

Serial No. 2449

Deed No. 2398



Govt. of Bihar  
Sub Registry Office, Danapur

Summary of Endorsement

This document was presented for registration on **28/02/2018** by **Uday Shankar Prasad Gupta**

A stamp duty of Rs. **240400/-** and other fees of Rs. **20500/-** 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. **2398** in Book No. **1**, Volume No. **45** on pages from **225** to **239** and has been preserved in total **15** pages in C.D. No. **7** / Year **2018**

Date: 28/02/2018

Token No: 2599 / 2018

Signature with Date

(Vinay Kumar Prasad)

Registering Officer, Danapur

28/2/18

Udayshankar Prasad Gupta  
27/2/18

**Development Agreement**

This development agreement executed and entered into on this...27...day of February 2018 (Two thousand and Eighteen) of the Christian Era.

**BETWEEN**

- (i) **Sri Uday Shankar Prasad Gupta, S/o La'e Ramchandra Prasad**
- (ii) **Sri Mritunjay Kumar**
- (iii) **Sri Dhananjay Kumar both sons of Sri Uday Shankar Prasad Gupta,**



Udayshankar Prasad Gupta  
27/2/18

Mritunjay Kumar  
27/2/18  
Dhananjay Kumar  
27/2/18

Udayshankar Prasad Gupta  
27/2/18

2/28/2018

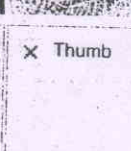
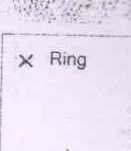
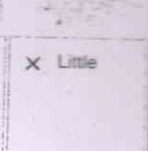
# Sub District Registry Office, Danapur

Token Number 2599

Reg. Year 2018

Serial Number 2449

Deed Number 2398

| PreType       | Name                                                                                | Photo                                                                              | Thumb                                                                              | Index                                                                               | Middle                                                                               | Ring                                                                                 | Little                                                                               |
|---------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Claimant      | Prema Kumari Singh<br>28/2/18                                                       |   |   |   |   |   |   |
| Sig.          |    |                                                                                    |                                                                                    |                                                                                     |                                                                                      |                                                                                      |                                                                                      |
| Executant     | Dhananjay Kumar<br>28/02/2018                                                       |   |   |   |   |   |   |
| Sig.          |    |                                                                                    |                                                                                    |                                                                                     |                                                                                      |                                                                                      |                                                                                      |
| Executant     | Mritunjay Kumar<br>28/02/18                                                         |   |   |   |   |   |   |
| Sig.          |    |                                                                                    |                                                                                    |                                                                                     |                                                                                      |                                                                                      |                                                                                      |
| Presented By  | Uday Shankar Prasad Gupta<br>28/2/18                                                |   |   |   |   |   |   |
| Sig.          |    |                                                                                    |                                                                                    |                                                                                     |                                                                                      |                                                                                      |                                                                                      |
| Executant     | Uday Shankar Prasad Gupta<br>28/2/18                                                |   |   |   |   |   |   |
| Sig.          |    |                                                                                    |                                                                                    |                                                                                     |                                                                                      |                                                                                      |                                                                                      |
| Identified By | Jitendra Vats<br>28/02/2018                                                         |  |  |  |  |  |  |
| Sig.          |  |                                                                                    |                                                                                    |                                                                                     |                                                                                      |                                                                                      |                                                                                      |

All are residing at Darbar House, Chhoti Badalpura, P.O. & P.S.- Khagaul, Dist.- Patna, PIN- 801105, all by Nationality Indian, hereinafter collectively called and/ or referred to as the "**LAND OWNER**" (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**.

**Mobile : 7250010921**

**AND**

**M/S PARI CONSTRUCTION AND DEVELOPER** a registered partnership firm, registered under The Partnership Act 1932, having its registration No. 82/2010, having its registered Office at Patel Nagar, Near Gandhi Murti, Road No. 2, Police - station Shastri Nagar, District-Patna represented through its partner namely **Smt. Prema Kumari Singh** wife of Sri Chanchal Sinha, resident of Bari Badalpura, Post Office and Police Station Khagaul, District Patna, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART**.

