

Serial No. 1943 Circle:-Patna

Book No. :- 1 Deed No. 1729



बिहार BIHAR

क्र. सं. 19245 02.03.17
क्र. सं. का नाम एवं पता

W 455095

Serial No. 1943

हरविन्दर पाल सिंह मुख्तार निरुता
Govt. of Bihar
District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 04/03/2017 by Mukesh Kumar Singh

A Stamp Duty of Rs. 906480/- and other Fees of Rs. 21000/- has 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.

The document has been registered as Deed No. 1729 in Book No. 1, Volume No. 40 on pages from 24 and has been preserved in total 24 pages in C.D. No. 6 / Year 2017

DEVELOPMENT AGREEMENT

Date: 04/03/2017

Token No: 2022 /2017

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

This Development Agreement executed and entered into
on this 4th day of March 2017

BETWEEN

(1) Mr. Mukesh Kumar Singh, son of Late Krishna Deo
Prasad Singh

दस्तावेज की जाँच किता

एवं

दस्तावेज में अंकित वर्णित विवरणों के अनुसार सही पाया।

जाँच लिखिक
(अरुण कुमार महाराज)



3/4/2017







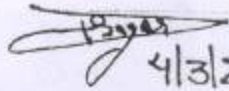






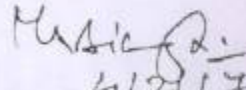
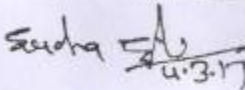






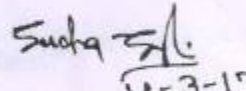



District Registry Office, Patna

Token Number 2022

Reg. Year 2017

Serial Number 1943

Deed Number 1729

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Deepak Sagar (Prop.)						
Sig.	 4/3/2017						
Presented By	Mukesh Kumar Singh						
Sig.	 4/3/17						
Executant	Mukesh Kumar Singh	<input checked="" type="checkbox"/> Photo	<input checked="" type="checkbox"/> Thumb	<input checked="" type="checkbox"/> Index	<input checked="" type="checkbox"/> Middle	<input checked="" type="checkbox"/> Ring	<input checked="" type="checkbox"/> Little
Sig.	 4.3.17						
Executant	Sudha Singh						
Sig.	 4-3-17						
Identified By	Sushama Singh						
Sig.	 09.03.17						



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09.03.17

(2) **Mrs. Sudha Singh**, wife of Late Rakesh Kumar Singh

Both residing at **158, Lal Bahadur Shastri Nagar, P.O. - G.P.O., P.S. Shastri Nagar, District Patna (Pin Code 800023)**, by Nationality- Indian, hereinafter collectively called and/ or referred to as the "LAND OWNERS" (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

AND

✓ **M/S. BALAJEE HOMES**, having Registration No. **PT-82388**, a Proprietorship firm, having its Registered Office at **601-602 (6th Floor), "Balaji Complex", Near Andhra Bank, Exhibition Road, Patna**, through its Proprietor, **SRI DEEPAK SAGAR**, son of Late Rajendra Prasad, Patna hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include its Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART.**
PAN No. **AIOPS7063F** Mob: **9934770999**

FOR BALAJEE HOMES

PROPRIETOR

Whereas, the property of Schedule-I fully described at the foot of this deed is the ancestral property of the above land owners.

And whereas, the said landlords inherited the Schedule-I property from the mutual Family arrangement of Late Krishna Deo Prasad Singh, who is the father of the present landowner Mr. Mukesh Kumar Singh and father-in-law of Mrs. Sudha Singh.



Sudha Singh
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M. Singh
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That from the Genealogical Table it is evident that the Schedule-I property was purchased by three Registered Sale Deeds one by Late Smt. Malti Singh, wife of Late Sri Krishna Deo Prasad Singh, mother of Mr. Mukesh Kumar Singh and Mother-in-law of Mrs. Sudha Singh vide Deed No. 11752, dated 26.12.1975, measuring 3 Kathas. Registered at Patna Sadar Registry Office.

Secondly by one Ranveer Prasad Singh, son of Late Moti Prasad Singh, who was brother of Late Krishna Deo Prasad Singh vide Deed No. 11801, dated 23.12.1971, Book No. 01, Pages from 536-540, Volume No. 25, year measuring 13 Decimals. Registered at Patna Sadar Registry Office.

And, thirdly by Sri Lalit Narayan Singh, son of Late Ayodhya Prasad Singh, vide Deed No. 5039, Sl. No. 5361, dated 22-06-1971, Book No. 01, Pages from 413-418, Volume No. 82. Measuring 13 Decimals. Registered at Patna Sadar Registry Office.

All the above Deeds are registered at Patna Sadar Registry Office.

And whereas, later by mutual Family arrangements and exchange the above named landlords became the absolute owners of the Schedule-I property and thereafter they mutated their names before the Sirista of Circle Office, Patna and paying rents in Sirista of Revenue Office, Patna, thus the present land owners inherited the property in question have been in physical possession of the first party having right, title and interest over the same and thus holding and enjoying over it as absolute owners.

And whereas, the said land owners expressed their desire



FOR BALAJEE HOMES

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to develop the landed property and to construct multistoried residential/commercial building on Municipal Survey Plot No.975, Khata No.457, Tauzi No.5769, Thana No.09, situated at Mauza-Sheikhpura, Mohalla-Shastri Nagar, P.S.-Gardanibagh, District-Patna, measuring an area of 15,407.56 and plot bearing No.1435(P), Khata No.451, Touzi No.5769, Thana No.09, measuring 2120 square feet (i.e. 20 feet width x 106 feet depth) which is in the name of Smt.Malti Singh now deceased, thus measuring total area of 17,527.56 square feet (equivalent to 40.242744 Decimals) more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Land Owner:-

- ✓ (i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.
- ✓ (ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.
- ✓ (iii) That no notice or notification for acquisition/ requisition under any of the statutes of the past or presently in force, have been received,

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served or passed by the P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multistoried residential/commercial units on the said property and acquire built up area in the shape of residential/commercial units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential/commercial building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as



FOR BALAJEE HOMES

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consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

- (C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

- (1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-1 hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.
- (2) That the entire area of land given in Schedule-1 and Schedule-1(A) of this agreement shall be handed over to the developer for construction of a multistoried residential/commercial building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/ PMC/Competent Authority.



