

Serial No. - 35125

Book No.- 1 / Deed No. - 28790

Summary of Endorsement

This document was presented for registration on this Monday, the 5th of December 2011 by Gayatri Singh.

A stamp duty of Rs. 95200/- and other fees of Rs. 654/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 28790 in Book No. 1, Volume No. 497 on pages from 559 to 572 and has been preserved in total 14 pages in C.D. No. 77 / Year 2011.

SCANNED

Date : 05/12/2011

Token No. : 35631 / 2011

Signature with date

(Ashok Kumar Thakur)

Registering Officer, Patna

DEVELOPMENT AGREEMENT

This indenture is made and executed the 5th day of the month of December 2011.

BETWEEN

~~SMT. GAYATRI SINGH~~ alies ~~SMT. PRAVAWATI~~, alies SMT. PRAVAWATI DEVI W/O SRI CHANDRAMADITYA SINGH

Resident of Mollha- Lohanipur, PS-Kadamkuna, Town & Dist.- Patna

Hereinafter referred to as the "OWNER" (which term or expression unless it be repugnant to the context/subject or meaning thereof shall mean and include her executors, administrators, successors, legal heirs and assigns) of the FIRST PART.

Executed the development Agreement Gayatri Singh
5-12-2011

5/12/11

Forakash Kumar
5-12-2011

AND

M/S KUMAR BUILDCON PVT. LTD, having its Registered Office at 201, N.P. Centre, New Dak Bunglow Road, P.S. - Kotwali, Dist. - Patna - 800001, represented through its Director- Director-Mr. Prakash Kumar S/o Sri Murali Prasad Sinha, residing at Road no-12, Rajendra Nagar, Patna-800016, hereinafter referred to as the Developer (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the **SECOND PART**.

WHEREAS the owner is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land measuring approximately 12.66 decimal, bearing Tauzi No. 264, Khata No 460, C.S.Plot No 468, Mauza - Kumharar, Survey Thana No 12, P.S- Agamkuna, within the limit of Patna Municipal Corporation and under the jurisdiction of District/Sub Registrar, Patna Registry Office, Patna more fully described in the schedule appearing at the foot of this indenture and hereinafter referred to as "the Land" with boundary and out House.

AND WHEREAS the aforesaid land was acquired by the owner Vide Deed No. 4683 of year 1981 dated 17.08.1981.

AND WHEREAS the owner covenants that the scheduled land is in her exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and is in marketable condition and the owner have right, full power and absolute authority and title to transfer the whole or part of aforesaid scheduled land.

AND WHEREAS the owner is interested in getting multistoryed residential building complex developed and constructed through a reputed developer on the scheduled land and to acquire residential built up area in the shape of flats and parking spaces as consideration in exchange for the full and final value of the scheduled land and were in search of a reputed developer who could develop the aforesaid land on the reasonable terms and conditions.

Gayatri Singh
5/12/2011

Prakash Kumar
5-12-2011

AND WHEREAS the aforesaid developer offered to construct at its own cost residential building complex on the scheduled land of the owner hereinafter referred to as "the building" and to give 37.0 % of total built up area to be constructed on the scheduled land to the owner hereinafter referred to as "the owners' area" in full, final and adequate consideration for the value of 63.0 % of the scheduled land which shall be conveyed by the owner in favor of the Developer and/or its nominee or nominees including a co-operative society after completing the building and handing over of the owners' area by the developer to the owner and to retain the remaining 63.0 % built up area of the building hereinafter referred to as the "Developer's area" for its prospective buyers.

Certain terms and conditions were agreed by and between the owner and the developer with regard to the transfer of the said land by the owner to the developer and the construction of the said building by the developer and disposal of the flats and parking spaces there in the developer's area. The parties hereto are desirous of recording into writing the terms of such agreement as hereunder.

**NOW THIS DEED WITNESSTH AND IS HEREBY AGREED AND
DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOW**

1. The owner above named has agreed to appoint the aforesaid developer as the developer of the aforesaid land and grant to the developer, who hereby accept from the owner the right to develop the aforesaid land more fully detailed in the schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter appearing.
2. The owner simultaneously with execution of this indenture, hereby agreed to grant physical possession of the scheduled land to the developer and to entrust the right to take up preliminary works for development and constructions of building comprising of flats and car parking spaces and to allot, enter into agreement for sale developer's area of the same to its prospective buyers to the exclusion of the owners' area.
3. The owner shall convey transfer and/or assign to the developer and/or its nominee/nominees as the developer may desire free from all encumbrances 63.0 % (Sixty Three Decimal Zero Percent) of total land at/or for consideration,

Gayatri Singh
5/12/2011

Parash Kumar
5/12/2011.

simultaneously with completion and handing over of physical possession of the owners' area to the owner on the terms and conditions mentioned herein.

