

Serial No. 14829



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

This document was presented for registration on **06/12/2019** by **Mala Singh**

A stamp duty of Rs. **587000/-** and other fees of Rs. **28025/-** 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. **90** in Book No. **1**, Volume No. **3** on pages from **127** to **153** and has been preserved in total **27** pages in C.D. No. **1** / Year **2020**

Date: 04/01/2020

Token No: 15184 /2019

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

06/12/19

दस्तावेज की जाँच किया
इस
दस्तावेज में अंकित बिना दिवसों के अनुशासनी पाया।
05/12/19
जॉन लिपिक
(अरुण कुमार महलज)

SCANNED BY

DEVELOPMENT AGREEMENT

This development agreement executed and entered
into on this **05th** day of December, 2019, at Patna,

BETWEEN

1. **SRI JITENDRA BAHADUR SINGH**, Son of Sri Jagat Singh, resident of Taahir Lane, P.S. Gardanibagh, District Patna.

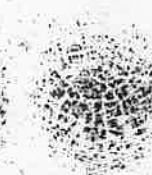
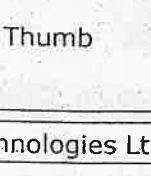
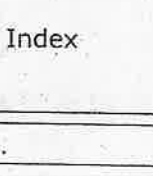
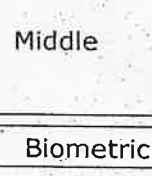
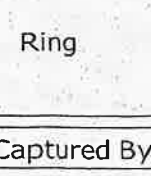
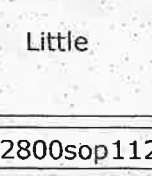


For Shrinivash Buildicon
Sanyas Ma
Partner
5/12/19

For Shrinivash Buildicon
Ranjay K
Partner
05/12/19

For Shrinivash Buildicon
Chakrabarti Ajai Kant Sharma
05-12-19 Patna

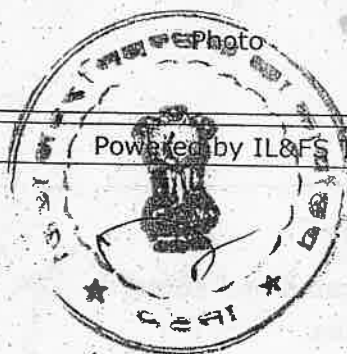
District Registry Office, Patna

Token Number	15184	Reg. Year	2019	Serial Number	14829	Deed Number	
resType	Name	Photo	Thumb	Index	Middle	Ring	Little
aimant g.	Chaturvedi Ajai Kant Sharma(Partner Shriniwas Buildcon) <i>Chaturvedi Ajai Kant Sharma</i> 6.12.19						
aimant g.	Dhananjay Kumar(Partner Shriniwas Buildcon) <i>Dhananjay Kumar</i> 06/12/19						
aimant g.	Sanjay Jha(Partner Shriniwas Buildcon) <i>Sanjay Jha</i> 6/12/19						
ecutant g.	Jitendra Bahadur Singh						
esented By g.	Mala Singh 6.12.19						
ecutant g.	Mala Singh 6.12.19						
ecutant g.	Rajesh Singh Alias Rajeshwar Singh <i>Rajesh Singh</i> 6/12/19						
ecutant g.	Sobha Kumari						

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Mala Singh
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यह दस्तावेज श्री जितेंद्र बाहदुर सिंह पुत्र श्री
माला सिंह एवं श्री सोभा कुमारी पुत्री श्री मुन
से प्राप्त किया गया अभिप्रेत है या नहीं, इसकी
जाँच करने के लिए हमने दाय भारतीय रजिस्ट्रीकरण
अन नियम (इंडियन रजिस्ट्रेशन एक्ट) सं० 16, 1908
के भाग 38, उपभाग 3 के अन्तर्गत
श्री स्वामी कुमार, सिविलिक
के नाम कमीशन जारी किया जाता है।

नियंत्रण प्रत्यक्षकारी 07/12/19

2. **SMT. MALA SINGH**, Wife of **Rajeshwar Singh**, resident of **Nasriganj**, P.S. **Danapur**, **Danapur**, District **Patna**.

3. **SMT. SOBHA KUMARI**, daughter of **Sri Muneshwar Prasad Singh**, resident of **Rahimpur Jaro**, P.O. & P.S. **Madhuri**, District **Chapra**.

