be the essence of the contract in this regard provided that if any delay is caused due to *force majeure* the time during which the Developer was prevented from carrying out its obligations shall be added to the respective schedules. In case of any *force majeure* circumstances, the Land Owners shall be informed in writing regarding the reasons and the suspended period. In case no such written intimation is received from the Developer, the Developer will not, under any circumstances claim any delay on account of *force majeure* circumstances.

ARTICLE-VI: PROCEDURE

1. The Land Owner shall grant permission and sign all documents which may be required for the purpose of applying for the required permissions and sanctions from different authorities in connection with the construction of the building and also for pursuing and following up matters with the **Gaya Municipal Corporation** and other authorities to enter into Agreements for sale with intending purchasers in respect of the Developer's Allocation to receive advances from intending purchaser for used sale area falling within the Developer's allocation. Such documents shall be prepared at the cost and expenses of the Developer but shall be subject to prior written approval by the Land Owner.

2. The format and content of the Agreement proposed to be entered with the prospective purchaser shall be approved in writing by the Land Owner and such format and content of the Agreement shall be entered with other prospective purchasers also without any change in the Agreement. Upon written approval of the Agreement, the Land owners shallexecute a power of attorney in favour of one of them so that he/she is able to sign on other's behalf as and when necessary all papers, documents, plan etc, for the purpose of development of the said land/premises only in order to enable the developer to carry out and perform its obligations in terms of this agreement. Such power of attorney shall be prepared at the cost and expenses of the Developers.

3. The Land Owners may also execute a power of attorney in favour of Developers only for following up the matters with the **Gaya Municipal Corporation** and other authorities. Such power of attorney shall be prepared at the cost and expenses of the Developers.

ARTICLE-VII: DEALINGS OF SPACES IN THE BUILDING.

1. The whole of built up space of the building i.eBASEMENT + GROUND + 14 Floors open spaces and other structures to be built, erected and constructed at the said property containing several independent and self-contained flats, underground basement car parking and other constructed spaces and open or covered areas intended to be constructed on the said premises in accordance with the building plan to be sanctioned by the Gaya Municipal Corporation and other competent authorities shall be divided in the Land Owner: Developer share ratio is of 45:55. However as per design and within the permissible FAR there are possibility of construction of 3 or 4 penthouses in the building. It has been agreed between the parties that two of the possible totals of 3 or 4 penthouses will be allocated to the Land owners and the share ratio of 45:55 will not apply on penthouses. The Developer will have one penthouse or two if the 4th penthouse is possible as per design and permissible FAR of the project.

2. The Land Owners shall be entitled to transfer or otherwise deal with the Land Owner's Allocation in the building without in any way affecting the right and interest of the Developers share or any person claiming through him.

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3. The Developers shall be exclusively entitled to the Developer's allocation in the building with exclusive right to deal therewith or dispose of the same without any right, claim or interest therein whatsoever of the Land Owners or any person claiming through him/them subject to the conditions mentioned herein before applicable in the regard.

4. No formal Deed of Transfer in respect of the Land Owner's Allocation shall be required or needed, as the Land Owner's allocation shall be deemed to have been built and/or executed on its own account.

5. The Developers shall not be entitled to execute and register the conveyance in respect of itsallocation in the new building or part with possession thereof to any purchaser or purchasers until and unless the Developers deliver possession of the Land Owner's Allocation in the new building, complete in all respects to the Land Owners. The Developer shall also take a no-objection letter from the Land Owners once the entire construction of the Building is complete and only thereafter, the Developer shall have the right to deal with Developers allocation in the building.

6. In so far as necessary all dealings by the Developers in respect of sanction of plans and constructionof the building shall be in the name of the Land Owners. It is however understood that such dealings shall not in any manner, whatsoever fasten or create any financial liability upon the Land Owners.

7. If required, the LandOwners shall be bound to execute the Deed of conveyance or conveyances in respect of saleable space of the Developer's allocation in favour of the Developer or its nominee or nominees in such part or parts as shall be required by the Developer once the no-objection has been taken from the Land Owners after completion of the entire Building to the satisfaction of the Land Owners PROVIDED HOWEVER the costs of such Conveyance or conveyances including stamps and registration expenses and all other expenses including Advocate's fees, GST including Land Owner's share shall be borne and paid by the Developer or its nominees.

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ARTICLE-VIII: BUILDINGS

1. The Land Owners and the Developer as already allocated their respective allocations in the new building already defined herein above the allocation of each party will be handed over only be in the form of complete units/ flats built in accordance with the sanctioned building plan after earmarking their respective allocations. The same shall stand appropriated against the respective allocations of the parties herein. While earmarking such allocation if any area is found to be in excess of the allocation of any of the parties the party to whom such excess area falls in would be adjusted in the same agreed ratio. For fair calculation of excess share of allocation, the parties may jointly appoint an Architect to calculate the same and the decision of such Architect shall be final and binding upon the parties.

2. The Developer shall at their own sole costs and expenses, construct, erect and complete the proposed building in the said Propertyin accordance with the sanctioned plan with such materials and with such specifications as is mentioned and detailed in the *SCHEDULE B* hereunder written or as may be recommended by the Architect from time to time within the frameworks of applicable rules and approvals of competent authorities.

3. The Developers shall be authorized in the name of the Land Owners in so far as is necessary to apply for and obtain quotas / entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Land Owner for the construction of the building and to similarly apply for and obtain temporary connection of water electricity power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the facilities of the building. Till the time, the entire construction is complete in all respect, all outgoings towards payment of electricity and water bills shall be the sole responsibility of the Developer.

4. All costs charges and expenses including but not limited to Architect's fees, Supplier's, Creditors, Labour and Contractors shall be discharged and paid by the Developer and the Land Owner shall bear no responsibility in this context.

5. As from the date of handingover possession of the said premises any liability becoming due on account of the municipal rentand taxes as also other outgoings in respect of the said premises and till such time as the possession of the said Land Owner's allocation is delivered by the Developer to the Land Owners, shall be borne and paid by the Developer. All arrear of Government taxes for the period before handover of possession to the Land shall be paid by the Land Owners.

ARTICLE IX :CONSIDERATION AND SCHEDULE

1. In consideration of the LAND OWNERS having agreed to permit the DEVELOPERS to construct, erect and complete the building on the said premises, the Developer, in addition, agrees compensate the Land Owners as mutually agreed.

2. The Land Owners hereby agree and covenant that residential units of Land owners allocation will be sold through the Developers (with the prior and written approval/consent of the Land owners) and Developers shall not deduct any commission from such sale proceeds, and the costs of such sales will be met from the allocated budgetof the project for administration and marketing.

3. In addition to the consideration herein agreed the Developer agrees:-

A. To obtain all necessary permission and/or approval and/or consent from all statutory and other authorities save as otherwise provided in this Agreement at its own costs and expenses and market and sale all saleable units including the Land owner's share (with the prior written approval/consent of the Land owners)

B. To pay the cost of supervision of the development and construction of the building at the said Propertyand after completion of constructions market and sale all saleable units including the LandOwner's share (with the prior written approval of the Land Owners). The cost of supervision of the development and construction and marketing of saleable units including the Owner's share (with the prior written approval of the Land Owners) will be metfrom the budget of the specially provided for administration and marketing.

C. To bear all costs, charges and expenses for construction of the building at the said premises in pursuance of the specification mentioned in the Schedule B hereunder written.

D. To bear all costs, charges and expenses towards electricity and water connections and bills raised by the concerned authorities on a monthly basis.

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Registering Officer, Gaya (3500)

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E. That it is hereby agreed between the Land Owners and the Developers that the entire financial commitment irrespective of any increase or decrease in the price of the material for the development and construction of the said property shall be the exclusive and full responsibility of the Developer and the Land Owner shall not invest any amount at any time whatsoever in respect of the said construction as the Developer is already getting 55% share allocation in the said Property.

