Serial No. 110 Circle:-:Danapur Book No. :- 1 Deed No. 167

Deed No. 167

Serial No. 110

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

This document was presented for registration on **06/01/2020** by **Neelam Deo**
A stamp duty of Rs. **41220**/- and other fees of Rs. **25525**/- 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. **167** in Book No. **1**, Volume No. **5** on pages from **1** to **19** and has been preserved in total **19** pages in C.D. No. **1** / Year **2020**

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

Date: 06/01/2020 Token No: 99 /2020

दस्तावेज की जाँच क्रिया
एवं
दस्तावेज में अंकित अर्पण विवरणी के अनुरूप सही पाया।
6/1/2020
जाँच लिपिक
(अरुण कुमार महाराज)

SCANNED BY

साम्प्रदायिक सद्भाव
COMMUNAL HARMONY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT EXECUTED AND ENTERED INTO ON THIS 06th day of January' 2020.

Neelam Deo
6-01-2020

Mrigank Shekhar
06/01/2020

For Square One Associates
Mrigank Shekhar
Partner

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District Registry Office,Patna

Token Number 99 | Reg. Year 2020 | Serial Number 110 | Deed Number 167

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Ajit Kumar (Dir)						
Sig.	Ajit Kumar 06/01/2020						
Claimant	Mrigank Shekhar (Dir)						
Sig.	Mrigank Shekhar 06/01/2020						
Presented By	Neelam Deo						
Sig.	Neelam Deo 6-d-2020						
Executant	Neelam Deo	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	Neelam Deo 6-01-2020						
Identified By	Bikash Kumar						
Sig.	Bikash Kumar 06/01/2020						



Neelam Deo
6-01-2020

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For Square One Associat

Mrigank Shekhar

Partn

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BETWEEN

Mrs. Neelam Deo, W/o Sri Devesh Kumar Deo, Opp. friends Colony Road NO. 1, Patna-25, Tarapur House, Ashiyana Nagar, P.S. Rajeev Nagar, Dist. Patna, Pin Code- 800025. (Bihar) By Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNERS"**(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.**

Mob. No. 7766077943 **Pan - AXJPD4486D**

Neelam Deo 6-01-2020

AND

Square One Associates Registration No.- 694/2015, a partnership firm having its Registered office C/o Brahmdeo Roy, Dhirachak, P.O. Anisabad, P.S.Gardanibagh, Dist. Patna, Bihar, correspondence address :- at Flat No. 205, Brahmdeo Niwas Apartment, Harnichak, P.O. Anisabad, P.S. Beur, Dist. Patna, Bihar, through its Director **Ajit Kumar** son of Sri Brahmdeo Roy, & **Mrigank Shekhar** son of Late Suresh Prasad Singh, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART**.

Ajit Kumar 06/01/2020

Mrigank Shekhar 06/01/2020

Mob. No. 7368801888 Pan - ACXFS4615A

Whereas, as the property of Schedule no.- 1 fully described at the foot of this deed is the free hold property of the land Owners. Who purchased a sale deed vide deed No. 155, Serial No. 95, Token No. 97, Volume No. 4 C.D. 1, Page No. 426 to 439, Book No. 1, dated 06/01/2020, registered at Patna from Sri Neeraj Yadav Son of Suresh Chandra Yadav, Resident of Shankarpur, P.O. Jasailikala, P.S. Firozabad, Dist. Firozabad (U.P.). Since then the Land Owners came in actual, physical, possession over the land fully described in Schedule no.- 1 at the foot of this deed and mutated their name in State Sirista and paying

For Square One Associates

Mrigank Shekhar

Partner

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rent to the State of Bihar through Circle Office Danapur vide its Jamabandi No. 4822.

And whereas, the said land owner expressed his/her/their desire to develop the landed property and to construct multi-storied residential building on Municipal Survey Plot No.- 452, Khata No.-137, Tauzi No.- 5854, Thana No. 17, situated at Mauza- Sikandarpur, Mohalla- Sikandarpur Modi Plastic, Pargana - Phulwari Sharif, P.S.-Danapur, Anchal- Danapur, Distt-Patna, measuring an area of 19 Dhoor 16 Dhoorki (3.09375 Decimal i.e. 1347.39 Sq.ft.), is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A)It is further represented and declared by the Land Owners: -

1. 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.
2. 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.
3. 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.
4. 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.
5. That the land owners have not entered in the past in any agreement for sale or development of the said property or any

Mujgank Shekhar 06/01/2020

Ajit Kumar 06/01/2020

6-01-2020 Nedham Deo

For Square One Associates

Mujgank Shekhar

Partner

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part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And, whereas, the landowners are interested in getting constructed multi-storied residential **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 landof the said property when conveyed by the land owners to the Developer.

(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

Neelam Deo 6-01-2020

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Mrigank Shekhar 06/01/2020

For Square One Associates

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the sanctioned building plan of the PRDA (dissolved) /PMC/Competent Authority.

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 "**OFFICERS ENCLAVE**".
6. That the developer agreed to hand over 50 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 50% 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.
8. That similarly, the developer will retain 50 % 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

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Ajit Kumar 06/01/20

Mayank Shekhar 06/01/20

For Square One Associates

Mayank Shekhar

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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 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 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 **(Three Years)** from **the date of execution of this development agreement** with further grace period of 12 months or **from date of sanction** of **the building plan** with further grace period of 6 months, whichever is earlier.
13. That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost

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Ajit Kumar 06/01/2020

Mayank Shekhar 06/01/2020

For Square One Associates

Mayank Shekhar

Partner

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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-2.

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.
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.

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Ajit Kumar 06/01/2020

Mrigank Shekhar 06/01/2020

For Square One Associates

Mrigank Shekhar

Partner

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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-2 is part of this Development Agreement.
21. After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale their shares directly to its prospective buyers Mortgage can be done to the financial institution by both parties only after completion of the project.
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:-

1. 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.
2. 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.
3. 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)/RMC/Competent

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Ajit Kumar 06/01/20

Mrigank Shekhar 06/01/2020

For Square One Associates

Mrigank Shekhar

Partner

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Authority, shall be distributed between the Owners and Developer in the same ~~proportion, as mentioned herein above~~.

4. 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~~ 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.

5. 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 he handed over to the Owner's society/association of ~~Owners/allottees of UNITS~~.

6. 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. 50% (fifty percent) in the residential constructed area to the land owner and 50% (fifty percent) in ~~the residential constructed area to the developers~~.