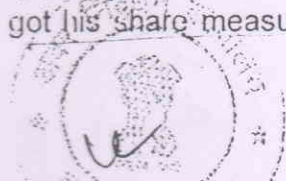
**Mobile : 7739974110**

**WHEREAS**, the Vacant Landed property measuring an area of 09 katha 01 dhur is ancestral property of aforesaid Land Owners and an Area of 36 katha 04 dhur was recorded in the Survey Record of right in the name of their ancestral Sri Ray Saheb Kedar Nath died leaving behind four sons Sri Ramchandra Prasad, Shri Shiv Chandra Prasad, Shri Deochandra Prasad and Sri Mahesh Chandra Gupta and thereafter all four brothers partitioned their joint ancestral properties among themselves through amicable family partition and in that family partition the land hereby to develop fell in the share of Sri Ramchandra Prasad and thus Sri Ramchandra Prasad absolutely came in physical possession over the same till his life time, then all the properties of Sri Ramchandra Prasad came in physical possession of his successors-in-interest. And he was paying tax a/c shall in anchal office under jamabandi no-195/01, year 1079-80. Later-on, an amicable partitions had been done among all four sons of Sri Ramchandra Prasad namely Shri Uma Shankar Prasad, Shri Daya Shankar Prasad, Shri Uday Shankar Prasad and Shri Bijay Shankar Prasad. Accordingly, Shri Uday Shankar Prasad got his share measuring an area of

Prema Kumari Singh  
28/12/18

Minjungay kumar  
27-02-18  
Shri Ramchandra Prasad  
27-02-2018

Uday Shankar Prasad  
27/2/18



09 katha 01 dhur in said land of 36 katha and 4 dhur by an amicable Panchit partition dated 02.06.1986 and thus the Land Owner Shri Uday Shankar Prasad alongwith his sons, aforesaid, came in peaceful physical possession of the total land as mentioned above in Plot No. 622, Khata No. 173, Tauzi No. 5442, Under Thana No. 51, situated at Mauza - Salempur Chatura (saidpura), Pargana - Phulwari, Thana - Danapur, District- Patna, Bihar as fully described in Schedule - I below hereunder this Development Agreement. Therefore, the said land owners are entitled to develop their land into a Multistoried Building as absolute owners as absolutely or jointly.

**AND WHEREAS** the LAND OWNERS are seized and possessed of Schedule - 1 below property according to their shares as above mentioned and they are Land Owners of or otherwise was/is sufficiently entitled to the free hold to the schedule - 1 below herein written (hereinafter for the sake of brevity referred to as the "Said property").

(A) And whereas, the said land owner expressed his/her/their desire to develop the landed property and to construct multi-storied residential building Thana No. 51, Tauzi No. 5442, Khata No. 173, Plot No. 622, situated at Mauza- Salempur Chatura (Saidpura), pargana- Phulwari, P.S.- Khagaul, Survey Thana- Danapur, Distt.- Patna, measuring an area of 09 Katha 01 equivalent to 28.20 Decimal more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(B) And whereas the owner / owners covenant that the aforesaid property is in his 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 has in himself good right, full power and absolute authority and title to transfer the whole and part of the said schedule property.

(C) And whereas the owner / owners is interested in getting a residential property and acquire residential built-up area in the same as consideration in exchange for the full and final value of the land.

(D) Whereas the M/S. PARI CONSTRUCTION AND DEVELOPER, in their own capacity decided to arrange funds from its customers and construct and develop the land offered by the owners on the terms and conditions

Preema Kumari Singh  
22/12/18

Mritunjay Kumar  
27-02-18  
Uday Shankar Prasad  
27-02-2018

Uday Shankar Prasad

27/1/18



mentioned herein and authorises its Partners Smt. Prema Kumari Singh to enter into this agreement / contract.

(E) That the aforesaid company (Developer) offered to construct at their own cost out of the funds to be arranged from its members / customers a **residential / commercial** building on the said premises (land, building) of the owner hereinafter referred to as the building and give a part of the total super built-up area of the building to the owner in construction for the value of the said premises and to allot / sell the remaining built-up area of the building to the members/customers on such terms as to be determined by the Developer.

(F) Certain terms and conditions have been agreed to by and between the owner and the Developer with regard to the transfer of the said premises (land with building) by the owner to the developer and the construction of the said building by the developer and disposal of the flats / shops and parking spaces or any other tenements therein. The parties hereto are desirous of recording into writing the terms of such agreement as hereunder. Now this deed witnesses and is hereby irrevocably agreed and declared by and between the parties hereto as follows:

1. The owner above named hereby engage Smt. Prema Kumari Singh, as the Developer of the said premises (land with building) and entrust the rights to develop and make construction and to allot, sell, transfer and convey the said premises (land with buildings) to the members / customers / non-members of the company (hereinafter referred as developers) and or their nominees and the developers have agreed to undertake the Development of the said premises and to develop, plan, construct on the said premises out of the funds arranged by them from its members/purchasers and to allot / sell the flats and parking spaces, tenements etc, in the multi storeyed building constructed on the said premises.

