

Serial No. 12625

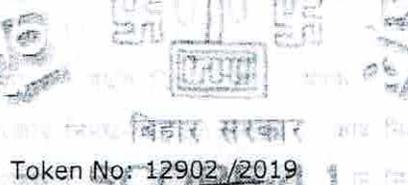
Deed No. 11735



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

This document was presented for registration on **22/10/2019** by **Vijaya Narain**
A stamp duty of Rs. **824200/-** and other fees of Rs. **21500/-** 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. **11735** in Book No. **1**, Volume No. **278** on pages from **529**
to **548** and has been preserved in total **20** pages in C.D. No. **42 / Year 2019**

22/10/19
Date: 22/11/2019
कमलेश्वर महाराज



Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

Token No. 12902/2019

SCANNED

रस्तावेज की जांच किया
एवं
में अंकित वांछित प्रकरणों के अनुसार कही जाया।
जांच लिपिक
(खरुण कुमार महाराज)

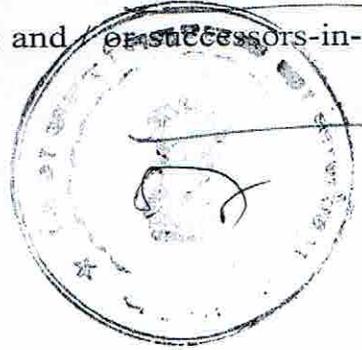
(Development Agreement)

This development agreement executed and entered into on
this 22nd day of October 2019 of Christian Era.

BETWEEN

Mrs Vijaya Narain wife of Dr. Chandra Mohan Narain
residing at 130A, Road No. 7, Rajendra Nagar, Patna 800016,
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.

Vijaya Narain 22-10-2019



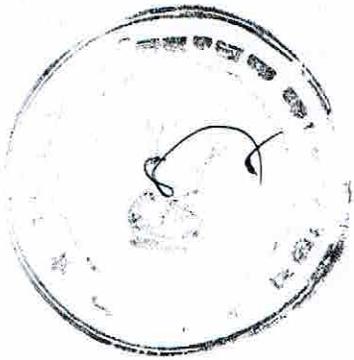
Chanchla
Director

District Registry Office, Patna

Token Number 12902 Reg. Year 2019 Serial Number 12625 Deed Number

resType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Chanchala (Director) <i>Chanchala</i> 22-10-2019						
Presented By	Vijaya Narain <i>Vijaya Narain</i> 22-10-2019						
Executant	Vijaya Narain <i>Vijaya Narain</i> 22-10-2019						
Identified By	Chandra Mohan <i>Chandra Mohan Narain</i> 22-10-2019						

Nirupadhi Infrastructure Developers Pvt. Ltd.
Chanchala
Director



Vijaya Narain
22-10-2019

अनुपम कुमार मल्होत्रा
जिला पटवर्ग कार्यालय, पटना
22-10-2019

अरुण कुमार मल्होत्रा
जिला निबंधन कार्यालय, पटना।

AND

M/S NIRUPADHI INFRASTRUCTURE DEVELOPERS PVT. LTD., a company incorporated under the companies Act., 2013 (18 of 2013) having its registered office at Mani Kunj Apartment, East Boring Canal, Road. P.S. Budha Colony, Patna 800001 through its Director **Chanchala** wife of Shivaji resident of 3A, Mani Kunj, East Boring Canal Road, 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

(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.

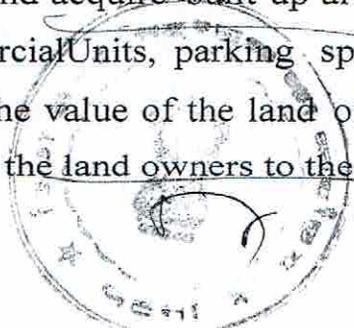
(ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(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.

(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 multi-storied 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.



Prupadhi Infrastructure Developers Pvt. Ltd.

