

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

बिहार BIHAR

Serial No. 13197

2401. 26/09/2020
Shri. Vivekanand Pandey पिता/पति Late. Arun K. Shore Pandey
62/2/1, Road No-15 Adityapur Near Shiv Mandir जिला. Jamshedpur (Jharkhand)
Development & Conversion Agreement प्लॉट प्रस्ताव प्लॉट विकास
प्लॉट विकास प्लॉट विकास

AP 098014

Deed No. 13784

बिहार सरकार

जिला निबंधन कार्यालय, मुजफ्फरपुर

प्लॉट विकास का सारांश

दिनांक 16/10/2020 को Vivekanand Pandey (Director) द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु. 193500 मुद्रांक शुल्क एवं रु. 20500 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर नीचे अंकित हैं। इसे दस्तावेज सं. 13784 के रूप में पुस्तक सं. 1 की जिल्द सं. 218 के पृष्ठ सं. 78 से 91 तक CD 33 में आज निबंधित एवं कुल 14 पृष्ठों में संधारित किया गया।

दिनांक- 17/11/2020

दोक्ता नं. 13271/2020

राकेश कुमार
निबंधन पदाधिकारी

दस्तावेज जाँचा

सुधीर कुमार वर्मा

DEVELOPMENT & CONVERSION AGREEMENT

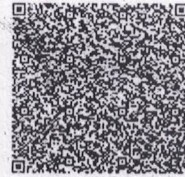
THIS AGREEMENT is made on this 16th day of Oct. 2020. BETWEEN

OCUSINFRACON SERVICES OPC PVT. LTD.
Vivek Pandey Director

सुधीर कुमार वर्मा को
मोखारनामा से मालाजी
15-466 डी. जमीन का डेवलपमेंट
एग्रीमेंट लिखा। मजबूत पं. 16/10/2020
समर्थ लिखा।



INDIA NON JUDICIAL
Government of Bihar
e-Stamp



Certificate No. : IN-BR12736796046205S
Certificate Issued Date : 25-Sep-2020 01:15 PM
Account Reference : SHCIL (FI)/ brshcil01/ MUZAFFARPUR SRO/ BR-MUZ/ MUZ
Unique Doc. Reference : SUBIN-BRBRSHCIL0115444260956986S
Purchased by : VIVEKA NAND PANDEY
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : VIVEKA NAND PANDEY
Stamp Duty Paid By : VIVEKA NAND PANDEY
Stamp Duty Paid (Rs.) : 3,000(Three Thousand only)
Reg. fee (Rs.) : 1,000 (One Thousand only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 0 (Zero)
Total Amount (Rs.) : 4,000 (Four Thousand only)

1328

Chd-140020200925062

e-Stamp Locked

IGUS INFRACON SERVICES OPC PVT. LTD.

Viveka Pandey

Director

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SR 0007365838



Stamp Duty

Stamp Duty is a tax levied on the transfer of property. It is payable by the person who transfers the property. The stamp duty is payable to the Government of Bihar. The stamp duty is payable in the form of a stamp. The stamp duty is payable in the form of a stamp. The stamp duty is payable in the form of a stamp.

Mushahari

Book No. :- 1 Deed No. 1084

Mr. Jayant Kumar, S/O - Late Krishna Kumar, Age - 66 Years Old, Occupation - Service, R/O Sondho House, Damuchak Road, PS - Kazi Muhammadpur, Dist - Muzaffarpur, Bihar, Pin Code - 842001. Aadhar No - 406955727093 PAN No - AKEPK4654J, Mobile No - 8797257830 Self & by Agent/Attorney through General Power of Attorney given by Mr. Santosh Kumar, S/O Late Krishna Kumar, Age - 59 Years Old, Occupation - Self Employed, R/O Sondho House, Damuchak Road, PS - Kazi Muhammadpur, Dist - Muzaffarpur, Bihar, Pin Code - 842001, Current Address - 1 Clos, Derwen, Cardiff, CF 23, 5AJ, United Kingdom. PAN No - AFNPK7913A Mobile No :- +44-7756943953 vide dated on 17.03.2018 Deed No.-79. Token No.-4328, Book-4, CD-1, Pages from 331 to 339 Registry Office Muzaffarpur.