FOR BALAJEE HOMES

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- (3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.
- (4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne 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.
- (5) The name of the proposed multistoried residential building complex shall be **"DEO ENCLAVE"** as mutually agreed by both the parties.
- (6) That the developer agreed to hand over 50% of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.
- (7) That similarly, the developer will retain 50 % of the

FOR BALAJEE HOMES

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total built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

- (8) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may effect such changes. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

- (9) That the certificate of the architect regarding measurement of the built-up area, built-up area and common service area will be final and binding on both the parties.



FOR BALANCE HOMES

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- (10) The Land 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 various development works as stipulated in this agreement.
- (11) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within 30 Months (Thirty Months) from the date of sanction of the building plan, with further grace period of 6 Months (Six Months). If any natural disaster will occur such as earth quake etc. then the time grace period will increase according to such situation.
- (12) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.
- (13) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building.
- (14) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as

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may be required by the developer in this regard.

- (15) From the date of delivery of possession of Owner's area to the Owners or its allottees and the Developer and /or its 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 the Owners in this regard.
- (16) The Land Owners 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 acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Land Owners 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.
- (17) The Land Owners hereby undertake that if in future any relative or legal heir or heirs claim his/her/their right, title, interest over the Schedule landed property mentioned in Schedule-I, then only the Land Owners will responsible to resolve that dispute and will allot share to the claimant from their own 50% share. And, in any condition the Developer will not be responsible for such type of family dispute, it is only the Land Owners who will resolve such

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disputes on their own cost and from their own share i.e. 50%.

- (18) The Land Owners hereby further undertake that just adjacent to the Schedule-I property (in western side) there is another Plot No.11752 over which their residential house is situated, the Land Owners will give 20' x 106' land from the western direction for the purpose of development and conversion. The details of land is given in Schedule-I(A).
- (19) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.
- (20) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.
- (21) A separate list of detailed specifications for the said building in schedule-II is part of this Development Agreement.
- (22) After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.
- (23) That after the completion of the construction of the

FOR BALAJEE HOMES

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PROPRIETOR

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M. Singh
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building project developer/promoter/landowner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

THE DEVELOPER FURTHER UNDERTAKES:-

- (A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,
- (B) To indemnify the owners 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.
- (C) The Owners 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 PRDA (Dissolved)/ PMC/ Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.
- (D) The Owners will deliver to the developer and/or its

FOR BALAJEE HOMES

PROPRIETOR

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duly authorized representative, certified copies/ photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's 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.

- (E) 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 Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owners/allottees of UNITS.
- (F) The construction of the said building will be as per specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the Developers will share the additional area in said ratio i.e. 50% : 50% each.
- (G) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed

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by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

- (H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.
- (I) The Owners agree that if any levy is imposed by PRDA (Dissolved)/PMC or any other public body or bodies or the government for the development/betterment of the area in which the said 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 (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.
- (J) The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any

FOR BALAJEE HOMES

PROPRIETOR

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Sudha Sd/- 4.3.17

M. S. Sd/- 4/3/17



alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

- (K) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s)/ transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/ expenses etc.
- (L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the Schedule-1 & 1 (A) property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-1 & 1 (A) property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.
- (M) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator 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 at Patna.

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- (N) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.
- (O) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.

SCHEDULE-I
(Details of the Property)

All that vacant residential landed property measuring 12.87 Kathas (approximately) equivalent to 17,527.56 square feet (equivalent to 40.242744 Decimals) situated at Mauza-Sheikhpura, Mohalla-Shastri Nagar, P.S.-Gardanibagh, District-Patna Plot No.975, Khata No.457, Tauzi No.5769, Thana No.09, Ward No.04 in the town and district of Patna within the Municipal Corporation area and under the district/sub-registrar, Patna, and bounded as follows:-

North: Branch Road (Approach Road)
South: Branch Road (Approach Road)
East : Branch Road
West: Landlord and Raj Sharan Yadav

SCHEDULE-I(A)
(Details of the 20 feet x 106 feet land)

Land measuring 2120 square feet (i.e. 20 feet width x 106 feet depth) which has been provided for the purpose of development and conversion which is in the name of



FOR BALANCE HOMES

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Sudha Singh
SUB-REGISTRAR

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Sudha Singh

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Sudha Singh

Smt. Malti Singh now deceased, which is already included in the total area of 12.87 Kathas (approximately) equivalent to 17,527.56 square feet (equivalent to 40.242744 Decimals) situated at Mauza-Sheikhpura, Mohalla-Shastri Nagar, P.S.-Gardanibagh, District-Patna Plot No.1435(P), Khata No.451, Touzi No.5769, Thana No.09 Plot. No.975, Khata No.457, Tauzi No.5769, Ward No. 04 in the town and district of Patna within the Municipal corporation area and under the district/sub-registrar, Patna, and bounded as follows:-

North: Raj Sharan Yadav

South: Self - landlord

East : Self - landlord

West: L.B.S Nagar Branch Road

Note :- Govt. value is mentioned at **Code No. 066 & Zone - 04** of M.V.R. 2016-17.

which market value of above land is @ Rs.11,25,000/- i.e. total Rs.4,52,74,000/- (Rupees four crore fifty two lakh and seventy four thousand) only.

Total value of land	Rs.4,52,74,000/-
Stamp Paid @ 2% =	Rs. 9,05,480/-
Fee Paid	Rs. 20,000/-

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.