2. As consideration for the value of the said premises (land with building) to be transferred by the owner to the developer or their nominee / nominees, the developer agrees to construct, complete and deliver to the owners **50% percent** of the total new construction of the said premises in the shape of super built-up area.

Prema Kumari Singh  
28/12/18

Mitunjay Kumar  
27-02-18  
Anandajay Kumar  
27-02-18

Inday Shastri 12/1/18

27/12/18



3. Whenever required by the Developer, the owner will join as under and/or the confirming party in any agreement that the developers may enter into with any person or persons who desire to acquire a portion of land being transferred to the Developer along with flats/shops/office or any portions in the building on ownership basis. All amounts receivable against developer's share of built up area under such agreement for flats/shops/office/parking will be received by the developer as their own money for their own use.

4. Upon completion of the "Super" structure work and as and when desired by the developer, the owner will make, execute and register in favour of the developer or their nominees, allottees a proper conveyance or such other deeds for development share only, as the developer may deem necessary for assuring or perfecting the legal title of the Developer and/or their allottees to the said land/premises and also to their respective flats with their undivided proportionate share and rights in the land.

5. That the Land Owners hereby grant to the said Developer / Builder the said property mentioned in the above paras and more fully described in Schedule-I at the foot of this Agreement in the manner hereinafter appearing on the terms, conditions and stipulations hereinafter mentioned.

6. That owners hereby, give possession of the said premises and make entire land available to the Developer which is more fully and clearly described above and in the Schedule below on the date of signing of this Agreement to develop plan, construct, allot, sell and transfer the proposed building.

7. That the land owners have assured that the entire land are free from all encumbrances, charges, and there has not been any notifications, for its acquisition either from Govt. or P. M. C. or P. R. D. A. etc. nor there is any prohibitory order or restriction in construction of Multi storeyed building on the said land and on the assurance being given by the land owners that there will be no obstacle in getting the Map and Plan sanctioned for Construction of Multi Storeyed building (Residential / Commercial or of any type in the name of the Land Owners. The owners agree to provide all the relevant /

Prem Kumar Singh  
27/2/18

Mritunjay Kumar  
27-02-18  
Sharanjay Kumar  
27-02-2018

Uday Shankar Singh  
27/2/18



required original documents to prove their title on the premises to the satisfaction of local development authorities and financial bodies. The Developer too has agreed to develop the said property described in its schedule by constructing thereon one or more buildings consisting of Blocks – flats/shops/ office spaces, dwelling units, garages and other tenements in accordance with the building plans duly approved by the Khagaul Nagar Parisad/Nagar Parisad Danapur, Nizamat/Competent Authority. in the name of the land owners. The building will be constructed by the Developer in the name and style of "Indu Udy Vatika"

8. That the entire multi storeyed complex shall be constructed in one blocks as per the planning or design allows and duly sanctioned by the P.R.D.A. After the construction of the said complex at the cost or out of the finance arranged by the developer who will hold 50% percent of the constructed habitable area of the land with building, the developer shall give 50% percent of the constructed habitable area to the land owners jointly on proportionate basis in all floors of the multi storeyed complex constructed therein. The actual position of flats in each floor will be finally determined mutually after the plan is sanctioned by the Khagaul Nagar Parisad/Nagar Parisad Danapur, Nizamat/Competent Authority. All the remaining constructed or unconstructed portion e.g.. Road, Sahan, passages, Stair case Space for lift and the lift if fitted together with all such constructions for common use and for facilities of supplying water;, electricity or generator room and even common hall or after such construction for common use by the owners, their heirs, allottees, transferees and assigns and by the Developer and their heirs, nominees, allottees, transferees and assignees as well who all shall have the right to use such common premises or space as per convenience and rules if any ever framed by the occupants of the entire premises or the owners and the developers.

9. That the land owners shall have right to deal with, allot, enter into agreement transfer, by way of sale, gifts, lease etc the aforesaid 50% percent of the constructed area i.e. owner's share in the way they like and similarly the developer / builder shall have the right to deal with, allot enter into agreement or transfer by way of sale, gift,

Premna Kumari Singh

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Mritunjay Kumar

27-02-18

Pranav Kumar

27-02-2018

Nalaya Kumar (27/2/18)

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lease etc the aforesaid **50% percent** of the constructed area, i.e. developer's share with the facilities give under this agreement as per provisions of Bihar Apartment ownership Act 2006.

10. The owners jointly, hereby, authorize the Developer to do if required all acts, deeds, matters, things and particulars for the furtherance and execution of the Scheme as per sanctioned plan :-

(a) To have the plans of the proposed building or buildings to be constructed on the said property as per approved plan or amended in accordance with rules and regulations of the concerned authorities and in the name of the owners with their consent and to do and sign, all writings and undertakings as may be necessary in connection with the approval and sanction of such plan.