16/10/2020

21/10/2020

Both are by Faith Hindu, Cast - Kayasth

Hereafter referred to as OWNERS (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs. Executors, legal representatives, administrator and assignees) the party of the FIRST PARTY,

AND *firm of Company - AAHC 6792085*

M/S GICUS INFRACON SERVICES OPC PVT LTD a company being represented by Shri Vivekanand Pandey (Director) S/O Late Brij Kishore Pandey, Resident at- 62/2/1, Road No-15 Adityapur-1, Near Shiv Mandir Jamshedpur, (Jharkhand)-831013 Regd office - H No - 21, Road 16, C H Area Barkat Seethe Bungalow, Sonari, Jamshedpur, Jharkhand, Pin - 831011, Aadhar No-527831204593 PAN- AKTPP8257D, Mobile No -9955371184 Here in after called the 'Second Party' which term means and included his successors in office and the member of the board Of Director GICUS INFRACON SERVICES OPC PVT LTD herein after referred to as DEVELOPER (Which expression shall unless excluded by or repugnant to the context be deemed to mean and included their heirs, executors, legal representatives, administrators and assigns) the party of the SECOND PARTY, WHEREAS, plot of land measuring Total Area - 6737 SQFT, measuring 15.466 decimal (Mr. Jayant Kumar area is 2381 sqft, 5.466 decimal & Mr. Santosh Kumar area is 4356 sqft. 10 decimal) of Situated in Rasulpur Gilaani.

Khata No - 55, Ward No - 27, PLOT No - 147 (Kha/ख)(G/ग) Thana No - 350, Police Station - Kazi Muhammadpur, Circle-Mushahari within the Municipal Cooperation of Muzaffarpur - Bihar, District - Muzaffarpur.

GICUS INFRACON SERVICES OPC PVT LTD
Vivek Pandey
Director

NOW THIS AGREEMENT WITNESS AS FOLLOWS

1. That the first party are the absolute owners and seized and possessed of and or well and sufficiently entitled to the said property.
2. That no other than first party as owners have any claim , right, title, and or demand over and in respect of the said property.
3. That the said property is free from all encumbrances, charges, lines, lis pendents, Attachments and acquisitions whatsoever.
4. That the developer i.e the Party to the Second Part hereto being verify with the right, title, interest and possession of the property to the first part of the Property as mentioned in the schedule here under. If any Legal dispute related to land occurs in future the first party must resolve issue immediately.

21/10/2020
16/10/2020
ftrc
Bkrc

Now for the purpose of better appreciation, the parties to this agreement agree to mean and include the words to be defined as hereunder:-

OWNER: Shall mean to be the parties to the First part, their heirs, executors, administrators, legal representatives and assigns.

DEVELOPER: Shall mean to be the party to the Second part as mentioned above together with As, heirs, executors, administrators, representatives and assigns to sale as per developer share ratio etc.

PROPERTIES: Shall mean include the land with structure standing thereon and particularly Mentioned and described in the Schedule Hereunder written measuring 15.466 Decimal of Land more or less including the new construction proposed to be made as per sanction plan From Muzaffarpur Municipal Corporation, or Zila Parishad in accordance with the specification giver thereto.

COMMON FACILITIES AND AMENITIES: Shall include corridors, stair case, passages ways, Lift, reservoir or tank, water pump and pipes and motor required for the establishment, enjoyment

and provisions for maintenance and or management of Building will be chargeable by occupied flat owners.

SALEABLE SPACE: Shall mean the space in the Building forming part owner's or Developer's allocation available for independent use or sale and occupation after making the due provision for common facilities and the space required thereof.