FOR BALANCE HOMES

PROPRIETOR

Sudha S. 4.10.17

M. Singh 4/10/17

WITNESSES :

M. Singh
4/3/17

(MR. MUKESH KUMAR SINGH)

PAN No. BAMPS53626

Sushma Singh

1. (Smt. Sushma Singh)

W/o. Mr. Mukesh Kumar Singh

158, Lal Bahadur Shastri Nagar,

P.O. - G.P.O., P.S. Shastri Nagar,

District- Patna (Pin-Code- 800023)

04.03.2017

Sudha Singh
4/3/17

(MRS. SUDHA SINGH)

PAN No. DFSPS28754

SIGNATURE OF THE LANDOWNERS

2. Abhishek Kumar
S/o Awadhesh ChoudharyAdd:- Deepnagar Colony,
Paswan Chowk, Opp. Anamika
Hotel, Hajipur, Valshali,
Bihar - 844101.

04.03.2017

Deepak Sagar

FOR BALAJEE HOMES

Deepak Sagar
4/3/17
PROPRIETOR

(SRI DEEPAK SAGAR)

PROPRIETOR,

M/S. BALAJEE HOMES

PAN No. AIOPS7063F

SIGNATURE OF THE DEVELOPER

J.S. Kothiy
04.03.2017
Typed/Printed:

Anur Kumar

Drafted,

Adv

04.03.2017

Sudha Singh
4/3/17



सभी प्रकार के रोक के लिए

M. Singh
4/3/17

पंजीकृत
(महजरी)

बिनाम का सत्यापन है

M. Singh
4/3/17
पंजीकृत
(महजरी)

M. Singh
4/3/17

SCHEDULE-II (Features and Specification of Units)

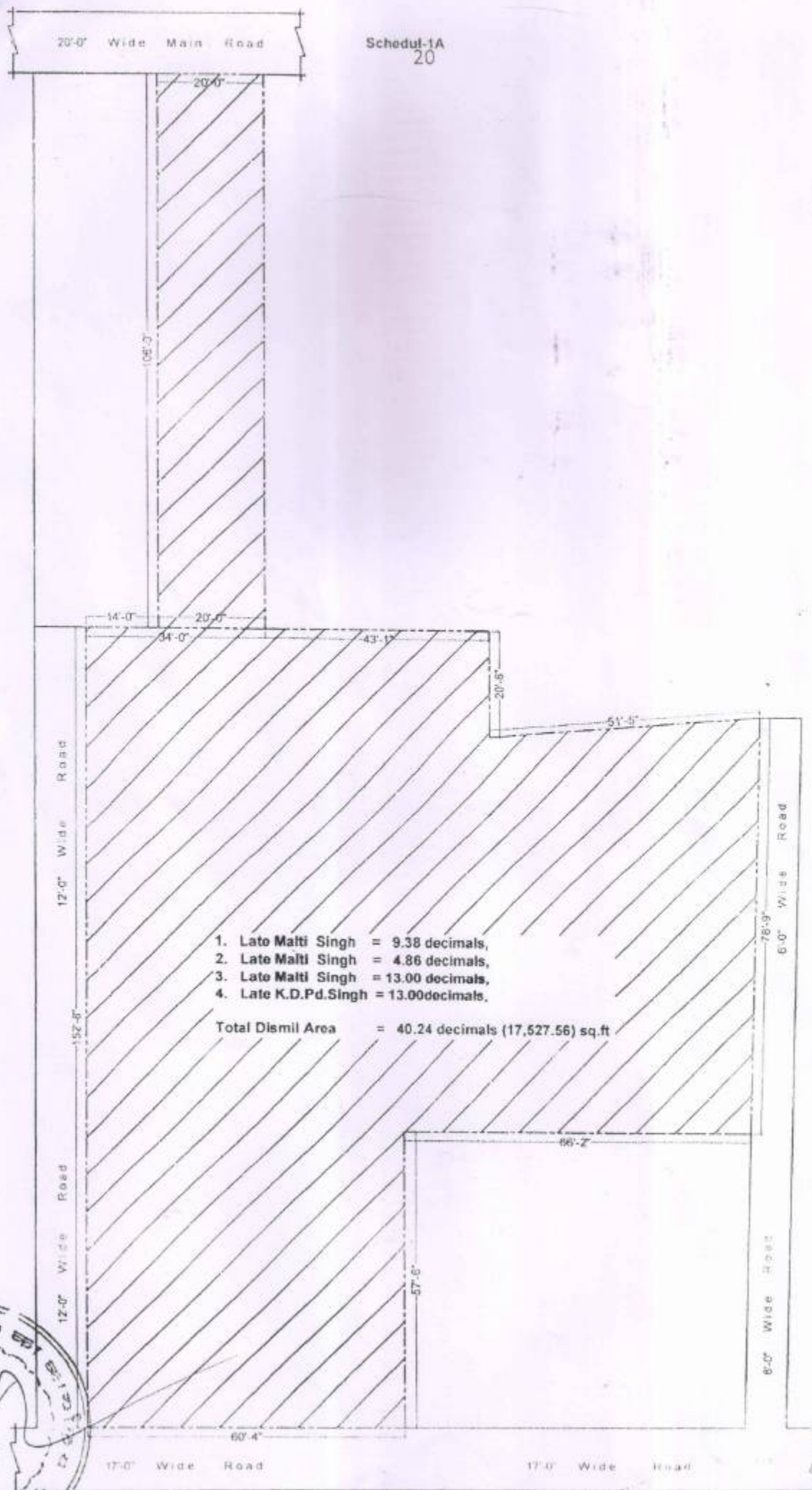
FOUNDATION	: RCC foundation as per design of structural consultant.
STRUCTURE	: Earthquake resistant RCC frame structure.
DOORS AND DOOR FRAMES	: Flush doors of good company in Malaysian sal wood frames painted with enamel paint over one coat primer/Laminated Doors.
WINDOWS AND WINDOW FRAMES	: All windows made of Aluminum with clear float Glass of wooden window.
ELECTRICAL FITTINGS	: Concealed PVC conduct with copper wire of Anchor/Havell's/RR Cable. Modern Electrical switches of North West/ Roma or equivalent. Power plug for AC in all bedrooms. One power plug (15 AMP) in Bathroom, Kitchen and Dining Room. Each flat provided with separate three phase meter located at convenient location at extra cost as per BSEB rules.
SANITARY WARE & TOILET	: Provision of Hot and cold water Connection in all toilets. Chromium plated mixture and top Marc/ Jaguar or equivalent mark will be used in each bathroom. Door height printed tiles of Good company will be used in bathroom walls. 12"x12" ceramic floor tiles will be used in bathroom floors. White sanitary ware of Cera/ Parryware or Equivalent with matching PVC cistern in each bathroom. Commode in master bedroom and Indian pan in common bathroom.
WATER PROOFING	: Roof and toilets shall be treated with water proofing Compound.
WALL FINISHING	: Internal wall finished with good quality POP. Building exterior finished with combination of good quality weather coat paints over wall putty.
FLOORING	: Good quality vitrified tiles flooring all over the flat except in Bathroom. Flooring in staircase/ common area finished with combination of marble & anti skid tiles.
KITCHEN	: Vitrified tiles flooring. Black granite on working counter. 2' height printed glazed tiles over the working counter. 15 AMP Power plug (One) Extra 5 AMP socket and water provision for water purifier. 24"x18" Steel sink.
TELEPHONE AND CABLE	: One Telephone point (not Connection) from a common junction to the drawing room of each flat. One intercom connection in each flat. Cable Point in drawing room & Bedroom of each flat.
LIFT	: 6 Passenger lift of OITS/KONE or equivalent make will be installed.
GENERATOR	: 400 WATT connection in every flat for emergency power supply (Kirlosker Green) with automatic Change over facility.

