

Serial No. :- 11559

Circle :- Sampatchak (Sampatchak)

Book No. :- 1

Deed No. :- 10873

Serial No. :- 11559

01

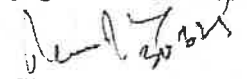
Deed No. :- 10873



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

This document was presented for registration on 30/06/2025 by Santosh Kumar. A Stamp Duty of Rs. 578500/- . Registration Fee of Rs. 25100/- and other Fees of Rs. 500/- 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.

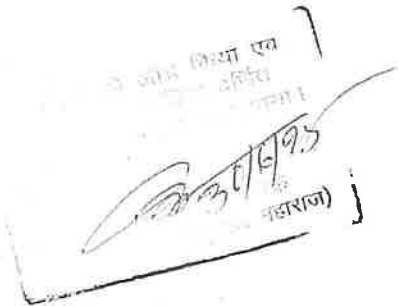
This document has been registered as Deed No. 10873 in Book No. 1 Volume No. 292 on pages from 62 to 79 and has been preserved in total 16 page in database.



Signature with Date  
Ravi Ranjan  
Registering officer, Patna

Date : 30/06/2025

Application No. : 250500846242



SCANNED BY 

DEVELOPMENT AGREEMENT

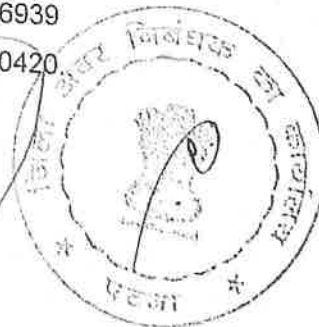
This Agreement is made and entered into at Patna on this the 30 Day of JUNE 2025.

BETWEEN

(1) SRI SANTOSH KUMAR AND (2) SRI AMIT KUMAR both S/o Sri Bhuneshwar Singh both R/o Chak Bairiya, P.O.- Bairiya, P.S.- Gopalpur, Bairia, Patna, Bihar-800007, hereinafter referred to as the 'LANDOWNERS' (which expression shall unless repugnant to the context or meaning will mean and include heirs administrators executors, legal representatives, successors-in-interest and/or assigns) of the FIRST PART.

1. Mob No.9308044167 Aadhar No.655219546939

2. Mob No.9308044167 Aadhar No.342883940420
































MAA DEVRANI ENGICON PVT. LTD.

Santosh Kumar  
30/06/2025

Amit Kumar  
30/06/2025

Santosh Kumar  
DIRECTOR  
30/06/2025

# District Registry Office, Patna (2800)

Application No	250500846242	Registration year	2025	Serial No	11559	Deed No	10873	
Details Captured By Office							Details from UIDAI (if Consent Yes)	
Party Details	Photo	Thumb	Index	Middle	Ring	Little	Aadhaar Photo	eKYC Detail
Party Type : Executant Name : Amit Kumar Sign & <i>Amit Kumar</i> Date 30/6/25							N/A	
Party Type : Executant Name : Santosh Kumar Sign & <i>Santosh Kumar</i> Date 30/6/25							N/A	
Party Type : Claimant Name : Santosh Kumar Authorized By Maa Devrani Engicon Pvt Ltd (Organization) Sign & <i>Santosh Kumar</i> Date 30/6/25							N/A	
Party Type : Identifier Name : Vivek Kumar Sign & <i>Vivek Kumar</i> Date 30/6/25							N/A	
Party Type : Attesting Witness Name : Vijay Kumar Sign & <i>Vijay Kumar</i> Date 30/6/25	N/A						N/A	



*Santosh Kumar*  
30/6/25





AND

MAA DEVRANI ENGICON PVT. LTD.(incorporated by taking over all Assets & liabilities of Devrani Homes(Proprietorship Firm- Santosh Kumar) through its Director SRI SANTOSH KUMAR S/o Sri Bhuneshwar Singh having its Regd. Office at Chak Bairiya, P.O.- Bairiya, P.S.- Gopalpur, Bairia, Patna, Bihar-800007, Indian Citizen, hereinafter called the "DEVELOPER/ BUILDER", which expression shall, unless repugnant to the context or meaning there to, mean and include its executors, administrators, legal representatives successor/s in office and/or assigns of the SECOND PART.

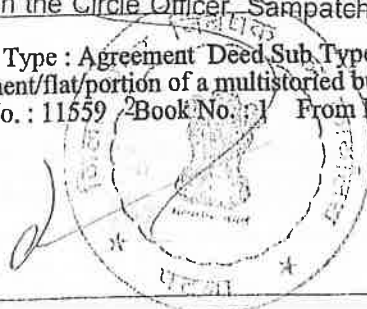
Mob No. 9308044167 Aadhar No.6552 1954 6939 PAN:- AATCM3222E.

WHEREAS the aforesaid Owners are seized and possessed of and are Owners of or otherwise were and are sufficiently entitled to the free hold Land Situated at Mauza- Manpur Bairiya, Survey Thana- Phulwari Sharif, P.S.-Gopalpur, Thana No.122, Tauzi-228, Khata No.380, Survey Plot No.2405(P), Jamabandi Bhag Present No.116,112, Page No.1,39,12,13, District- Patna, Halka - Bairiya Karnpura, Circle - Sampatchak, Total Land measuring an area 76.725 Decimil within the limits of Patna Municipal Corporation/PRDA(Dissolved) Authority, Sub Registry Office Sampatchak and District Sub Registry office, Patna more fully described in schedule of the Land hereunder written, hereinafter referred to as the SAID PROPERTY.

AND WHEREAS, the property of schedule no.1 fully described is the Purchased property vide four Registered Sale deed No.369, dt.23.01.24, Sale deed No.394, dt.23.01.2024, Sale deed No.14328, dt.13.09.2024, and Sale deed No.14329, dt.13.09.2024, and then the aforesaid Owners came in peaceful physical and exclusive possession over the land and thereafter have mutated their name in State Sarista and paying the land rent to the government of Bihar through the Circle Officer, Sampatchak, within the limits

Application No. : 250500846242 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. : 10873 Serial No. : 11559 Book No. : 1 From Page : 62 To Page : 79

से भुक्त प्राप्त।



प्रमाणित  
30/06/25  
Sd/-  
Registering Officer, Patna (2800)

MAA DEVRANI ENGICON PVT. LTD.

Sd/-gn (mmt)  
30/06/25

Amrit 10/10/25

Sd/-gn (mmt)  
30/06/25

of Patna Municipal Corporation and within the jurisdiction of Sub Registry Office - Sampatchak and District Sub-Registrar office Patna.

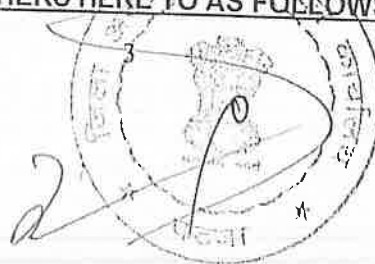
AND WHEREAS, the property fully described in schedule-I of this deed is in exclusive peaceful physical possession of Owner. The Land Owners also mutated their name separately in the state sarista (Register-II) and paying the Land Rent to the Government of Bihar through the Circle Officer, Sampatchak.

AND WHEREAS, the aforesaid Owner being interested in getting a **Multistoried Complex** developed and constructed on the said property through an Developer, who can develop and construct **Multistoried Complex** at its own cost and to acquire built-up area in the said building complex in the shape of Dwelling Units/Commercial space and Car Parking space etc. as consideration for the value of the said property to be conveyed by the Owners to the developer and/or its nominee/s.

AND WHERE AS, the aforesaid developer offered to develop and construct at its own cost a **Multistoried Complex** in the name of "FARMVIEW HEIGHTS" (hereinafter referred to as the said Building) on the said property and the aforesaid Owner agreed to acquire Dwelling Units/Commercial space and Car Parking space etc. in the said building, as consideration for value of the said land to be conveyed by the Owners to the developer or its nominee/s including a Co-Operative Housing Society, Firm, Association of persons, Body corporate e.t.c.

AND WHERE AS, as a result of the negotiations between the parties hereto, the aforesaid Owners and aforesaid developer and on the representations and declarations made by the Owner as herein recorded, an agreement for Development of the said property has been arrived at between the parties hereto upon the term and condition hereinafter appearing.

**NOW THESE PRESENTS WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIERS HERE TO AS FOLLOWS :-**



MAA DEVRANI ENGINEER PVT. LTD.

Satish Kumar  
DIRECTOR

30/06/25

Satish Kumar

30/06/25

1. That the Owners here by appoint the aforesaid Developer as the developer of the said property and irrevocably grants to the developer, who hereby accept from the Owners the exclusive rights, possession and license to develop the said property fully described in the schedule hereunder written in the manner and on the term, condition and stipulations hereinafter mentioned.