7. 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

Neelam Deo
6-01-2020

Anil Kumar
06/01/2020

Mrigank Shekhar
06/01/2020

For Square One Associates
Mrigank Shekhar
Partner

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and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

8. 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.
9. 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 allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.
10. 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.
11. DISTRIBUTION of the FLATS between landowners and the developer will be floor wise, with the 1st, 3rd and 5th floor belong to the landowners and 2nd, 4th and 6th floor belong to the developer.
12. Developer will complete the project in time and if developer fails to do so then, they will be punished as per RERA law.
13. 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.

Neelam Deo 6-01-2020

Ajit Kumar 06/01/2020

Mayank Shekhar 06/01/2020

For Square One Associates

Mayank Shekhar

Partner

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14. 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-Iproperty 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 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.

15. 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 he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

16. Those only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

DETAILS OF THE PROPERTY:

SCHEDULE-1

All that piece & parcel land measuring 19 Dhoor 16 Dhoorki equivalent to 3.09375 Decimal i.e. 1347.39 Sq.ft. more or less subject to actual measurement bearing Municipal Survey Thana No- 17, Computer Code - 044, Plot no.- 452, Khata No.- 137, Tauzi No.- 5854, situated at Mauza- Sikandarpur, Mohalla- Sikandarpur Modi Plastic, Pargana - Phulwari Sharif, P.S.- Danapur, Anchal- Danapur, Distt-Patna, measuring an area of 19 Dhoor 16 Dhoorki, within the Municipal corporation area and under the sub-registrar Danapur & Sadar Registry office & Dist. Patna, and bounded as follows:-

Neelam Deo 6-01-2020

Mrigank Shekhar 06/01/2020

Ajit Kumar 06/01/20

सभी प्रकार के रोक से मुक्त पाया

6/1/2020

For Square One Associates

Mrigank Shekhar

Partner

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BOUNDARY

NORTH: - Plot No. - 451

SOUTH: - Part Plot

EAST: - Branch Road

WEST: - Part Plot

Note:- Govt. value is mentioned at **Code No. 044 & Zone - II** of M.V.R. 2016-17 which market value of above land is

₹ 20,11,000/- (Rupees Twenty lac Eleven thousand) only.

Ajit Kumar Needam DEO
06/01/2020

Mrigank Shekhar
06/01/2020

Schedule - 2

Standard Specification of the building: -

1	Foundation	R.C.C. group pile foundation as designed by structural engineer with anti-termite Treatment and earthquake consideration.
2	Super structure	R.C.C. frame structure with earthquake consideration approved by structural engineer using (a) iron rod of TATA or SAIL or JINDAL or RINL (b) Cement Lafarge or ACC or Birla Gold or Ultratech (c) Stone chips (Gitti) from ~~domechasch/~~Koderma (d) Brown sand from sone river first quality.
3	Brick work & Plaster	(a) First quality brick from ganga riverside (b) cement mortar ratio 1:4 for Brick work (c) For plaster mortar ratio will be 1:4 for Ceiling and 1:5 for wall. (d) Proper curing will be provided as per requirement. (or fly ash block as recommended by designer may be used.)
4	Flooring	(a) Vitrified tiles Kajaria or Somany first quality with 6" skirting (b) Kitchen Balcony and bathroom will have non skid flooring (c) Granite Marbles.
5	Doors	(a) Indian Sakhua (Salwood) of 5"x3" for double door frames (b) polished main gate of teak wood (c) for inside doors, 32 mm factory made anti termite and water proof flush doors of green / century ply first quality with brass/matching alloy fitting.
6	Windows	Windows of UPVC.

For Square One Associates

Mrigank Shekhar

Partner

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7	Kitchen	(a)Kitchen with granite slab (b) Hot and cold connection (d) Stainless steel sipk (e) Dado 2 feet glazed tiles of Kajaria or Somany first quality above working granite slab and 7 feet high glazed tiles of Kajaria or somany on rest walls.
8	Rooms	(a) Flooring of non-skid vitrified tiles of Kajaria or Somany first quality (b) Dado Glazed tiles of Kajaria or Somany upto 7 feet on four walls of bathroom with high lighter concept (c) Hot and cold connection in every bathroom with C.P. fitting of jaguar/ parryware/ marc (e) Water pipe of tata or supreme or ashirvaad (f) Dining space will have one wash basin with swan neck mirer.
9	Electrical Wiring	Concealed wiring with (a) PVC conduct pipe of Malhotra (b) Wires and Midular switches of Havells (c) Three T.V. and Telephone points will be provided in each flat.
10	Staircase	Staircase with two colours granite tiles anlogwith steel railings.
11	Wall finish	(a) All internal and external wall willa have two coats of J.R. /Birla wall putty, One coat primer second coat acrylic putty. Color of the wall should be left to the individual's own choice (b) All ceilings of bedrooms, Drawing, Dinning will have comices, moulding fan ring cornics of POP as per requirement.
12	Generator	Silent generator of Kilosker of suitable capacity for 24 hours power back-up each flat will have generator connections.
13	Lift	Lift of OTIS, KONE
14	Separate Transformers for the building, electrical connection generator, lift and intercom will be provided.	
15	Submersible pumps will be provided at the cost of builder.	
16	One clubhouse of sufficient size for gym, TT and other recreational activity.	
17	Two guest rooms with attached toilet.	
18	Structural design of the whole structure of apartment will be proof checked by NIT Patna.	
19	Two rooms for Drivers will also be provided.	
20	Water harvesting system to be provided.	
21	CCTV cameras at suitable locations in sufficient numbers for security purpose.	
22	A beautiful architectural gate to be constructed alongwith boundary wall of atleast 7 ft. height.	
23	A beautiful park with shaddy plantation for greenery in the open area.	

Needam Deo
6-01-2020

Mijank Shekhar
06/01/2020

Ajit Kumar
06/01/2020

For Square One Associates

Mijank Shekhar

Partner

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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:-

SIGNATURE OF THE LAND OWNER

1) Bikash Kumar
S/o Chandeswar Yadav
Vill- Parion
Post - Makhmilpur
Dist- Patna (Bihar)
Date- 06/01/2020

Neelam Deo
6-01-2020
MRS. NEELAM DEO

2) [illegible]

SIGNATURE OF THE DEVELOPER

Ajit Kumar
06/01/2020
Mrigank Shekhar
06/01/2020

[Square One Associates]

For Square One Associates
Mrigank Shekhar
Partner

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Endorsement of Certificate of Admissibility

dmissible 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. 41220/-**
Addl.Stamp duty paid under Municipal Act **Rs. 0/-**

Amt.Paid By N.J Stamp Paper	**Rs. 0/-**
Amt.paid through Bank Challan	**Rs. 66745/-**

Registration Fee

FEE PAID

A1	0	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	0	Mb	25		
A10	0	E	20000	J1	0	K2	0	Na	0		
B	0	H1a	0	J2	0	Li	0				

TOTAL- 25025

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 25525

Date: 06/01/2020

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 06th January 2020 by Neelam Deo Devesh Kumar Deo by profession Others. Status - Executant

Neelam Deo
6-01-2020
Signature/L.T.I. of Presentant

Date:06/01/2020

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Bikash Kumar' age '39' Sex 'M', 'Chandeshwar Yadav', resident of 'Vill-Parion, Po-Makhmilpur, Patna.'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 06/01/2020

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 , Volume No. 5 on pages on 1 -19, for the year 2020 and stored in CD volume No. CD-1 year 2020 .The document no. is printed on the Front Page of the document.