FOR BALAJI ENGINEERS
41312
PROPRIETOR

Sudha S. S.
41312

M. S. S. S.
41312





FOR BALAJEE HOMES
Page 1 of 1
4/13/17
PROPRIETOR

Sucha Singh
4-13-17

M. Singh
4/13/17

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 1 or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act

Rs. 906480/-

Addl. Stamp duty paid under Municipal Act

Rs. 0/-

Amt. Paid By N.J Stamp Paper

Rs. 1000/-

Amt. paid through Bank Challan

Rs. 926480/-

Registration Fee

A1	20000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		0
TOTAL-									20000

LLR + Proc Fee Service Charge

LLR	0	
Proc.Fee	0	1000
Total	0	

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

Date: 04/03/2017

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 04th March 2017 by Mukesh Kumar Singh Late Krishna Deo Prasad Singh by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 04/03/2017

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sushama Singh' age '42' Sex 'M', 'Mukesh Kumar Singh', resident of 'Dav Public Vidyalaya, Shastri Nagar, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 04/03/2017

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 40 on pages on 1 -24, for the year 2017 and stored in CD volume No. CD-6 year 2017 .The document no. is printed on the Front Page of the document.

Date : 04/03/2017

Token No. : 2022 Year : 2017 S.No. : 1943 SCORE Ver.4.1



Registering Officer
Patna

Deed No. : d No. : 1729

ELECTION COMMISSION OF INDIA
IDENTITY CARD
 भारत निर्वाचन आयोग
 पहचान पत्र

JBX6551113



Elector's Name : Sushama Singh
 निर्वाचक का नाम : सुषमा सिंह
Husband's Name : Mukesh Kumar Singh
 पति का नाम : मुकेश कुमार सिंह
Sex / लिंग : Female / महिला
Age : 31 Years as on 1.1.2005
आयु : ३१ वर्ष १.१.२००५ को

Address : 158, D.A.V. Public Vidyalaya,
 Shastrinagar, Mukh, L.B.S Nagar,
 Town/Vill - Patna,
 Anchal - Patna Sadar,
 Distt - Patna

पता : १५८, डि.ए.वी. पब्लिक विद्यालय, शास्त्रीनगर,
 मुख, एल.बी.एस नगर,
 शहर/ग्राम - पटना,
 अंचल - पटना सदर,
 जिला - पटना

Facsimile Signature of
Electoral Registration Officer
 188, PATNA (WEST) Constituency
 १८८, पटना (पश्चिम) निर्वाचन क्षेत्र
 के निर्वाचक रजिस्ट्रार अधिकारी
 के हस्ताक्षर की अनुकृति

Place : Patna

स्थान : पटना

Date : 28/08/2005

दिनांक : २८/०८/२००५

This Card may be used as an Identity Card
 under different Government Schemes
 इस कार्ड का विभिन्न सरकारी योजनाओं के अंतर्गत
 पहचान पत्र के रूप में प्रयोग किया जा सकता है।

JBX6551113

Sushama Singh

पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

SUDHA SINGH

VIDYA DHAR SINGH

02/02/1965

Permanent Account Number
DFSPS2875M

Sudha Singh

Signature

भारत सरकार
GOVT OF INDIA



Sudha Singh

गुदकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVERNMENT OF INDIA

MUKESH KUMAR SINGH
KRISHNA DEO PRASAD SINGH
02/08/1963
 Permanent Account Number
BAMPS5362Q

Signature 



In case this card is lost / found, kindly inform / return to
 Income Tax PA / Services Unit, UTTISL
 Plot No. 3, Sector 11, CBD Belapur,
 New Mumbai - 400 614.
 यह कार्ड खो जाने या कथवा मिलने को, कृपया
 आयकर विभाग सेवा युनिट, UTTISL
 प्लॉट नं. 3, सेक्टर 11, सीडीबीएलपुर,
 नई मुंबई-400 614, को सूचित करें।



क्र० सं० ८७५ ता० ११-०५-१४ ज० सं०

X 192797

Serial No. 4456 Deed No. 14031

निर्वाह सचकार विभागा निमाध, निर्वाह सचकार निबधान विभागा निमाध
निर्वाह सचकार निबधान विभागा निमाध

Govt. of Bihar

District Registry Office, Patna
 13/2005
 Summary of Endorsement

This document was presented for registration on **11/04/2018** by **Mukesh Kumar Singh**.
A Stamp Duty of Rs. **241500/-** and other Fees of Rs. **22000/-** has 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.