4. **SRI RAJESH SINGH @ RAJESHWAR SINGH**, Son of **Late Jai Dayal Singh**, resident of **Nasriganj**, P.S. **Danapur**, **Danapur**, District **Patna**. The above named parties hereinafter jointly referred to as the "**LAND OWNERS**", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their successors, executors, administrators, nominees, legal representatives and assignees) of the **SECOND Part**.

AND

M/S SHRINIWAS BUILDCON, a partnership firm, constituted under the provisions of **Indian Partnership Act, 1932**, having its principal place of business at **Flat No. 202, Jawahar Apartment, New Patliputra Colony, P.S. Patliputra, Town and District Patna**, represented through its partners (1) **SRI CHATURVEDI AJAI KANT SHARMA**, (PAN No. **ASEPS5743G**, Aadhaar No. **4275 3328 2146**) Son of **Late Chaturvedi Shriniwas Sharma**, resident of **Flat No. 202, Jawahar Apartment, New Patliputra Colony, P.S. Patliputra, Town and District Patna**, (2) **SRI SANJAY JHA**, (PAN No. **AJAPJ2019D**, Aadhaar No. **5980 2714 4171**), Son of **Rajendra Jha**, resident of **Plot No. 90, Gayatri Niwas, Rukanpura, Town and District Patna**, (3) **SRI DHANANJAY KUMAR**, (PAN No. **AGZPK5270B**, Aadhaar No. **3277 9883 3006**), Son of **Sri Mathura Prasad**, resident of **E/57, P.C. Colony, Kankarbagh, Town and District Patna**, hereinafter referred to as the **BUILDER / DEVELOPER** (which expression shall unless excluded by or repugnant to the context mean and include its successor-in-office, legal representatives and assigns) of the "**FIRST PART**"
PAN No. **AEAFS6034E**.

For Shrinivas Buildcon

Sanjay Jha
Partner 5/12/19

For Shrinivas Buildcon

Sanjay Jha
Partner 5/12/19

For Shrinivas Buildcon

Chaturvedi Ajai Kant Sharma
Partner 5/12/19

Mala Singh

5.12.19



WHEREAS, the above named land owners separately purchased the aforesaid land by 05 (Five) separate Registered deed of absolute sale, the details of sale deeds, date and its area are clearly mentioned hereunder :-

Sl. No.	Name of the Land Owners	Sale Deed No.	Dated	Area
1.	Jitendra Bahadur Singh	1018	10/03/1998	1 Katha 19 dhoor
2.	Smt. Mala Singh	5849	03/09/2009	22.5 dec.
3.	Miss. Sobha Kumari	6795	25/11/1993	1.88 katha.
4.	Rajesh Singh	2035	16/04/1993	1 katha 10 dhdoor
5.	Rajesh Singh	2083	18/04/1994	1.88 katha

WHEREAS, after purchasing the aforesaid land by the above named land owners/ First part, they took possession of their respective purchased land and got their names mutated in government records and are paying ground rent to the state of Bihar through Circle office and accordingly rent receipt ~~is being issued in their respective~~ names for their respective land. The details of land of the First part are clearly mentioned in Schedule-1 to 1E of this Development agreement.

WHEREAS, thus the LAND OWNERS are seized and possessed of the scheduled property and are also otherwise



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Partner 5/12/19

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Partner
 5/12/19

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 5/12/19 charurvedis Apartment Sharma
 Partner
 5.12.19

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WHEREAS, the above named land owners/ First part got interested to develop and construct a multistoried building complex over their respective land and for that they jointly approached the above named Developer and requested them to construct a multistoried building complex over the Scheduled. After due negotiation, the developer agreed to construct a multistoried building complex over the Scheduled land by amalgamating the entire land at its own costs and expenses. During course of negotiation, the land owners represented and declared that :-

(i) The Scheduled property is under their exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.

(ii) 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 and license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) 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 Patna Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

Dr. Shrinivas Baidicor

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For Shrinivash Buildcon

Sanjay Dīa

For Shimwas: *[Signature]* Partner 5/2/19

1. Chiruvadi: Ajar Kant Shennar

Partner

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- (iv) 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) The land owners have not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof in past or present in favour of any third party.
- (B) AND WHEREAS the DEVELOPER offered to develop and construct at its own cost a multi-storeyed complex as per sanctioned plan on the said Scheduled property of the LAND OWNERS (hereinafter referred to as the 'said Building') on the terms and conditions contained hereinafter.
- (C) As a result of negotiation between the parties hereto and on the representation and declaration made by the owners as herein recorded and agreement for development of the said property has been arrived at between the parties hereto upon the terms and conditions herein after 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 permission to develop the Scheduled property, who hereby accepts from the Land owners the exclusive right, possession and license to develop the said property, fully described in the First Schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.
- (2) That the entire area of land as given in First Schedule of this agreement shall be handed over to the developer by the land owners for construction of a multistoried building complex and the entire cost to be incurred for construction of the same shall be borne and paid by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the competent authority.
- (3) It is relevant to mention here that before execution and