(b) To engage Architects, Surveyors, Engineers and Contractors or petty contractors or other persons relating, to development over the premise in question.

(c) To make applications to the concerned Authorities for obtaining permits after applying for quotas of cement, steel and other control building materials and for obtaining electrical connection or water connection or sewerage and drainage connection etc.

(d) To accept service of any writ, summons or other legal notices and to appear and represent the owners in any court Judicial Tribunals and other Statutory authorities or Board in connection with the said development work and to commence or file suits, action / actions, or other proceedings in any court or before Public Officer or Tribunal relating to the said work of development over the said property and for any of the purposes aforesaid, to sign, execute and deliver or file all necessary Vakalatnamas Affidavits, Plaints, orders application and other documents, papers and writings etc. subject to the terms of this agreement.

(e) To give and grant on ownership basis or other basis the said flats / tenements etc. in the building constructed on the said land and to receive and appropriate to their own account the sale price in respect thereof and like wise the owner will do the same in respect of their shares as per the agreed terms and stipulations stated above and earmarked for them.

Premna Kumari Singh

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Maitray Kumar

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Shamray Kumar

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Nolay Shankar Singh

28/2/18



(f) To mortgage out of the said property to the limit of 50% percent of the saleable area i.e. developer's share with financing institutions, or bank for enabling the purchasers of flats/tenements etc. to obtain loans against their flats etc.

(g) To display by the Developer his Sign Board at the site and to give it under advertisement in local papers and daily News Papers.

(h) To sign and execute and to deliver any conveyance or conveyances for the proposed said flat and parking spaces and all other deeds instruments and assurances which they shall consider necessary and to join as confirming party in the conveyance of the proposed sale and to present any such conveyance or conveyances for registration to admit execution and receipt of consideration before the Sub Registrar having authority, for and to have the said conveyance registered.

(i) To transfer the said property or part or parts thereof from time to time to its members of the cooperative society.

(j) And generally to do all acts, deeds, and things for developing the said property.

(k) AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sale or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

That after the completion of the construction of the building/project, the land owners and Developers/Promoters shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per provisions of Bihar Apartment Ownership Act, 2006 u/s 5(1) & 5(2) and others.

(l) That the final deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the developer/promoter or the land owner, as the case may be, as per sub-section (1) in favour of the prospective apartment purchasers.

11. The Development of the said property shall be by and on account of the Developer and neither the Owners

Premna Humari Singh

27/12/18

Mitunjay Kumar  
27-02-18  
Pranay Kumar  
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Uday Shankar Singh  
27/12/18

themselves jointly or individually nor any other persons claiming through the owner shall have any right in the Development of the said property as per agreed and approved plan and specification by the Khagaul Nagar Parisad/Nagar Parisad Danapur, Nizamat/Competent Authority. The Developer shall alone be responsible and liable to the Govt./P.R.D.A. and such other concerned authorities for the discharge of the said work and shall alone be like wise liable for the loss if any or for any claim arising from the Development work and shall keep the owners well indemnified in respect of all his actions, proceedings, demands, claims, costs, charge, expenses, losses, damages, compensations or penalties of any sort or nature whatsoever the owner may be put to sustain or in connection with the said work or for the default, failure or breach of contract by the Developer till the period of completion of the constructions. Similarly because of the owners or any one of the owners, if the developer, or the work of development is hampered in any way the owners will indemnify the developer / developers or their agents and representatives.

12. All the outgoings in respect of the said property from the date of possession to be given to the Developer hereunder shall be borne and paid by the Developer but prior to the period relating to such possession shall be the liability of the owners alone.

13. All out of pocket costs, charges and expenses of incidental charges including the stamp duty and Registry fees on conveyances or conveyances be borne and paid by the allottees / or the transferees in respect of their allotted flats, tenements fallen under the share of each parties. Any other expenditure relating to the Advocates relating to Development will be borne by the Developer.

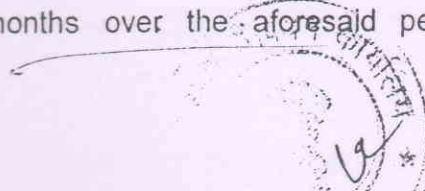
14. The Developer alone shall be entitled to recover or accept refund of any deposit made after this Agreement with any concerned authorities e.g., P. R. D. A., P. M. C., Collector, or Town Planning authorities or with any Govt. or Semi Govt. Bodies, Courts.