The document has been registered as Deed No. **4031** in Book No. **1**, Volume No. **107** on pages from **67** to **89** and has been preserved in total **23** pages in C.D. No. **16** / Year **2018**

[illegible]

Signature with Date

Date: 11/04/2018 Token No: 4541/2018
(Satya Narayan Choudhary)
Registering Officer, Patna

DEVELOPMENT AGREEMENT

This Development Agreement executed and entered into on this 11th day of April 2018 (two thousand eighteen) of the Christian Era.

SCANNED BY



81-4-18
Subs

Uyting. 11/4/18

District Registry Office, Patna

Token Number 4541

Reg. Year 2018

Serial Number 4456

Deed Number 4031

PresType

Name

Claimant Deepak Sagar(Prop)

Photo

Thumb

Index

Middle

Ring

Little

Sig.

Deepak Sagar
11.04.18



Presented Mukesh Kumar Singh
By

Sig.

Mukesh Kumar Singh
11.04.18



Executant Mukesh Kumar Singh

Sig.

☒ Photo

☒ Thumb

☒ Index

☒ Middle

☒ Ring

☒ Little

Executant Sudha Singh

Sig.

Sudha Singh
11.04.18



Identified Sushma Singh
By

Sig.

Sushma Singh
11.04.18



महेश्वरी/बन' लागू गीन डील परामर्श
चलू लागू - 5 Dec- 2018 को गठन P
गौरवगर्ह 18, जो मीठा - एनए. गठन- 2018/19
विम्वन नम is Development agreement
(के) मय

M. Singh
11.04.18

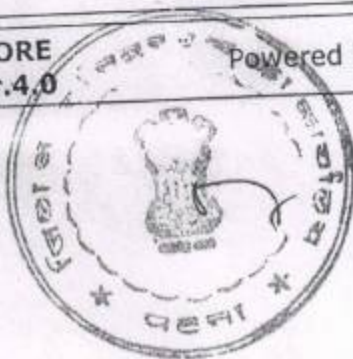


Pragya Singh
9/5/2018

SCORE
Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 2800sop027



BETWEEN

- (1) Mr. Mukesh Kumar Singh, son of Late Krishna Deo Prasad Singh

PAN-BAMPS5362Q

Mob: 917409551901

- (2) Mrs. Sudha Singh, wife of Late Rakesh Kumar Singh

PAN-DFSPS2875M

Mob:

Both residing at 158, Lal Bahadur Shastri Nagar, P.O. - G.P.O., P.S. Shastri Nagar, District Patna (Pin Code 800023), by Nationality Indian, hereinafter collectively called and/ or referred to as the "LAND OWNERS" (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

AND

M/S. BALAJEE HOMES, having Registration No. **PT82388**, a Proprietorship firm, having its Registered Office at 601-602 (6th Floor), "Balaji Complex", Near Andhra Bank, Exhibition Road, Patna, through its proprietor, **SRI DEEPAK SAGAR**, son of Late Rajendra Prasad, Patna hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include its Administrators, executors, assigns, legal representatives and/ or successors-in-office) or the **SECOND PART.**

PAN No. AIOPS7063F

Mob: 9934770999

That the property of Schedule-I, fully described at the foot of this Deed is the ancestral property of the aforementioned land owners.



FOR BALAJEE HOMES

11-4-2018
PROPRIETOR

11-4-18

11/6/18

WHEREAS the said land owners inherited the Schedule-I property from the mutual family arrangement of Late Krishna Deo Prasad Singh, who is the father of present land owner Mr. Mukesh Kumar Singh and father-in-law of Mrs. Sudha Singh.

AND WHEREAS the Schedule-I property was purchased property of Smt. Malti Singh daughter of Late Lalit Narayan Singh and wife of Sri Krishna Deo Prasad Singh residing at Village-Lahauriya, P.O. - Pore, P.S. - Dhoraiya, District-Bhagalpur from one Sri Ram Singhasan Pandey and Sri Vijay Gopal Pandey of P.S. - Gopalganj, District-Gopalganj (Chapra) vide Registered Sale Deed No.11752, Book No., Volume No. Pages from to duly registered at Patna Sadar Registry Office on 26.12.1975 by paying consideration of Rs.40,000/- (Rupees forty thousand) only.

AND WHEREAS after the death of Smt. Malti Singh, the above named land owners became the absolute owners of the Schedule-I property and from since then have been coming in physical possession of the Schedule-I property and holding and enjoying the property and mutated their name in Sirista of Circle Officer and Patna Municipal Corporation, Patna and paying revenue to the Bihar Government vide Mutation Case No.999/3 (1778) previous Jamabandhi No.0356, 1246, 1371/1, 1247 present Jamabandhi No.2661/1 vide Malguzari Revenue Receipt No.0403673 of year 2017-18 as per Mutation order dated 27.3.2018.

AND WHEREAS, the said land owners expressed their desire to develop the landed property and to construct multistoried residential building on their land measuring 4631 square feet (equivalent to 10.637 Decimals) out of 4 Katha 18 Dhurs equivalent to 15.5 Decimals) i.e 6751



FOR BALAJEE HOMES
11-4-2018
PROPRIETOR

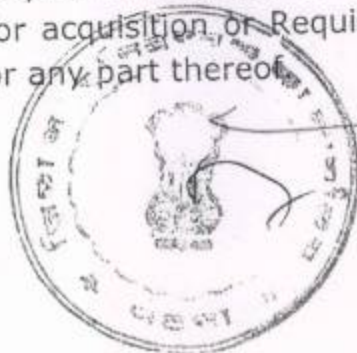
Sudha Singh
11-4-18

Mukesh Singh
11-4-18

Decimals) i.e 6751 square feet (approx.) over which "DEO ENCLAVE" situated in Mohalla-Shastri Nagar, Mauza-Hamidpur (Doastpur @ Sheikhpura, Survey Thana-Phulwari, at present P.S. - Gardanibagh, Thana No.09 (nine), Tauzi No.5769, Khata No.451, 457, Survey Khata No.1435, 975 Jamabandhi No.2661/1, annual rent payable to the Bihar Government of Rs.150/- per year, within the jurisdiction of Sub and Sadar Registry Office Patna and within the jurisdiction of Municipal Corporation, Patna, - to give the aforesaid land on conversion basis to the aforesaid Developer.