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Sanjay Dha
Partner 5/12/19

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Partner 5/12/19

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Partner 5.12.19

Mala Singh
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registration of this development agreement, the land owners got the building plan approved from the Nagar Parishad Danapur Nizamat vide building plan Case No/ 51/2019-20 dated 17/08/2019, At the time of execution and registration of this development agreement, the land owners handing over the aforesaid approved building plan to the second part with a direction to construct the proposed multistoried residential building complex in accordance with the sanctioned building plan without any diversion and the developer agreed to do so.

- A. That it is agreed by the parties that any alteration in the aforesaid plan which is in the parameter of Patna Municipal Corporation building Rules & Regulation, which may permit necessary shall require no consent/ permission of the land and the developer alone shall be entitled to make such alteration or modification. There shall no alteration except within permissible limits of Patna Municipal Corporation.
- (4) That it is agreed by the parties that the developer shall develop the project in accordance with the approved lay-out plans, floor plans and specification. The developer undertakes to strictly abide by such plans and the bye-laws of Patna Municipal Corporation building Rules and Regulation, FAR and density norms and shall not make any variation/ alteration, modification in plans otherwise in the manner prescribed in law.
- (5) That it is further agreed by the parties that any alteration in the aforesaid plan which is in the parameter of Patna Municipal Corporation building Rules & Regulation, which may permit necessary shall require no consent/ permission of the owner and the developer alone shall be entitled to make such alteration or modification. There shall no alteration except within permissible limits to the Nagar Parishad Danapur Nizamat.
- (6) The Developer and the land owners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by the competent

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Sanyas Das

Partner 5/12/19

5/12/19 9:30 AM

For Shrinivash Buildicon

Sanyas Das

Partner 5/12/19

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For Shrinivash Buildicon

5/12/19

Chakradhar Singh

Partner

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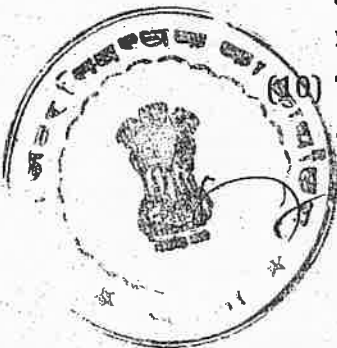
Mala Singh

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authority on the said property, whose built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by and between the parties. The above super built-up area does not include saleable parking space, if it is open, but the parking space will also be distributed on the same percentages i.e. land owners will have right of 49% parking space as the land owners' area/ share.

- (7) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the land owners' area/ share to the land owners within 36 (Thirty Six) months from the date of handing over the vacant possession of the scheduled land or from the date of registration of project under the provisions of Real Estate (Regulation and Development) Act, 2016, which ever is later. In case the builder fails to complete the construction work within the stipulated time as mentioned above, then the land owners will provide 06 (Six) month more time to the developer as grace period. Even if the developer fails to complete the project within the aforesaid stipulated as mentioned above, then the developer is liable to pay a sum of Rs. 30,000/- (Rupees Thirty thousand) only per month to the land owners as compensation till the completion of the project.
- (8) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the construction work, it would be seen and judged mutually by the land and the Developer.
- (9) It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 07 of this development agreement.
- (10) 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



For Shrinivash Buildicon

Sanjay Srivastava
Partner-5/12/19

Shubh

For Shrinivash Buildicon

Pranjay K. S.
Partner
5/12/19

For Shrinivash Buildicon

Chandrabali Ajai Kant Sharma
5.12.19 Partner

Medha Singh

5.12.19

5/12/19

before the court of law for the same. The Land owners will not be responsible for the same in any way.