Date : 06/01/2020

Registering Officer
Patna

Token No. : 99 Year : 2020 S.No. : 110 SCORE Ver.4.1 Deed No . :d No . : 167

For Square One Asso...
Mrigank Shekhar
Partne...

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INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR079178876287 45S
Certificate Issued Date	:	06-Jan-2020 02:46 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01089796792798 39S
Purchased by	:	AJIT KUMAR
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	AJIT KUMAR
Stamp Duty Paid By	:	AJIT KUMAR
Stamp Duty Paid (Rs.)	:	41,220(Forty One Thousand Two Hundred And Twenty only)
Reg. fee (Rs.)	:	25,025 (Twenty Five Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	66,745 (Sixty Six Thousand Seven Hundred And Forty Five only)

9/1/2020

Stock Holding Corporation of India Ltd. PATNA

Needam Deo
6-01-2020

Do not write or type below this line

SR 0006393237

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

For Square One Associates

Mrigank Shekhar

Partner

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GOVERNMENT OF JAMMU & KASHMIR
INDIAN UNION DRIVING LICENCE

Valid throughout India

Driving Licence: JK 0220130110264

Name: BIKASH KUMAR

S/o CHANDESHWAR YADAV

Date of Issue: 01/04/2013

Valid Till(NT) 14/09/2030



Licence holder sign

Signature Licensing Authority RTO JAMMU

TRANSPORT DEPARTMENT JAMMU & KASHMIR

Driving Licence: JK-0220130110264

Address: 323 FD REGT PIN 926323 C/0 56APO 0

Blood Group: AB+ Date of Birth: 15/09/1980

Class of Vehicle: LMV(NT) only

1 This card is required to be produced on demand 2 In the event of loss inform issuing Authority & nearest police station 3 Change of address should be intimated to the Issuing Authoirty 4 if found return to holder or Issuing Authority 5 keep record of your licence number

Bikash

Bikash Kumar
S/o Chandeswar Yadav
Village- Parion
Post- Makhmilpur
DIST- Patna (Bihar)
Date 6/01/2020

For Square One Associates
Mrigank Shekhar
Partner

Scanned by TapScanner

Serial No. 1957 Circle:-:Danapur

Book No. :- 1 Deed No. 1873

Serial No. 1957

Deed No. 1873

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

This document was presented for registration on **18/02/2022** by **Neelam Deo**
A stamp duty of Rs. **41220**/- and other fees of Rs. **25525**/- 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. **1873** in Book No. **1**, Volume No. **45** on pages from **465** to **475** and has been preserved in total **11** pages in C.D. No. **7** / Year **2022**

18/2/2022

Date: 18/02/2022

Token No: 2036 /2022

Signature with Date
(**Dhananjay Kumar Rao**)
Registering Officer, **Patna**

DEED OF RECTIFICATION OF
DEVELOPMENT AGREEMENT

This Deed of Development Agreement of Rectification is made at Patna on this ..18.... Day of February, 2022 of the Christian Era,

Neelam Deo
18/2/22

Ajit Kumar
18/02/2022

For Square One Associates
Mrigank Shekhar
Partner

Scanned by TapScanner

District Registry Office,Patna

Token Number 2036 | Reg. Year 2022 | Serial Number 1957 | Deed Number 1873

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Square One Associates (Through Director Ajit Kumar)						
Sig.	Ajit Kumar 18/02/2022						
Claimant	Square One Associates (Through Director Mrigank Shekhar)						
Sig.	Mrigank Shekhar 18/02/2022						
Presented By	Neelam Deo						
Sig.	Neelam Deo 18/2/22						
Executant	Neelam Deo	N/A	N/A	N/A	N/A	N/A	N/A
Sig.	Neelam Deo 18/2/22						
Identified By	Bikash Kumar						
Sig.	18/02/2022						



Neelam Deo

18/2/22

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop133

For Square One Ass.

Mrigank Shekhar

Partn.

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I. NAME AND ADDRESS OF THE LAND OWNER :-

Mrs. Neelam Deo W/o Sri Devesh Kumar Deo, Opp. friends Colony Road NO. 1, Patna-25, Tarapur House, Ashiyana Nagar, P.S. Rajeev Nagar, Dist. Patna, Pin Code- 800025. (Bihar) 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 PARTY.**

Pan No- AXJPD4486D Mob. No.7766077943

II. NAME AND ADDRESS OF THE DEVELOPER:-

Square One Associates Registration No.- 694/2015, a partnership firm having its Registered office C/o Brahmdeo Roy, Dhirachak, P.O. Anisabad, P.S.Gardanibagh, Dist. Patna, Bihar, correspondence address :- at Flat No. 205, Brahmdeo Niwas Apartment, Harnichak, P.O. Anisabad, P.S. Beur, Dist. Patna, Bihar, through its Director **Ajit Kumar** son of Sri Brahmdeo Roy, & **Mrigank Shekhar** son of Late Suresh Prasad Singh, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PARTY.**

Mob. No. 7368801888 Pan - ACXFS4615A

III. NATURE OF THE DOCUMENT:-

Rectification of development agreement deed dated 06.01.2020, vide its Deed No. 167, Book No. 1, Volume No. 5, Page 1 to 19, CD-1/2020, Token No. 99/2020, Serial No. 110, which was registered in the office of Patna Sadar.

Neelam Deo 18/1/22

SQUARE ONE ASSOCIATES PARTNER 18/1/22

SQUARE ONE ASSOCIATES PARTNER Ajit Kumar 18/01/22

For Square One Associates
Mrigank Shekhar
Partner

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IV. CONSIDERATION AMOUNT:-

Rs.20,11,000/-(Rupees Twenty Lacs Eleven Thousand) only.