(A) It is further represented and declared by the Land Owner:-

- (i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.
- (ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.
- (iii) That no notice or notification for acquisition/ requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved)/ PMC/Competent Authority, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.



FOR BALAJEE HOMES

11-4-2018
PROPRIETOR

Suba Sd/-
11-4-18

Md. Sd/-
11-4-18

- (iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.
- (v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multistoried residential units on the said property and acquire built up area in the shape of residential units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

- (B) The aforesaid Developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.
- (C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions

FOR BALAJEE HOMES

11-4-2018
PROPRIETOR

Sundar S. S.
11-4-18

M. S. S. S.
11-4-18



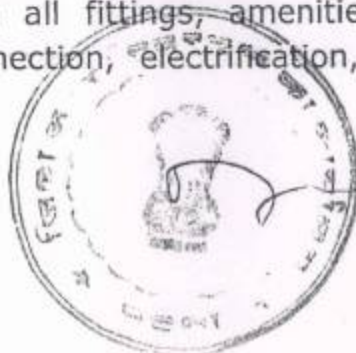
hereinafter appearing.

**NOW THESE PRESENTS WITNESSETH AND IT IS
HEREBY AGREED TO BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:-**

- (1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners, the exclusive right, possession and license to develop the said property fully described in the Schedule-1 hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.
- (2) That the entire area of land given in Schedule-1 of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC/Competent Authority.
- (3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.
- (4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom

FOR BALAJEE HOMES
11-4-2018
PROPRIETOR

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11-4-18



11/6/18

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.

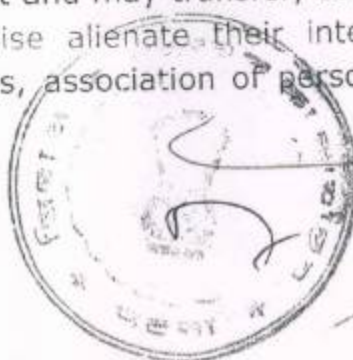
- (5) The name of the proposed multistoried residential building complex shall be "**DEO ENCLAVE**" or as mutually agreed upon by both the parties.
- (6) That the Developer agreed to hand over 50% (fifty percent) of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.
- (7) In case Owner's 50% (fifty percent) of the built-up area is not covered in the form of the complete Units taken, the Developer will have to pay the equivalent market price to the Land Owners for the area.
- (8) That similarly, the Developer will retain 50% (fifty percent) of the total built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate

FOR BALAJEE HOMES

11/4/2018
PROPRIETOR

11-4-18
Sandeep S. S.

11/4/18
M. S. S.



etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

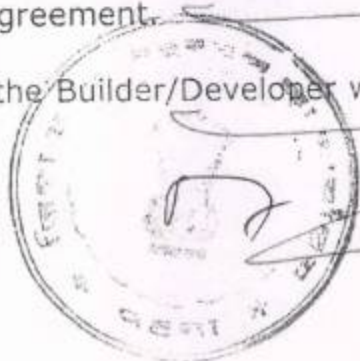
- (9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/ PMC/ Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.
- (10) That the Certificate of the Architect regarding measurement of the built-up area, built-up area and common service area will be final and binding on both the parties.
- (11) The Land 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 various development works as stipulated in this agreement.
- (12) That the Builder/Developer will develop and construct

FOR BALAJEE HOMES

11-4-2018
PROPRIETOR

11-4-18

11/4/18



the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within 42 (forty two) months from the date of sanction of the building plan, with further grace period of 6 months. If any natural disaster will occur such as earth quake etc. then the time grace period will increase according to such situation.

- (13) That the Developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.
- (14) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.
- (15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,
- (16) From the date of delivery of possession of Owner's area to the Owners or its allottees and the Developer and /or its 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

FOR BALAJEE HOMES

11-4-2018
PROPRIETOR

11-4-18
Sudha

11-4-18
M. S. R.



their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

- (17) The Land Owners 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 acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Land Owners 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.
- (18) The Land Owners hereby undertake that if in future any relative or legal heir or heirs claim his/her/their right, title, interest over the Schedule landed property mentioned in Schedule-I, then only the Land Owners will be responsible to resolve that dispute and will allot share to the claimant from their own 50% share. And, in any condition the Developer will not be responsible for such type of family dispute, it is only the Land Owners who will resolve such disputes on their own cost and from their own share i.e. 50% (fifty percent).
- (19) The Developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.
- (20) Similarly the Owners shall be fully entitled to enter

FOR BALAJEE HOMES

13/11/2018
Proprietor

Subba Sbu
11-4-18

Mubina
11/4/18



into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.

- (21) A separate list of detailed specifications for the said building in schedule-II is part of this Development Agreement.
- (22) After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.
- (23) That after the completion of the construction of the building project the Developer/Promoter/ Landowner shall be absolute owners of their respective shares and they will be entitled to sell/ transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

FOR BALAJEE HOMES

[Signature]
11.11.2018
PROPRIETOR

THE DEVELOPER FURTHER UNDERTAKES:-

- (A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,
- (B) To indemnify the owners 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

[Signature]
11.4.18

[Signature]
11/4/18



while in or upon the said property and during the period of construction of the said building thereon.

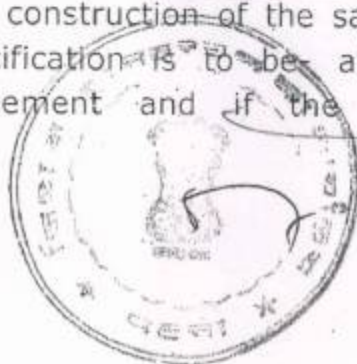
- (C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/ PMC/ Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.
- (D) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/ photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's 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.
- (E) 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 Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's Society/Association of Owners/allottees of UNITS.
- (F) The construction of the said building will be as per specification ~~is to be~~ attached and part of the agreement and if the Developers manage to

FOR BALAJEE HOMES

11-4-18
Proprietor

11-4-18
Sudha S

11/4/18
M. S. S.



construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the Developers will share the additional area in said ratio i.e. 50% : 50% each.