15. That the project will be completed within three years from the date of sanction of plans from Patna Regional Development Authority etc. The Owner agrees to allow a grace period of SIX months over the aforesaid period. If

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28/12/18

Mritunjay Kumar  
27-02-18  
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Uday Shankar Singh  
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the building is not completed within the above period then the owner will be entitled to charge damages at the rate of Rs. 3000/- per month. The period of completion is subject to the principle of force majeure, fire, tempest, neighbour problem, handing over of vacant possession of the entire premises, owners problem or other inevitable act, God or Government effecting work, then so much of the time as is so lost will be further added to the period of completion.

16. That development of the said property shall be by and on account of the developer and neither the owner nor any other person or persons claiming through the owners shall have any right in the development of the said property as per agreed plan and specification and as approved by Khagaul Nagar Parisad/Nagar Parisad Danapur, Nizamat/Competent Authority. The Developers. The developers shall develop the said property at its own cost for development of the said property and shall alone be liable for the loss, if any or for any claim arising from the development of the said property and shall indemnify and keep indemnified the owners and their estate against and in respect of all actions, proceedings, demands, claims, costs, charges, expenses, losses, damages, compensation and / or penalties of all sort or nature what-so-ever the owner may be put to, sustain or incur due to and / or arising out of or in connection with the development of the said property.

17. That on completion of the construction of buildings in terms of this Agreement and handing over of owner's share of the built-up area thereof to the land owners, the land owners shall execute and register all deeds and documents and do all things as may be necessary for finally perfecting the right title and possession of the developer in respect of their allottees or in favour of its nominees and assignees individually or collectively in case it is allotted or assigned to any cooperative society as and when so required by the developer and similarly the developer shall also execute and register all deeds and documents that may be necessary for perfecting the rights, title and possession of the land owners over the owner's share of the built-up area allotted to them, in their favour individually or collectively as and when so required by the land owners.

Preema Kumar Singh

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Mritunjay Kumar

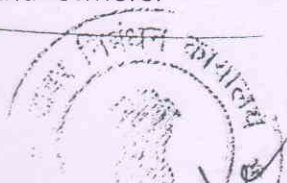
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18. The Owners will have no right to interfere or to put any obstruction in construction being executed as per the map approved by the Khagaul Nagar Parisad/Nagar Parisad Danapur, Nizamat/Competent Authority

20. That the owner will not be entitled to take steps to dispossess the Developer society or their men provided the construction work is carried on and completed in terms of this development agreement within the specified period as stated above and the owner will be bound to execute and register the deed of conveyance of the absolute transfer deed or deed of release as stated hereinafter and in case of failure to do so the developer will have all right to maintain possession over the land and built up area and will also have right to get the sale deed executed and registered through the process of the court at cost of the owner and the owner will have no objection or plea to refuse or object to the execution and registration of the sale deed / transfer deed / deed of release/ deed of conveyance / deed of exchange etc. as per provisions of Bihar Apartment Ownership Act, 2006.

21. For the purpose of verifying the correctness of the declaration made above regarding the absolute ownership of the said property and their hereto being marketable free from all encumbrances, and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof same and except as herein above provided the developers will be entitled to access all necessary original documents including title relating to the property for the purpose of verification as aforesaid including investigation of the owner title to the property. The owner undertakes to hand over copies of all such relevant papers of his use at the time of execution of this development agreement and shall hand over the respective original as and when required by the developer.

22. The Land Owners hereby undertake not to sell, dispose, alienate the said property or any part thereof and except putting the Developer in possession thereof for the purpose of Developments in pursuant to this Agreement with the ultimate object of granting, conveying and transferring the same to get it developed by the Developer and shall do nothing in contravention of the Agreement and

Prem Kumar Singh

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Nilesh Kumar Singh  
27/2/18



as otherwise agreed upon by the owners and Developers in writing.

23. That in case of any difference and disputes arising out or so called to arise relating to the lands and construction thereon out of this Agreement, will be settled by reference to the Arbitrators one each to be nominated by the parties and the two together will mutually select and umpire and their decision, findings and verdicts so given, shall be binding, and conclusive under the provision of the Arbitration Act with the jurisdiction of the court at Patna.

24. That even in case of any difference or dispute the construction once started cannot be stopped as per the sanctioned plan by any of the parties, but the Arbitrators or the court as the case may be can only get the site and construction inspected by any expert and call for a report.

25. That this agreement is development agreement cum agreement for sale and at any stage of the development construction or on completion of the same the land owner will have option to waive and forego his rights under this agreement regarding development of the land and to treat this agreement only as agreement for sale for the entire land noted in Schedule-I.