V. DESCRIPTION OF THE PROPERTY:-

All that piece & parcel land measuring 19 Dhoor 16 Dhoorki equivalent to 3.09375 Decimal i.e. 1347.39 Sq.ft. more or less subject to actual measurement bearing Municipal Survey Thana No- 17, Computer Code - 044, Plot no.- 452, Khata No.- 137, Tauzi No.- 5854, situated at Mauza- Sikandarpur, Mohalla- Sikandarpur Modi Plastic, Pargana - Phulwari Sharif, P.S.- Danapur, Anchal- Danapur, Distt-Patna, measuring an area of 19 Dhoor 16 Dhoorki, within the Municipal corporation area and under the sub-registrar Danapur & Sadar Registry office & Dist. Patna, and bounded as ~~follows:-~~

BOUNDARY

NORTH: - Plot No. - 451

SOUTH: - Part Plot No- 452

EAST: - Branch Road

WEST: - Part Plot N0-452

~~RECITAL~~

WHEREAS by an Indenture of Deed of development agreement ~~deed~~ dated 06.01.2020, vide its Deed ~~No~~. 167, Book No. 1, Volume No. 5, Page 1 to 19, CD-1/2020, Token No. 99/2020, Serial No. 110, which was registered in the office of Patna Sadar, the party of the First Party in the property mentioned in the Column No. 5 in favour of the ~~Developer~~ second Party and the said Deed of Development Agreement was registered in the office of the sub-Registrar Sadar Registration Office, Patna.

सभा प्रकार के शोक से मुक्त पाया।
जीप लिपिक
18/12/2012

For Square One Associates
Mrigank Shekhar
Partner

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AND WHEREAS some mistakes of error were crept in the said Deed of development agreement deed dated 06.01.2020, vide its Deed No. 167, Book No. 1, Volume No. 5, Page 1 to 19, CD-1/2020, Token No. 99/2020, Serial No. 110, which was registered in the office of Patna Sadar that in Page No- 10, Point No- 11 was wrongly written as "Distribution of Flats between Land Owner and the Developers will be floor wise with the 1st, 3rd and 5th floor belongs to the Land Owner and 2nd, 4th and 6th floor belong to the developer". The party of the second party-Developer requested the party of the Land Owner – First party to rectify the said errors and the said Land Owner – First party agreed to rectify the same.

NOW THIS DEED OF RECTIFICATION WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said deed the Land Owner – First Party hereby rectifies and declare that in Page No- 10, Clause No-11 shall be read as "Distribution of Constructed area and Car Parking between Land Owner and Developer will be in equal ratio i.e. 50% of the constructed area and car parking each shall be given to the Land Owner and rest 50% of each shall belong to the Developer.

2. That this Deed of Rectification will be treated a part and parcel of the said Development Agreement dated 06/01/2020 and registered in the office of sub-Registrar, Patna Sadar Registration Office, Patna, and entered in Deed No. 167, Book No. 1, Volume No. 5, Page 1 to 19, CD-1/2020, and will be read simultaneously with the said Deed of Development Agreement and all other columns and clauses will remain unchanged.

Neelam Devi
18/12

SQUARE ONE ASSOCIATES
Mrigank Shekhar
18/02/2022

Ajit Kumar
18/02/2022

For Square One Associates
Mrigank Shekhar
Partner

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In witnesses whereof the Land Owner-First Party hereto above named has put his respective signature on these presents on this ..18.. day of February, 2022 in the presence of below noted attesting witnesses.

Witnesses :

1.

Bikash Kumar
S/o Chandeswar Yadav
Village. Pation
Post - Makhmilpur
Dist: Patna

18/02/2022

SIGNATURE OF THE LAND OWNER

Neelam Deo
18/2/22

2

SIGNATURE OF THE DEVELOPER

SQUARE ONE ASSOCIATES
Mrigank Shekhar
PARTNER
18/2/2022

Printed by :-

Sunil Kumar Soni
CBA, Patna

Drafted by:-

Sandeep Kumar Sinha.
L.N. - 129/02

For Square One Associates
Mrigank Shekhar
Partner

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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. 41220/-**
Addl.Stamp duty paid under Municipal Act **Rs. 0/-**

Amt.Paid By N.J Stamp Paper	**Rs.**	**0/-**
Amt.paid through Bank Challan	**Rs.**	**66745/-**

FEE PAID

Registration Fee

A1	**20000**	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	**0**	Mb	**25**
A10	**0**	E	**0**	J1	**0**	K2	**0**	Na	**0**
B	**0**	H1a	**0**	J2	**0**	Li	**0**		

TOTAL- 25025

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 25525

Date: 18/02/2022

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 18th February 2022 by Neelam Deo Devesh Kumar Deo by profession Others. Status - Executant

Neelam Deo
18/2/22

Signature/L.T.I. of Presentant

Date:18/02/2022

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Bikash Kumar' age '41' Sex 'M', 'Chandeshwar Yadav', resident of 'Pariyon,karmpura,paliganj,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 18/02/2022

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume-No. 45 on pages on 465 -475, for the year 2022 and stored in CD volume No. CD-7 year 2022 .The document no. is printed on the Front Page of the document.

Date : 18/02/2022

Registering Officer
Patna

Token No. : 2036 Year : 2022 S.No. : 1957 SCORE Ver.4.1 Deed No . :d No . : 1873

For Square One Associates
Mrigank Shekhar
Partner

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INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR29430268090124U
Certificate Issued Date	:	17-Feb-2022 04:33 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01417235116492 39U
Purchased by	:	SQUARE ONE ASSOCIATES
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SQUARE ONE ASSOCIATES
Stamp Duty Paid By	:	SQUARE ONE ASSOCIATES
Stamp Duty Paid (Rs.)	:	40,220(Forty Thousand Two Hundred And Twenty only)
Reg. fee (Rs.)	:	25,025 (Twenty Five Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	65,745 (Sixty Five Thousand Seven Hundred And Forty Five only)

Stock Holding Corporation Limited ★ PATNA

Neelam Deo 18/2/22

Do not write or type below this line

KC 0003106457

For Square One Associates

Partner

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बिहार सरकार

Help

View GRN Details Live

Download e-Challan

GRN	: BHR202202463437E VIEW
DSRO CODE	**2800**
Party Name	SQUARE ONE ASSOCIATES
Stamp Duty-(R0030021030001)	1000
Registration & Other Fees-(R0030031040001)	0
LLR & Proc Fee-(R0029008000006)	0
Challan Total Amount	1000
Status	**Success**
Payment Date	2022-02-15 21:02:37.0
CIN	00001532022021578658

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For Square One Associates

Partner

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सत्यमेव जयते

भारत निर्वाचन आयोग

पहचान पत्र

ELECTION COMMISSION OF INDIA

IDENTITY CARD

YML1538131



निर्वाचक का नाम	बिकाश कुमार
Elector's Name	Bikash Kumar
पिता का नाम	चंदेश्वर यादव
Father's Name	Chandeshwar Yadav
लिंग /Sex	पुरूष/Male
जन्म तिथि Date of Birth	XX/XX/1981

YML1538131

पता : परियॉ
शहर/गॉव - कर्मपुरा,
अंचल - पालीगंज,
जिला - पटना, 801110

Address : Pariyon
Town/Vill - Karmapura,
Anchal - Paliganj,
Distt. - PATNA,
801110

दिनांक / Date : 03/02/2014

190, पालीगंज निर्वाचन क्षेत्र के निर्वाचक
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर की अनुकृति
Facsimile Signature of Electoral Registration Officer 190, Paliganj, Constituency

पता बदलने पर, नये पते पर अपना नाम निर्वाचक नामावली में दर्ज कराने तथा इस कार्ड पर इसी नम्बर का कार्ड पाने के लिए सम्बंधित फार्म में यह कार्ड नम्बर अवश्य लिखें

in case of change in address, mention this card no. in the relevant form for including your name in the roll at the changed address and to obtain the card with the same number.