- (11) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid 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.
- (12) That the land owners hereby declares and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The land owners has not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.
- (13) The name of the proposed multistoried building complex shall be "**KUBER RESIDENCY**" or any other name as the parties mutually agreed upon.
- (14) That the developer agreed to hand over 49 % (Forty Nine percent) of the total built up area to the land owners in shape of flats and car parking space to the land owners in proportion to their respective land in consideration of the cost of land and the remaining 51% (Fifty One percent)) of the total built-up area would be retained by the developer as developer's share and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land 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. It is agreed between the parties that the developer will first hand over the vacant possession of the land owners' share to the land owners with all amenities and then only they hand over possession to its purchasers but the developer may enter into an

For Shrinivash Buildicon

Sanjay Ma

Partner 5/12/19

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For Shrinivash Buildicon

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Partner 5/12/19

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For Shrinivash Buildicon

Chandrasekhar Shankar Sharma

Partner 5/12/19

Mala Singh

5.12.19



agreement for sale with its intending buyers soon after execution and registration of this development agreement.

- (15) That after execution and registration of this development agreement, the land owners and the developer will take joint exercise to distribute and allocate their respective shares. The details of units to be allotted to the land owners in lieu of their 49% (Forty Nine percent) shares will be clearly mentioned in the said distribution agreement. The share / portion of the land owners and the developer shall be mutually carved out on pro-rata basis.
- (16) That the land owners will retain 49% (Forty Nine percent) of the total built-up area in shape of complete Units and car parking spaces with an absolute, right, title and interest over the same and may 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. The Landowner will have to pay applicable GST to the Developer at the time of handing over their share by the Developer.
- (17) That similarly, the developer will retain 51% (Fifty One percent) of the total built-up area in 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 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.
- (18) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties. In case of any doubt, the architect will take exercise to measure the built-up area and common service area in presence of both the parties or their authorized representative.
- (19) The Land owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers,

For Shrinivash Buildicon

Sanyas Raa
Partner 5/12/19

For Shrinivash Buildicon

Pr. Sh. R.
Partner 5/12/19

For Shrinivash Buildicon

Shrinivash Buildicon
Partner 5/12/19

Mala Singh
2/12/19



Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement. The land agree to hand over the scheduled land immediately after execution and registration of this development agreement.

- (20) That the developer shall develop the said property themselves at its own costs and expenses and will be responsible for the development of the said land, but the land 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 as mentioned in schedule-II.
- (21) That the Land owners are entitle to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Land owners find that the materials to be used for construction is not up to the mark and not of good quality then the land owners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, the land owners will not force to stop the construction work, if the developer do the work as per agreement.
- (22) From the date of delivery of possession of the land owners' area to the land owners or their 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 in this regard.
- (23) 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 or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development

For Shrinivash Buildicon

Sanyas Dña
Partner 5/12/19

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Partner 5-12-19



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Mala Singh
Partner 5-12-19

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 save and except as provided in these present.

- (24) 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 land owners' area whenever required by the Developer by adhering the provision laid down under the Real Estate (Regulation and Development) Act, 2016.
- (25) Similarly the land owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the land owners' area in the said building and which does not form part of the Developer's area.
- (26) That the material to be used for construction of poposed multistoried building complex and its specifications are clearly mentioned in Schedule-II of this development agreement and it will be treated as part of the development agreement.
- (27) After the Registration of this Development Agreement, the land owners and the Developer shall be entitled to sell or enter into agreement for sale their respective shares directly to its prospective buyers or any financial institution.
- (28) That after the completion of the construction of the building project, the developer/promoter/land owners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Ownership Act, 2006.

THE DEVELOPER FURTHER UNDERTAKES:-

- (A) That the developer will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the land owners' right, title and interest over the said property may in any manner be adversely affected until



For Shrinivash Buildicon

Sangam Singh
Partner
5/12/19

Sangam Singh
Partner
5/12/19

For Shrinivash Buildicon

Pradyumn Kumar
Partner
5/12/19

Pradyumn Kumar
Partner
5/12/19

For Shrinivash Buildicon

Chaturvedi Ajai Kant Sharma
Partner
5-12-19

Chaturvedi Ajai Kant Sharma
Partner
5-12-19

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the developer has given delivery of possession of the land owners' area to the land owner.

- (B) The Developer may obtain loan from any Bank or financial Institution for the development of the project by mortgaging its own share i.e. 51% of the total built-up area and the developer alone shall be liable and responsible to repay the said loan. The land owners shall not be liable and responsible for such loans obtained either by the developer or its allottees and the developer shall always keep and indemnified the land owners in this respect.
- (C) The Developer indemnify and always keep the land owners indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences or 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.
- (D) That it is also agreed between the parties that the parking space will not to be sold to any outsider or stranger other than the inmates of the building.
- (E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the land owners till the date of handing over the vacant possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Land owners' area/ share to the Land owners.
- (F) After the delivery the land owners' area/ share to the land owners all out going in respect of the said property and the said building thereon shall be borne and paid by the land owners and their nominees and the Developer and their nominees separately and proportionately in proportion to their respective share in the total super built-up area.