ARTICLE X: COMMON FACILITIES.

1. As soon as the building completed in every respect including water and drainage connection and arrangement of electricity, the Developer shall give a written notice to the Land Owner requiring the Land Owners to take possession of the Land Owner's Allocation in the building accompanying therewith a certificate of completion from the competent Authority as per the local law to the effect that the building has been completed in accordance with the sanctioned plan. The LandOwners shall within 15 (fifteen) day from the date of service of such notice take possession of Land Owner's allocation and give a no-objection letter to the Developer. Uponbeing issued of no-objection letter, the Land Owners shall be exclusively responsible for payment of all municipal and property taxes, rents, duties, due and other public outgoings and impositions whatsoever payable in the respect of the Land Owner's Allocation.

2. After possession by the Land Owners and the Developer shall punctually and regularly pay for their respective allocations the said rents and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Land Owner and the Developer and both the parties shall keep each other indemnified against all claims, actions, costs, charges and expenses and proceedings whatsoever.

3. As and from the date of service of notice of possession the Land Owners shall also be responsible to pay and bear and shall forth with pay on demand to the Developer the maintenance charge in respect of the common facilities in the new building payable with respect to the Land Owner's allocation. The rate of such Maintenance charge will be fixed mutually by the Developers and the Land Owners and such arrangement shall continue till resident welfare society,or any maintenance agency take over the responsibilities of maintenance.

ARTICLE-XI:COMMON RESTRICTIONS.

The Land Owner's Allocation in the building shall be subject to the same restrictions and use as is applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building which shall include the following:

1. Neither party shall use or permitted to use the respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade of activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

2. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural change either major or minor without the written permission in this behalf.

3. Both the parties shall abide by all laws, bye laws, rules and regulations of the Government, RERA BIHAR, Local Bodies as the case may be and shall attend to notices received, if any and be responsible for any deviation violation and/or breach of any of the said Laws, Bye-Laws, Rules and Regulations.

4. The respective buyers shall keep the interior walls, sewers drain, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc., in each of their respective allocations in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other flat/ Land Owners and/or occupiers of the building indemnified from and against the consequences of any breach.

5. Neither party shall do or cause or permit to be done any act or thing which may render void and avoidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from against the consequences of any breach. No goods or any other article shall be left for display or otherwise in the corridors or all other places of common use and enjoyment in the building and no hindrance shall be caused in any manner. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

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ARTICLE-XII: LANDOWNER'S OBLIGATION

1. The Land Owners hereby declare that they have a clear, absolute and marketable title to the said Plot/Property without any claim, right, title or interest in or of any person thereon and that the Land Owners therefore, fully competent to enter into this Agreement with the Developer. TheLand Owners also agrees and undertakes to keep the said Property free from all encumbrances during the subsistence of this Agreement.

2. The Land Owners shall, at the request of Developer, sign, file all applications, affidavits and documents (after retaining a copy thereof) as may be required to be filed with the Gaya Municipal Corporation and other competent authorities and/or other body or authority concerned in this behalf for development and/or construction on the Land, it being understood, however, that any and all charges payable in this behalf shall be borne exclusively by the Developer. It is understood that these obligations of the Land Owners would continue only till the time of completion of the project as defined in Clause above.

3. The Land Owners hereby grant exclusive right to the Developer of development of the said property on what is known as "as is where is basis" and the Developer accepts the same for the consideration and subject to the terms and conditions herein provided.

4. Upon sanction of the Building Plans, and at the time the Developer is granted access to the said Property to commence construction, the Land Owner shall grant the Developer appropriate letter of authority sufficient to authorize the Developer and/or its nominee(s) to carry out construction on the Landas envisaged herein.

5. The LandOwners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from dealing with the Developers allocation in the building or at the said premises provided the Land Owner's Allocation is made over to the Land Owners.

6. The Land Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said Propertyto be constructed by the Developer for constructionwhen the same is being constructed in accordance with the mutual understanding of the parties and in terms of the terms and conditions of this Agreement.

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7. The Land Owners may appoint their own engineer / architect or other technical experts for reviewing the project on cost, material and technical aspects and the expenditures on such account will be met from the administrative budget allocated for the project.

8. The Land Owners shall subject to compliance by the Developer of their obligations hereunder this agreement, will deliver the vacant possession of the premises to the developer through a formal handing over and taking over note.

ARTICLE-XIII:DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Land Owners to complete the construction of the building within **42 Months (Forty TwoMonths)** from the date of approval of project from RERA BIHAR and upon receiving the possession of the premises from the Land Owners and an additional**Six Months**shall be the grace period. The timeline/milestones for documentations, approvals, constructions, finishing and handover will be as under:

A. Documentations/Project approvals milestones.

(i) Signing of Development Agreement: 24 September 2025

(ii) NOC from Airport: 15 days from the date of signing of development agreement.

(iii) NOC for Fire: 2 Months (75 Days from the date of signing of development agreement)

(iv) Architectural Design Approval by Gaya Municipal Corporation: 1 Month (105 Days from the date of signing of development agreement.)

(v) RERA, Bihar's approval/Registration: 2.5 months (180 Days from the date of signing of development agreement.)

B. Constructions milestones.

(i) Expected date receiving all approvals and possession of property for constructions: 01 April 2026

(ii) Site Establishment and Excavations work: 1 Month (30 Days from the date of possession)

(iii) Foundation and Basement Lavel: 03 Months (120 Days from the date of possession)

(iv) Column & Slab Casting for all floors: 21 Months (25 Months from the date of possession) (Parallel structural and Exterior works)

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(v) MEP (Mechanical, Electrical & Plumbing) installation: 6 Months (31 Months from the Date of possession)

(vi) Tiling and Granite Works: 6 Months (37 Months from the date of possession)

(vii) Interior Finishings and MEP Fittings- 3 Months (40 Months from the date of possession)

(viii) External &Façade : 2 Months (42 Months from the date of possession)

(ix) Grace period: 6 Months (48 Months from the date of possession)

(ix) Final inspection, project handover, and occupancy: 01 April 2030 or before.

2. The Developers hereby agree and covenant with the Land Owners not to violate or contravene any of the provisions or rules applicable to construction of the said building.

3. The Developers hereby agree and covenant with theLand Owners not to do any act deed or thing whereby the Land Owners are prevented from enjoying leasing, assigning and/or disposing of any of theLandOwner's Allocation in the Building at the said Property.

4. Developer shall, at its own cost and only after the approval of the Land Owners or hisnominee get the Building Plans prepared by a qualified Architect for the construction of the Building on the said Property.

A. All applications, plans and other papers, documents referred to above have been submitted by or in the name of Land Owner but otherwise at the cost, expenses and responsibility in all respects of Developer, and Developer has paid all submission/filing/processing fee and charges, if any, as required to be paid or deposited for sanction of the Building Plans.

B. The Developer shall engage a qualified structural engineer, who can be identified earlier, to provide necessary inputs and scrutinize all technical drawing and submit to the Land Owner for their approval.

C. The Developer and its Architect team shall fully cooperate with and accept the suggestions and technical inputs, given by the Land Owner in the process of finalization of plans, drawings, sketches etc. During the construction and after completion of the project, the Land Owners can verify the quality parameters and standard of the newly constructed Building built as per the agreed Specifications.

D. The Developer will also ensure that there are regular physical/VC meets with the Land Owners every fortnightly regarding the timely progress of the construction and minutes of fortnightly meetings, status/compliance reports are supplied to the Land Owner every quarterly. The Developer shall also install the latest surveillance equipment like CCTV facilities in all the vantage locations to enable the Land Owners to personally monitor the real time progress of the construction site.

E. Developer shall also pay and bear all fees, penalties, deposits, funds necessary to be paid and/or deposited under any enactment and/or rule applicable to any aspect of the said project of construction on the Land. The Developer shall at all times ensure compliance with all labour and related rules and laws and statutory obligations concerning workers, employees, consultants and professionals engaged by it in this project (including dues towards PF, ESI etc.) and indemnify the Land Owner against any claim or proceeding or loss suffered by or caused to the Land Owner as a result of breach by the Developer in this behalf and or due to any accident, injury or death.