26. In any event the owner without prejudice to foregoing declaration agree and undertake to remove all obstacles and clear outstanding doubts or defects if traced out / pointed out at their own cost to vest the said property in Developer or their nominees as said in preceding clauses.

27. The owner agree that if any levy is imposed by the Khagaul Nagar Parisad/Nagar Parisad Danapur, Nizamat/Competent Authority or any other public body(ies) or the Govt. for the development/betterment of the area in which the said premises is located then the same shall be borne and paid by the owner and the developer jointly in the same proportion as their respective shares of land and built up area in the building.

28. In case, at any time in future additional built-up area above proposed square feet on the said premises is permitted or sanctioned or constructed by the developer, this will be shared mutually with the same terms as contained in this agreement.

Prerna Kuanari Singh

22/12/18

Mr. Tunde Kumar  
27-02-18  
Prerna Kuanari Singh

Indrajyoti Singh  
20/01/18



29. That the land owner and builder will register the sale deed in favour of purchaser with terms and conditions stipulated in the declaration approved by the Khagaul Nagar Parisad/Nagar Parisad Danapur, Nizamat/Competent Authority.

30. All legal and lawful procedures and actions are subject to Patna Civil/High Court Jurisdiction.

### DETAILS OF THE PROPERTY:

#### SCHEDULE- I

All that piece & parcel land measuring an area of 09 Katha 01 dhur which is equivalent to 28.20 decimals more or less subject to actual measurement bearing building Thana No. 51, Tauzi No. 5442, Khata No. 173, Plot No. 622, situated at Mauza- (Salempur Chatura (Saidpura), pargana- Phulwari, P.S.- Khagaul, Survey Thana- Danapur, Distt.- Patna, within the Municipal corporation area/Khagaul Nagar Parisad and under the sub-registrar, Danapur and District Registration Office, Patna, Zamabandi No. 794 in the name of Uday Shankar Prasad, and bounded as follows:-

**NORTH:-** Survey Plot No. 622 part Vijay Shankar Prasad

**SOUTH:-** Survey Plot No. 622 part Daya Shankar Prasad

**EAST:-** Branch Road

**WEST:-** Laxman Sah/Vasudeo Sah etc.

**Note :-** Govt. value is mentioned at **Code No. 173**

**& Zone - 2** of M.V.R. 2016-17

which market value of above land is 1,20,20,000/- (Rupees One Crore Twenty lakh Twenty thousand) only.

#### SCHEDULE II

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Foundation : | Earthquake proof RCC Group Pile as per structural design                                            |
| Structure    | RCC Frame structure as per Structural design                                                        |
| Boring :     | 330 ft of depth by Machine, Motor pump of Standard quality Crompton Greeve / Bajaj/ Unnati          |
| Brick work : | 1 <sup>st</sup> Class Brick Work                                                                    |
| Roof :       | As per specification & structural design                                                            |
| Plaster :    | Cement Mortar : Wall Cement (1:6) & Ceiling Cement (1:4)                                            |
| Doors :      | Seasoned Salwood (wooden) Chowkhats framed with branded ISI mark factory made flush doors , painted |

Prerna Kuanari Singh  
28/2/18

Mr. Uday Shankar Prasad  
27-02-18  
Prerna Kuanari Singh  
27-02-18



- with two coats synthetic Enamel Paint on a coat of primer
- Full glazed aluminum window with grill.
- Windows :**
- Entrance Lobby:**
1. Impressive entrance lobby
  2. Name plate directory
  3. Name plate & Letter Box for each flat
- Flooring :**
- All floor finish of Standard quality (2\*2) Vitrified Tiles. (Somani/Kajaria/varmuda)
- Kitchen:**
1. Kitchen platform with Green Marble Top
  2. Designer kitchen dado wall tiles upto height 2'.
  3. Standard Quality taps (Jaguar/Mark essco)
  4. Provision for Exhaust Fan pt & Aqua Guard point.
  5. Flooring- Marble/Vitrified Tiles
  6. Stainless Steel Sink.
- Bathrooms :**
1. A combination of designer tiles (7 ft) for bathrooms
  2. All sanitary bath ware of ISI mark (Hindware/Parryware)
  3. Jaguar / Mark Essco taps.
  4. Hot & Cold water supply arrangement for Master bath.
  5. Anti-skid Ceramic Floor Tiles.
  6. All fitting of ISI mark.
- In both bath rooms, bath shower, basin and water taps will be provided.**
8. Every flat consists of two bathrooms having one in Indian & another in European style
- Electrical :**
1. Concealed electrical copper wiring
  2. Adequate electrical points in each room.
  3. Standard quality switches (Anchor/cona) in all rooms.
  4. All fitting of ISI mark.