SUPER BUILT UP AREA: In Relation to the flat shall in accordance with its context mean and plinth are said including the balconies and also the thickness of peripheral walls, internal walls, common space

VCUS INFRACON SERVICES
Vivek Pandey
Director

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OWNER'S ALLOCATION: Shall mean the 50% net constructed are excluding the area as described in the common facilities

DEVELOPER 'S ALLOCATION: Shall mean the 50% net constructed area excluding the area as described in the common facilities

TRANSFER/PURCHASE OF FLATS OR ULTIMATE PURCHASER:

Shall mean a person ,firm ,company, association of persons, to whom any space in the Building has been transferred or has been agreed to be transferred and in pursuance of the acceptance of the terms and condition settled between the Parties to this Deed and the definitions and other terms been explained, mentioned and stated categorically as far as could be done.

2024/11/91
ZUEF Bkclc

THE PARTY HEREBY HAVE MUTUALLY AGREED AND COVENANTS AS FOLLOWS:

1. The first party/owner should as authorize second party to sign and execute all specified application, forms and declaration ,affirmation from time to time and all such time as may be required by the ZilaParishadMuzaffarpurMuncipal Corporation and /or any other authority/authorizes for grant or approvals and permissions for contruction of New building, the plan is to be sanctioned.
2. The second party/Developer/Builder after obtaining the Sanctioned plan and on getting possession of land shall start construction of proposed building as sanctioned by the muzaffarpurMuncipal Corporation or ZilaParishad or concern department by investing his own money and shall arrange to procure all necessary building materials ,masons and labors for the purpose of raising and constructing the proposed building and the Second Party also take the responsibility for providing entire finance execution and supervision for making the said construction and the first party shall have no responsibility and/or Liability or obligations whatsoever with regard to finance in making the said construction and all expenses , regarding staff , salaries , wages, contractors, bill-etc, will be the sole liability of the Developer and the Owner will not be liable for any such payment whatsoever and all the MuzaffarpurMuncipal Corporation or ZilaParishad by the second party / Developer Shall be settled by the Second Party/Developer shall be receive the receipt of the completion certificate after new constructed building from the Authority of the Zilaparishad and there shall be no financial liability of the First Party/Owner in this regard.
3. Second Party can take loan from bank for construction or for customer and First party shall provide all document and cooperation. All personal loans or payment of the Market creditors for this project shall be settled solely by the Second Party without creating any financial liabilities to the first party.

Vivek Pandey
DIRECTOR

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4. As per discussion the land paper are required to be submitted by the owner to the developer as per requirement
5. Proposed new construction is to develop the property into residential purpose. The ratio between the first party and the Second party Shall be vertically distributed from the ground to top floor. i.e. in each floor of the newly constructed house wherein both the parties shall have their own allocated area for residential area according to the settled ratio. And the share distribution will be clear after map approval by affidavit or by notarized
6. The Second Party can not join and/or amalgamate any adjoining plots to this property. If any construction is to be done in the adjacent plots then the second Party shall, enter into separate agreement with the owners of the said property without causing any change in this project
7. In case of any dispute between the two parties of his Agreement the same shall be resolved by any Arbitrator and this judgment / ruling shall be abide by both the parties according to the Arbitration and conciliation Act, 1996 by both parties.
8. That the total constructed area excluding the common area is net 50% shall go to the first party 50% shall go to second party.
9. All letters receipts and or notices issued by the Developer and owner dispatched under the registered post with A/D under due to the address as known by both the parties and will be sufficient proof for communication. If address change then intimated by both party.
10. The Developer/Builder shall complete the construction work of the proposed building on the said property by using and applying ISI mark Building materials (Iron & Cement Make) and shall make the proposed construction work following the sanctioned building plan.
11. The Developer During the period of this agreement is entitled to collect the maintenance Service charges directly from the flat owners.
12. The Developer shall complete the construction of the proposed building up to map approval or Multistoried within 2.6 years after date of getting sanction plan/rera registration & clearance of share distribution Due to sand unavailability or any crucial raw material or legal dispute is not consider as delay of project.
13. In Case if Muzaffarpur Municipal Corporation/ Zilla Parishad permits to give any additional sanctioned in future then from the roof new construction shall start and in that case the ratio between the Owner/First Party and the Developer/ Second Party shall remain unchanged i.e it will be as per this Agreement.