Chanchla
Director

Vijayar Natarain
22-10-2019

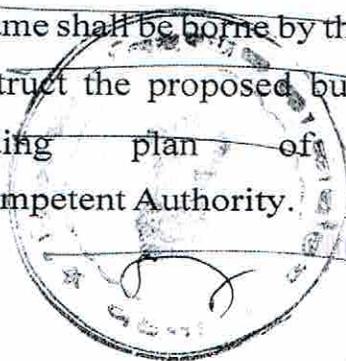
(B) The aforesaid developer, offered to develop and construct at its own cost, a ~~multi-storied~~ residential /commercial building on the said property of the land owners (hereinafter referred to as ~~the said building~~) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as 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-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I 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.



Upadhi Infrastructure Developers Pvt. Ltd.

Chenchla
Director

Vijaya Narain
22-10-2019

(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.

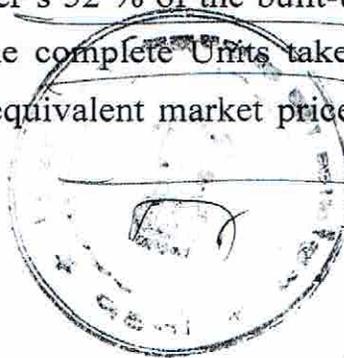
(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, 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 "NIRUPADHI'S SAMPATI RESIDENCY" or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 52 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 52 % 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.

Vijaya Narain
22-10-2019



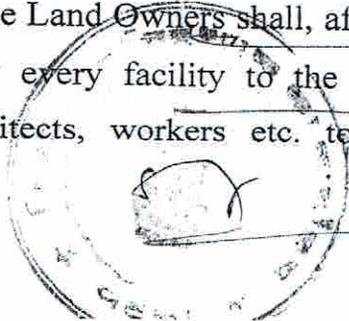
Nirupadhi Infrastructure Developers Pvt. Ltd.
Chanchla
Director

(8) That similarly, the developer will retain 48 % 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 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 at its own risk and expenses. 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



Virupadhi Infrastructure Developers Pvt. Ltd.
Chanchla
Director

Vijaya Sathian
22-10-2019

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 the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within 2 Years (24 Months) from the date of sanction of the building plan/ Real Estate Regulatory Authority (RERA) approval, with further grace period of nine months.

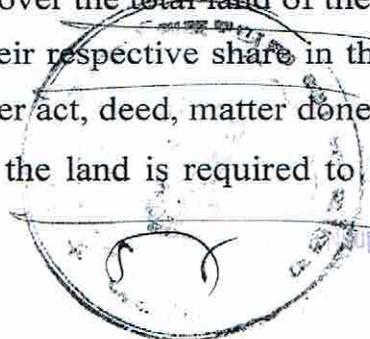
(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried 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 their respective share in the said building even without any further act, deed, matter done by the Owners in this regard. Incase, the land is required to be divided, the

Vijaya Narain
22-10-2019



Apadhi Infrastructure Developers Pvt. Ltd.

Chancellor
Director

land owner's are of land as per existing share or proportionate of flat at that time of distribution, in the block from one side.

(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 act (s), deed (s) matter (s) or thing (s) 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.

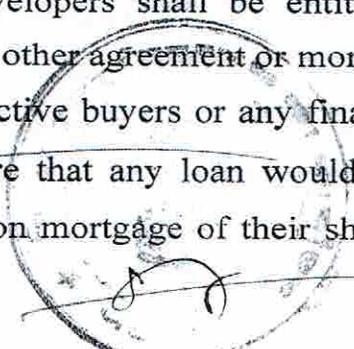
(18) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer. The developer shall handover the owner's fully constructed unit before absolute registration of sale to others.

(19) 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.

(20) A separate list of detailed specifications for the said building in schedule- II is part of this Development Agreement.

(21) After the Registration of this Development Agreement the Owner and Developers shall be entitled to enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions. It is apt to clear here that any loan would be taken by the owner or developer on mortgage of their share solely for the

Vijaya Narain
22-10-2019



Mrupadhi Infrastructure Developers Pvt. Ltd.

Chanchu
Director

purpose of developing this property and the allottee could take loan solely for the purpose of payment of the allotted flat.