4 E 417

18/02/2022

For Square One Associate

Partner

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Serial No. 13329 Circle:-:Danapur Book No. :- 1 Deed No. 11855

Deed No. 11855

Serial No. 13329

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

This document was presented for registration on **09/11/2019** by **Amita Rai**
A stamp duty of Rs. **604300**/- and other fees of Rs. **101025**/- 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. **11855** in Book No. **1**, Volume No. **281** on pages from **477** to **501**. It has been preserved in total **25** pages in C.D. No. **42** / Year **2019**

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

Date: 09/11/2019 Token No: 13634 /2019

SQUARE ONE ASSOCIATES
PARTNER

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित वर्णित विवरणी के अनुरूप सही पाया।
05/11/19
जाँच लिपिक
(प्रवीण कुमार)

SCANNED BY

DEVELOPMENT AGREEMENT

This development agreement executed and entered into on this 5th day of November'2019. Amita Roy

For Square One Associates
Mrigank Shekhar
Partner

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आज दि० - 05.11.19 को अपराह्न के० हु० - आशियानकर थाना - आशीनगर जि० - पटना निवास पर श्रीमती अमिता राय पुत्री - श्री अर्जुन राय के द्वारा निर्वाचन हेतु उपस्थापित किया गया।

05.11.19
जिला अवर निबंधक,
पटना।

Amita Roy
5/11/19



उपर्युक्त (1) श्रीमती अमिता राय पुत्री श्री अर्जुन राय (2) श्रीमती रेणू शंकर पुत्री - श्री चन्द्रेश्वर प्र० यादव (3) श्रीमती मीनू यादव पुत्री - श्री चन्द्रेश्वर प्र० यादव (4) श्रीमती सरस्वती प्रसाद पत्नीश्री देवनेश्वर प्रसाद (5) श्रीमती वीणा कुमारी पुत्री - श्री सुरेश प्रसाद राय (6) श्रीमती सीमा कुमारी पत्नि श्री आनंद कुमार अग्रवाल (7) श्रीमती नम्रता कुमारी पुत्री श्री देवनंदन प्रसाद (8) श्रीमती मीता कुमारी पुत्री - श्री वीरेन्द्र कुमार यादव (9) श्रीमती सरिता अग्रवाल पत्नी डॉ० सुधीर कुमार गोयल (10) श्रीमती भारती कुमारी पुत्री - स्व० अनुपेन्द्र प्र० यादव (11) श्रीमती रेणू कुमारी पुत्री श्री जगदेव प्रसाद (12) श्रीमती अर्पण देव पुत्री - श्री रामजी प्रसाद (13) श्री राम चन्द्र राय यादव पुत्र - स्व० बालदेव राय एवं (14) श्री नंद किशोर शर्मा पुत्र - स्व० धर्मेन्द्र किशोर शर्मा के इस लेनदेन को स्वीकार किया है।

Amita Roy
5/11/19

For Square One Associates
Mrigank Shekhar
Partner

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BETWEEN

i. **Mrs Amita Rai,** D/o Sri Arjun Rai, B-10, Krishi Nagar, Post- Ashiyana Nagar, PS- Shastri Nagar, Dist – Patna.

ii. **Mrs Renu Bhaskar,** D/o Sri Chandreshwar Prasad Yadav, Sakin- Kashipur (Near Girls High School), Post- Samastipur, PS- Nagar, Dist- Samastipur.

iii. **Mrs Meenu Yadav,** D/o Sri Chandreshwar Prasad Yadav, Sakin- Lane No. 10, Arya Samaj Mandir Road, S.K. Puram, P.O. Danapur Cant, Dist- Patna.

iv. **Mrs Saraswati Prasad,** W/o Sri Deoneshwar Prasad, Sakin – Ramanagar, Post -Suriyahi, PS- Phulparas, Dist – Madhubani.

v. **Mrs Bina Kumari,** D/o- Sri Surendra Prasad Roy, Sakin – Punendu Nagar, Khoza Imli, Post & PS- Phulbarisharif, Dist – Patna.

vi. **Mrs Seema Kumari,** W/o Sri Anand Kumar Agrawal, Sakin- 92, Patliputa Colony, Road no.-1, Post & PS- Patliputra, Dist- Patna. at present 231A, Patliputra Colony, Patna-800013.

vii. **Mrs Namrata Kumari,** D/o Sri Deonandan Prasad Yadav, Sakin – Gandhi Nagar, Post – Eshopur, PS- Pirpainti, Dist- Bhagalpur.

viii. **Mrs Meeta Kumari,** D/o Sri Birendra Kumar Yadav, Sakin-TH No.-2/35, Post-BU Campus, PS- Kaji Mohamadpur, Dist – Muzaffarpur, at present - O-26, Ashiana Nagar, Phase - I, Patna-25.

ix. **Mrs Sarita Agrawal,** W/o of Dr. Sudhir Kumar Goyal, Sakin- 1500/1, Barahiyabeer, Civil lines - 2, Post – Sultanpur, PS-Kotwali, Dist- Sultanpur (UP) - 228001.

x. **Mrs Bharti Kumari,** D/o Late Bhupendra Prasad Yadav, Sakin – Gangapur, PS- Murliganj, Dist- Madhepura.

xi. **Mrs Renu Kumari,** D/o Sri Lagandeo Prasad, Sakin Shivpuri, Post- & PS- Shastrinagar, Dist – Patna.