21/10/2020
14/10/2020

WICUS INFRACON SERVICES OF PVT. LTD.
Virek Pandey

Director

[Signature]

14. The roof of the proposed building shall remain under control and possession of the developer but the proposed flat owners may install or fix antenna, Telephone box, Cable box etc. The First party shall have full right to use the portion (as per flat ratio) of their share of roof whenever they need to organize any function or otherwise.
15. The Original title & Deed and other document shall always be in the custody of the Second Party for all times.
16. The name of the apartment will be **KRISHNA APARTMENT**.
17. The building height will be as per Muzaffarpur Nagar Nigam, Bihar. As per mutual proposed plan to build basement + 4 Floor.
18. The Developer / Builder shall be entitled and hereby authorized by First party to negotiate with the proposed buyers of the proposed flat of his (Second party) share according to his own choice and to enter any agreement for sale to receive the advance money to transfer and register the necessary deed of conveyance and to receive the total consideration money from the proposed buyers/purchasers of the proposed flats. For the first party share the builder shall take the written consent from the owners that they are happy with the proposed buyer and the agreed consideration money.

2020/01/01

21/01/2020

SPECIFICATION OF THE PROPOSED BUILDING:

1. Building on R.C.C Roof Bricks 9" and inside brick work 4.5" including cement plaster.
2. Inside and outside wall plaster.
3. Interior walls with pop.
4. Good quality of bricks and ISI cement will be used for the construction work.
5. Main door wooden/Iron frames wooden pallahs and inside door wooden frame ply panel pallah/Iron frame in good Shawl wood or designer door including Chaukht will be install.
6. Steel frame windows with clear glass panel.
7. Flooring - 2'X2' tiles.
8. Kitchen one slab 4 X 1'.5", two water connection, one sink and 2' height tiles above cooking counter. Cooking count is by green marble.

Vivek Pandey
Director

9. Bathroom three water connection, one on the basin, one Indian Toilet pan and 5' height tiles on wall and flooring tiles.

10. Electricity conceal room 4 points

Kitchen -2 points

Bathroom-1 point

Calling Bell-1 point

11. Water Tank

12. Septic Tank

13. All the materials of the construction work will be ISI mark and Second Party/ Developer shall be bound to use the above materials for construction of the said building

14. Exterior part of the newly constructed Building to be Painted by snowsem

16/10/2020
16/10/2020
16/10/2020

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All the piece and parcel of Land measuring an area of total area-6737sqft, measuring 15.466 decimal (Mr. Jayant Kumar area is 2381sqft, 5.466 decimal & Mr. Santosh Kumar area is 4356sqft, 10 decimal) of Situated in Rasulpur Gilaani, Ward No-27, Thana No-350, Police Station- Kazi Muhammadpur, Circle-Mushahari, within the Municipal Cooperation of Muzaffarpur-Bihar, District-Muzaffarpur Residential Land in Branch Road. Jamabandi No.-982, 980

Khata No-55 Plot No-147(Kha/ख)(G/ग)

Boundary :-

North-madhurendra Kumar & Others

South-Pakki Sadak

East-Late Tarkeshwar Prasad & Others

West-Private Road 30 feet wide

Land Value : 93,00,000/-

Boundary Value : 3,25,000/-

Total Value : 96,25,000/-

Under together with all rights of easements, privileges and appurtenances thereon, within the jurisdiction of District Registry office at Muzaffarpur, Bihar.