2. That the developer will construct the said building as per plan sanctioned by Competent Authority and the Owners shall have no objection in this regard. It is on that basis this agreement is being entered into by and between the parties hereto.

3. It is further agreed that any minor alteration or revision of the aforesaid plan within the parameters of the Building Rules and Regulation, which may become necessary shall not require any further approval of the Owners and the Developer alone shall be entitled to make such alternation/revision which would be binding on the Owners.

3.1 The Owners simultaneously with the execution of this Development Agreement agree to grant vacant physical possession of the said property of the developer.

3.2 The Owners shall, after the execution of this agreement allow every facility to the Developer their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer, to carry out the various developmental works as stipulated in this Agreement.

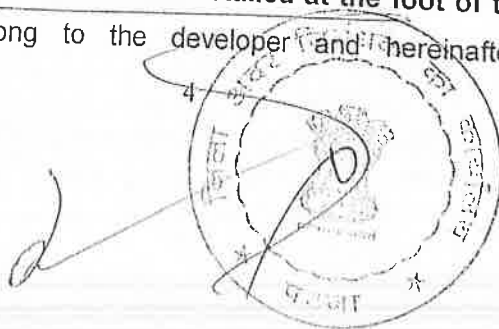
4. The Developer will construct, complete and give to the Owners of the First Part their agreed share detailed at the foot of this Deed the said building hereinafter called the OWNERS AREA as consideration for the proportionate undivided share of said landed property to be conveyed/ transferred by the Owners to the Developer and or its nominee(s)/ assingnee(s).

5. The share of the Developer is also detailed at the foot of this Deed and shall exclusively belong to the developer and hereinafter be called

Sedghn (mm)  
30/6/25

Armit V  
30/6/25

MAA DEVIRANI ENGINEER PVT. LTD.  
Sedghn (mm)  
DIRECTOR  
30/6/25





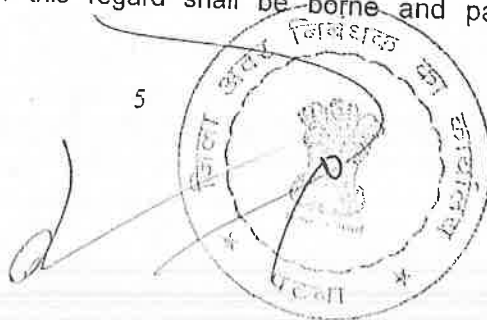
'DEVELOPER AREA' to which the Developer alone shall be entitled having constructed the same at its own cost and expenses.

5.1 The Owners and their heirs/successors in interest and/or nominee/s shall solely and exclusively be entitled to the Owners area and shall have absolute right title and interest or shall be fully entitled to use and enjoy the same either themselves individually or collectively or shall be fully entitled to transfer convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person or persons, Association of persons, firm, Body corporate, Co-Operative societies, Government's Agencies etc. on such terms and conditions as may be deemed fit by the Owners individually or collectively.

5.2 The Developer and/or its nominee(s) shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and they shall be fully entitled to transfer, convey, grant otherwise alienate their interest, in any manner as deemed fit by them to any person or persons Association of persons. Firms, Body Corporate, co-operative societies, Government, agencies etc. on such term and condition as may be decided by the Developer or its nominee(s) individually or collectively.

6. The Developer agrees to construct and give possession of the Owners area to the Owners within a **period of 5 years** from sanctioning of Plan Case Map or the date of execution of this agreement or issuance of RERA Registration Certificate with a grace period of 6(six) months, whichever is later. However, the aforesaid completion period is subject to "Force Majure" the Developer will be entitled for extra time in the case of any litigation and such happening as are beyond the control of the Developer including fire, tempest, accident, exceptionally inclement weather and any other Act of God.

7. The Owners shall at no time demand any further sum of premium or any interest any dealing regarding sale of Developer's area. However the stamp duty and all expenses in this regard shall be borne and paid by the purchaser/s only.



MAA DEVRANI ENGICON PVT. LTD.

30/8/24

DIRECTOR

30/8/24

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7.1 This Agreement shall not ever be deemed to constitute partnership of any sort between the parties hereto.

7.2 From the date of delivery of possession of Owners area to Owners s, the Owners and her heirs/successors and/or nominee/s and the Developer and its nominee(s) shall jointly have or be deemed to have undivided right, title and interest over the total land of the said property in the proportion of their respective share in the said building even without any further act. Matters or things done by the Owners in the regard.

8. The Owners hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said landed property (more fully described in schedule written hereunder) and to take up and proceed with the development, planning and construction of the building in terms of this Development by the Owners shall be a license as contemplated in section 60(b) of Indian Easement Act, 1982.

8.1 It is agreed that any Agreement or arrangement made or entered into at any time by the Owners in breach of or violation of the terms and conditions of this Development shall be null and void.

8.2 The Owners here by irrevocably undertake not to sell dispose off, alienate, charge, encumber, lease or otherwise transfer the said landed property or any part thereof during the currency of this agreement and undertaken not to do any act/s deed/s matter/s or thing/s as shall be in breach of the terms of the Development Agreement save and except putting the said Developer thereon for the purpose of Development pursuant to this Development Agreement. The Owners shall at no point of time during the currency of this Development Agreement try to dispose the said Developer from the said property or any part there of.

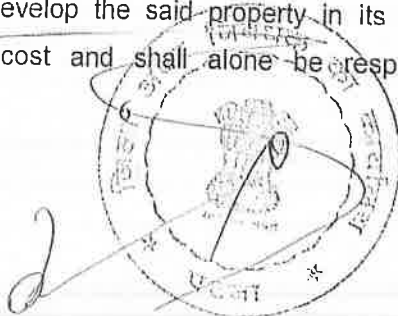
8.3 The Developer shall develop the said property in its own name and account and at its own cost and shall alone be responsible for the

Sudesh Chaudhary  
30/6/23

Amit K  
30/6/23

MAA DEVI ENGINEERING PVT. LTD.

Sudesh Chaudhary  
DIRECTOR  
30/6/23



development and construction of the said building and neither the Owners nor any person(s) claiming through the Owners shall have any right to interfere in the development of the said property.

8.4 As after the date hereof the developer shall be fully entitled to do all acts, deeds and things required for development and construction of the said building at the developer's own cost and expense.

8.5 The Developer shall be entitled to enter into agreement for sale, or otherwise allot flats, /offices/shops, parking spaces and other tenements in the Developer's area in the said building which comprise of the total built up area of the said building excluding the built-up-area forming part of the Owners area.

9. During the construction of the said building the developer may be required to raise Project Loan or create equitable or any legal mortgage of the said land and the construction thereon either in full or in part for obtaining loan. In such event the Owners have no objection in creation of such mortgage. However, the Developer affirm and under take all moneys obtained as loan by pledging/ hypothecating or mortgaging the said property or creating charges on the said building under construction shall be used for Construction Purpose.

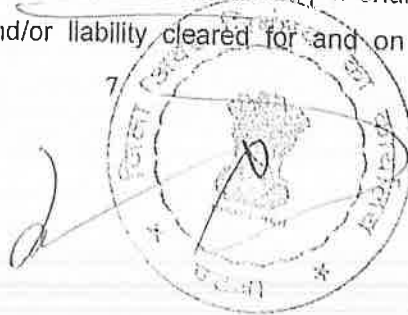
10. The Owners will deliver to the Developer and/or its duly authorized Advocate certified copies/photocopies of all original title deeds, documents, and other papers relating to the said land/property for complete examination of the Owners title thereto and the Owners shall answer and/or comply with all reasonable requisitions that may be made by the Developer's and/or its Advocate in this regard to establish a marketable title to the said land/property.

10.1 In case there be any defect in the title of the Owners or there be any liability or any encumbrances in such event the developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the

Sudesh Lamb  
30/6/23

Amrit K  
30/6/23

MAA DEVRANI ENGINEERING PVT. LTD.  
Sudesh Lamb  
DIRECTOR  
30/6/23





Owners and at the Owners cost and expenses and which shall be reimbursed by the Owners.

10.2 In any event the Owners without prejudice to foregoing declaration agrees and undertakes to remove all obstacles and clear all outstanding doubts or defects, relating to the title of said the property save as herein above provided at its own cost so as to ultimately vest the said landed property in the developer or its nominee/s free from all encumbrances and defects.

10.3 All outgoing including Municipal taxes and any other charges in respect of the said landed property shall borne and paid by the Owners till the date of handing over of vacant possession of the said landed property and thereafter the same shall be borne and paid by the developer till the delivery of possession of the Owners area to the Owners.