Premna Humari Singh  
27/2/18

Nidya Sankar Reddy  
27/2/18  
27-02-18  
27-02-18



Walls :

All inside walls, ceiling in plaster of Paris and All external wall surface with painted with weather coat.

TV. Point :

In all flats, TV Points shall be provided.

Telephone point:

In all flats, one Telephone Points shall be provided. Intercom : In every flat, Intercom connection & one set shall be provided.

Value Addition:

1. Standard quality Lift & Generator set (Sound proof Diesel Genset) will be provided.
2. 24 Hrs. power backup for all flats shall be provided.
3. 24 Hrs. water supply for all flats shall be provided.
4. Magic Eye in main door in all flat shall be provided
5. Common Toilet for servant and others.

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.

WITNESSES :-

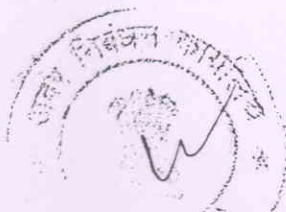
1. Devil Kumar  
S/o. Ram. Padarath Singh.  
Gus. 19. Mandi  
Gulzarbagh  
Patna. 7  
27/02/18

Waleysha...  
Signature of the Land Owners 27/2/18

2. Jeeendra Vats  
S/o Chandrasen Sharma.  
Anandpur. Colony.  
Thana Road  
Khagaul. Patna.

Mritunjay Kumar  
27-02-18  
27-02-2018

Preema Kumari Singh  
Signature of the Developer



वस्तावेज जनकपुर  
27/2/18



भारत सरकार  
GOVERNMENT OF INDIA



जीतेंद्र वत्स  
Jeetendra Vats

जन्म वर्ष / Year of Birth : 1975  
पुरुष / Male



8329 3367 5078

आधार - आम आदमी का अधिकार



भारतीय विधि प्रमाण प्रमाणिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O चंद्र देव शर्मा, हाउस  
नंबर-५३, वार्ड नंबर-२७, थाना रोड,  
आनंदपुरी कॉलोनी, खगौल, पटना,  
बिहार, 801105

Address: S/O Chandra Deo  
Sharma, House Number-53, Ward  
Number-27, Thana Road,  
Anandpuri Colony, Khagaul,  
Khagaul, Patna, Bihar, 801105



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,  
Bengakuru-560 001

Jeetendra Vats

22/9/18





E-CHALLAN  
Government of Bihar  
BTC-4

|                                                                                                             |                                                                                                                        |                           |                        |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------|
| Valid Upto<br>GRN<br>Department<br>Office Name<br>Financial Year<br>Treasury                                | 21/02/2018<br>BHR201802017541M<br>Registration, Excise & Prohibition Department<br>Danapur ✓<br>2017-2018<br>Danapur ✓ | Date<br>From<br>To        | 06/02/2018 10:54:11 AM |
| ACCOUNT HEAD DETAILS                                                                                        |                                                                                                                        | PAY AMOUNT                |                        |
| R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS                                                  |                                                                                                                        | 240400.00                 |                        |
| R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS                                                         |                                                                                                                        | 20000.00                  |                        |
| R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES                                                   |                                                                                                                        | 0.00                      |                        |
| Total Amount : Rupees Two Lac Sixty Thousand Four Hundred Only                                              |                                                                                                                        | 260400.00                 |                        |
| PAYER DETAILS                                                                                               |                                                                                                                        |                           |                        |
| Tax ID (if any)                                                                                             |                                                                                                                        |                           |                        |
| Unique Id                                                                                                   |                                                                                                                        |                           |                        |
| Name : Pari Construction and Developer                                                                      |                                                                                                                        |                           |                        |
| Address : Office at Patel Nagar, Near Gandhi Murti, Road No-02, Police Station- Shastri Nagar, Distt- Patna |                                                                                                                        |                           |                        |
| PAYMENT DETAIL                                                                                              |                                                                                                                        | FOR USE IN RECEIVING BANK |                        |
| BANK Name : SBI                                                                                             |                                                                                                                        | CIN                       | null                   |
| Branch                                                                                                      |                                                                                                                        | REF No                    | CPC7877081             |
|                                                                                                             |                                                                                                                        | Date & Time               | 06/02/2018 11:02:59 AM |
|                                                                                                             |                                                                                                                        | Scroll No & Date          |                        |

VAISHALI

कॉट सं./Code No. 109199012

जमाएची/Pay-in-slip नकद/अंतरण/CASH/TRANSFER

भारतीय स्टेट बैंक  
State Bank of India  
शाखा/Branch. दानापुर  
दिनांक/Date 01-02-2018

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्ती जमा/टीडीआर/एसटीडीआर/कैश क्रेडिट/सावधि ऋण खाता सं०/  
Type of Account: SB/CA/RD/TDR/STDR/CC/TL A/c. No.