WILSON INFRACON SERVICES PVT. LTD.
Director

Handwritten signature and initials

IN PRESENCE OF THE

1. SIGNATURE FULLNAME

जयशंकर कुमार
16/10/2020



जयशंकर कुमार
16/10/2020

2. SIGNATURE FULLNAME

Vivek Tondy
16/10/2020



WITNESS

(i) SIGNATURE FULLNAME ज. प्रदीप गुप्ता

FULLADDRESS

पिता. श्री भुरारी प्रताप

सी. हाथु चक रौड Aodhar - 784754064337

धाना काजी मोहम्मदपुर मुज. 16/10/2020

(ii) SIGNATURE FULLNAME

जो. उमेश कुमार

FULLADDRESS

पिता - श्री अर्पिता राई

सी. नया टोल। धाना चौर मुज०

धाना काजी मोहम्मदपुर मुज०.

16/10/2020

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DETA - 16 - 10 - 2020 देवा

ARCUS INFRACON SERVICES PVT. LTD.

Vivek Tondy

Director

जयशंकर कुमार ल 1087102410
विवेक कुमार मजमून फं 819146444
मोबाइल नं. 819146444
मोबाइल नं. 819146444

प्रमाणित किया जाता है कि यह दास्तावेज प्रस्तुत करते समय पॉवरकर्ता जीवित है एवं मेरी जानकारी अनुसार पॉवर ऑफ एटार्नी को पॉवरकर्ता द्वारा रद्द या वापस नहीं किया गया है एवं वर्तमान में पॉवर ऑफ एटार्नी प्रभावशील है।



Tajend Kumar

जयपुर
16/10/2022

(Signature)

पॉवरकर्ता के फोटो एवं हस्ताक्षर



पॉवरकर्ता के पांचों अंगुलियों के निशान

२५.

WU INFACON SERVICES OPC PVT. LTD.

Vinod Pandey

Director

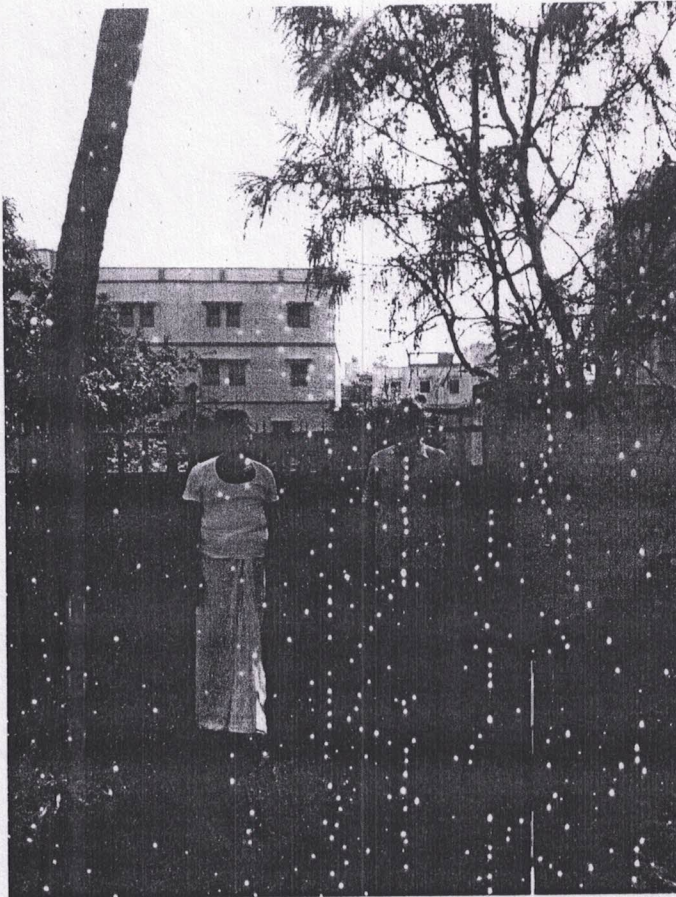
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Enquiry photo

તેલગમકારી: → જયન્ત કુમાર પિતા સ્વ. જયજી કુમાર મહેળા. સોનધોદાડક
ઢામુચક રોડ યાગ. વાળીમહમદપુર પિતા. મુખ

તેલગમકારી: → શ્રી વિવેકનન્દ પાણેય પિતા સ્વ. જયજી વિજૈયાર પાણેય
મહેળા- 62/2/1 રોડ નં. 15 આદિયાપુર-૬. નિયા ગિવ મંદિર
જમગૈદપુર (કાદરવડ)