For Shrinivash Buildicon

Sanyas and
Partner 5/12/19

For Shrinivash Buildicon

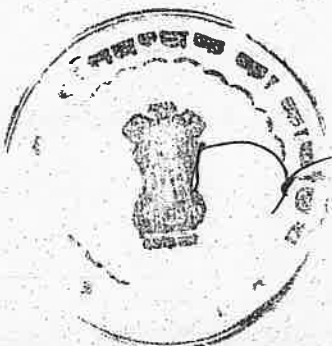
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Partner
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For Shrinivash Buildicon

Chaturmudi Raju Kant Sharma
Partner
5-12-19

5/12/19

Mala Singh
5-12-19



- (G) The land 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 Competent Authority, shall be distributed between the land owners and the Developer in the same proportion, as mentioned herein above. The Cost of extra FAR Charged by the competent authority if availed will be borne in proportion to their respective shares i.e. 49% of the land owners and 51% of the developer.
- (H) The land 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 land owners' title thereto and the land owners agree to co-operate with the developer in such examination of the land owners' 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.
- (I) 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 land owners for inspection whenever required by the developer. However, after completion of the building/ project, all the original documents shall be handed over to the developer.
- (J) The developer and / or the land owners may form as it deems proper, a Co-operative housing society /association of persons, and body corporate etc. for maintenance of the common service area of the building and all the unit holders including the land owners will be members of such housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owner's association of the apartment for the maintenance and



For Shrinivash Buildicon

Sanyam Singh
Partner 5/12/19

For Shrinivash Buildicon

Sanyam Singh
Partner 5/12/19
M. Singh

For Shrinivash Buildicon

Sanyam Singh
Partner 5-12-19
Mala SinghSanyam Singh
5/12/19

management of the entire building complex, except the internal part of units. The component of land will be conveyed to such society, association at the time of registration of unit (s) of the multistoried building.

- (K) The common area shall be jointly owned by the land owners and the developer of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No inmates of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.
- (L) The land owners agree that in case any fine or penalty/fee to be imposed on the said building for any breach of law and for any alleged deviation from the sanctioned plan, resulting in any excess construction of the built-up area within the bye-laws then the same shall be borne and paid by the developer only.
- (M) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchaser(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/ expenses etc.
- (N) That the land 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 scheduled property or claiming their right, title or interest over the Schedule-I property, the ongoing construction or development activities shall not be stopped or affected in any manner and the same shall be matter between the land owners and the said claimant and in this respect the land owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.
- (O) That in case of any dispute or differences between the parties arising out or relating to this development agreement, the same shall be settled by reference of dispute

For Shrinivash Buildicon

Sanyas singh
Partner
5/12/19

Ch. Lha W

For Shrinivash Buildicon

Ch. Lha W
Partner
5/12/19

For Shrinivash Buildicon

Ch. Lha W
Partner
5/12/19

5.12.19



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, within the limit of Patna.

- (P) That only courts of Patna shall have the exclusive jurisdiction over all the matters or dispute arising in respect of and from this agreement.
- (Q) That the developer with the prior approval of land owners may purchase or enter into development agreement with any third party or parties for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land with the scheduled land.

SCHEDULE- I

Schedule-1A

DISCRIPTION OF LAND OWNED BY SRI JITENDRA BAHADUR SINGH.

All that piece & parcel of vacant land measuring 01 katha 19 dhoors, pertaining to part of Survey Plot No. 316, Khata No. 173, under Thana No. 17, situated in mauza Sikanderpur (Biscuit Factory Road), Pargana Phulwari, P.S. Danapur, Sub. registry office Danapur, Sadar Registry office and District Patna, within the limit of Danapur Nizamat, and the same is bounded and butted as follows :- Govt. Value Rs. 39,61,000/-

BOUNDARY

- North :- 02 feet 06 inche wide road & thereafter Ganesh Mahto,
- South :- Shyam Nandan Rai,
- East :- Sri Mahesh Rai and Sri Ram Sharan,
- West :- Land of Doctor sahib.