खाता सं०  
A/c. No. 30978446198

जमा करने वाले/For the credit of the Bank  
Account of राज कुमार

नकद/चेकों के विवरण/पच्ची की दूसरी ओर  
Details of Cash/Cheques/Overleaf राशि/Amount  
रु०/Rs. पै०/P

जमा नकद जमा/Cash Deposit in the account

जमा रखी रकम/Total Deposit 25000

रुपये (शब्दों में) / Rupees (in words) दो लाख पचास हजार

कार्यालय उपयोग हेतु/FOR OFFICE USE

स्वी. डब्ल्यू.ओ./SWO रोकड़ अधिकारी/पासकर्ता अधिकारी  
Cash Officer/Passing Officer

VAISHALI

कॉट सं./Code No. 109199012

जमाएची/Pay-in-slip नकद/अंतरण/CASH/TRANSFER

भारतीय स्टेट बैंक  
State Bank of India  
शाखा/Branch. दानापुर  
दिनांक/Date 01-02-2018

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Type of Account: SB/CA/RD/TDR/STDR/CC/TL A/c. No.

खाता सं०  
A/c. No. 30978446198

जमा करने वाले/For the credit of the Bank  
Account of राज कुमार

नकद/चेकों के विवरण/पच्ची की दूसरी ओर  
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जमा नकद जमा/Cash Deposit in the account

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कार्यालय उपयोग हेतु/FOR OFFICE USE

स्वी. डब्ल्यू.ओ./SWO रोकड़ अधिकारी/पासकर्ता अधिकारी  
Cash Officer/Passing Officer

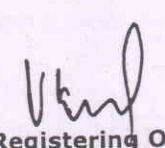
### Endorsement of Certificate of Admissibility

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. 240400/-  
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-  
Amt. paid through Bank Challan Rs. 260900/-

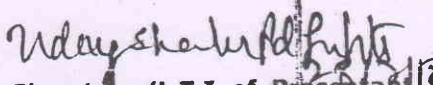
| Registration Fee                                               |        |       |     |   |     |   |     |   |      | LLR + Proc Fee |          | Service Charge |     |
|----------------------------------------------------------------|--------|-------|-----|---|-----|---|-----|---|------|----------------|----------|----------------|-----|
| FEE PAID                                                       | A1     | 20000 | C   | 0 | H1b | 0 | K1a | 0 | Lii  | 0              | LLR      | 0              | 500 |
|                                                                | A8     | 0     | D   | 0 | H2  | 0 | K1b | 0 | Liii | 0              | Proc.Fee | 0              |     |
|                                                                | A9     | 0     | DD  | 0 | I   | 0 | K1c | 0 | Mb   | 0              | Total    | 0              |     |
|                                                                | A10    | 0     | E   | 0 | J1  | 0 | K2  | 0 | Na   | 0              |          |                |     |
|                                                                | B      | 0     | H1a | 0 | J2  | 0 | Li  | 0 |      |                |          |                |     |
|                                                                | TOTAL- |       |     |   |     |   |     |   |      | 20000          |          |                |     |
| Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - |        |       |     |   |     |   |     |   |      | 20500          |          |                |     |

  
Registering Officer  
Danapur

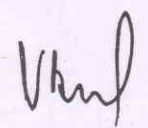
Date: 28/02/2018

### Endorsement under section 52

Presented for registration at Registration Office, Danapur on Wednesday, 28th February 2018 by Uday Shankar Prasad Gupta S/O- Late Ramchandra Prasad by profession Others. Status - Executant

  
Signature/L.T.I. of Presentant

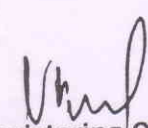
Date: 28/02/2018

  
Registering Officer  
Danapur

### Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Jitendra Vats' age '43' Sex 'M', 'S/O- Chandra Dev Sharma', resident of 'Anandpuri, Khagaul, Patna'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 28/02/2018

  
Registering Officer  
Danapur

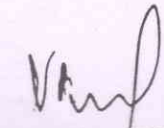
### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 45 on pages on 225 -239, for the year 2018 and stored in CD volume No. CD-7 year 2018. The document no. is printed on the Front Page of the document.

Date : 28/02/2018  
Token No. : 2599

Year : 2018 S.No. : 2449 SCORE Ver.4.1

Deed No. : d No. : 2398

  
Registering Officer  
Danapur

2/28/201