10.4 After delivery of possession of the Owners area to the Owners all outgoing in respect of the said landed property and the said building thereon shall be borne and paid by the Owners and the developer and/or their nominee(s) proportionately in the proportion of their respective shares in the total built-up area in the said building.

11. The Developer shall be entitled to take all steps as may be necessary for execution and registration of all such documents, transfer/conveyance and for this purpose the Owners hereby nominate and appoint **MAA DEVRANI ENGICON PVT. LTD.** through its Director **SRI SANTOSH KUMAR S/o Bhuneshwar Singh** having its Regd. Office at Chak Bairiya, P.O.- Bairiya, P.S.- Gopalpur, Bairia, Patna, Bihar-800007, for the said purpose as their true and lawful attorney to act, apply for and obtain Income Tax clearance certificate, urban land Clearance and all other permissions and approvals as may be deemed necessary by the developer in this regard and for granting such documents of title to the individual purchaser/s and/or its nominee/s.

Santosh Kumar  
30/6/23

Arnet-44  
30/6/23

MAA DEVRANI ENGICON PVT. LTD.  
Santosh Kumar  
DIRECTOR  
30/6/23

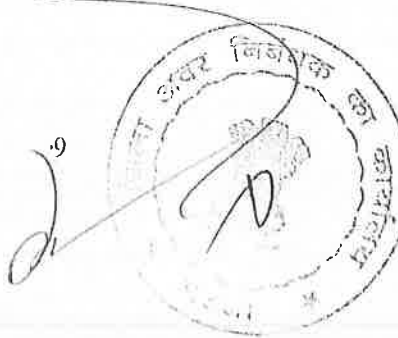


12. The Developer shall form as it deem best, a co operative Housing Society/Association of Persons/Body Corporate of all the persons owning tenants in the said building. The Owners her nominee/s shall be come member of such an organization formed by the Developer and the Owners , her nominees, respective agents servants, licenses, tenants etc. shall be bound abide by the rules and regulations as may be framed by such organization time to time and they shall be bound to contribute towards the cost of formation such organization as well as to pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex.

13. The common area shall jointly be owned by all the Owners of all the portions of the said building with equal entitlement to use and enjoy all common area and facilities provided for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No Owners of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right of common use and enjoyment.

14. The Owners agree that if any levy is imposed by the Development Authority or any other public body or bodies or the Government for the Development/ betterment of the area in which the said landed property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the Developer jointly in the same proportion as per their respective shares in the said building before possession.

15. The Owners agrees that in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan, resulting, in any excess construction of the built-up-area then the same shall be borne and paid by the Developer.



MAA DEVRACH ENGINEERING PVT. LTD.

Sudesh Kumar  
DIRECTOR

30/6/23

Amrit Kumar

30/6/23

Sudesh Kumar

30/6/23

16. It is agreed that in all transfer/ conveyance of land and/or built -up-area the purchaser(s)/transferee(s) shall bear the cost of stamp duty, court fees and other registration charges.

17. That in case of any dispute or difference between the parties arising out of relating to this development agreement the same shall be steered by the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration and Conciliation Act, 1996 as amended from time to time.

18. GST, if applicable to be paid by land Owners of their share through the Developer or directly to the competent authority, as the case may be, before handing over or taking Possession.

19. That all or any previously executed agreements in context of the Scheduled property are hereby declared null and void and will be treated as inoperative in the eyes of law.

#### SCHEDULE OF PROPERTY

All that piece and parcel of Land Situated at Mauza- Manpur Bairiya, Survey Thana- Phulwari Sharif, P.S. Code-174, P.S.-Gopalpur, Thana No.122, Tauzi-228, Khata No.380, Survey Plot No.2405(P), Jamabandi Bhag Present No.116,112, Page No.1,39,12,13, District- Patna, Halka - Bairiya Karnpura, Circle - Sampatchak, Total Land measuring an area 76.725 decimil within the limits of NAGAR PARISHAD, Sampatchak, Sub Registry Office Sampatchak and District Sub Registry office, Patna and bounded as follows:-

#### BOUNDARY OF LAND:-

NORTH :- Internal Road.

SOUTH :- Ajay Singh.

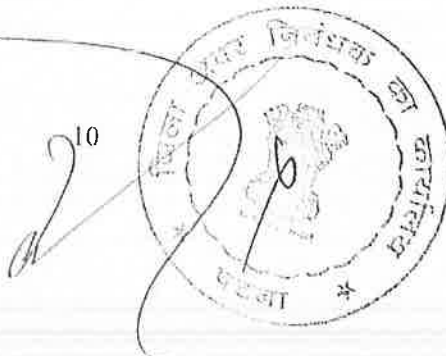
EAST :- Branch Road.

WEST :- Ajay Singh.

#### VALUATION OF LAND:-

Land Measuring 76.725 Decimil.

VALUE Rs.2,88,72,000/-



Sudesh Kumar  
30/6/25

Anant Kumar  
30/6/25

MAA DEVIANI ENGICON PVT. LTD.  
Sudesh Kumar  
DIRECTOR  
30/6/25



## STRUCTURE

- Earthquake resistance R.C.C Frame structure
- CLC Blacks/Fly ash bricks for an energy efficient building.

## FLOORING

- Verified tills flooring inside the flat of ISI Best quality .
- Anti-Skid floor tiles of ISI Best Quality.
- 7 height Glazed tiles in tollets of ISI Best quality.

## PAINTING

- Weather Coat Painting Outer Building of Asian/ Berger / Indogo / Nerolac Paints.

## BATHROOMS

- Anti skid ceramic tiles of ISI marks
- All CP fitting will be of ISI Hot & Cold Water Supply provision in common toilets.

## INTERIOR

- Interior All Wall Finish With Wall Putti.

## KITCHEN

- Granite slabs with stainless steel sink.
- Glazed tiles on walls upto 2 ft over counter

## DOOR & WINDOWS

- All balcony opening to be uPVC Sliding door/ uPVC Window Tuffen Glass used in uPVC frame
- Flush doors for all internal Doors ISI
- MS Grill in Balcony.

## ELECTRICAL

- Electrical (Copper) wiring as per ISI Code
- Circuits with MCB of approved make as per ISI code one TV point in all flats

Amid Vt  
30/6/23

MAA DEVRANI ENGICON PVT. LTD.  
Sudesh Kumar  
DIRECTOR  
30/6/23

Sudesh Kumar  
30/6/23



IN WITNESS WHEREOF the parties hereto have executed this Development Agreement at PATNA on the 30<sup>th</sup> Day, JUNE.....Month, 2023.....Year first above written.

Sulagna /mb  
30/6/23

Amit /mb  
30/6/23

MAA DEVRANI ENGICON PVT. LTD.

Sulagna /mb  
DIRECTOR

30/6/23

SIGNED SEALED & DELIVERED BY  
THE OWNERS IN THE PRESENCE OF

SIGNED, SEALED & DELIVERED  
BY THE DEVELOPER IN THE  
PRESENCE OF

WITNESSES:-

1.



VIVEK KUMAR

S/O KUMAR VIJAY SINGH

H.G. NAGAR, KANTIFACTORY ROAD

B.H. COLONY, PATNA.

30/6/23

2.

Ujjay Kumar  
S/o Sri Dheneshwar  
Choudhary

H/o Shikarpur, USH  
Danapur, Patna.

30/6/23



Am

DRAFTED BY

AMIT SINGH  
ADVOCATE  
PATNA HIGH  
COURT.

Reg. No. 283/03

# SHARE OF LAND OWNER

(1) SANTOSH KUMAR

## TOWER - 01

FLOOR	FLAT NO.	BHK	BUILT-UP AREA (Excluding Common Area)
1 <sup>ST</sup> FLOOR	105	(3 BKH)	1223.65 sq.ft.
	106	(2 BHK)	878.10 sq.ft.
2 <sup>ND</sup> FLOOR	204	(3 BHK)	1223.65 sq.ft.
	205	(3 BHK)	1223.65 sq.ft.
4 <sup>TH</sup> FLOOR	402	(3 BHK)	1223.65 sq.ft.
	601	(3 BHK)	1223.65 sq.ft.
6 <sup>TH</sup> FLOOR	602	(3 BHK)	1223.65 sq.ft.
	604	(3 BHK)	1223.65 sq.ft.
	605	(3 BHK)	1223.65 sq.ft.
	603	(2 BHK)	878.10 sq.ft.
	606	(2 BHK)	878.10 sq.ft.