Square One Associates
Mrigank Shekhar
Partner

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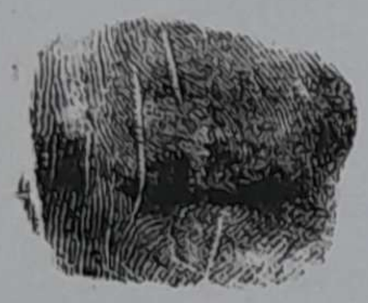
उनकी पहचान श्री माणिकलाल पुत्र- श्री अभय मंगल सिंह सम स्थानीय ने की है।

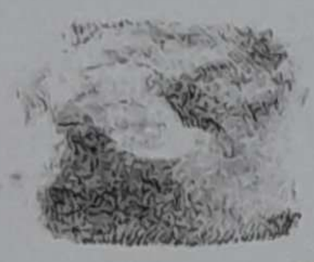
05.11.19
शिल्पा अवर निदेशक
पटना।



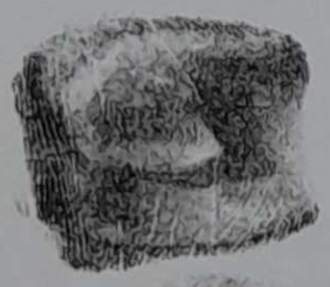
Amrita Roy
5/11/19







रणु शंकर
5/11/19



Meenu yadav
5/11/19





सरस्वती प्रसाद
5.11.19



Bijay Kumar
5/11/19





For Square One Associates
Mrigank Thakkar
Partner

Scanned by TapScanner

xii. **Mrs Arpan Dev,** D/o Sri Ramji Prasad, Sakin- 20 BSIDC Colony, Dr Rameshwar Dayal Path, Boring Road, Post & PS- Sri Krishnapuri, Dist – Patna, 800013

xiii. **Mr Ramchandra Roy Yadav,** S/o Late Baldeo Roy, Sakin & Post- Raksa, PS- Karza, Dist- Muzaffarpur.

xiv. **Mr Nand Kishore Sharan,** S/o Late Dharmendra Kishore Sharan, Sakin-301, Ramagriham Apartment, Post- BV College, PS- Rupaspur, Dist- Patna.

By Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNERS"**(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.**

AND

Square One Associates Registration No.- 694/2015, a partnership firm having its Registered office C/o Brahmdeo Roy, Dhirachak, P.O. Anisabad, P.S.Gardanibagh, Dist. Patna, Bihar, correspondence address :- at Flat No. 205, Brahmdeo Niwas Apartment, Harnichak, P.O. Anisabad, P.S. Beur, Dist. Patna, Bihar, through its Director **Ajit Kumar** son of Sri Brahmdeo Roy, & **Mrigank Shekhar** son of Late Suresh Prasad Singh, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and / or successors-in-office) or the **SECOND PART.**

Mob. No. 7368801888 Pan - ACXFS4615A

For Square One Associates
Mrigank Shekhar
Partner

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उनकी पहचान श्री मणिकान्त पुत्र - श्री जय मंगल
सिंह सम स्थानीय ने की है। उक्त परिवयकर्ताओं
के समक्ष कि यह हस्ताक्षर उन्होंने निष्पादित की हैं



Seema Kumari
5/11/19





Namrata Kumari
5/11/19





Sheela Devi
5/11/19





Sarita Agrawal
5/11/19





Bharti Kumari
5/11/19





Renu Kumari
05/11/2019.



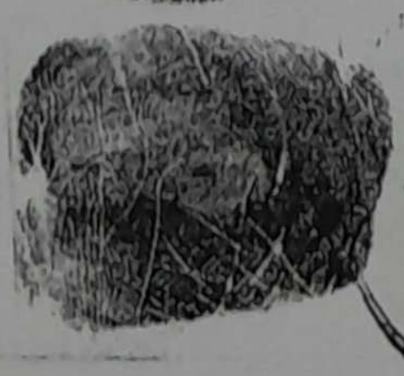
Arjun Dev
5.11.2019



21/11/2019
5/11/19







For Square One Associates
Mrigank Shekhar
Partner

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Whereas, as the property of Schedule no.- 1 fully described at the foot of this deed is the free hold property of the land Owners. Who purchased a sale deed vide deed No. 3251, Serial No. 3900, Token No. 4190/2011, Volume No. 54 C.D.9, Page No. 95 to 114, Book No. 1, dated 29/03/2011, registered at Danapur from Sri Shiv Krishna Mandal Son of Sri Vindeshwari Prasad Mandal, Resident of Jairampur, P.O. & P.S. Murliganj, District - Madhepura, Since then the Land Owners came in actual, physical, possession over the land fully described in Schedule no.- 1 at the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar through Circle Office Danapur vide its Jamabandi No.4822.

And whereas, the said land owner expressed his/her/their desire to develop the landed property and to construct multi-storied residential building on Municipal Survey Plot No.- 459, Khata No.-137, Tauzi No.- 5854, Thana No. 17, situated at Mauza- Sikandarpur, Mohalla- Sikandarpur Modi Plastic, Pargana - Phulwari Sharif, P.S.- Danapur, Anchal- Danapur, Distt-Patna, measuring an area of 13.86 Kattha, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A)It is further represented and declared by the Land Owners: -

1. 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.
2. 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.

सरस्वती प्रसाद

For Square One Associates

Mayank Shekhar

Partner

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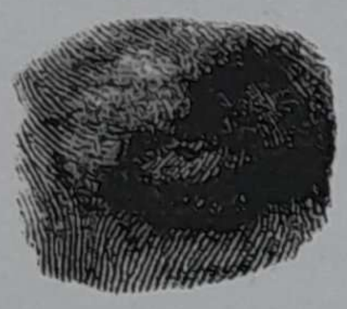
Nand kishore sharan
05/11/2019





Ajit kumar
05/11/2019





Mrigank Shekhar
05/11/2019



Manikant
S/o shri Jay Mangal Singh
Vill – Jalilpur (Master Ka Dera)
P.O – Soopa, chausa
Dist – Buxar, Bihar.

05/11/2019.





For Square One Associates
Mrigank Shekhar
Partner

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3. 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.

4. 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.

5. 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 landowners are interested in getting constructed multi-storied residential **Units** on the said property and acquirebuilt up area in the shape of, residential/commercialUnits, parking spaces, etc. as consideration for the value of the landof the said property when conveyed by the land owners to the Developer.

(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

For Square One Associates

Mrigank Shekhar

Partner

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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.
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

Amita Roy 5/11/19 Seema Kumari 5/11/19 Meenu Yadav 5/11/19 Namrata Kumari 5/11/19 Sanika Agrawal 5/11/19 Vivek Kumar 5/11/19 Bharti Kumari 5/11/19 Arpan Dey 5/11/19 SQUARE ONE ASSOCIATES Mayank Shekhar 05/11/2019 PARTNER

For Square One Associates
Mayank Shekhar

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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 "**OFFICERS ENCLAVE**".
6. That the developer agreed to hand over 50 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 50% of thebuilt-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.
8. That similarly, the developer will retain 50 % of the totalbuilt-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.