4. The developer shall start construction and on completion of the entire construction, the developer shall hand over the owners' area to the owner as consideration for the value of the 63.0 % of the aforesaid land to be transferred by the owner to the developer or its nominee/nominees including a co-operative society.
5. It is further agreed and undertaken by the developer that the owner shall have full right, title, ownership interest over the owners' area referred to above allotted to the owner as their share out of the total builtup area and the owner shall be fully entitled to enjoy the above builtup area either himself individually or collectively or shall be fully entitled to transfer, convey, grant otherwise alienate or transfer their interest in any manner deemed fit by the owner to any person, association of persons, firms, companies, body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the owner. All cost of construction and otherwise of the aforesaid owners' area shall be borne and paid by the developer.
6. That it shall take about 2 years (Two Years) from the date of Agreement/ handing over of peaceful vacant possession/ sanction of the plan of the proposed complex by the architect or PMC of the schedule land which shall be later subject to a further grace period of 6 (Six) months to complete the construction of the building provided that if any time is lost to the developer by such happening as is beyond the control of the developer including force majeure, fire, tempest or other inevitable causes or accident etc. In case the developer fails to complete the building within stipulated time as aforesaid, the owner shall be entitled for compensation @ Rs 5000/- (Rupees Five Thousand) only per month till six months. If the developer fails to complete and handover the owners' area even after 3 (Three) years in that event the owner shall be entitled for revised compensation @ Rs 10000/- (Rupees Ten thousand.) only per month.
7. The owner hereby agrees to put the developer in actual physical possession of the scheduled land to develop, plan, construct and enter in to agreement to sell the developer's area in the proposed multistoried building and as such the possession

Gayatri Singh
5/12/2011

Parakash Kumar
5/12/2011.

of the developer on the aforesaid land will be deemed to be final and conclusive and only the title will pass after payment of consideration amount in the shape of aforesaid agreed owners' area to the owner. The owner shall at no point of time try to dispossess the developer from the said land and the developer shall be deemed to be in possession of the said land and be free to do all acts, deeds and things required for development and marketing relating thereto at the developer's own cost and expenses.

8. The developer shall be entitled to develop the aforesaid land by constructing thereon one building comprising flats and car parking spaces in accordance with the sanctioned building plans and to allot developer's area in the building to be constructed on the said land to such person or persons the developer in its discretion, thinking fit and to receive and realise the prices in respect of the allotment and agreement for sale of such flats and parking spaces and to appropriate the same.
9. That the Developer shall act as an independent developer in constructing the said building over the scheduled land and shall keep the owner indemnified from and against all third parties claims arising out of any act or omissions against the development in or relating to construction of the said building.
10. The owner hereby authorises the developer to do, if required, all acts, deeds, matter, things given under :-
 - (i) To have the plans of the proposed building to be constructed on the aforesaid land amended in accordance with rules and regulations of the concerned authorities and other statutory provisions and to submit the said plans to the Patna Municipal Corporation authorities with the application for the approval and sanction and to do and sign all writings and undertaking as may be necessary in connection with the approval and sanction of such plans. However, the owner will also sign all the necessary plans, specifications, declarations, affidavits and other legal and statutory papers for getting the plan of the building sanctioned by the Patna Nagar Parishad or amendments therein subject to their satisfaction.

(ii) Notwithstanding anything contained in this agreement, the owner or her authorised representative(s) hereby reserve her right to be consulted,

Parash Kumar

5/12/2011

Gayatri Singh
5/12/2011



supervise and have her say in the entire process of planning and construction with a view to maintain its quality of construction in respect of the owners' area.

- (iii) To appoint architects, surveyors, engineers and contractors and other person or persons.
- (iv) To make applications to the concerned authorities for obtaining electrical connections and permits or quota for cement, steel and other controlled building materials.
- (v) To accept service of any writ, summons or ~~other legal process~~ or notice and to appear and represent the owner in any court or before any magistrate, judicial tribunal and other tribunals in connection with the development of said property and to commence or file suits, actions or other proceedings in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary vakalatnama, claims, complaints, orders, applications, affidavits, petitions and other documents, papers and writings.
- (vi) To enter into agreements for sale of or otherwise allot flats/parking spaces etc. in the aforesaid building to the purchaser in respect of the developer's area.
- (vii) To mortgage the aforesaid Developer's area (Built-up area only) with Bank and/or financial institutions for obtaining loan/working capital/short term loan/finance and also to obtain loan for purchasers of flats/parking spaces etc. as the said developer will decide at their sole discretion. The developer further affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the aforesaid Developer's area shall be exclusively invested for the development of the said land and such moneys shall not be diverted to/invested in any other project work. But in no case the land will be encumbered.
- (viii) To transfer the developer's area or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate or



Gayatri Singh
5/12/2011

6 — Parash Kumar.