Sentosh Kumar  
30/8/23

Arvind Kumar  
30/8/23

## TOWER - 02

FLOOR	FLAT NO.	BHK	BUILT-UP AREA (Excluding Common Area)
1 <sup>ST</sup> FLOOR	101	(3 BKH)	1223.65 sq.ft.
	102	(3 BHK)	1223.65 sq.ft.
2 <sup>ND</sup> FLOOR	201	(3 BKH)	1223.65 sq.ft.
	202	(3 BHK)	1223.65 sq.ft.
6 <sup>TH</sup> FLOOR	604	(3 BKH)	1223.65 sq.ft.
	605	(3 BHK)	1223.65 sq.ft.

MAA DEVI RAJ ENGINCON PVT. LTD.

Sentosh Kumar  
DIRECTOR

30/8/23





## SHARE OF LAND OWNER

(2) AMIT KUMAR

### TOWER - 01

<u>FLOOR</u>	<u>FLAT NO.</u>	<u>BHK</u>	<u>BUILT-UP AREA</u> (Excluding Common Area)
1 <sup>ST</sup> FLOOR	104	(3 BHK)	1223.65 sq.ft.
4 <sup>TH</sup> FLOOR	401	(3 BHK)	1223.65 sq.ft.

Satish Kumar  
30/6/25

### TOWER - 02

<u>FLOOR</u>	<u>FLAT NO.</u>	<u>BHK</u>	<u>BUILT-UP AREA</u> (Excluding Common Area)
6 <sup>TH</sup> FLOOR	601	(3 BKH)	1223.65 sq.ft.
	602	(3 BHK)	1223.65 sq.ft.
	603	(2 BHK)	878.10 sq.ft.
	606	(2 BHK)	878.10 sq.ft.

Amit Kumar  
30/6/25

MAA DEVRANI ENGINEER PVT. LTD.  
Satish Kumar  
DIRECTOR

30/6/25



## DEVELOPER SHARE

(M/s Maa Devrani Engicon Pvt.Ltd.)

### TOWER - 01

FLOOR	FLAT NO.	BHK	BUILT-UP AREA (Excluding Common Area)
1 <sup>ST</sup> FLOOR	101	(3 BKH)	1223.65 sq.ft.
	102	(3 BHK)	1223.65 sq.ft.
	103	(2 BHK)	878.10 sq.ft.
2 <sup>ND</sup> FLOOR	201	(3 BKH)	1223.65 sq.ft.
	202	(3 BHK)	1223.65 sq.ft.
	203	(2 BHK)	878.10 sq.ft.
	206	(2 BHK)	878.10 sq.ft.
3 <sup>RD</sup> FLOOR	301	(3 BKH)	1223.65 sq.ft.
	302	(3 BHK)	1223.65 sq.ft.
	303	(2 BHK)	878.10 sq.ft.
	304	(3 BHK)	1223.65 sq.ft.
	305	(3 BHK)	1223.65 sq.ft.
	306	(2 BHK)	878.10 sq.ft.
4 <sup>TH</sup> FLOOR	403	(2 BHK)	878.10 sq.ft.
	404	(3 BHK)	1223.65 sq.ft.
	405	(3 BHK)	1223.65 sq.ft.
	406	(2 BHK)	878.10 sq.ft.
5 <sup>TH</sup> FLOOR	501	(3 BKH)	1223.65 sq.ft.
	502	(3 BHK)	1223.65 sq.ft.
	503	(2 BHK)	878.10 sq.ft.
	504	(3 BHK)	1223.65 sq.ft.
	505	(3 BHK)	1223.65 sq.ft.
	506	(2 BHK)	878.10 sq.ft.

MAA DEVRANI ENGICON PVT. LTD.

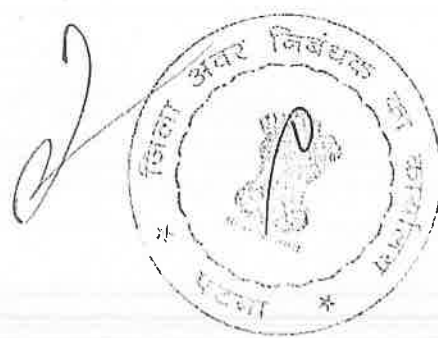
DIRECTOR

30/6/25

Amrit K

30/6/25

30/6/25



# DEVELOPER SHARE

(M/s Maa Devrani Engicon Pvt.Ltd.)

## TOWER - 02

FLOOR	FLAT NO.	BHK	BUILT-UP AREA
1 <sup>ST</sup> FLOOR	103	(2 BHK)	878.10 sq.ft.
	104	(3 BHK)	1223.65 sq.ft.
	105	(3 BHK)	1223.65 sq.ft.
	106	(2 BHK)	878.10 sq.ft.
2 <sup>ND</sup> FLOOR	203	(2 BHK)	878.10 sq.ft.
	204	(3 BHK)	1223.65 sq.ft.
	205	(3 BHK)	1223.65 sq.ft.
	206	(2 BHK)	878.10 sq.ft.
3 <sup>RD</sup> FLOOR	301	(3 BKH)	1223.65 sq.ft.
	302	(3 BHK)	1223.65 sq.ft.
	303	(2 BHK)	878.10 sq.ft.
	304	(3 BHK)	1223.65 sq.ft.
	305	(3 BHK)	1223.65 sq.ft.
	306	(2 BHK)	878.10 sq.ft.
4 <sup>TH</sup> FLOOR	401	(3 BKH)	1223.65 sq.ft.
	402	(3 BHK)	1223.65 sq.ft.
	403	(2 BHK)	878.10 sq.ft.
	404	(3 BHK)	1223.65 sq.ft.
	405	(3 BHK)	1223.65 sq.ft.
	406	(2 BHK)	878.10 sq.ft.
5 <sup>TH</sup> FLOOR	501	(3 BKH)	1223.65 sq.ft.
	502	(3 BHK)	1223.65 sq.ft.
	503	(2-BHK)	878.10 sq.ft.
	504	(3 BHK)	1223.65 sq.ft.
	505	(3 BHK)	1223.65 sq.ft.
	506	(2 BHK)	878.10 sq.ft.

MAA DEVIRANI ENGICON PVT. LTD.

Sole Agent

DIRECTOR

Amit

Sole Agent

30/8/23

30/8/23

30/8/23





### Endorsement of Certificate of Admissibility

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

Stamp duty paid under Indian Stamp Act Rs. 578500  
Addl. Stamp duty paid under Municipal Act. Rs. 0

Amt. Paid By N.J. Stamp Paper Rs. 0  
Amt. Paid Through Bank Challan Rs. 0

Registration Fee						LLR+Proc Fee	Service Charge
A1	75 C	0 H1b	0 K1a	0 Lii	0	LLR Rs. 0	Rs.500
A8	0 D	0 H2	0 K1b	0 Liii	0	Proc.Fee Rs. 0	
A9	0 DD	0 I	5000 K1c	0 Mb	25	Total Rs. 0	
A10	0 E	20000 J1	0 K2	0 Na	0		
B	0 H1a	0 J2	0 Li	0			
Total 25100							

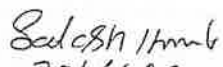
Total amount paid (Reg. Fee+LLR, Proc+Service Charge) in Rs - 25600

Date : 30/06/2025

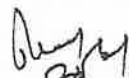
  
Sd/-  
Ravi Ranjan  
Registering Officer  
Patna (2800)

### Endorsement under section 52

Presented for registration at Registration Office, Patna (2800) on Monday, 30th June 2025 by Santosh Kumar S/O Bhuneshwar Singh by profession Others, Status - Executant.

  
30/6/25  
Signature/L.T.I of Presentant

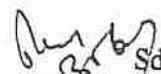
Date : 30/06/2025

  
Sd/-  
Ravi Ranjan  
Registering Officer  
Patna (2800)

### Endorsement under section 58

Execution is admitted by Amit Kumar, Santosh Kumar and Identified by the person (1. Name Vivek Kumar, Age 36, Sex Male, S/O Kumar Vijay Singh, KANTI FACTORY ROAD, NEAR BUDDHA DENTAL COLLEGE, MAHATMA GANDHI, B.H COLONY, PATNA) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

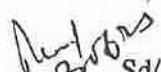
Date : 30/06/2025

  
Sd/-  
Ravi Ranjan  
Registering Officer  
Patna (2800)

### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna (2800) in Book I Volume No. 292 on pages on 62 - 79 for the year 2025 and stored in database of year 2025. The summary of document No 10873/2025 is printed on the front page of the document.