Namrata Kumari

for Square One Associates

Mrigank Shekhar

Partner

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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 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 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 **(Three Years)** from **the date of execution of this development agreement** with further grace period of 12 months or **from date of sanction of the building plan** with further grace period of 6 months, whichever is earlier.

Amrita Roy 5/11/19

Seema Kumari 5/11/19

Namrata Kumari 5/11/19

Sunita Agrawal 5/11/19 PARTNER

Bharti Kumari 5/11/19 SQUARE ONE ASSOCIATES

Abhay Kumar 5/11/19 SQUARE ONE ASSOCIATES

For Square One Associates
Partner

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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-2.

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 Ownersor 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.

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

Amita Roy 5/11/19

Seema kumari 5/11/19

Meenu Yadav 5/11/19

Namrata kumari 5/11/19

Sarita Agrawal

Sarita Agrawal 5/11/2019 PARTNER

Vivek kumar Sharma

Bharat Kumar Ashok Dev

SQUARE ONE ASSOCIATES Mrigank Shekhar 5/11/2019 PARTNER

For Square One Associates
Mrigank Shekhar
Partner

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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.

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-2 is part of this Development Agreement.

21. After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale their shares directly to its prospective buyers Mortgage can be done to the financial institution by both parties only after completion of the project.

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:-

1. 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.

Bharti Kumari

For Square One Associates

Mr. Jayant Shekhar

Partner

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2. 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.
3. 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.
4. 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 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.
5. 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 he handed over to the Owner's society/association of Owners/allottees of UNITS.

Amrita Roy 5/11/19

Seema Kumari 2UT 7112-002 5/11/19

Namrata Kumari Meenu Yadav 5/11/19

Sarita Agrawal 2UT 7112-002 5/11/19

Bharti Kumari 5/11/19

Ajhar Dev 5/11/19

Anil Kumar 05/11/2019 PARTNER

SQUARE ONE ASSOCIATES

Mandal 2/11/19

Mukesh Kumar 05/11/2019 PARTNER

For Square One Associates

Mr Gaurk Shekhar

Partner

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6. 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. 50% (fifty percent) in the residential constructed area to the land owner and 50% (fifty percent) in the residential constructed area to the developers.

7. 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 timeand they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

8. 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.

For Square One Associates

Mrigank Shekhar

Partner

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9. 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 allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.
10. 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.
11. DISTRIBUTION of the FLATS between landowners and the developer will be floor wise, with the 1st, 3rd and 5th floor belong to the landowners and 2nd, 4th and 6th floor belong to the developer.
12. Developer will complete the project in time and if developer fails to do so then, they will be punished as per RERA law.
13. 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.
14. 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-Iproperty 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 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

For Square One Associates

Partner

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developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

15. 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 he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

16. Those only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

DETAILS OF THE PROPERTY:

SCHEDULE-1

All that piece & parcel land measuring 18866.925 square feet equivalent to 43.3125 decimals more or less subject to actual measurement bearing Municipal Survey Thana No- 17, Computer Code - 044, Plot no.- 459, Khata No.-137, Tauzi No.- 5854, situated at Mauza- Sikandarpur, Mohalla- Sikandarpur Modi Plastic, Pargana - Phulwari Sharif, P.S.-Danapur, Anchal- Danapur, Distt-Patna, measuring an area of 13.86 Kattha, within the Municipal corporation area and under the sub-registrar Danapur & Sadar Registry office & Dist. Patna, and bounded as follows:-

Boundary

NORTH: - Plot No. - 451

SOUTH: - Plot No. 454, 456 &457

EAST: - Branch Road

WEST: - Plot No. - 458

Nandkishore sharma

For Square One Associates

Mrigank Shekhar

Partner

Amrita Roy 5/11/19

Seema kumari 5/11/19

Meenu Yadav 5/11/19

Namrata kumari 5/11/19

सरस्वती प्रसाद 5/11/19

Sarika Agrawal 5/11/19 PARTNER

V Neelkumari 5/11/19

Nandkishore sharma SQUARE ONE ASSOCIATES

Mrigank Shekhar 5/11/2019 PARTNER

Arpan Dev 5/11/19

Sunil Kumar 5/11/19

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Note:- Govt. value is mentioned at **Code No. 044 & Zone - II** of M.V.R. 2016-17 which market value of above land is ₹ 3,01,65,000/- (Rupees Three carore one lac sixty five thousand) only.

SQUARE ONE ASSOCIATES
PARTNER

Schedule - 2

Standard Specification of the building: -

1	Foundation	R.C.C. group pile foundation as designed by structural engineer with anti-termite Treatment and earthquake consideration.
2	Super structure	R.C.C. frame structure with earthquake consideration approved by structural engineer using (a) iron rod of TATA or SAIL or JINDAL or RINL (b) Cement Lafarge or ACC or Birla Gold or Ultratech (c) Stone chips (Gitti) from domechasch/Koderma (d) Brown sand from sone river first quality.
3	Brick work & Plaster	(a) First quality brick from ganga riverside (b) cement mortar ratio 1:4 for Brick work (c) For plaster mortar ratio will be 1:4 for Ceiling and 1:5 for wall. (d) Proper curing will be provided as per requirement. (or fly ash block as recommended by designer may be used.)
4	Flooring	(a) Vitrified tiles Kajaria or Somany first quality with 6" skirting (b) Kitchen Balcony and bathroom will have non skid flooring (c) Granite Marbles.
5	Doors	(a) Indian Sakhua (Salwood) of 5"x3" for double door frames (b) polished main gate of teak wood (c) for inside doors, 32 mm factory made anti termite and water proof flush doors of green / century ply first quality with brass/matching alloy fitting.
6	Windows	Windows of UPVC.
7	Kitchen	(a)Kitchen with granite slab (b) Hot and cold connection (d) Stainless steel sink (e) Dado 2 feet glazed tiles of Kajaria or Somany first quality above working granite slab and 7 feet high glazed tiles of Kajaria or somany on rest walls.