F. It is clearly agreed that all taxes/levies including GST, whether falling to the share of the Land Owners or the Developers, shall be solely borne by the Developer, it being clearly understood that in case any tax/fee/ by whatever name called is imposed during the course of this Agreement by any authority, the same too will be borne by the Developer.

G. Under no circumstances, the Developer shall commence any work of development on the said property, unless necessary approvals have been obtained from the concerned authorities and a formal possession of the said property has been received from the Land Owners.

H. Any changes to the plans, specifications and floor plans during the construction shall be discussed and will be in written consent mutually between Land Owners and the Developer. It will be the responsibility of the Developers to keep proper records of all documentations, approvals and consents.

I. That in case during the course of construction there is any accident in the building then the Developer alone shall be fully and exclusively responsible and liable for the consequences/compensation/claim etc. with regard to such mishap and the Developer thus indemnifies the first party against all risks, costs, losses arising out of the Property Development.

J. That it will be the duty and responsibility of the Developers, Directors of the company, Architects and Engineers to ensure that prescribed norms of quality control of construction and terms and conditions of the agreement are followed.

HOWEVER:

The Parties shall themselves be responsible for their respective income tax and capital gain tax liability, if any, arising out of the sale of their respective allocations in the proposed building and shall keep each other fully harmless and indemnified.

The Developer shall carry out construction on the Plot in accordance with the building bye-laws and sanctioned plan, and specifications shall be in strict conformity with the terms mentioned in this Development Agreement. Any deviation from the same shall only be through mutual discussion and approval in writing between the parties.

ARTICLE-XIV: DEVELOPER'S INDEMNITY

1. The Developers hereby undertake to keep the Land Owners indemnified against all third party claims and actions arising out of any act or omission or failure of the Developer in relation to the construction of the said building.

2. The Developer hereby undertakes to keep the Land Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of Developer's actions with regard to the Development of the said Propertyand/or in the matter of construction of the building and/or for any defect therein.

3. That the Developer shall indemnify the Land Owner in respect of all the claims, damages, compensation or expenses payable in case of any damage, injury or accident sustained by any workman, contractor on the said Land, whether or not in the employment of the Developer while in or upon the said Land. The Land Owners shall not be bound to defend any action filed in respect of such injury or damage brought under the Workmen's Compensation Act or other provisions of law. The Developer shall further indemnify the Land Owners with respect to any lien or charge claimed or enforced against any materials used in the said Project by any supplier of such material.

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
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ARTICLE XV: MISCELLANEOUS

1. The Land Owners and the Developer have entered into this Agreement purely as a contract between principal to principal basisand nothing contained herein shall deemed to be construed as a partnership between the parties here to in any manner nor shall the parties hereto constitute an Association of persons.

2. The Land Owners shall not be liable for any income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Land Owners indemnified against all actions, suits, proceeding, costs, charges and expenses in respect thereof.

3. All Agreement for Sale and the Deed of Conveyance in respect of Units forming part of both the Land Owner's allocation and the Developer's Allocation will be similar and as prescribed by RERA BIHAR and shall contain identical covenants. For the purpose of maintaining such uniformity, an Advocate of the project shall be appointed by the parties to prepare the model Agreement for Sale to be entered into with intending Purchasers of Unites, forming part of both the Land Owners and Developer's allocations and will also prepare the "model deeds of Conveyance" to be executed in favour of Purchasers of both the Land Owner's and Developer's Allocations.

4. The Land Owners and the Developer hereby agree to abide by all the rules and regulations to be framed by any Society/Association/Company which will be in charge of the management of the affairs of the Building or buildings and/or common parts thereof and also they hereby agree that their respective transferees and/or successors in interest will abide by such rules and regulations. Such rule and bye-was will be framed by the said Society/Association/Company by its Advocate.

5. This agreement is required to be registered, the stamp duty and registration charges shall be paid and borne by the Developer.

6. TIME IS THE ESSENCE OF THIS AGREEMENT: The Developers, after the date of the Land Owners vacating the property, shall immediately commence construction (including demolition of the existing structure) on the Landand shall complete the construction within 42 months (with additional 6 months as grace period) from the date of the Land Owners

vacating the property. For the purposes of this Agreement, the Building will be deemed to be complete after the completion of the construction of the entire building as per the sanctioned plan and on the Land Owners being paid the balance consideration, taking occupation of the Land Owners allocation and the receipt of the completion/occupation certificate for the entire building with duly sanctioned electricity, sewage, water, connections etc. and also once the Land Owners have given no-objection letter to the Developer

7. Both the parties agree that time is the essence of this Agreement. Therefore, in the event of the Developer not being in a position to complete the construction and obtain the Completion Certificate within the agreed period of 42 months (plus six month of grace period) as contemplated under Article- XIII of this Agreement, a compensation @ Rs.5,00,000/- (Rupees Five Lakhs only) per month will be payable by the Developers to the Land Owners with effect from 01 April 2030 for each month's delay subject to written notification of force majeure circumstances by the Developer to the Land Owner in terms of this Agreement. The amount of Rs. 5,00,000/- (Rupees Five Lakhs only) shall be paid on a monthly basis on or before 7th of each defaulting month to the Land Owner and in case of any default, the same shall constitute of serious breach of this Agreement and this Agreement shall stand terminated with immediate effect and the Developer shall have remain with no rights, whatsoever under this Agreement. Thereafter, if the construction is not completed within the extended period of 12 monthsi.eupto 31 March 2031, the project would have been deemed to have been abandoned by the Developer and all the consequences as mentioned specifically in para-9 below shall follow.

8. *FORCE MAJEURE*:It is reiterated that time is the essence of the Agreement. The delay if any, in completing the construction in 42 months (plus six months of grace period) from the date of the Land Owner vacating the property, could only be attributable to any Acts of God, Pandemic, Flood, Earthquake, Riot, War, Storm, Tempest, Civil Commotion, Labour Unrest, Strike and/or any other act or commission beyond the control of the parties including lockdown and for no other reason. Force majeure would be limited to mean delay in construction only due to the above reason and no other reason would be acceptable as a force majeure event.

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9. ABANDONEMENT BY THE DEVELOPER: After sanction of the Building Plans, Land Owner shall have the option to terminate this Agreement and forfeit all amounts received from the Developer only if the project is abandoned by the Developer i.e. demolition and construction activity is either not commenced within 90 (Ninety) days of Land Owner vacating the Land, or the building not being fully completed within a period of 48 months plus 12 months extension with fine as per para 7 above under this article from the date of the Agreement or there is stoppage of construction activities for a continuous period of 4 (Four) months, the Developer shall lose all rights under this agreement, and the Land Owner can take over and complete the unfinished project either by themselves or by any other independent contractor at the cost, risk and responsibility of the Developer. If the Project is abandoned then the Developer shall have no right whatsoever in the said Property and the Land Owner shall also be entitled to all the constructions, which has been carried out by the Developer till such date and the Developer shall also have no right in the Developer's allocation of 55% and the same shall transferred to the Land Owner.However the timelines for abandonment will be subject to the provision of *Force Measure* outlined above.

10. If the Developer fails to perform any of its duties or obligations hereunder as a result of any occurrence in terms of this Agreement, the Land Owners shall (i) give prompt written notice to that effect to the Developer as soon as practicable after such occurrence together with a statement setting forth reasonably full particulars concerning such occurrence, and (ii) use reasonable efforts to remedy such occurrence as quickly as possible.

11. The structural defects of any kind including seepage, leakage, large cracks etc. noticed within a period of 5 (five) years from completion of the Land Owner's Allocation and/or Common Facility, shall be rectified by the Developer within 15 days of receiving notice in this behalf from the Land Owner or any prospective purchaser, who has purchased Land Owner's share, at Developer's own cost and expenses, failing which, the Land Owner shall be free to get the same done at the cost and expense of the Developer.