Date : 30/06/2025

  
Sd/-  
Ravi Ranjan  
Registering Officer  
Patna (2800)

Application No : 250500846242

Book No : 1

Year : 2025

S.No.11559

Deed No. : 10873



INDIA NON JUDICIAL  
**Government of Bihar**

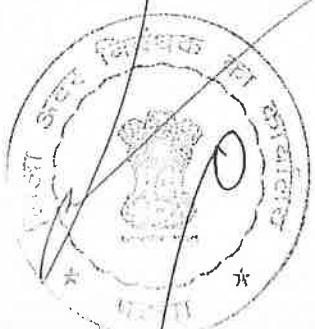
**e-Stamp**



Certificate No. : IN-BR-2501279165  
Certificate Issue Date : 27-Jun-2025 02:56 PM  
GRN No. : BHR20250600939368E  
Unique Doc Reference : EST-BR-2800-2500019233  
Party Name : SANTOSH KUMAR  
Purchased by : SANTOSH KUMAR  
Purpose : NA Article no (NA)  
Stamp Duty Paid (Rs.) : 300000 (Three Lakh Only)  
Reg. Fee (Rs.) : 0 (Zero Only)  
LLR & P Fee (Rs.) : 0 (Zero Only)  
Miscellaneous Fee (Rs.) : 0 (Zero Only)  
Discore SC (Rs.) : 0 (Zero Only)  
Total Amount (Rs.) : 300000 (Three Lakh Only)

Santosh Kumar  
30/6/25

Amish V.S.  
30/6/25



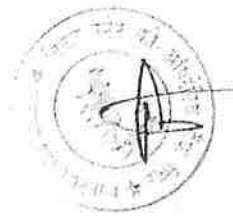
IN 2501283928

**Statutory Alert:**

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



INDIA NON JUDICIAL  
Government of Bihar

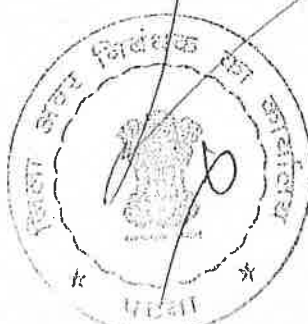


e-Stamp

Certificate No. : IN-BR-2501279230  
Certificate Issue Date : 27-Jun-2025 02:58 PM  
GRN No. : BHR20250600161745E, BHR20250600939368E  
Unique Doc Reference : EST-BR-2800-2500019234  
Party Name : SANTOSH KUMAR  
Purchased by : SANTOSH KUMAR  
Purpose : NA Article no (NA)  
Stamp Duty Paid (Rs.) : 278500 (Two Lakh Seventy Eight Thousand Five Hundred Only)  
Reg. Fee (Rs.) : 20000.(Twenty Thousand Only)  
LLR & P Fee (Rs.) : 0 (Zero Only)  
Miscellaneous Fee (Rs.) : 0 (Zero Only)  
Discore SC (Rs.) : 0 (Zero Only)  
Total Amount (Rs.) : 298500 (Two Lakh Ninety Eight Thousand Five Hundred Only)

Santosh Kumar  
30/6/25

Amrit Kumar  
30/6/25



IN 2501283993

Statutory Alert:

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





INDIA NON JUDICIAL  
Government of Bihar

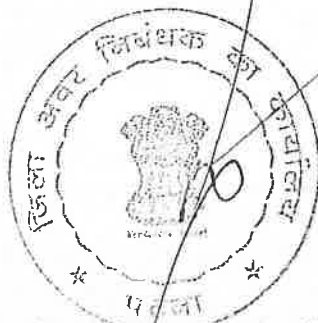
e-Stamp

Certificate No. : IN-BR-2501279265  
Certificate Issue Date : 27-Jun-2025 02:59 PM  
GRN No. : BHR20250600161745E  
Unique Doc Reference : EST-BR-2800-2500019235  
Party Name : SANTOSH KUMAR  
Purchased by : SANTOSH KUMAR  
Purpose : NA Article no (NA)  
Stamp Duty Paid (Rs.) : 0 (Zero Only)  
Reg. Fee (Rs.) : 5100 (Five Thousand One Hundred Only)  
LLR & P Fee (Rs.) : 0 (Zero Only)  
Miscellaneous Fee (Rs.) : 0 (Zero Only)  
Discore SC (Rs.) : 500 (Five Hundred Only)  
Total Amount (Rs.) : 5600 (Five Thousand Six Hundred Only)



Sadash Kumar  
30/6/25

Armit Kumar  
30/6/25



IN 2501284028

Statutory Alert:

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

Serial No. :- 533

Deed No. :- 529



Govt. of Bihar  
Sub-Registry Office, Sampatchak  
Summary of Endorsement

This document was presented for registration on 30/01/2025 by **Amit Kumar**. A Stamp Duty of Rs. 143900/-, 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. 529 in Book No. 1 Volume No. 12 on pages from 316 to 341 and has been preserved in total 24 page in database.

Date : 30/01/2025

Application No. : 250500123762

Signature with Date  
**Ashish Kumar Agrawal**  
Registering officer, Sampatchak

SCANNED BY.....

## DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (the "Agreement") is executed and entered into on this 29<sup>th</sup> day of January, 2025, at Patna

BY AND BETWEEN































4/2/25  
Ashik Kumar  
30.1.25  
ASHIK KUMAR  
L.D.C.

Subreg. and  
30/1/25  
Amit Kumar  
30/1/25



# Sub-Registry Office, Sampatchak (2810)

Application No	250500123762	Registration year	2025	Serial No	533	Deed No	529
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Details Captured By Office							Details from UIDAI (if Consent Yes)	
Party Details	Photo	Thumb	Index	Middle	Ring	Little	Aadhaar Photo	eKYC Detail
<b>Party Type :</b> Executant <b>Name :</b> Amit Kumar <b>Sign &amp; Date</b> <i>Amit Vt</i> <i>30/1/25</i>								<b>Name :</b> Amit Kumar <b>Date &amp; Time :</b> 30/01/2025 01:13 PM <b>Aadhaar :</b> *****0420
<b>Party Type :</b> Claimant <b>Name :</b> Devrani Homes <b>Propeietor</b> Santosh Kumar <b>Sign &amp; Date</b> <i>Santosh Kumar</i> <i>30/1/25</i>								<b>Name :</b> Santosh Kumar <b>Date &amp; Time :</b> 30/01/2025 01:14 PM <b>Aadhaar :</b> *****6939
<b>Party Type :</b> Attesting Witness <b>Name :</b> Sahil Kumar <b>Sign &amp; Date</b>								
<b>Party Type :</b> Identifier <b>Name :</b> Vivek Kumar <b>Sign &amp; Date</b> <i>Vivek Kumar</i> <i>30/01/2025</i>								<b>Name :</b> Vivek Kumar <b>Date &amp; Time :</b> 30/01/2025 01:16 PM <b>Aadhaar :</b> *****3673



*Amit Vt*  
*30/1/25*



1. **AMIT KUMAR**, age- 61 son of **Shri Bhuneshwar Singh**, residing at Village Chakbairiya, P.O.- Bairiya, P.S. Gopalpur, Sub division Patna, Bihar -800007, having Aadhar No. 342883940420 and PAN CBLPK5173L, by faith Hindu, Indian Citizen,

**Mobile-**

"**FIRST PARTY**" mean and include their legal representatives, transferees and assigns)

2. **M/s. DEVRANI HOMES**, a Proprietorship Firm, Having its registered office at - Ward No-26, Property No- Snp-2101, Chak Bairiya, P.O-Bairiya, P.S-Gopalpur, Sampatchak, Patna, Represented by its Proprietor **Santosh Kumar**, age-47 son of **Shri Bhuneshwar Singh**, residing at Village Chakbairiya, P.O.- Bairiya, P.S. Gopalpur, Sub division- Patna, Bihar -800007, having Aadhar No. 655219546939 and PAN ASUPK2912R (here-in-after referred to as the "**SECOND PARTY**" or the "**DEVELOPER/ BUILDER**" which expression shall wherever the context so requires or admits, mean and include its successors – in – title and assigns.

**Mobile-9934986372**

**Now this Documents Witnesseth as follows:**

**WHEREAS**, **Amit Kumar** jointly holds land as more particularly described in **Schedule A** with **Santosh Kumar**, who is also a Proprietor of **Devrani Homes** and is a **Developer/ Builder** by profession.