Parash Kumar
5.12.2011

planning, construction and agreement for sale of the said developer's area in building or spaces on the said land, hereby agreed to sign all the necessary legal and statutory documents for that purpose and also agreed to extend co-operation in development of the land. However, it is covenant between the parties that the aforesaid general power of attorney shall be governed by the provision of this development agreement and in case of any conflict between provisions of the aforesaid general power of attorney and the development agreement, the provisions of the later shall prevail.

15. That the owner hereby declares:

- (a) That the area of the aforesaid land is approx 12.66 decimal,
- (b) That the property is a free-hold and the owner has title to the same free from all encumbrances.
- (c) That the said land is in her exclusive possession with absolute right, title and interest and the same is free from any encumbrances, debts, liens, charges and attachments and in marketable condition and the owner has not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, gift, right lien, leave, license permission, rent, possession charge inheritance or any other encumbrances whatsoever.
- (d) That no notice or notification for acquisition or acquisitions under the statutes for the time being enforced have been received, served or issued affecting the said land or any part thereof and the owner is entitled to develop and/or cause to be developed the said entire land.
- (e) That there are no statutory claims, demands, attachments or prohibitory order made or issued by the ~~taxation authorities, revenue authorities,~~ Municipal authorities or any government or other local bodies or authorities concerning or affecting the said property or any part thereof.
- (f) That there are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders ~~lispendence,~~ notices, insolvency notice, petitions or adjudication orders made or issued by or at the instance of any part thereof.

Gayatri Singh
5/12/2011

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- (g) The Land Owner declares that no proceeding under the Urban Ceiling Act have been initiated against the landowner as well as against the scheduled land till date. In case any fact to the contrary is found later on or detected by the concerned authority it would be the responsibility of the landowner to get the same cleared at their own cost to enable the developer to go ahead with the development work.

And it is agreed between the parties that if the developer finds any undisclosed defects in the title of the owner to the scheduled land or that the scheduled land is subject to any notice etc or due to which the developer is being debarred or restrained from the development work, in that event the developer shall be entitled to rescind this agreement and recover all the outgoing expenses incurred in constructions alongwith interest @12% p.a. and damages. Similarly if the rights and interest of the owner is risked compromised or flouted by the developer, the owner will be entitled to legal remedies and compensation and vice-versa.

16. That the owner hereby irrevocably undertakes not to sell, dispose, alienate the said property or any part thereof save and except putting the developer in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed as aforesaid to the developer or person or persons nominated by the developer including a society or societies or an incorporated body or limited company as hereinabove stated and further irrevocably undertakes not to do any act, deed, matter or thing as shall be in contravention of the declarations made by them in the present clauses.
17. In any event the owner without prejudice to foregoing declarations agree and undertake to remove all obstacles and clear all outstanding dues or defects at their own cost and keep the developer or its nominee's indemnified against any loss to that effect.
18. For the purpose of verifying the correctness of the declaration herein above made by the owner and in particular the declarations made above regarding the absolute ownership of the said land and their title hereto being marketable free from all encumbrances and also their undertaking not to encumber the said property or

Gayatri Singh
5/12/2011

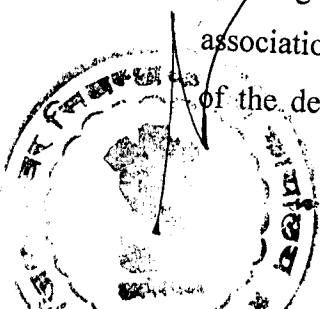
Parash Kumar

05/12/2011

otherwise alienate or dispose or deal with the same or any part thereof save and except as hereinabove provided, that the developer shall be entitled to obtain copy of all documents including of title relating to the land for the purpose of the verification as aforesaid including investigation of the owners' title to the property. The owner undertakes to show all such relevant papers in original as and when required by the developer or its representative including financial institution.