Jayant Kumar

જયન્ત કુમાર

16/10/2020

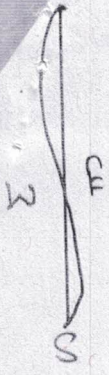
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AGUS INFRACON SERVICES OPC PVT. LTD. Director

Vivek Pandey

Vivek Pandey

16/10/2020



मौज:- कल्लुनडा जिनागी

नामा - बाजी महम्मद फुल

आवा 10:- 350

अंचल:- सुशाहरी

वार्ड-10 - 27

जि० - सुप०

रकबा
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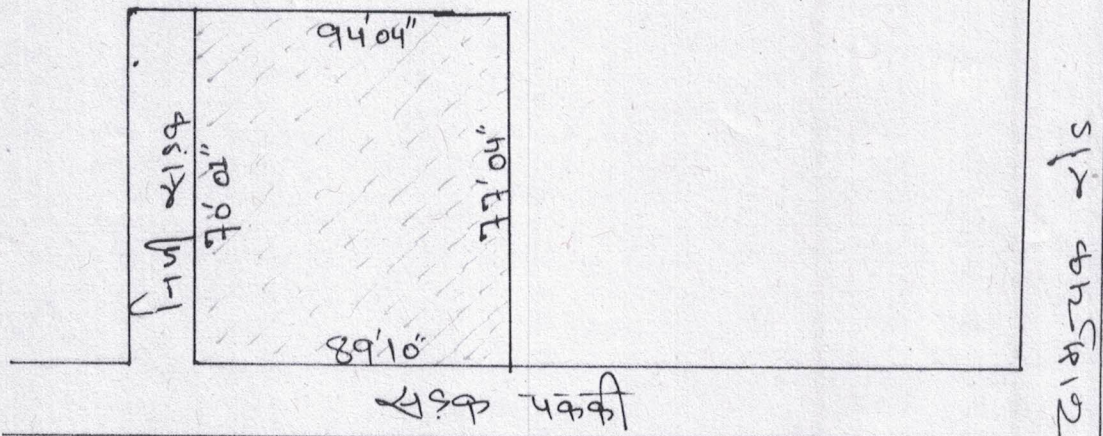
(पचपन) (एक सौ सैंतलीस) (पन्नेह दशमनव या (छः दीसमन) (सहस्र सैंतलीस वर्ग फिट)

चौहद्दी: 20:- महुनेर कुमा (वगैरे)

20:- पक्की सड़क

40:- लर केअर (पहाड वगैरे)

40:- निजी सड़क



लेखाकारी का हस्ताक्षर

Jayant Kumar

GICUS INFRACON SERVICES OPC PVT. LTD.
Jink Jindya
Director

लेखाकारी का हस्ताक्षर

1/2/21

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. 193500/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 1000/-
Amt. paid through Bank Challan Rs. 213000/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	0	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	20000	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			

Date: 16/10/2020

Registering Officer
Muzaffarpur

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur on Friday, 16th October 2020 by Vivekanand Pandey (Director) Brij Kishore Pandey by profession Business. Status - Claimant

Signature/L.T.I. of Presentant

Date: 16/10/2020

Registering Officer
Muzaffarpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Pradeep Gupta' age '35' Sex 'M', 'Murari Prasad', resident of 'Damuchak Road, Ps- Kazi Muhammadpur, Muz.-842001'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 16/10/2020

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Muzaffarpur Sadar in Book No. 1 Volume No. 218 on page no. 78 to 91 for the year 2020 and stored in CD Volume No. 33 , year 2020. The document no. is printed on the front Page of the document.

Date : 17/11/2020

Token No. : 13271

Year : 2020

S.No. : 13197

SCORE Ver.4.1
DEED NO: 13784

Registering Officer
Muzaffarpur Sadar.

GAUCUS INFRACON SERVICES PVT. LTD.
Vivek Pandey
Director