SCHEDULE- 1B

DISCRIPTION OF LAND OWNED BY SMT. MALA SINGH

LOT-1

All that piece & parcel of vacant land measuring 18.88 decimals equivalent to 8225 Sq.ft. pertaining to part of Survey

For Shrinivash Buildicon

Sanyal Jha
5/12/19
Partner

5/12/19

For Shrinivash Buildicon

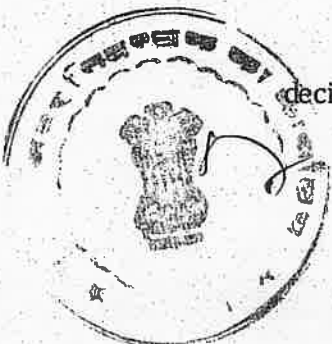
5/12/19 Partner

5/12/19

For Shrinivash Buildicon

5/12/19 Partner

5/12/19



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Mala Singh

5/12/19

Plot No. 317, Khata No. 133, under Thana No. 17, Tauji No. 5854, situated in mauza Sikanderpur (Biscuit Factory Road), Pargana Phulwari, P.S. Danapur, Sub. registry office Danapur, Sadar Registry office and District Patna, within the limit of Danapur Nizamat, and the same is bounded and butted as follows :- Govt. Value Rs. 1,22,74,000/-

BOUNDARY

North :- Sri Bulkan Sao & Ramanand Sao,
South :- Part plot No.317 of Smt. Rajo Devi,
East :- Land of Sri Bishwanath Mahto and Ganga Mahato,
West :- 12 feet wide road

LOT-2

All that piece & parcel of vacant land measuring 3.26 decimals equivalent to 1575 Sq.ft. pertaining to part of Survey Plot No. 317, Khata No. 133, under Thana No. 17, Tauji No. 5854, situated in mauza Sikanderpur (Biscuit Factory Road), Pargana Phulwari, P.S. Danapur, Sub. registry office Danapur, Sadar Registry office and District Patna, within the limit of Danapur Nizamat, and the same is bounded and butted as follows :- Govt. Value Rs. 23,51,000/-

BOUNDARY

North :- Sri Shashi Bhushan,
South :- 12 feet wide Road
East :- 12 feet wide Road
West :- Branch Road

Schedule-1C

DISCRIPTION OF LAND OWNED BY SMT. SOBHA KUMARI.

All that piece & parcel of vacant land measuring 1.88 Kaatha equivalent to 2560.5 Sq.ft. pertaining to part of Survey Plot No. 317, Khata No. 133, under Thana No. 17, Tauji No. 5854, situated in mauza Sikanderpur (Biscuit Factory Road), Pargana Phulwari, P.S. Danapur, Sub. registry office Danapur, Sadar Registry office and District Patna, within the limit of Danapur Nizamat, and the same is bounded and butted as follows :- Govt. Value Rs. 38,19,000/-

For Shrinivash Buldicon

For Shrinivash Buldicon

For Shrinivash Buldicon

Chaturvedi Ajai Kant Shama.

Sanjay Singh
5/12/19
Partner

Sanjay Singh
5/12/19
Partner

Partner
5.12.19

संजय सिंह

सुभा

Meela Singh

5.12.19



सभी प्रकार के रोक से मुक्त पाव

जाँच लिपिक
5/12/19

BOUNDARY

North :- Part of Plot No.317 of Smt. Rajo Devi,
 South :- Sri Saryug Singh,
 East :- Sri Rajesh Singh, ,
 West :- Part of Plot No.317 of Sri Naveen Chandra Gupta.

Schedule-1D**DISCRIPTION OF LAND OWNED BY SRI RAJESH SINGH @ RAJESHWAR SINGH**

All that piece & parcel of vacant land measuring 1 Kaatha 10 dhoor, pertaining to part of Survey Plot No. 320, Khata No. 191, under Thana No. 17, Tauji No. 5854, situated in mauza Sikanderpur (Biscuit Factory Road), Pargana Phulwari, P.S. Danapur, Sub. registry office Danapur, Sadar Registry office and District Patna, within the limit of Danapur Nizamat, and the same is bounded and butted as follows:- Govt. Value Rs. 30,47,000/-

BOUNDARY

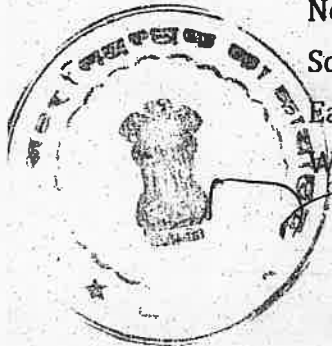
North :- Late Ganga Mahto,
 South :- Part of Plot No.320,
 East :- Sri Punit Rai,,
 West :- Dr. Mahendra Prasad.