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9. ABANDONEMENT BY THE DEVELOPER: After sanction of the Building Plans, Land Owner shall have the option to terminate this Agreement and forfeit all amounts received from the Developer only if the project is abandoned by the Developer i.e. demolition and construction activity is either not commenced within 90 (Ninety) days of Land Owner vacating the Land, or the building not being fully completed within a period of 48 months plus 12 months extension with fine as per para 7 above under this article from the date of the Agreement or there is stoppage of construction activities for a continuous period of 4 (Four) months, the Developer shall lose all rights under this agreement, and the Land Owner can take over and complete the unfinished project either by themselves or by any other independent contractor at the cost, risk and responsibility of the Developer. If the Project is abandoned then the Developer shall have no right whatsoever in the said Property and the Land Owner shall also be entitled to all the constructions, which has been carried out by the Developer till such date and the Developer shall also have no right in the Developer's allocation of 55% and the same shall transferred to the Land Owner.However the timelines for abandonment will be subject to the provision of *Force Measure* outlined above.

10. If the Developer fails to perform any of its duties or obligations hereunder as a result of any occurrence in terms of this Agreement, the Land Owners shall (i) give prompt written notice to that effect to the Developer as soon as practicable after such occurrence together with a statement setting forth reasonably full particulars concerning such occurrence, and (ii) use reasonable efforts to remedy such occurrence as quickly as possible.

11. The structural defects of any kind including seepage, leakage, large cracks etc. noticed within a period of 5 (five) years from completion of the Land Owner's Allocation and/or Common Facility, shall be rectified by the Developer within 15 days of receiving notice in this behalf from the Land Owner or any prospective purchaser, who has purchased Land Owner's share, at Developer's own cost and expenses, failing which, the Land Owner shall be free to get the same done at the cost and expense of the Developer.

12. The photocopies of the original title deed and all other documents, duly attested/notarized in respect of the said Property will been handed over by the Land Owner to the Developer at the time of signing this Agreement. The originals shall always remain in the custody of the Land Owner, and the Land Owner shall, on a request made by the Developer at any time, hereafter, cause to be furnished for verification by any plan-sanctioning or other authority or Developer Transferee(s), the original title deed, including the freehold conveyance.

13. The rights and obligations to develop the said Property granted to the Developer under this Agreement cannot be transferred or assigned by the Developer to any third party.

ARTICLE XVII:DISPUTE RESOLUTION

This Agreement is executed in Gaya and the property, which is subject matter of this Agreement/is situated in Gaya, and as such Gaya Courts shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this Agreement. However all disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or determination of any liability touching these presents shall at the first instance be resolved amicable through mutual discussions between the Land Owners and Developers. If the parties are unable to resolve the dispute within 30 days of written notice, the same shall be referred to a Sole Arbitrator, in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereof and the place of **ARBITRATION** shall be at Gaya or the competent court of law. The decision of the Sole Arbitrator shall be final and binding upon the parties.

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

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SCHEDULE A: PROPERTY DETAILS

ALL THAT piece and parcel of Commercial / residential vacant land, measuring an area of 110 Decimals, situated at Survey Mauza Turi Khurd, P.S. Magadh University Bodh Gaya, District Gaya, within the Jurisdiction of Sub Registry Office & Sadar Registry Office Gaya, under Thana No. 423, which is Khata No., Plot No. Area and boundary are as follows :-

Khata No.	Plot No.	Area
34 (New)	601 (New)	04 Decimals

BOUNDARY AS PER DEED NO. 5659

NORTH : Ramdhani Yadav
SOUTH : Plot No. 626
EAST : Present Purchaser
WEST : Pind

M.V.R- 2,92,000/-

Khata No.	Plot No.	Area
34 (New)	602 (New)	12 Decimals

BOUNDARY AS PER DEED NO. 5659

NORTH : Present Purchaser
SOUTH : Present Purchaser
EAST : Plot No. 599
WEST : Plot No. 626

M.V.R- 8,76,000/-

Khata No.	Plot No.	Area
11 (New)	603 (New)	18 Decimals

BOUNDARY AS PER DEED NO. 5660

NORTH : Plot No. 602
SOUTH : Plot No. 604
EAST : Plot No. 599
WEST : Plot No. 655

M.V.R- 13,14,000/-

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
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Khata No.	Plot No.	Area
11 (New)	604 (New)	27 Decimals

BOUNDARY AS PER DEED NO. 5660

NORTH : Present Purchaser
SOUTH : Pokhan Yadav
EAST : Plot No. 599
WEST : Plot No. 626

M.V.R- 19,71,000/-

Khata No.	Plot No.	Area
11 (New)	600 (new)	24 Decimals

BOUNDARY AS PER DEED NO. 5660

NORTH : Ramdhani Yadav
SOUTH : Hal Kharidar
EAST : Plot No. 597
WEST : Hal Kharidar Plot no 601

M.V.R- 17,52,000/-

Khata No.	Plot No.	Area
89 (New)	599 (New)	12.50 Decimals

BOUNDARY AS PER DEED NO. 12136

NORTH : Ramdhani Yadav and Manu Yadav
SOUTH : Pushpa Kumar
EAST : Middle School
WEST : Pind new Road

M.V.R- 9,13,000/-

Khata No.	Plot No.	Area
89(New)	599 (New)	6.25 Decimals

BOUNDARY AS PER DEED NO. 12361

NORTH : Ramdhani Yadav
SOUTH : Pushpa Kumar & Sanjay Kumar
EAST : Magadh University Bodhgaya
WEST : Pind

M.V.R- 4,57,000/-

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Khata No.	Plot No.	Area
89(New)	599(New)	6.25 Decimals

BOUNDARY AS PER DEED NO. 12655

NORTH : Niz

SOUTH : Pushpa Kumar

EAST : Magadh University Bodhgaya

WEST : Pind

M.V.R- 4,57,000/-

TOTAL AREA :- 110 Decimals

M.V.R Value of Commercial Land
(73,000 x 110 Decimal) = 80,32,000/- (Eighty Lacs Thirty Two Thousand Only)

SCHEDULE B: PROJECT DESIGN & DETAILS

Total Saleable Area (Residential)-190910 as provided in Annexure-II

Total Flats-156

1 BHK-26

2 BHK-52

3 BHK-78

LAND OWNER SHARE (REASIDENTIAL)(45%, Total 70 Flats. Area is-85573 Sqft)

FLAT NO	FLOOR	BHK	CARPET AREA SQFT	BUILT UP AREA SQFT	SUPER BUILT AREA SQFT
1	1st Floor	3 BHK	875	1098	1482
2	1st Floor	2 BHK	676	823	1111
3	1st Floor	2 BHK	676	823	1111
4	1st Floor	1 BHK	508	604	815

5	1st Floor	3 BHK	889	1064	1436
6	1st Floor	3 BHK	914	1132	1528
1	3rd Floor	3 BHK	914	1132	1528
2	3rd Floor	3 BHK	823	997	1346
3	3rd Floor	2 BHK	636	780	1053
4	3rd Floor	2 BHK	636	780	1053
5	3rd Floor	1 BHK	470	565	763
6	3rd Floor	3 BHK	842	1064	1436
7	3rd Floor	3 BHK	889	1064	1436
8	3rd Floor	3 BHK	914	1132	1528
9	3rd Floor	1 BHK	508	604	815
10	3rd Floor	2 BHK	676	823	1111
11	3rd Floor	2 BHK	676	823	1111
12	3rd Floor	3 BHK	875	1098	1482
1	5th Floor	3 BHK	914	1132	1528

Application No. : 2503079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development

Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

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2	5th Floor	3 BHK	823	997	1346
3	5th Floor	2 BHK	636	780	1053
4	5th Floor	2 BHK	636	780	1053
5	5th Floor	1 BHK	470	565	763
6	5th Floor	3 BHK	842	1064	1436
7	5th Floor	3 BHK	889	1064	1436
8	5th Floor	3 BHK	914	1132	1528
9	5th Floor	1 BHK	508	604	815
10	5th Floor	2 BHK	676	823	1111
11	5th Floor	2 BHK	676	823	1111
12	5th Floor	3 BHK	875	1098	1482
1	7th Floor	3 BHK	914	1132	1528
2	7th Floor	3 BHK	823	997	1346
3	7th Floor	2 BHK	636	780	1053
4	7th Floor	2 BHK	636	780	1053
5	7th Floor	1 BHK	470	565	763

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
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6	7th Floor	3 BHK	842	1064	1436
7	7th Floor	3 BHK	889	1064	1436
8	7th Floor	3 BHK	914	1132	1528
9	7th Floor	1 BHK	508	604	815
10	7th Floor	2 BHK	676	823	1111
11	7th Floor	2 BHK	676	823	1111
12	7th Floor	3 BHK	875	1098	1482
1	9th Floor	3 BHK	914	1132	1528
2	9th Floor	3 BHK	823	997	1346
3	9th Floor	2 BHK	636	780	1053
4	9th Floor	2 BHK	636	780	1053
5	9th Floor	1 BHK	470	565	763
6	9th Floor	3 BHK	842	1064	1436
7	9th Floor	3 BHK	889	1064	1436
8	9th Floor	3 BHK	914	1132	1528
9	9th Floor	1 BHK	508	604	815

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
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10	9th Floor	2 BHK	676	823	1111
11	9th Floor	2 BHK	676	823	1111
12	9th Floor	3 BHK	875	1098	1482
1	11th Floor	3 BHK	914	1132	1528
2	11th Floor	3 BHK	823	997	1346
3	11th Floor	2 BHK	636	780	1053
4	11th Floor	2 BHK	636	780	1053
5	11th Floor	1 BHK	470	565	763
6	11th Floor	3 BHK	842	1064	1436
7	11th Floor	3 BHK	889	1064	1436
8	11th Floor	3 BHK	914	1132	1528
9	11th Floor	1 BHK	508	604	815
10	11th Floor	2 BHK	676	823	1111
11	11th Floor	2 BHK	676	823	1111
12	11th Floor	3 BHK	875	1098	1482

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

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1	13th Floor	3 BHK	914	1132	1528
3	13th Floor	2 BHK	636	780	1053
5	13th Floor	1 BHK	470	565	763
7	13th Floor	3 BHK	889	1064	1436
TOTAL			51742	63395	85573

FLAT DETAILS					
1 BHK	12				
2 BHK	23				
3 BHK	35				
TOTAL UNITS	70				

Total Commerical Saleable Area is 18448

Total Shop-10

Ground Floor-5

First Floor-5

LAND OWNER SHARE (COMMERICAL 45%- 8301 Sqft)

SHOP NO	FLOOR	CARPET AREA SQFT	BUILT UP AREA SQFT	SUPER BUILT AREA SQFT
1	Ground Floor	668	707	1060
2	Ground Floor	1475	1527	2290
3	Ground Floor	1404	1441	2161
4	Ground Floor	1427	1475	2212
5	Ground Floor	698	733	1099
TOTAL		5672	5883	8822

Sd/-
Registering Officer, Gaya (3500)

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SCHEDULE D:

Total Saleable Area(Residential)-190910

Total Flats-156

1 BHK-26

2 BHK-52

3 BHK-78

BUILDER SHARE (REASIDENTIAL-55%, Total Flat is 86. And Area is 105000 Sqft)

FLAT NO	FLOOR	BHK	CARPET AREA SQFT	BUILT UP AREA SQFT	SUPER BUILT AREA SQFT
1	2nd Floor	3 BHK	914	1132	1528
2	2nd Floor	3 BHK	823	997	1346
3	2nd Floor	2 BHK	636	780	1053
4	2nd Floor	2 BHK	636	780	1053
5	2nd Floor	1 BHK	470	565	763
6	2nd Floor	3 BHK	842	1064	1436
7	2nd Floor	3 BHK	889	1064	1436
8	2nd Floor	3 BHK	914	1132	1528
9	2nd Floor	1 BHK	508	604	815
10	2nd Floor	2 BHK	676	823	1111
11	2nd Floor	2 BHK	676	823	1111
12	2nd Floor	3 BHK	876	1098	1482

Sd/-
Registering Officer, Gaya (3500)

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		BHK			
1	4th Floor	3 BHK	914	1132	1528
2	4th Floor	3 BHK	823	997	1346
3	4th Floor	2 BHK	636	780	1053
4	4th Floor	2 BHK	636	780	1053
5	4th Floor	1 BHK	470	565	763
6	4th Floor	3 BHK	842	1064	1436
7	4th Floor	3 BHK	889	1064	1436
8	4th Floor	3 BHK	914	1132	1528
9	4th Floor	1 BHK	508	604	815
10	4th Floor	2 BHK	676	823	1111
11	4th Floor	2 BHK	676	823	1111
12	4th Floor	3 BHK	875	1098	1482
1	6th Floor	3 BHK	914	1132	1528
2	6th Floor	3 BHK	823	997	1346
3	6th Floor	2 BHK	636	780	1053

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

		BHK			
4	6th Floor	2 BHK	636	780	1053
5	6th Floor	1 BHK	470	565	763
6	6th Floor	3 BHK	842	1064	1436
7	6th Floor	3 BHK	889	1064	1436
8	6th Floor	3 BHK	914	1132	1528
9	6th Floor	1 BHK	508	604	815
10	6th Floor	2 BHK	676	823	1111
11	6th Floor	2 BHK	676	823	1111
12	6th Floor	3 BHK	875	1098	1482
1	8th Floor	3 BHK	914	1132	1528
2	8th Floor	3 BHK	823	997	1346
3	8th Floor	2 BHK	636	780	1053
4	8th Floor	2 BHK	636	780	1053
5	8th Floor	1 BHK	470	565	763
6	8th Floor	3 BHK	842	1064	1436

Application No : 2506107902 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

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7	8th Floor	3 BHK	889	1064	1436
8	8th Floor	3 BHK	914	1132	1528
9	8th Floor	1 BHK	508	604	815
10	8th Floor	2 BHK	676	823	1111
11	8th Floor	2 BHK	676	823	1111
12	8th Floor	3 BHK	875	1098	1482
1	10th Floor	3 BHK	914	1132	1528
2	10th Floor	3 BHK	823	997	1346
3	10th Floor	2 BHK	636	780	1053
4	10th Floor	2 BHK	636	780	1053
5	10th Floor	1 BHK	470	565	763
6	10th Floor	3 BHK	842	1064	1436
7	10th Floor	3 BHK	889	1064	1436
8	10th Floor	3 BHK	914	1132	1528
9	10th Floor	1 BHK	508	604	815
10	10th Floor	2 BHK	676	823	1111

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of an apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

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11	10th Floor	2 BHK	676	823	1111
12	10th Floor	3 BHK	875	1098	1482
1	12th Floor	3 BHK	914	1132	1528
2	12th Floor	3 BHK	823	997	1346
3	12th Floor	2 BHK	636	780	1053
4	12th Floor	2 BHK	636	780	1053
5	12th Floor	1 BHK	470	565	763
6	12th Floor	3 BHK	842	1064	1436
7	12th Floor	3 BHK	889	1064	1436
8	12th Floor	3 BHK	914	1132	1528
9	12th Floor	1 BHK	508	604	815
10	12th Floor	2 BHK	676	823	1111
11	12th Floor	2 BHK	676	823	1111
12	12th Floor	3 BHK	875	1098	1482
1	13th Floor	3 BHK	914	1132	1528

Application No. : 2505210797[illegible] Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