(22) That after the completion of the construction of the 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.

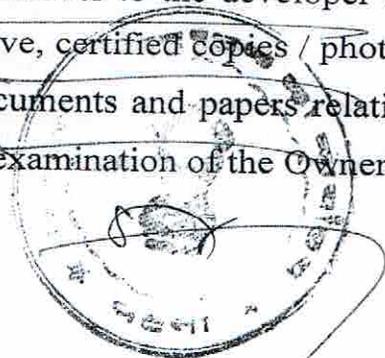
THE DEVELOPER FURTHER UNDERTAKES:-

(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 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



Nrupadhi Infrastructure Developers Pvt. Ltd.
Chanchle
Director

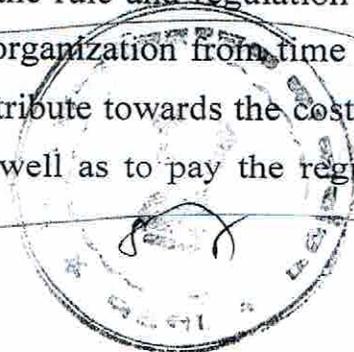
Vijaya Narain
22-10-2019

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 super deluxe quality and the detailed 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. 52% (fifty two percent) in the residential constructed area to the land owner and 48% (forty eight percent) in the residential constructed area to the developers.

(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



Nirupadhi Infrastructure Developers Pvt. Ltd.
Chanchal
Director

Vijaya Narain
22-10-2019

charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

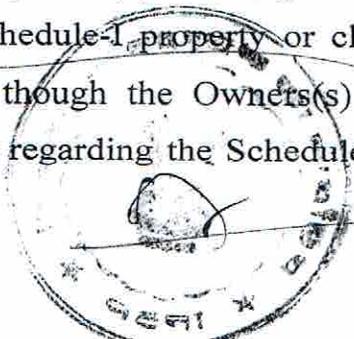
(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s 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 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-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the



Nirupadhi Infrastructure Developers Pvt. Ltd.
Chanchala
Direct

Vijaya Narain
22-10-2019

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.

(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.

Nirupadhi Infrastructure Developers Pvt. Ltd.
Chamcha
Director



Vijaya Narain
22-10-2019

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 14920 square feet equivalent to 34.2578 decimals more or less subject to actual measurement bearing Thana no. 10, ward no. 5, Plot no. 104 and 105, Khāta no. 59 and 04 Tauzi no.5295/15188, situated at Mauza. Salempur Dumra, P.S. Shastri Nagar, in town and district of the Patna within the Municipal corporation area and under the district/sub-registrar, Patna, and bounded as follows:-

NORTH:- Society Plot No. 08

SOUTH:- Society Plot No. 10

EAST:- Dagar (Road 30 feet)

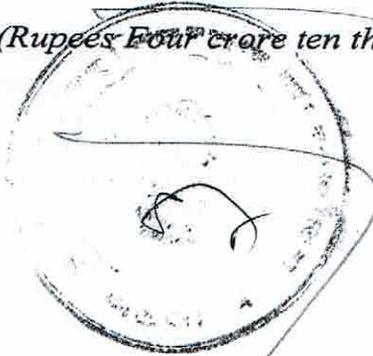
WEST:- Plot No. 106 (Revenue Colony)

Note :- Govt. value is mentioned at Code No. 567 &

Zone - 3 of M.V.R. 12,00,000 (*Rupees Twelve lakh*)

only. which market value of above land is

₹ 4,11,10,000/- (*Rupees Four crore ten thousand*) only.



Nirupadhi Infrastructure Developers Pvt. Ltd.

Chanchla

Director

Vijaya Narayan
22-10-2019

SCHEDULE- II

FEATURES AND SPECIFICATION OF UNITS

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 :- Chandra Mohan Narain
22-10-2019

1. Chandra Mohan
S/o Hardeo Narain Singh Narain
130-A Rd No 7

Rajendra Nagar
Patna - 800016.