Schedule-1E**DISCRIPTION OF LAND OWNED BY SRI RAJESH SINGH @ RAJESHWAR SINGH**

All that piece & parcel of vacant land measuring 1.88 Katha equivalent to 2560 Sq.ft. pertaining to part of Survey Plot No. 317, Khata No. 133, under Thana No. 17, Tauji No. 5854, situated in mauza Sikanderpur (Biscuit Factory Road), Pargana Phulwari, P.S. Danapur, Sub. registry office Danapur, Sadar Registry office and District Patna, within the limit of Danapur Nizamat, and the same is bounded and butted as follows:- Govt. Value Rs. 38,19,000/-

BOUNDARY

North :- Part Plot No.317 of Sri Sanjay Kr.Singh,
 South :- Sri Sarryug Singh,
 East :- Part Plot No.317 of Miss. Sobha Kumari,
 West :- Branch Road



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For Shrinivash Buildicon

Sanjay Singh
5.12.19
Partner

For Shrinivash Buildicon

Sanjay Singh
5.12.19
Partner

For Shrinivash Buildicon

Chandrasekhar Singh
5.12.19
Partner

Mala Singh

5.12.19

Handwritten signature
5.12.19

FEATURES AND SPECIFICATION OF UNITS

1. BUILDING : Earth Quake resistant.
2. FOUNDATION : As per Architects/ Structural consultants.
3. CHOWKHATS : Door frame of sal wood.
4. WINDOWS : All windows frames will be Allunium with glass. with M.S. Grill 30 mm.
5. DOOR : Wooden chaukhat with flush door.
6. ELECTRICAL WORK (1) All electric wiring of standard make in in concealed conduits with copper wires. Sufficient provision and distribution.
(2) All 1 modular electric switches.
7. WATER SUPPLY : Through Deep Tube well and overhead tank.
8. T.V. & TELEPHONE : Cable T.V. point , telephone point in master bedroom & drawing room.
9. LIFT : Standard make.
10. PARKING SPACE : One parking for each flat.
11. GENERATOR : Silent Generator with auto changeover for flat (500 wt.)
12. WATERPROOF : Heat treatment and water proofing of roof top.
- 13 SECURITY : C.C.T.V surveillance available at the reception counter.
14. OTHER FACILITIES (1) Washing machine point with ater inlet and outlet ata convenient location/ Wash basin point in the

For Shrinivash Buildico.

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For Shrinivash Buildico.

Sanjay
Partner

Rajay KV
Partner

Chaturvedi Ajai Kant Shrivastava

5/12/19

5/12/19

5/12/19

Partner

Shubha

Mala Singh

10



dining area where ever possible.

- (2) False Celling in common area.

NOTE: The specification are tentative and subject to minor modification.

VALUATION OF PROPERTY/LAND

Total Area of Land 19513.63 Sq.ft. Rs. 2,92,71,000/-
equivalent to 44.80 decimals @
Rs. 6,50,000/- per decimals,
under Thana Code No.042, Zone-II.

Total Rs. 2,92,71,000/-

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

WITNESSES :-

1. नवीन कुसार सिंह

पिता = रघुनाथ प्रसाद सिंह

वाड = 05

अलाबख पुर सुपौल

संसेस्ती पुर

पद्मन कुमार

2. पिता - श्री ० कुल्ला राज

हरिजन भागा गाली

पत भवन हजाली मोड

पटना

जितेन्द्र प्रसाद सिंह

Signature of the

Land Owner No. 01

PAN No. AMKPS4211R

Mob No. 09934427329

Mala Singh

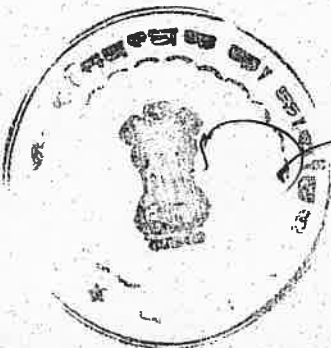
Signature of the

Land Owner No. 02

PAN No. AMQPS7964R

Mob No. 09433020450

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Shetha M

Signature of the
Land Owner No. 03

PAN No. AAFPS5781H
Mob No. 8404995500

5/12/19

Signature of the
Land Owner No. 04

PAN No.
Mob No. 9433020450
ALPPS5302R

For Shrinivash Buildcon

5/12/19

Signature of the
Developer

PAN No. chaturvedi Ajai Kant Sharma
Mob No. 09631822503

Partner
5/12/19

Drafted as per instruction of the Vendor & Vendees,

Typed By

Arvind Rastogi -
Tirupati Stationary
Patna Collectriate, Patna

Drafted By

Ajay Kumar Singh,
Advocate,
Patna Civil Court, Patna



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. 587000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 615025/-