**WHEREAS** **Amit Kumar** and **Santosh Kumar** are the co-owner of the Immovable property more particularly described in **Schedule A** by virtue of a

Application No. : 250500123762 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. : 529 Serial No. : 533 Book No. : 1 From Page : 316 To Page :



Sd/-  
Registering Officer, Sampatchak (2810)

Amit K  
30/11/25

Santosh Kumar  
30/11/25

Where sa the Santoshkumar and Amitkumar both purchased jointly an area 19.1830 dismalin Survey Plot No.2405 through first registred sale deed dated-23.01.2024 from Mr.Alokkumar s/o vidyanand Prasad resident of mahlla-house no-2,Sahu bhawan,Kanke road Indranagar Ranchi(Jharkhand) vide sale deed no-369,Book no-1,Volume no-7,Page no-409 to 418,Token no-383/2024 Registry office Sampatchak And Santoshkumar and Amitkumar both purchased jointly an area 19.1830 dismalin Survey Plot No.2405 through second registred sale deed dated-23.01.2024 from Mrs.Suashasinha w/o sriT.K.Sinharesident of mahlla-Sahubhawan,Kanke road Indranagar Ranchi(Jharkhand) vide second sale deed no-394,Book no-1,Volume no-8,Page no-81to 90,Token no-401/2024 Registry office Sampatchak.And from the date of purchased both Santoshkumar and Amitkumar come in jointly actual,physical possession over the total purchesd property that is 38.366 dismil in Survey Plot No.2405theare after both Santoshkumar and Amitkumar become sepretthroukhanghi partition and area 19-1830 dismilin Survey Plot No.2405away from Mr.santoshkumar come in shere of Mr.amitkumar on which he become and came in exclusive peaceful possession over the said property and he mutated his name in the state sarista and paying rant to the circle officer sampatchak wide bhag vartman-112 , page no-39 and bhag vartman-116 , page no-1 As such the Amitkumar become the sole and absolute owner of the avobe property .

and they are in possession and enjoyment of the property which belongs to them absolutely. attached hereto (the "Land"), wherein Santosh Kumar holds fifty percent (50%) ownership interest, with the remaining fifty percent (50%) ownership interest vested in Amit Kumar.

Amrit 148  
30/1/25

Santosh Kumar  
30/1/25

Application No. : 250500123762 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. : 529 Serial No. : 533 Book No. : 1 From Page : 316 To Page : 317



Sd/-  
Registering Officer, Sampatchak (2810)

**WHEREAS**, Santosh Kumar and Amit Kumar wish to utilize the scheduled property for the purpose of developing residential structures, and have mutually agreed to grant rights to the Developer to develop, construct, and commercialize such project on the scheduled property (the "Development");

**WHEREAS** the landowners are desirous of jointly developing the scheduled property by constructing multi-unit building for residential purpose thereon by using the expertise of the Developer and accordingly, the Owners and the Developer have entered into this Joint Development cum Construction Agreement with M/s Devrani Homes represented through its Proprietor, Santosh Kumar.

It is to be noted herein that Devrani Homes, represented by Proprietor Santosh Kumar, is a joint Land Owner of the said Land in addition to being a Developer under the Said Project. Apart from discharging obligation as Developer under this Development Agreement, it shall also be equally liable to discharge the obligations as Landowner along with the other Landowner as mentioned and covered at various places under this Agreement and the allocations of Santosh Kumar as Owner & Developer in this Agreement will be 50% and 50% respectively.

**WHEREAS**, the DEVELOPER, by virtue of its professional expertise, financial capabilities, and experience in the real estate development sector, has agreed to undertake the responsibility of the design, construction, financing, marketing, and sale of the Development, subject to the terms and conditions set forth herein;

The matrix of distribution is as follows: 

Amit Kumar  
30/1/25

Santosh Kumar  
30/1/25

Application No. : 250500123762 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. : 529 Serial No. : 533 Book No. : 1 From Page : 316 To Page : 317



Sd/-  
Registering Officer, Sampatchak (2810)



Fifty percent of the constructed area will be jointly owned by the Landowners while the remaining fifty percent will be part of Developer, i.e., Santosh Kumar will have 50% share as Joint Landowner and 50% share as Developer.

Santosh Kumar & Amit Kumar have agreed to transfer 50% of the undivided share and interest in the constructed area in the scheduled property to the Developer absolutely.

Distribution Matrix	Constructed area
Landowners (Amit Kumar and Santosh Kumar)	50% of constructed area
Developer represented by Santosh Kumar	50% of constructed area
Joint Landowners share (Amit Kumar and Santosh Kumar)	Proportionate share of joint landowner in the constructed area for 50% of constructed area
Amit Kumar	25%
Santosh Kumar	25%

Amit Kumar  
30/11/25

Santosh Kumar  
30/11/25

**NOW, THEREFORE,** for and in consideration of the mutual covenants, promises, and representations contained herein, and intending to be legally bound, the parties hereby agree as follows:

- I. The **OWNERS AND DEVELOPER** hereby agree to jointly develop the scheduled property by constructing multi-storied residential building thereon.

Application No. : 250500123762 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. : 529 Serial No. : 533 Book No. : 1 From Page : 316 To Page : 317



Sd/-  
Registering Officer, Sampatchak (2810)

- II. The owners hereby authorize the developer to develop the entire scheduled property by submitting plans for approval, appointing architect/s, fire NOC, and to develop the scheduled property into residential building.

WHEREAS, the above name land owners got interested to develop and construct a multi-story building over the schedule land. Where above named proprietor of the builder came to know the desire of the land owners then approached him and showed the willingness to develop the force at land and construct the multi store it building complex over the schedule land by complying to all the applicable laws, rules, bye-laws including the mandate of the **Real Estate (Regulation and Development Act), 2016**.

After negotiation and discussion, the land owners considered the request of the developer and agreed to develop the schedule land through the above name developer. During negotiation the land owners represented and declared that:

A.

- i. The Scheduled property is under their exclusive possession with absolute right, title, and interest, having a fully marketable title thereby.
- ii. The landowners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, possession, charges, inheritance or any other encumbrances whatsoever.
- iii. No notice for notification for acquisition/requisition under any of these statues of the past or presently in force has been received,

Application No. : 250500123762 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. : 529 Serial No. : 533 Book No. : 1 From Page : 316 To Page : 317



Sd/-  
Registering Officer, Sampatchak (2810)

Amrit K  
30/11/25  
Sd/-  
30/11/25

commenced, served or passed by the Patna Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities for acquisition or requisition of the said property or any part thereof.

iv. There are no attachments, either before or after judgement and there are no claims, demands, suits, decrease, injunctions, orders common notice, petitions or adjudication orders affecting the said property or any part thereof.

v. The landowners have not entered or executed any agreement for sale or development with respect to the scheduled property or any part thereof in past or present in favour of any 3<sup>rd</sup> party.

B. And whereas the land owners are interested in getting constructed a multi-storeyed building complex on the said property and acquire built up area in the shape of units, parking spaces etc as consideration for the value of the land.

C. The aforesaid developer offered to develop and construct at its own cost a multi storeyed building complex from the said land (herein after referred to as the **said building**) and the landowners agreed to acquire units and other built-up area of the said building as consideration for the part of the said property.

D. As a result of the negotiations between the parties hereto and on the representation and declaration made by the landowners as herein recorded an agreement for development of the said property by the aforesaid developer has been arrived at between

Amit Kumar  
30/11/25

Sushil Kumar  
30/11/25

Application No. : 250500123762 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. : 529 Serial No. : 533 Book No. : 1 From Page : 316 To Page : 341



Sd/-  
Registering Officer, Sampatchak (2810)



the parties hereto upon the terms and conditions herein after appearing.

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

1. The aforesaid landowners do hereby appoint the aforesaid developer as the developer of the said property and irrevocably grant permission to develop the scheduled property who hereby accepts from the landowners the exclusive right, possession and licence to develop the said property fully described in **Schedule A** hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.
2. That soon after execution and registration of this Development Agreement the landowner shall hand over the scheduled land to the developer and authorise it to construct a multi- storeyed building complex after registration of the project under the provisions laid down in the Real Estate (Regulation and Development) Act 2016 and the entire cost to be incurred for construction of the same shall be borne and paid by the developer who will construct the proposed building as per the sanction building plan of the competent authority.
3. It is also agreed between the parties that the developer shall prepare a building plan or drawing through a registered architect as soon as possible from the date of execution and registration of this development agreement and shall submit the same with the competent authority for its approval in its own name and signature

Amrit K  
30/11/25

Santosh Kumar  
30/11/25

Application No. : 250500123762 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. : 529 Serial No. : 533 Book No. : 1 From Page : 316 To Page : 317



Sd/-  
Registering Officer, Sampatchak (2810)

for the entire land but all the expenses to be incurred to get the building plan approved shall be borne and paid by the developer. The architect shall make plans, layout plans of the multi storey building and all floors with specifications and as required under law. The developer should provide a building plan to the land owners. All the papers/ documents to be required for approval of said building shall be provided by the landowners which are in their possession to the developer.