Adhar No - 5380 8567 5037

2. Shivaji -
S/o Ajit Pratap Singh

32 Mani Kunj
East Boring Canal Road
Patna - 1

Vijaya Narain
22-10-2019
Signature of the Land Owner

Nirupadhi Infrastructure Developers Pvt. Ltd.
Chancha
22-10-2019
Signature of the Developer Director

Typed/Printed:

J.S. Ujjain
(J.S. Ujjain)

Boring Road
Patna



Drafted,

Jitendra Kumar Giri
(Jitendra Kumar Giri)

Advocate

Patna High Court

22/10/2019
22/10/2019

Nirupadhi Infrastructure Developers Pvt. Ltd.
Chancha
Director

22/10/19

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. 824200/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Add.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 845700/-

Registration Fee

FEE PAID	A1	1000	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	20000	J1	0	K2	0	Na	0	
	B	0	H1a	0	J2	0	Li	0			
	TOTAL-										21000

LLR + Proc Fee		Service Charge
LLR	0	
Proc.Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21500

[Signature]
Registering Officer Patna

Date: 22/10/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 22nd October 2019 by Vijaya Narain Dr. Chandra Mohan Narain by profession Others. Status - Executant

Vijaya Narain
22-10-2019

Signature/L.T.I. of Presentant

Date:22/10/2019

[Signature]
Registering Officer Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Chandra Mohan' age '35' Sex 'M', 'Hardeo Narain Singh', resident of '130a, Road No.7, Rajendra Nagar, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Nirupadhi Infrastructure Developers Pvt. Ltd.

Chanchal

Director

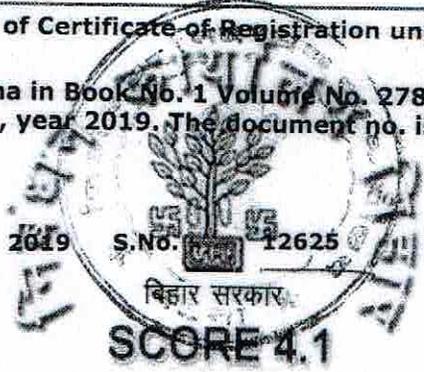
Date : 22/10/2019

[Signature]
Registering Officer Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 278 on page no. 529 to 548 for the year 2019 and stored in CD Volume No. 42 , year 2019. The document no. is printed on the front Page of the document.

Token No. : 12902 Year : 2019 S.No. 12625 SCORE Ver.4.1 Deed No. : d No. :



[Signature]
Registering Officer Patna

ate : 07/11/2019

DEED NO: 11735

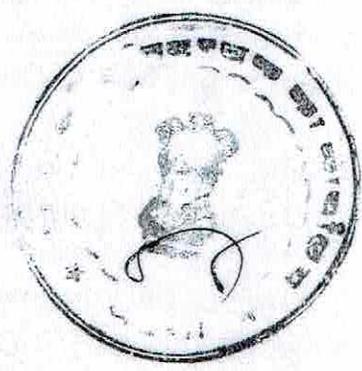
Chn. 280020191022044

INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR06296724694775R
Certificate Issued Date : 22-Oct-2019 02:38 PM
Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference : SUBIN-BRBRSHCIL0107102225593001R
Purchased by : NIRUPADHI INFRASTRUCTURE DEVELOPERS PRIVATE LTD
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : VIJAYA NARAIN
Second Party : NIRUPADHI INFRASTRUCTURE DEVELOPERS PRIVATE LTD
Stamp Duty Paid By : NIRUPADHI INFRASTRUCTURE DEVELOPERS PRIVATE LTD
Stamp Duty Paid (Rs.) : 8,24,200 (Eight Lakh Twenty Four Thousand Two Hundred only)
Reg. fee (Rs.) : 21,000 (Twenty One Thousand only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 500 (Five Hundred only)
Total Amount (Rs.) : 8,45,700 (Eight Lakh Forty Five Thousand Seven Hundred only)

10: 12002/19



Nirupadhi Infrastructure Developers Pvt. Ltd.
Chanchla
 Director

Vijaya Narain
 22-10-2019

Do not write or type below this line

SR 0005131780

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