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Registering Officer, Gaya (3500)

4	13th Floor	2 BHK	636	780	1053
6	13th Floor	3 BHK	842	1064	1436
8	13th Floor	3 BHK	914	1132	1528
9	13th Floor	1 BHK	508	604	815
10	13th Floor	2 BHK	676	823	1111
11	13th Floor	2 BHK	676	823	1111
12	13th Floor	3 BHK	875	1098	1482
1	14th Floor	3 BHK	875	1098	1482
2	14th Floor	2 BHK	676	823	1111
3	14th Floor	2 BHK	676	823	1111
4	14th Floor	1 BHK	508	604	815
5	14th Floor	3 BHK	889	1064	1436
6	14th Floor	3 BHK	914	1132	1528
TOTAL			63642	78037	105337

Total Unit Details

3 BHK	43
2 BHK	28

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Registering Officer, Gaya (3500)

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1 BHK	14			
TOTAL	86			

Total Commerical Saleable Area is 18448

Total Shop-10

Ground Floor-5

First Floor-5

BUILDER SHARE (COMMERICAL-55% is 10146 sqft. Total Shop-5 Total 5 shop area is 9626 Sqft)

SHOP NO	FLOOR	CARPET AREA SQFT	BUILD UP AREA SQFT	SUPER BUILD AREA SQFT
1	1st Floor	878	925	1388
2	1st Floor	1475	1527	2290
3	1st Floor	1404	1441	2161
4	1st Floor	1725	1792	2688
5	1st Floor	698	733	1099
TOTAL		6180	6418	9626

SCHEDULE E: PROJECT SPECIFICATIONS

DESCRIPTION AND SPECIFICATIONS OF CONSTRUCTION AND AMENITIES FEATURES AND SPECIFICATION OF BUILDING.

1. Foundation :- R.C.C. Pile Foundation as per the structure design.
2. Structure :-Mivan technology or MIVAN Formwork system/ Cast in Situ
3. Civil Work :-Monolithic concrete structures using aluminium/ Cast in Situ formwork & partition wall with AAC Block.
4. Flooring :- Vitrified Tile flooring in Residential / Commercial Area Anti Skid Tiles in Washroom & Balcony Area. Parking Tiles in Parking area.

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Registering Officer, Gaya (3500)

5.	Plaster	:-Plaster work as per standard mortar grade.
6.	Doors	:-32 mm flush door and wood chaukhat as per design
7.	Window	:-Steel window (aluminium window) as per design.
8.	Toilet	:-Glazed tiles up to 5ft. height with wash basin shower, W.C. (1.W.C.) in all the toilets and white E.W.C. in master bed room, concealed G.I pipe with hot and cold arrangement in shower.
9.	Kitchen	: - Working platform of granite marble top with glazed tiles dado up to 1 feet 6 inches, height above working top.
10.	Electrical	:- Concealed P.V.C. conduits with copper wiring with power points provision (Without appliances)
11.	Plumbing	: - All internal F.I pipe shall be concealed fitted with Jaguar or equivalent fittings.
12.	Finish	: - All internal walls and ceilings in 2 coats of Wall Putty.
13.	Cement	: - Top branded cement (Ultratech, ACC or Birla)
14.	Water	:- None interrupted 24 hours supply from Borewells.
15.	Telephone	: - Two point in each Flat.
16.	T.V.	:- Two points in each flat or as be required.

Note : - The above specification is subject to minor changes as may be decided by the promoter/architects and builders in the overall interest of the project.

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ANNEXURE -II

1/10

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

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Registering Officer, Gaya (3500)

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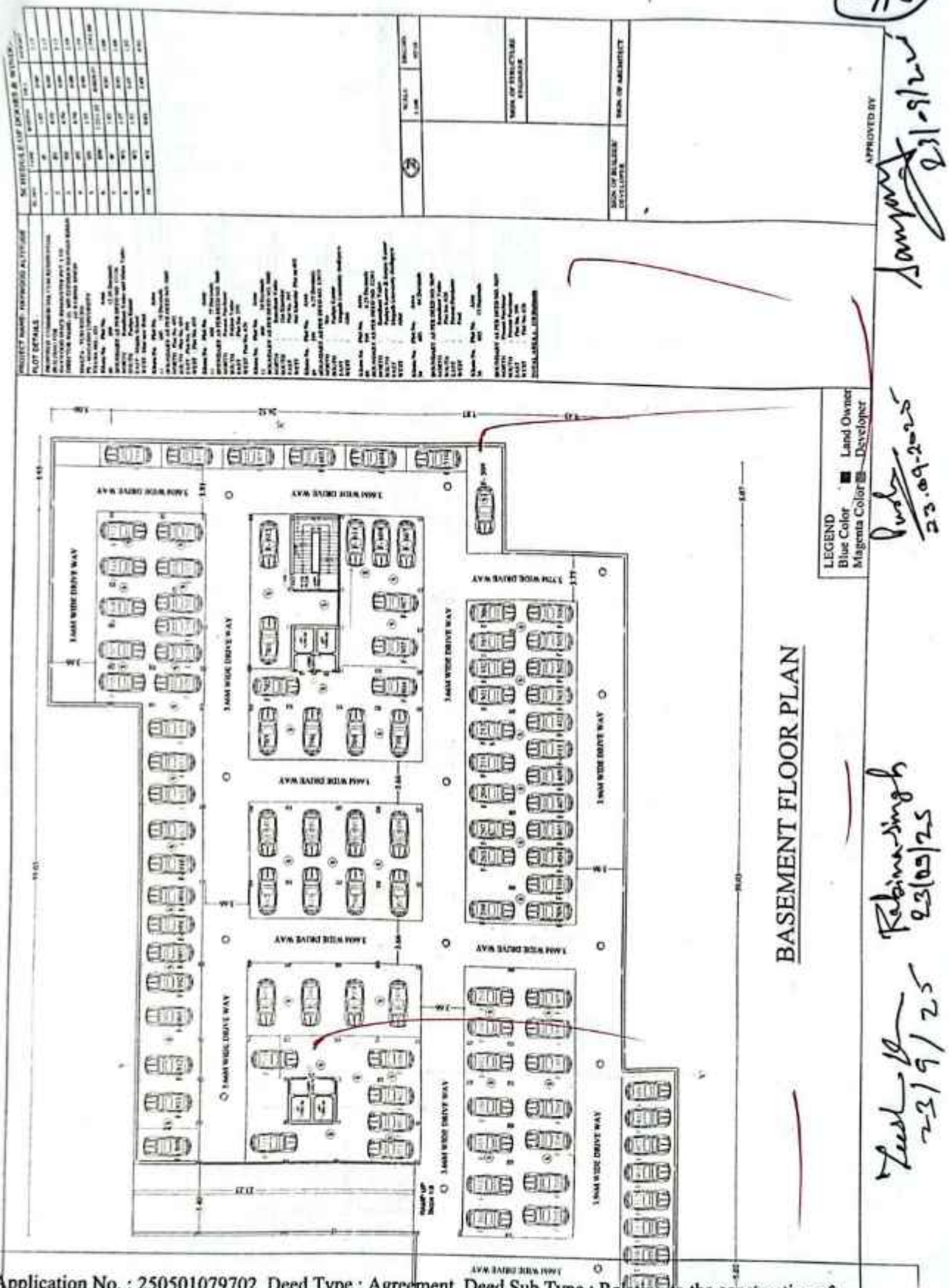
Annex- II

2/10



Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

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Registering Officer, Gaya (3500)