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	5000	K1c	1000	Mb	25
	A10	0	E	20000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									27025

LLR + Proc Fee		Service Charge
LLR	0	
Proc. Fee	0	1000
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 28025

Date: 06/12/2019

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 06th December 2019 by Mala Singh W/O Rajeshwar Singh by profession Others. Status - Executant

Mala Singh
6.12.19

Signature/L.T.I. of Presentant

Date: 06/12/2019

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Navin Kumar Singh' age '33' Sex 'M', 'S/O Raghunath Prasad Singh', resident of 'Ashrafpur, Supoul, Samastipur'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 06/12/2019

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 3 on page no. 127 to 153 for the year 2020 and stored in CD Volume No. 1, year 2020. The document no. is printed on the front Page of the document.

Deed No. 01/2020/184

Year : 2019

S.No. : 14829

SCORE Ver.4.1

Deed No. : d No. : 90

DEED NO: 90



Registering Officer
Patna



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Certificate No. : IN-BR07271285435451R
Certificate Issued Date : 06-Dec-2019 03:18 PM
Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference : SUBIN-BRBRSHCIL0108227649051607R
Purchased by : SHRINIWAS BUILDICON
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : SHRINIWAS BUILDICON
Stamp Duty Paid By : SHRINIWAS BUILDICON
Stamp Duty Paid (Rs.) : 3,400 (Three Thousand Four Hundred only)
Reg. fee (Rs.) : 0 (Zero)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 0 (Zero)
Total Amount (Rs.) : 3,400 (Three Thousand Four Hundred only)

For Shrinivash Buildicon
Sanyas 21/2
6/12/19 Partner

For Shrinivash Buildicon

Chaturvedi Ajai Kant Sharma
6.12.19 Partner

For Shrinivash Buildicon

Chaturvedi Ajai Kant Sharma
6.12.19 Partner

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.stampstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.



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Government of Bihar
e-Stamp



Certificate No. : IN-BR07272811911867R
Certificate Issued Date : 06-Dec-2019 04:09 PM
Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference : SUBIN-BRBRSHCIL0108229277615813R
Purchased by : SHRINIWAS BUILDICON
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : SHRINIWAS BUILDICON
Stamp Duty Paid By : SHRINIWAS BUILDICON
Stamp Duty Paid (Rs.) : 0 (Zero)
Reg. fee (Rs.) : 2,000 (Two Thousand only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 0 (Zero)
Total Amount (Rs.) : 2,000 (Two Thousand only)

For Shrinivash Buildicon

Sanyas 2019
6/12/19 Partner

For Shrinivash Buildicon

Chaturvedi Ajai Kant Sharma

6.12.19 Partner

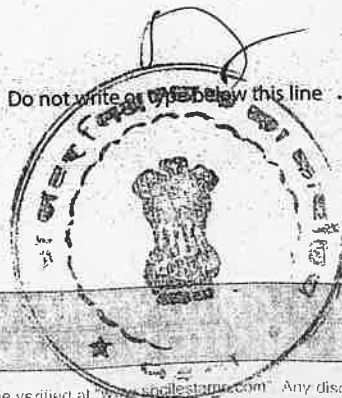
For Shrinivash Buildicon
6/12/19 Partner

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Mala Singh 6/12/19

6.12.19

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.e-stampsonline.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The mode of checking the authenticity is on the users of the certificate.

ELECTION COMMISSION OF INDIA
ভারতীয় নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/24/161/306259



Elector's Name

নির্বাচকের নাম
Father / Mother /
Husband's Name

Mala Debi
মালা দেবী
Rajeswar

পিতা/মাতা/স্বামীর নাম
Sex

রাজেশ্বর
Female
স্ত্রী

লিঙ্গ
Age as on 1.1.1995
১.১.১৯৯৫ এ বয়স

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Address

26 Mali Panchghara Street

Bally

Sadar, Howrah

ঠিকানা

২৬ মালী পাঁচঘড়া স্ট্রীট

বালী

সদর, হাওড়া

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For

Bally Assembly Constituency

বালী বিধানসভা নির্বাচন কেন্দ্র

Place

Howrah

স্থান

হাওড়া

Date

25/02/95

তারিখ

২৫/০২/৯৫

Mala Singh
6.12.19



Rajeshwar Singh
6/11/19

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