- (G) The Developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the Developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

- (H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

- (I) The Owners agree that if any levy is imposed by PRDA (Dissolved)/PMC or any other public body or bodies or the government for the development/betterment of the area in which the said property is



FOR BALAJEE HOMES

11-4-2018
PROPRIETOR

Sucha Sd/-
11-4-18

11/4/18

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 (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

- (J) The Owners agree that in case any fine or penalty/ fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.
- (K) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s)/ transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/ expenses etc.
- (L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-1 property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-1 property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.
- (M) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed

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Sudha Sd/-
11.4.18



M. S. Sd/-
11/4/18

arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

- (N) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.
- (O) That the Developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.

SCHEDULE-I
(Details of the Property)

All that vacant residential landed property measuring 4631 square feet (equivalent to 10.637 Decimals) out of 4 Katha 18 Dhurs equivalent to 15.5 Decimals) i.e 6751 square feet (approx.) over which "**DEO ENCLAVE**" situated in Mohalla-Shastri Nagar, Mauza-Hamidpur (Doastpur @ Sheikhpura, Survey Thana-Phulwari, at present P.S. - Gardanibagh, Thana No.09 (nine), Tauzi No.5769, Khata No.457, Survey Plot No.1435, Jamabandhi No.2661/1, annual rent payable to the Bihar Government of Rs.150/- per year, within the jurisdiction of Sub and Sadar Registry Office Patna and within the jurisdiction of Municipal Corporation, Patna, and bounded as follows:-

North: Sri Ram Sharan Roy
South: Sri B.N. Sinha
East: Sri Ranveer Singh & Sri Sadhu Roy and at present land owners
West: Branch Road

M.V.R. No.

Government value is mentioned at Code



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M. Singh
11/4/18

M.V.R. No. Government value is mentioned at Code No.04, Thana Code No.66, Ward No. which market value of above land is @ Rs.11,25,000/- per Decimal i.e. total cost of 4631 square feet (10.637 Decimals) = Rs.1,19,68,000/- (Rupees One crore nineteen lakh and sixty eight thousand) only.

SCHEDULE-II

(Features and Specification of Units)

- Foundation : RCC foundation as per design of structural consultant.
- Structural : Earthquake resistant RCC frame structure.
- Doors : Flush doors of good company in Malaysian sal wood frames painted with enamel paint over one coat primer/Laminated Doors.
- Windows & Window Frames : All windows made of Aluminum with clear float Glass of wooden window.
- Electrical Fittings : Concealed PVC conduct with copper wire of Anchor/ Havell's/ RR Cable. Modern Electrical switches of North West/ Roma or equivalent. Power plug for AC in all bedrooms. One power plug (15 AMP) in Bathroom, Kitchen and Dining Room. Each flat provided with separate three phase meter located at

FOR BALAJEE HOMES

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Sudhakar

11/4/18
M. S. S.



convenient location at extra cost as per BSEB rules.

WALL FINISHING : Internal wall finished with good quality POP. Building exterior finished with combination of good quality weather coat paints over wall putty.

Flooring : Good quality vitrified tiles flooring all over the flat except in Bathroom. Flooring in staircase/ common area finished with combination of marble & anti skid tiles.

Sanitary ware & Toilet : Provision of Hot and cold water Connection in all toilets. Chromium plated mixture and top Marc/ Jaguar or equivalent mark will be used in each bathroom. Door height printed tiles of Good company will be used in bathroom walls. 12" x 12" ceramic floor tiles will be used in bathroom floors. White sanitary ware of Cera/ Parryware or Equivalent with matching PVC cistern in each bathroom. Commode in master bedroom and Indian pan in common bathroom. **WATER PROOFING** Roof and toilets shall be treated with water-proofing Compound.

Kitchen : Vitrified tiles flooring. Black granite on working



FOR BALAJEE HOMES

Proprietor
11.4.2018

Sudha Singh
11.4.18

M. Singh
11/4/18

counter. 2' height printed glazed tiles over the working counter.
15 AMP Power plug (One) Extra
5 AMP socket and water
provision for water purifier.
24"x18" Steel sink.

- Telephone & : One Telephone point (not
Cable Connection) from a common
junction to the drawing room of
each flat. One intercom
connection in each flat. Cable
Point in drawing room & Bedroom
of each flat.
- Lift : 6 Passenger lift of OITS/KONE or
equivalent make will be installed.
- Generator : 400 WATT connection in every
flat for emergency power supply
(Kirlosker Green) with automatic
Change over facility.

Note:-

1. Accessories shown in the layout plans in the brochure such as furniture, cabinets, wardrobes, Kitchen appliances etc. are purely indicative & not a part of the sale of offer.
2. All plans, layouts, specifications are tentative and subject to Variations and modification in sizes as may be felt necessary by the Architects/ Company from time to time and purely in the interest of the project.
3. Change in specification will be done at extra cost

IN WITNESS WHEREOF the Land Owners and Developer
have set their hands to this Deed of Development



FOR BALAJEE HOMES

11/4/2018
PROPRIETOR

11-4-18
Sudha S.

11/4/18
M. S. S.

Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :

Sushma Singh 11.04.18

WITNESSES:

1. Smt.Sushma Singh
W/o.Mr.Mukesh Kumar Singh
158, Lal Bahadur Shastri Nagar,
District Patna (Pin Code 800023)

Mr Singh
(MR.MUKESH KUMAR SINGH) 11/4/18

PAN-BAMPS5362Q

Sudha Singh 11.4.18
(MRS.SUDHA SINGH)

PAN-DFSPS2875M

SIGNATURE OF THE FIRST PART



Abhishek Kumar 11.4.18

2. Sri Abhishek Kumar
S/o.Mr.Awadhesh Choudhary
Deepnagar Colony
Paswan Chowk, Opp. Anamika Hotel
Hajipur, Vaishali, Bihar (844101)

FOR BALAJEE HOMES

Deepak Sagar
Sagar 11.4.2018
PROPRIETOR

(SRI DEEPAK SAGAR)

Proprietor, M/s.Balajee Homes

PAN-AIOPS7063F

SIGNATURE OF THE SECOND PART

Typed by:

J.K.T. 11.04.18
(Josekuttu K.T)



Drafted by:

Arun Kumar 11.4.18
(Mr.Arun Kumar)
Advocate

Deepak Sagar
11/4/18
Deepak Sagar

Deepak Sagar
11/4/18
Deepak Sagar

गणति का बाजार
के अनुसार है
वर्धन एवं अन्य
म

Endorsement of Certificate of Admissibility

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

Stamp duty paid under Indian Stamp Act Rs. 241500/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 1000/-
Amt. paid through Bank Challan Rs. 262500/-

Registration Fee										LLR + Proc Fee	Service Charge		
FEE PAID	A1	1000	C	0	H1b	0	K1a	0	Lil	0	LLR	0	1000
	A8	0	D	0	H2	0	K1b	0	Lili	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	20000	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-									21000			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										22000			

Date: 11/04/2018

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 11th April 2018 by Mukesh Kumar Singh Late Krishna Deo Prasad Singh by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 11/04/2018

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sushma Singh' age '44' Sex 'F', 'Mukesh Kumar Singh', resident of '158, d.A.V Public School, shatri Nagar, patna 158, d.A.V Public School, shastri Nagar, patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 11/04/2018

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 107 on pages on 67 -89, for the year 2018 and stored in CD volume No. CD-16 year 2018 .The document no. is printed on the Front Page of the document.

Date : 11/04/2018

Token No. : 4541

Year : 2018

S.No.

4456

SCORE Ver.4.1

Deed No. : d No. : 4031



Registering Officer
Patna

आयकर विभाग

INCOME TAX DEPARTMENT

MOHA SINGH

CHANDR SINGH

12/02/1988

DFSPS2875M



भारत सरकार

GOVT. OF INDIA



इस कार्ड को खोने / खोने पर कृपया सूचित करें : भारत
आयकर पैन सेवा इकाई, एन एस डी
तीसरी मंजिल, सफ़ायर चैंबर,
जुनार / बानेर एक्सचेंज के नजदीक
बानेर, पुणे - 411045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDI
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdi.co.in

Sudha Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MUKESH KUMAR SINGH
KRISHNA DEO PRASAD SINGH

02/08/1963

Permanent Account Number

BAMPS5362Q

M. Singh

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सीओडी बेलपुर,
नवी मुंबई-400 614.

M. Singh



भारत सरकार
Government of India



मुकेश कुमार सिंह
Mukesh Kumar Singh
जन्म तिथि/ DOB: 02/08/1963
पुरुष / MALE



4980 7980 6085

मेरा आधार, मेरी पहचान

M. Singh



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
श्रीमज: कृष्ण देव प्रसाद सिंह, 158,
वी.ए.डी. पब्लिक स्कूल, शास्त्रीनगर
मुख, एल.बी.एस. नगर, एल.बी.एस.
नगर, पटना,
बिहार - 800023

Address:
S/O: Krishna Dev Prasad Singh,
158, D.A.V Public School,
Shastrinagar Mukh, L.B.S. Nagar,
L.b.s. Nagar, Patna,
Bihar - 800023

4980 7980 6085



naip@uidai.gov.in

www

www.uidai.gov.in



भारत सरकार
Government of India



सुष्मा सिंह
Sushma Singh
जन्म तिथि/ DOB: 03/07/1972
महिला / FEMALE



3022 7532 3892

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:
अर्वागिरी, मुकेश कुमार सिंह, 156,
डी.ए.वी. पब्लिक स्कूल, शास्त्रीनगर
मुख, एल.बी.एस नगर, एल.बी.एस
नगर, पटना,
पिनकोड - 800023

Address:
W/O: Mukesh Kumar Singh, 156,
D.A.V Public School,
Shastrinagar Mukh, L.B.S Nagar,
L.b.s. Nagar, Patna,
Bihar - 800023

3022 7532 3892



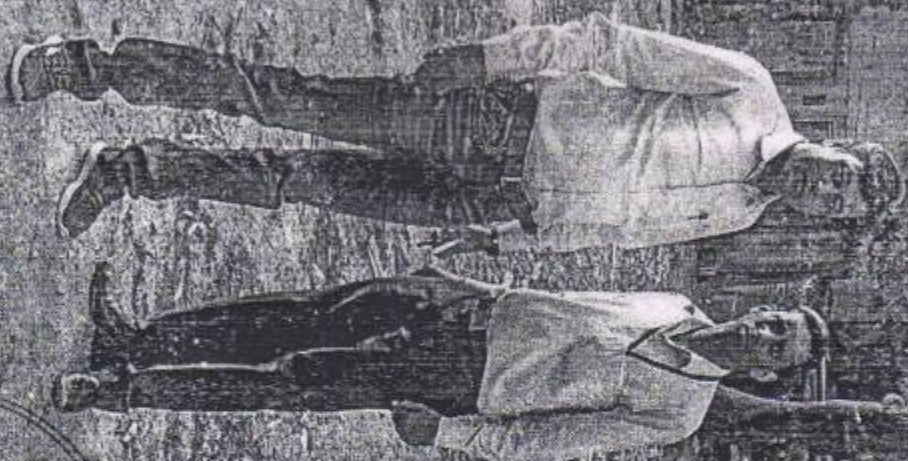
help@uidai.gov.in



www.uidai.gov.in

Sushma Singh

De. 2
1-10-21



2018-5-9 17:24



Emad S. Khan
9/1/2021