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Annex - II

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

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Annex.-II

4/10

1ST. FLOOR PLAN

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

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Annex.-II

5/10

2ND. TO 13TH. FLOOR PLAN

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

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Annexure-F
6/10

14TH. FLOOR PLAN

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

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Annex - II

7/10

TERRACE FLOOR PLAN

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

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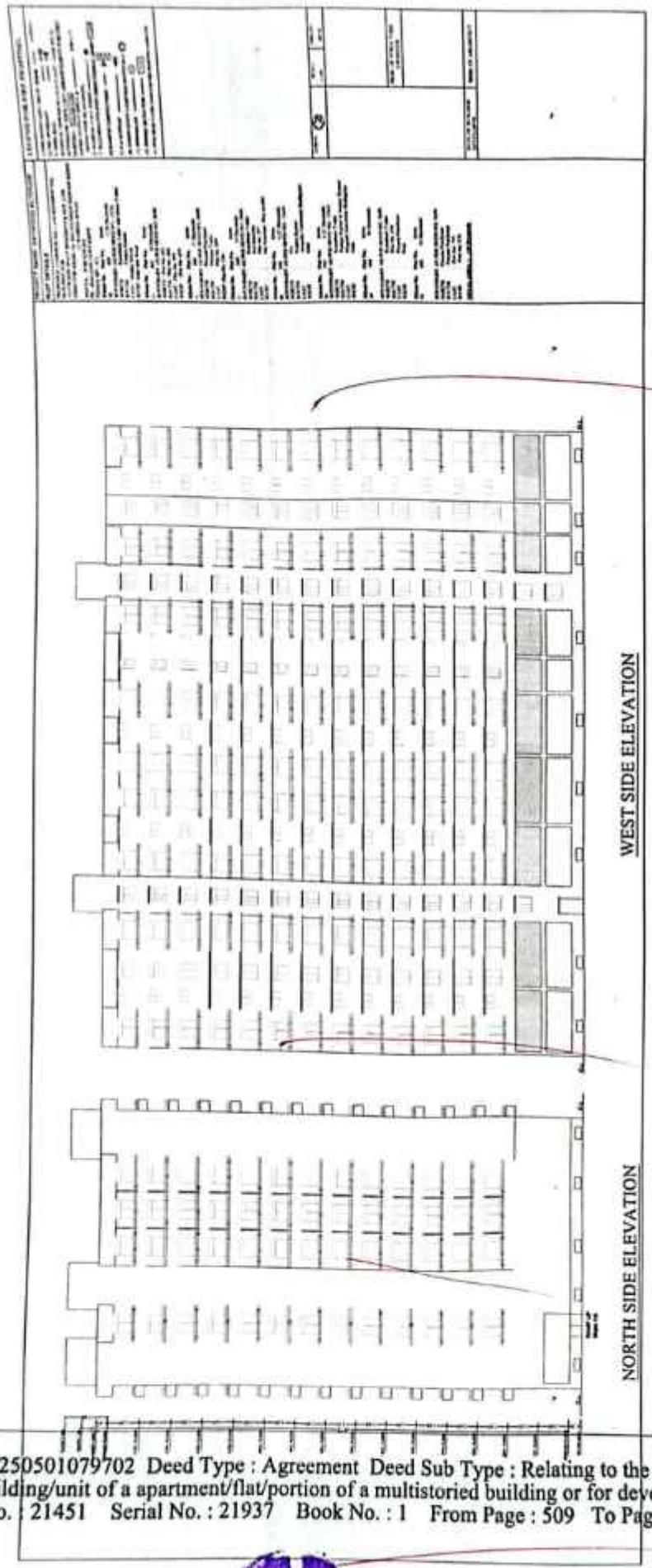
Annexure-II
8/10



Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

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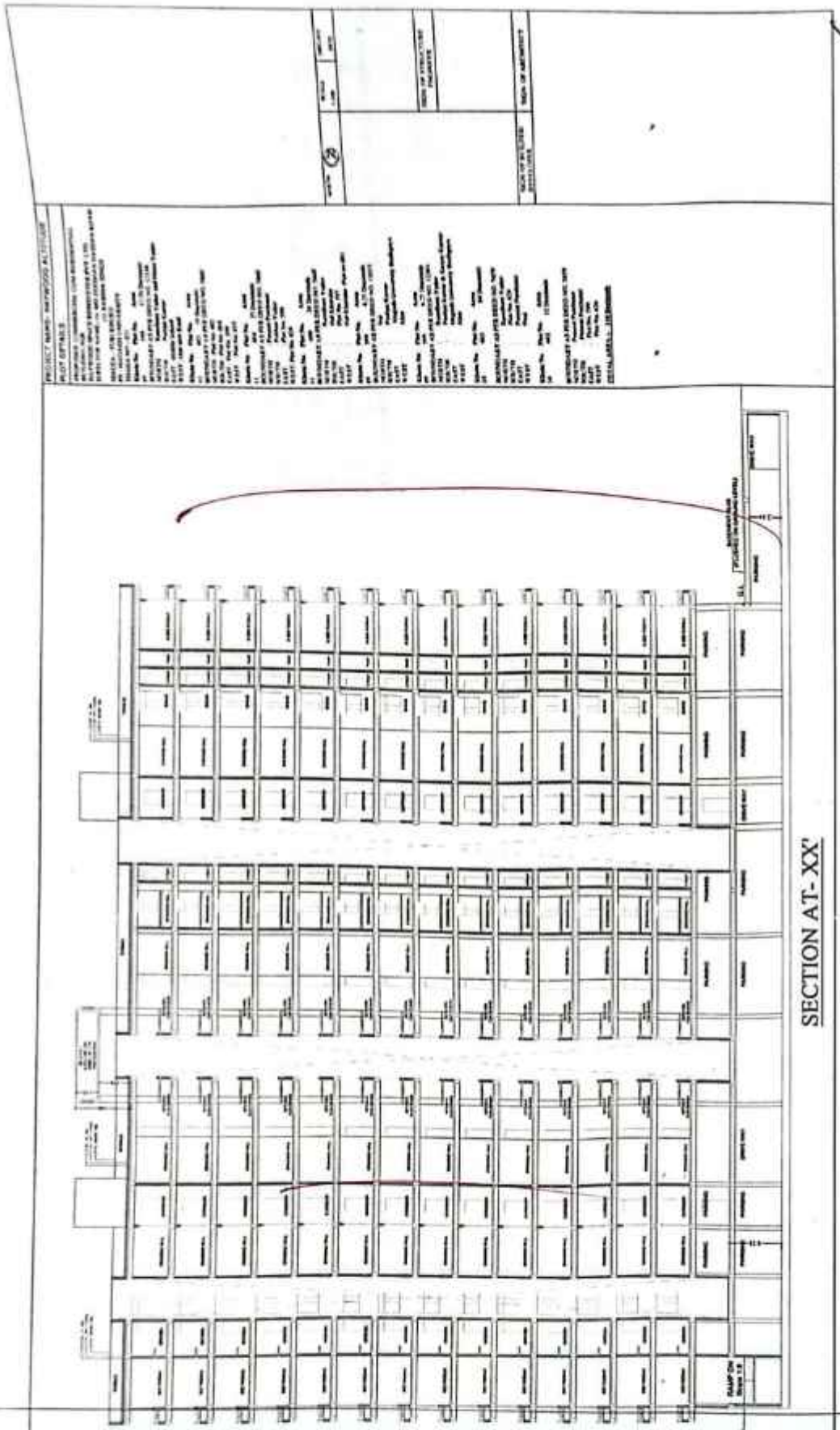
Annex.- II

9/10



SECTION AT- XX'

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

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Annexure-II

10/10

PROJECT NAME- RAYWOOD ALTITUDE

PLOT DETAILS

SIGN OF STRUCTURAL ENGINEER

SIGN OF ARCHITECT

SIGN OF INTERIOR DEVELOPER

SECTION AT- YY'

Application No. : 250501079702 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development

Deed No. : 21451 Serial No. : 21937 Book No. : 1 From Page : 509 To Page : 562

Sd/-
Registering Officer, Gaya (3500)

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IN WITNESS, WHEREOF, THE LAND OWNERS AND THE DEVELOPER HAVE PUT THEIR RESPECTIVE SIGNATURE AND SIGNED AGREEMENT ON DATE FIRST THEREIN BEFORE STATED AFTER FULLY UNDERSTANDING THE CONTENTS OF THESE PRESENTS IN PRESENCE OF THE WITNESSES NAMED BELOW:

Land Value for purpose of Stamp Duty and registration fees for commercial main Road :-

Signature of First Party	**Signature of Second Party**
1. 23/09/2025	1. 23.9.25
2. 23.09.2025	2. Rabina Singh 23/09/25

WITNESSES:

(1) Pankaj Kumar
S/o - Jay Prakash Lal
M.U Campus P.S. M.U
Bodhgaya (Gaya)
23/09/2025

(11) Ansh Verma.
S/O Dr. Binod Kumar Verma.
Village Rampur. P.S Bodh-gaya. (Gaya).
23/09/25.