19. The development of the said land shall be for and on account of the developer and neither the owner nor any other person or persons claiming through the owner shall have any right or interest in the development of the said land. The developer shall develop the said land at its own name and at its own cost and shall alone be responsible for the development of the said land.
20. All the outgoings in respect of the aforesaid land from the date of physical possession to be given to the developer hereunder shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the aforesaid land relating to the period prior to such possession, which shall be the liability of the owner alone.
21. That as the owner will receive the consideration for the scheduled land in the shape of built up area agreed as aforesaid, the owner shall at no time demand any further premium or has any interest in future dealings regarding the sale of developer's share of builtup area.
22. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.
23. The owner shall hold the owners' area on the same terms and conditions as the buyers of other portions of the building according to the standard agreement of the owners' association of the proposed complex which may be mutually formed by the owner as well as the purchasers of the developer's area on due consent and approval of the developer. The owner and the purchasers of the developer's area and their nominees, respective agents, servants, licenses shall abide by the rules and regulations of the terms of agreement/bye-laws of the said owners' association and the owner and/or their authorized representatives and purchasers of the developer's area shall pay common utilities maintenance charges to the

Gayatri Singh
5/12/2011



Parash Kumar

5/12/2011

- association on no loss no profit basis as per prevailing norm and be entitled to use all common facilities in the building complex intended for the utilisation.
24. Though the developer shall construct the building as per sanctioned plan and prevailing norm of the Patna Municipal Corporation or any bylaws.
- The owner agree that if any levy is imposed by the Patna Regional Development Authority, Patna Municipal Corporation or any other public body (ies) or the government for the development/betterment of the area in which the said land is located or any other levy becomes applicable on the said land, the owner and the nominees of the developer or the developer jointly shall pay in the same proportion as their respective shares of builtup area in the building.
25. It is agreed that after the execution of these presents the developer or its nominee/s including a co-operative society shall be entitled to construct godowns and put up signboards and hoardings on the said land and if desired, fence the entire premises according to its requirements.
26. After completion of the building the entire plot under development shall be fenced with a matching low height boundary wall and secured with iron gates and guard posts.
27. It is agreed that in all transfers/conveyance of built up area, the purchaser/transferee shall bear the cost of stamp duty, court fees.
28. The owner agrees that the developer is free and entitled to merge her plot with the land of Smt. Bina Jha Situated in the south and hence a composite plan will be sanctioned containing the land of Smt. Bina Jha and the present land owner.
29. That this Development Agreement is being Registered and will be guided by the different provisions of the BIHAR APARTMENT OWNERSHIP ACT 2006.
30. Subsequent roof rights and rights over F.A.R. in case of the increase after completion of the project (i.e. after handing over the owner share) shall belong to the owners only.
31. That in case of dispute and differences arising out relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrators appointed by both the parties under the provisions of the Indian Arbitration Act' 1940 as amended from time to time.

Gayatri Singh
5/12/2011



Parash Kumar
05/12/2011

32. Courts of Patna shall have jurisdiction over all matters of disputes including the arbitration matter.

Government Value :- 47,48,000/-

SCHEDULE

REFERRED TO ABOVE

All that piece and parcel of land measuring 12.66 decimal more or less equivalent to 5513.68 Sq.ft. Situated and lying at Survey Plot No. - 468 , Tauzi No. 264, Khata No. 460, Survey Thana No. 12 , Mauza - Kumharar at Mohalla - Kumharar, Thana Code No- 501, Dist. Patna which is within the limit of Patna Municipal Corporation and under jurisdiction of District sub Registrar Patna. Registry Office Patna City and bounded as follows :-

North : Smt. Subhago Devi
South : Part Plot of 458 & 459
East : Jitu Matho
West : Part of Plot No. 468

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY MONTH AND YEAR WRITTEN HEREINAFTER.

WITNESS :-

1. Chandramadhes Singh
Kesharnagar
Ghanta Niketan
House No. C/32
Police : 24.
5.12.2011

Gayatri Singh
5/12/2011
SIGNATURE OF THE OWNER

2. Naresh Kumar
Kumharar
Patna
5.12.11

Parash Kumar
5/12/2011
SIGNATURE OF THE DEVELOPER
PAN- AAACK9902G



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.	95200	Amt. paid by N.A. Stamp Paper -		Rs. 0
Addl. Stamp duty paid under Municipal Act		Rs.		Amt. paid through Bank Challan -		Rs. 95854
		Registration Fee		LLR + Process Fee		Service Charge
FEE PAID	A1	0 C	0 H1b	0 Ka1	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	250 J1	0 K2	0 Na	0
	B	0 H1a	0 J2	0 Li	0	54
				TOTAL-	304	
					654	
		Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. .				
		Date : 05/12/2011				

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 05th December 2011 by Gayatri Singh S/O-Chandramaditya Singh by profession Others. Status : Executant

Gayatri Singh
Signature / L.T.I. of Presentant

Date : 05/12/2011

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Navin Kumar age ... Sex M son/daughter of S/O-Late Sukhnandan Prasad resident of Kumharar, Patna..) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 05/12/2011

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 497 on page no. 559 - 572 for the year 2011 and stored in CD Volume No. CD-77 year 2011. The document no. is printed on the front Page of the document.

Date : 05/12/2011

Registering Officer
Patna

Token No. 35631 Year - 2011 S.No. 35125

SCORE Ver. 2.1

Deed No. 28700