4. That after securing building plan from the competent authority, the developer shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016 at its own cost and expenses. The landowner shall extend all cooperation to the developer by providing all papers which are in their possession required consent letter authority etc.

5. That the builder developer will develop and construct the proposed building with all amenities therein or there on and give peaceful vacant position of the land owners area or share to the landowners within **5 years** from the date of registration of the project with the office of Real Estate (Regulation and Development) Act, 2016 or from the date of handing over the working position of the scheduled land whichever is later. In case the builder fails to complete the construction work within the stipulated time as mentioned above then the land owners may provide more time to the developer as grace period as mutually agreed upon.

Amit K  
30/11/25

Sudesh Kumar  
30/11/25

Application No. : 250500123762 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. : 529 Serial No. : 533 Book No. : 1 From Page : 316 To Page : 318



Sd/-  
Registering Officer, Sampatchhak (2810)

6. As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the developer i.e., strike, natural calamities like floods, earthquake, war and riots in or around India, affecting the construction work the period mentioned above shall be extended automatically until disturbance is continued and normalcy is restored to start the construction work. It would be seen and judged mutually by the landowner and the developer.

7. That the developer will be exclusively responsible for any accident or incident caused during the period of construction and they will be responsible and answerable before the Court of law for the same.

8. That the entire multi storey building shall be constructed by the developer and the entire cost be incurred for construction shall be borne and paid by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom, etc till the final finishing and completion of the entire building to make them habitable for the land owners and other inmates of the building.

9. That the landowners hereby declare and affirm that property in question is free from all defects, rights, title, and interest, liens, charge. The landowners have not leased out, exchange or executed any kind of deal in favour of any person or persons in respect of the said property.

Amul KV  
30/1/25

Sudesh Kumar  
30/1/25

Application No. : 250500123762 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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Sd/-  
Registering Officer, Sampatchak (2810)



10. The name of the proposed multi storied building complex shall be "FARMVIEW HEIGHTS" or any other name as the parties mutually agreed upon.

11. That the developer agreed to hand over 50% of the total built up area of the landowners and the remaining 50% of the total build up area would be retained by the developer and both the parties would have absolute right, title, and interest over their respective share along with the proportionate share in the land with an exclusive right to transfer, convey or sell grant lease or otherwise alienate their interest to any person or persons, association of persons, firm, body corporate, etc, on such terms and conditions as they may deem fit and proper. It is agreed between the parties that the developer will first hand over the vacant position of the landowner's share to the landowners with all amenities and then only they hand over possession to its purchasers but the developer may enter into an agreement for sale with intending buyer's soon after registration of the project under the Real Estate (Regulation and Development) Act, 2016.

Amit W  
30/11/25

Sd/- 1m8  
30/11/25

12. That after execution and registration of this development agreement and sanction of the building plan the land owners and the developer will take joint exercise with distributor and allocate their respective share. The details of units to allotted the landowners in lieu of their 50% shares is clearly mentioned in the said distribution agreement. The share or proportion of the land owners and the developer shall mutually carved out on pro data basis have mutually agreed upon that the parties here to i.e, 1<sup>st</sup>

Application No. : 250500123762 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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Sd/-  
Registering Officer, Sampatchak (2810)

choice to the landowners and 2<sup>nd</sup> choice for the developer and thereafter the first choice for the developers and the second choice by the land owners and so on.

13. That the landowners will retain 50% of the total built-up area in shape of complete units and car parking spaces in consideration of cost of land with an absolute right, title, and interest over the same and may transfer, convey sell grant lease of otherwise alienate their interest to any person or persons, association of person, body corporate etc, on such terms and conditions as they may deem fit and proper.

Amit KH  
30/11/25

14. That similarly, the developer will retain 50% of the total built up area in shape of complete units and car parking spaces in consideration of cost of land with an absolute right, title, and interest over the same and may transfer, convey sell grant lease of otherwise alienate their interest to any person or persons, association of person, body corporate etc, on such terms and conditions as they may deem fit and proper.

Sudesh Kumar  
30/11/25

15. That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties in case of any doubt the architect will take exercise to measure the built-up area and common service area in presence of both the parties or their authorised representative.

*[Signature]*

Application No. : 250500123762 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building of a developer  
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Sd/-  
Registering Officer, Sampatchak (2810)

16. The landowner shall after the execution of this agreement allow every facility to the developer, their staff, engineers, architects, workers, etc. to enter upon this property to enable the developer to carry out various development works as stipulated in this agreement, the land owners agree to hand over the scheduled land immediately after execution and registration of this development agreement.

17. That the developer shall develop the said property themselves at its own cost and expenses and will be responsible for the development of the said land but the land owners will have the right to inspect the development and construction of the said multi storey building. the developer will use the standard materials as for development of this building.

18. That the landowners are entitled to verify and supervise the quality of materials to be used by the developer for construction of the building. If the landowners find that the materials to be used for construction is not up to mark and not of good quality, then the landowners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once. The landowners will not force to stop the construction work, if the developer does the work as per the agreement.

19. From the date of delivery of possession of the landowners' area to the landowners or their allottees and the Developer and /or its

Amit 148  
32/11/25

Sudesh 148  
32/11/25

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Registering Officer, Sampatchak (2810)



allottees shall jointly have or be deemed to have undivided right, title, and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by in this regard.

20. The landowners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The landowners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property save and except as provided in these present.

21. The developer shall be entitled to enter into agreement for sale, or otherwise allot units in the developers' area and the said building and which does not form part of the land owner's area whenever required by the developer by adhering to the provision laid down under the Real Estate Regulation and Development Act 2016.

22. Similarly, the landowners shall be fully entitled to enter into agreements for sale or otherwise for allotted units comprised in the landowners' area in the said building and which does not form part of the Developer's area.

Amrit 1/1/25  
Sd/- 1/1/25

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Sd/-  
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23. That the material to be used for construction of proposed multi-storeyed building complex and its specifications

24. After the Registration of this Development Agreement and registration of this project under the Real Estate (Regulation and Development) Act, 2016, the landowners and the Developer shall be entitled to sell or enter into agreement for sale their respective shares directly to its prospective buyers or any financial institution.

Amrit K  
30/11/25

25. That after the completion of the construction of the building project, the developer/promoter/ landowners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Ownership Act, 2006.

Sudesh / m  
30/11/25

**THE DEVELOPER FURTHER UNDERTAKES: -**

- A. That the developer will not do any act of commission, omission, expressly or impliedly, directly, or indirectly by which the landowners' right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the landowners' area to the landowners.
- B. That the Developer shall be entitled to mortgage its own share to any financial institution for taking project loan to complete the construction of the proposed multi-storeyed building complex. The individual purchasers of the flats and car parking spaces may obtain loans from any financial institution or any other authority concerned to purchase flat and car parking spaces by mortgaging

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Sd/-  
Registering Officer, Sampatchak (2810)

the said unit to be purchased by the intending purchaser and purchaser solely responsible to repay the said loan.

- C. To indemnify and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer ~~or not~~ while in or upon the said property and during the period of construction of the said building thereon and/or for construction, breach of any law, Act statue, Rules and bye-laws.
- D. That it is also agreed between the parties that the parking space will not to be sold or given to any outsider or stranger other than the inmates of the building.
- E. All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the landowners till the date of handing over the vacant possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Landowners' area/ share to the Landowners.
- F. After the delivery the Landowners' area/ share to the Landowners all out going in respect of the said property and the said building thereon shall be borne and paid by the Landowners and the Developer separately and proportionately in proportion to their respective share in the total super built-up area.
- G. In case any Sale-tax, VAT, purchase tax, GST or any other government duty or tax (not being the Income Tax) is payable in relation to the landowners' share, then the landowners liable to pay the same. The landowners indemnified the Developer against all such claim or demand that may be made by any authority.

Amit 44  
30/11/25

Sudhakar Gama  
30/11/25

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- H. The Landowners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any ~~extra built-up area beyond~~ the area already sanctioned by the Competent Authority, the same may be constructed by the developer at its own costs but the constructed area would be distributed between the parties in same ratio as mentioned above.
- I. The landowners will deliver to the developer and all its duly authorised representative certified copies authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Landowners title thereto and the Landowners agree to co-operate with the developer in such examination of the Landowners title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.
- J. The developer shall be entitled to retain only photocopies /Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Landowners for inspection whenever required by the developer. However, after completion of the building/ project, all the original documents shall be handed over to the developer.
- K. The developer and /or the Landowners may form as it deems proper, a Co-operative housing society /association of persons, and body corporate etc. for maintenance of the common service area of the building and all the unit holder including the Landowners will be members of such housing Society and shall be bound to

Amrit Kd  
30/11/25

Sudesh Kumar  
30/11/25

Application No. : 250500123762 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building for development  
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Sd/  
Registering Officer, Sampatchak (2810)

contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owner's association of the apartment for the maintenance and management of the entire building complex, except the internal part of units.