Drafted By:- Ramesh Kumar Sinha.
LN. 147/02
23-09-2025.

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the I. Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) or the B.T. Act.

Stamp duty paid under Indian Stamp Act **Rs. 159640**
Addl. Stamp duty paid under Municipal Act. **Rs. 0**

Amt. Paid By N.J. Stamp Paper **Rs. 1000**
Amt. Paid Through Bank Challan **Rs. 18064**

Registration Fee						LLR+Proc Fee	Service Charge
A1	0 C	0 H1b	0 K1a	0 Lii	0	LLR Rs. 0	
A8	0 D	0 H2	0 K1b	0 Liii	0	Proc.Fee Rs. 0	
A9	0 DD	0 I	0 K1c	0 Mb	0	Total Rs. 0	Rs.1000
A10	0 E	20000 J1	0 K2	0 Na	0		
B	0 H1a	0 J2	0 Li	0			
				Total	20000		

Total amount paid (Reg. Fee+LLR, Proc+Service Charge) in Rs - 21000

Sd/-
Sumeshwar Kumar
Registering Officer
Gaya (3500)

Date : 25/09/2025

Endorsement under section 52

Presented for registration at Registration Office, Gaya (3500) on Thursday, 25th September 2025 by Sanjay Kumar S/O Late Ram Lakhan Verma by profession Agriculture, Status - Executant.

Signature/L.T.I of Presentant

Date : 25/09/2025

Sd/-
Sumeshwar Kumar
Registering Officer
Gaya (3500)

Endorsement under section 58

Execution is admitted by Sanjay Kumar, Pushpa Kumar and Identified by the person (1. Name Pankaj Kumar, Age 36, Sex Male, S/O Jay Prakash Lal, M.U CAMPUS.BODHGAYA, P.S- M.U BODHGAYA 824234) whose Names, Photographs Fingerprints and Signature are affixed as such on the back page/pages of the instrument.

Date : 25/09/2025

Sd/-
Sumeshwar Kumar
Registering Officer
Gaya (3500)

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya (3500) in Book 1 Volume No. 411 on pages 509 - 562 for the year 2025 and stored in database of year 2025. The summary of document No 21451/2025 is printed on the front page of the document.

Date : 25/09/2025

Sd/-
Sumeshwar Kumar
Registering Officer
Gaya (3500)

Application No : 250501079702 Book No : 1 Year : 2025 S.No.21937 Deed No. : 21451

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ANNEXURE - I

1/1

Haywood
SPACE RENOVATOR PVT LTD

404, 4th floor, capital tower Fraser Rd, Patna-800017
+91- 73200 300 20
info@haywoodspacerenovator.com
haywoodspacerenovator.com

CIN : U74102BR2025PTC075630

THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTOR OF M/s HAYWOOD SPACE RENOVETER PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 4TH FLOOR 404, CAPITOL TOWER, FRASER ROAD, NEAR RADIO STATION PATNA BIHAR 800001, ON **Monday 22nd** DAY OF SEPTEMBER, 2025 AT 5:30 P.M.

AGENDA:

SIGNING OF DEVELOPMENT RIGHT AGREEMENT FOR THE RESIDENTIAL CUM COMMERCIAL HOUSING PROJECT AT GAYA BIHAR

"RESOLVED THAT" to ratify the ongoing talk and negotiation of company through its Promoter Directors with the land owners Dr. Sanjay Kumar and Mrs. Pushpa Kumar of plot measuring an area of 110 decimals situated at "Survey Mauza Turi Khurd, P.S. Magadh University Bodh Gaya, district Gaya" with the objective of Develop a Residential Cum Commercial Housing Project at aforementioned Land. Company through its director going to sign a definitive document with the land owners.

"RESOLVED FURTHER THAT" For the purpose of above-said matter/commercial dealing company through its both directors authorizing both directors Mohammad Zeeshan Hasan Khan (DIN: 08764910) and Ms. Rabina Singh (DIN: 08245989) to enter into agreements or definitive documents.

"RESOLVED FURTHER THAT" Mohammad Zeeshan Hasan Khan (DIN: 08764910) and Ms. Rabina Singh (DIN: 08245989), DIRECTORS of the company be and is hereby jointly authorized to do all such acts and deeds as may be required and to sign all such papers and documents as may be necessary to implement the decision along with can sign and present legal documents before legal establishment or Quasi- legal establishment and any other appropriate authorities moreover be authorized to take any necessary further action which deem fit with relevance to aforesaid matter.

The resolution was passed unanimously.
Certified True Copy

For HAYWOOD SPACE RENOVETER PRIVATE LIMITED

Zeeshan Khan

MOHAMMAD ZEESHAN HASAN KHAN
DIRECTOR
DIN: 08764910

Rabina Singh

MS. RABINA SINGH
DIRECTOR
DIN: 08245989

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CIN :- U74102BR2025PTC075630

THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTOR OF M/s HAYWOOD SPACE RENOVETER PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 4TH FLOOR 404, CAPITOL TOWER, FRASER ROAD, NEAR RADIO STATION PATNA BIHAR 800001, ON TUESDAY, 23RD DAY OF SEPTEMBER, 2025 AT 5:30 P.M.

AGENDA:

SIGNING OF DEVELOPMENT RIGHT AGREEMENT FOR THE RESIDENTIAL CUM COMMERCIAL HOUSING PROJECT AT GAYA BIHAR

"RESOLVED THAT" to ratify the ongoing talk and negotiation of company through its Promoter Directors with the land owners Dr. Sanjay Kumar and Mrs. Pushpa Kumar of plot measuring an area of 110 decimals situated at "Survey Mauza Turi Khurd, P.S. Magadh University Bodh Gaya, district Gaya" with the objective of Develop a Residential Cum Commercial Housing Project at aforementioned Land. Company through its director going to sign a definitive document with the land owners.

"RESOLVED FURTHER THAT" For the purpose of above-said matter/commercial dealing company through its both directors authorizing both directors Mohammad Zeeshan Hasan Khan (DIN: 08764910) and Ms. Rabina Singh (DIN: 08245989) to enter into agreements or definitive documents.

"RESOLVED FURTHER THAT" Mohammad Zeeshan Hasan Khan (DIN: 08764910) and **Ms. Rabina Singh (DIN: 08245989)**, DIRECTORS of the company be and is hereby jointly authorized to do all such acts and deeds as may be required and to sign all such papers and documents as may be necessary to implement the decision along with can sign and present legal documents before legal establishment or Quasi- legal establishment and any other appropriate authorities moreover be authorized to take any necessary further action which deem fit with relevance to aforesaid matter.

The resolution was passed unanimously.
Certified True Copy

For HAYWOOD SPACE RENOVETER PRIVATE LIMITED

Zeeshan Khan

MOHAMMAD ZEESHAN HASAN KHAN
DIRECTOR
DIN: 08764910

Rabina Singh

MS. RABINA SINGH
DIRECTOR
DIN: 08245989

+91 9102943052
haywoodspacerenovater@gmail.com
Capital Tower, B Block, Frazer Road - Patna
www.haywoodspacerenovater.com

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