- L. The common area shall be jointly owned by the Landowners of the Said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No inmates of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.
- M. The Landowners agrees that in case any fine or penalty/ fee to be imposed on the said building for any breach of law and or any alleged deviation from the sanctioned plan. resulting in any excess construction of the built-up area within the bye laws then the same shall be borne and paid by the developer only.
- N. That it is agreed that in all transfer/conveyance of land and /or built-up area, the purchaser(s) transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.
- O. That the Landowners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the scheduled property or claiming his/ their right, title or interest though the relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Landowners and in this respect the Landowners shall keep the developer indemnified

Amrit 14  
30/11/25

Sudebn 6/11/25

Application No. : 250500123762 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 development  
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and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.

- P. That in case of any dispute or differences between the parties arising out or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator(s) appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time, within the limit of Patna.
- Q. That only courts of Patna/ Bihar, shall have the exclusive jurisdiction Over all the matters or dispute arising with respect to this agreement.
- R. That if the adjacent Landowners enter into an agreement for development with the second part, then the second part amalgamate the entire land and shall prepare a revised building plan for the entire land after taking approval of the Landowners.

Sd/-  
30/1/25

#### VALUATION:

Lot-A Rs.3,597,500 at minimum rate register Code no. 174,  
Zone -2, Rakwa 9.5915 decimal

Lot-B Rs.3,597,500 at minimum rate register Code no. 174,  
Zone -2, Rakwa 9.5915 decimal

Amrit  
30/1/25

Application No. : 250500123762 Deed Type : Agreement Deed Sub Type : Relating to the construction of a  
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Sd/-  
Registering Officer, Sampatchak (2810)



**SCHEDULE- 'A'****DESCRIPTION OF PROPERTY****LOT-A (Deed No. 394)**

All that piece and parcel of vacant land measuring 8354.6 feet i.e. 19.1830 decimal situated at Sahayak Marg, Mauza- Mainpur Bairiya, Survey thana- Phulwari Sharif, Sub Registry- Sampatchak, Sadar Registry- Patna with PS- 122, Tauzi No. 228, Khata No. 380, Survey Plot no. 2405 standing in the name of Santosh Kumar and Amit Kumar within the limit of Patna Municipal Corporation with bhag vartman-112 , page no-39, and the same is bounded and butted as follows:

**Boundary:**

North:- Sahayak Marg

South:- Shri Ajay Singh

East:- Part plot of Shri Alok Kumar

West:- Shri Ajay Singh

**LOT-B (Deed No. 369)**

All that piece and parcel of vacant land measuring 8354.6 feet i.e. 19.1830 decimal situated at Sahayak Marg, Mauza- Mainpur Bairiya, Survey thana- Phulwari Sharif, Sub Registry- Sampatchak, Sadar Registry- Patna with PS- 122, Tauzi No. 228, Khata No. 380, Survey Plot no. 2405 standing in the name of Santosh Kumar and Amit Kumar within the limit of Patna Municipal Corporation, with bhag vartman-116 , page no-1 and the same is bounded and butted as follows:

Application No. : 250500123762 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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Sd/-  
Registering Officer, Sampatchak (2810)

Boundary:

North: Sahayak Marg

South:- Shri Ajay Singh

East:- Shri Jayesh Ranjan

West:- Smt. Suasha Sinha

**IN WITNESS WHEREOF**, the undersigned, being duly authorized, have executed this Development Agreement as of the date first written above.

**Santosh Kumar**

Santosh Kumar

30/1/25

(Signature)

Date: 30/1/25**Amit Kumar**

Amit Kumar

(Signature)

Date: 30/1/25**Devrani Homes**

(Signature) Santosh Kumar

Authorized Signatory Name: \_\_\_\_\_

Date: 30/1/25**WITNESSES**

1. VIVEK KUMAR

S/O KUMAR VIJAY SINGH,  
KANTIFACTORY ROAD, MAHATMA  
GANDHI NAGAR, NEAR BUDDHA  
DENTAL COLLEGE, B.H. COLONY,  
PATNA, BIHAR - 800026.

30/01/2025.

2. सादिल कुमार

पिता श्री राजीव सिंह

ग्राम सैना जीपालपुर

पैत थाना सैना जीपालपुर

पटना

30/01/2025

Application No. : 250500123762 Deed Type : Agreement Deed Sub Type : For the construction of a  
House/building/unit of a apartment/flat/portion of a multistoried building or for development  
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Sd/-  
Registering Officer, Sampatchak (2810)

## Endorsement of Certificate of Admissibility

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

Stamp duty paid under Indian Stamp Act **Rs. 143900**  
Addl. Stamp duty paid under Municipal Act. **Rs. 0**

Amt. Paid By N.J. Stamp Paper **Rs. 0**  
Amt. Paid Through Bank Challan **Rs. 0**

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

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

Date : 30/01/2025

Sd/-  
Ashish Kumar Agrawal  
Registering Officer  
Sampatchak (2810)

## Endorsement under section 52

Presented for registration at Registration Office, Sampatchak (2810) on Thursday, 30th January 2025 by Amit Kumar S/O Bhuneshwar Singh by profession Others, Status - Executant.

*Amit ks*  
30/1/25

Signature/L.T.I of Presentant

Date : 30/01/2025

Sd/-  
Ashish Kumar Agrawal  
Registering Officer  
Sampatchak (2810)

## Endorsement under section 58

Execution is admitted by Amit Kumar and Identified by the person (1. Name Vivek Kumar, Age 30, Sex Male, S/O Kumar Vijay Singh, KANTI FACTORY ROAD MAHATMA GANDHI NAGAR NEAR BUDDHA DENTAL COLLAGE B.H. COLONY PATNA) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

Date : 30/01/2025

Sd/-  
Ashish Kumar Agrawal  
Registering Officer  
Sampatchak (2810)

## Endorsement of Certificate of Registration under section 60

Registered at Registration Office Sampatchak (2810) in Book 1 Volume No. 12 on pages on 316 - 341 for the year 2025 and stored in database of year 2025. The summary of document No 529/2025 is printed on the front page of the document.



Date : 30/01/2025

Sd/-  
Ashish Kumar Agrawal  
Registering Officer  
Sampatchak (2810)

Application No : 250500123762

Book No : 1

Year : 2025

S.No.533

Deed No. : 529





INDIA NON JUDICIAL  
**Government of Bihar**

e-Stamp



Certificate No. : IN-BR-2500243814  
Certificate Issue Date : 30-Jan-2025 12:55 PM  
GRN No. :  
Unique Doc Reference : EST-BR-2810-2500002036  
Party Name : SANTOSH KUMAR  
Purchased by : SANTOSH KUMAR  
Purpose : ~~NA Article no (NA)~~  
Stamp Duty Paid (Rs.) : 0 (Zero Only)  
Reg. Fee (Rs.) : 0 (Zero Only)  
LLR & P Fee (Rs.) : 0 (Zero Only)  
Miscellaneous Fee (Rs.) : 0 (Zero Only)  
Discore SC (Rs.) : 500 (Five Hundred Only)  
Total Amount (Rs.) : 500 (Five Hundred Only)

Santosh Kumar  
30/1/25

30/1/25



Amit K  
30/1/25



IN 2500244948

**Statutory Alert:**

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



INDIA NON JUDICIAL  
Government of Bihar

e-Stamp



Certificate No. : IN-BR-2500235956  
Certificate Issue Date : 29-Jan-2025 02:09 PM  
GRN No. : BHR20250100987673E, BHR20250101121755E  
Unique Doc Reference : EST-BR-2810-2500001980  
Party Name : SANTOSH KUMAR  
Purchased by : SANTOSH KUMAR  
Purpose : NA Article no (NA)  
Stamp Duty Paid (Rs.) : 143900 (One Lakh Forty Three Thousand Nine Hundred Only)  
Reg. Fee (Rs.) : 20000 (Twenty Thousand Only)  
LLR & P Fee (Rs.) : 0 (Zero Only)  
Miscellaneous Fee (Rs.) : 0 (Zero Only)  
Discore SC (Rs.) : 500 (Five Hundred Only)  
Total Amount (Rs.) : 164400 (One Lakh Sixty Four Thousand Four Hundred Only)

Sudosh Kumar  
30/1/25

Ashu  
30/1/25



Amit K  
30/1/25

123712



IN 2500237054

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.