Amrita Roy 5/11/19
सरस्वती प्रसाद
Sarita Agrawal
Seema kumari 5/11/19
Bharti Kumari
Arpan Dey
Namrata kumari 5/11/19
Nandkishore Sharma
Bijay Kumar 5/11/19
रवि 7/12-02
Meenu Yadav 5/11/19

For Square One Associates
Mrigank Shekhar
Partner

SQUARE ONE ASSOCIATES
PARTNER

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8	Rooms	(a) Flooring of non-skid vitrified tiles of Kajaria or Somany first quality (b) Dado Glazed tiles of Kajaria or Somany upto 7 feet on four walls of bathroom with high lighter concept (c) Hot and cold connection in every bathroom with C.P. fitting of jaguar/ parryware/ marc (e) Water pipe of tata or supreme or ashirvaad (f) Dining space will have one wash basin with swan neck mirer.
9	Electrical Wiring	Concealed wiring with (a) PVC conduct pipe of Malhotra (b) Wires and Midular switches of Havells (c) Three T.V. and Telephone points will be provided in each flat.
10	Staircase	Staircase with two colours granite tiles anlogwith steel railings.
11	Wall finish	(a) All internal and external wall willa have two coats of J.R. /Birla wall putty, One coat primer second coat acrylic putty. Color of the wall should be left to the individual's own choice (b) All ceilings of bedrooms, Drawing, Dinning will have comices, moulding fan ring cornics of POP as per requirement.
12	Generator	Silent generator of Kilosker of suitable capacity for 24 hours power back-up each flat will have generator connections.
13	Lift	Lift of OTIS, KONE
14	Separate Transformers for the building, electrical connection generator, lift and intercom will be provided.	
15	Submersible pumps will be provided at the cost of builder.	
16	One clubhouse of sufficient size for gym, TT and other recreational activity.	
17	Two guest rooms with attached toilet.	
18	Structural design of the whole structure of apartment will be proof checked by NIT Patna.	
19	Two rooms for Drivers will also be provided.	
20	Water harvesting system to be provided.	
21	CCTV cameras at suitable locations in sufficient numbers for security purpose.	
22	A beautiful architectural gate to be constructed alongwith boundary wall of atleast 7 ft. height.	
23	A beautiful park with shaddy plantation for greenery in the open area.	

Amita Roy सरस्वती पुर-11Cq Sarita Agrawal
5/11/19 Seema kumari Bharti Kumari
Meena Yadav 5/11/19 Nandkishore Sharma
5/11/19 Namrata kumari
Ajit kumar 05/11/2019

SQUARE ONE ASSOCIATES 5/11/19

For Square One Associates
Mrigank Shekhar
Partner

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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.

S.N.	LAND OWNERS NAME	SIGNATURE	Pan	Mob.
1.	Mrs Amita Rai	Amita Roy	AGIPR0636B	9771450031
2.	Mrs Renu Bhaskar	रेनु भास्कर	AMAPB7293C	8135977891
3.	Mrs Meenu Yadav	Meenu yadav	AAXPY9212H	9403214391
4.	Mrs Saraswati Prasad	सरस्वती प्रसाद	ANZPP9917H	8895501766
5.	Mrs Bina Kumari	Bina Kumari	AENPK8812K	9430510335
6.	Mrs Seema Kumari	Seema Kumari	BTOPK4457K	9771479051
7.	Mrs Namrata Kumari	Namrata kumari	BCLPK2881H	8629821832
8.	Mrs Meeta Kumari	Meeta kumari	AWGPK7197L	9835401295
9.	Mrs Sarita Agrawal	Sarita Agrawal	ADLPA8472E	9415046024
10.	Mrs Bharti Kumari	Bharti Kumari	BCBPK0102P	9931187990
11.	Mrs Renu Kumari	Renu Kumari	ALWPK4543K	8210106778
12.	Mrs Arpan Dev	Arpan Dev	AJUPD8329C	9304670589
13.	Mr Ramchandra Roy Yadav	रामचन्द्र राय यादव	AGXPY0307P	9199501513
14.	Mr Nand Kishore Sharan	Nand Kishore Sharan	ALCPS7286H	9308169402

SQUARE ONE ASSOCIATES

WITNESSES:- Manikant

(i) Manikant
S/o shri Jay Mangal Singh
vill - Jalilpur (Master ka bag)
P.O - Sonpa. chausa
Dist - Buxar, Bihar.
05/11/2019



SIGNATURE OF THE DEVELOPER

Ajit kumar
PARTNER
05/11/19

Mrigank Shekhar
05/11/2019
PARTNER
[Square One Associates]

सभी प्रकार के रोक से मुक्त पाय·

जाँच लिपिक 5/11/19

(ii) 5/11/19
(Krishna Kumar Bhartiya)
S/o Ramjee pd. Yadav
Kisharpur Niwas, Ward No-2
Anand Bihar, Madhepura.
PIN- 852113.



For Square One Associate.
Mrigank Shekhar
Partner

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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. 604300/-**
Addl.Stamp duty paid under Municipal Act **Rs. 0/-**

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	705325/-

Registration Fee

FEE PAID

A1	90000	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	0	Mb	25
A10	0	E	0	J1	5000	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		

TOTAL- 100025

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 101025

Date: 09/11/2019

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 09th November 2019 by Amita Rai D/O Arjun Rai by profession Others. Status - Executant

J. FEE

Signature/L.T.I. of Presentant

Date:09/11/2019

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Mani Kant' age '41' Sex 'M', 'S/O Jai Mangal Singh', resident of 'Jalilpur, Chausa, Sonpa, Buxar'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 09/11/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 281 on pages on 477 -501, for the year 2019 and stored in CD volume No. CD-42 year 2019 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 09/11/2019

Token No. : 13634 Year : 2019 S.No. : 13329 SCORE Ver.4.1 Deed No . :d No . : 11855

For Square One Associates

Partner

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28/10/2019/1090/68

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR06476176587222R
Certificate Issued Date	:	05-Nov-2019 02:46 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01073157088328 53R
Purchased by	:	SQUARE ONE ASSOCIATES
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SQUARE ONE ASSOCIATES
Stamp Duty Paid By	:	SQUARE ONE ASSOCIATES
Stamp Duty Paid (Rs.)	:	6,04,300(Six Lakh Four Thousand Three Hundred only)
Reg. fee (Rs.)	:	25,025 (Twenty Five Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	6,30,325 (Six Lakh Thirty Thousand Three Hundred And Twenty Five only)

12621

SQUARE ONE ASSOCIATES
Kumar
5/11/2019

Amrita Roy
5/11/19

..... Do not write or type below this line .....

SR 0005145349

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

For Square One Associates

Partner

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INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR06482210100147R
Certificate Issued Date	:	05-Nov-2019 06:52 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL0107319420937175R
Purchased by	:	SQUARE ONE ASSOCIATES
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SQUARE ONE ASSOCIATES
Stamp Duty Paid By	:	SQUARE ONE ASSOCIATES
Stamp Duty Paid (Rs.)	:	0 (Zero)
Reg. fee (Rs.)	:	75,000 (Seventy Five Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	75,000 (Seventy Five Thousand only)

Holding Corporation of India Ltd. PATNA

SQUARE ONE ASSOCIATES
Company
05/11/19
2nd PARTNER

Amrita Roy
5/11/19

Do not write or type below this line

SR 0005145215

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

For Square One Associate.

Mrigank Shekhar

Partner

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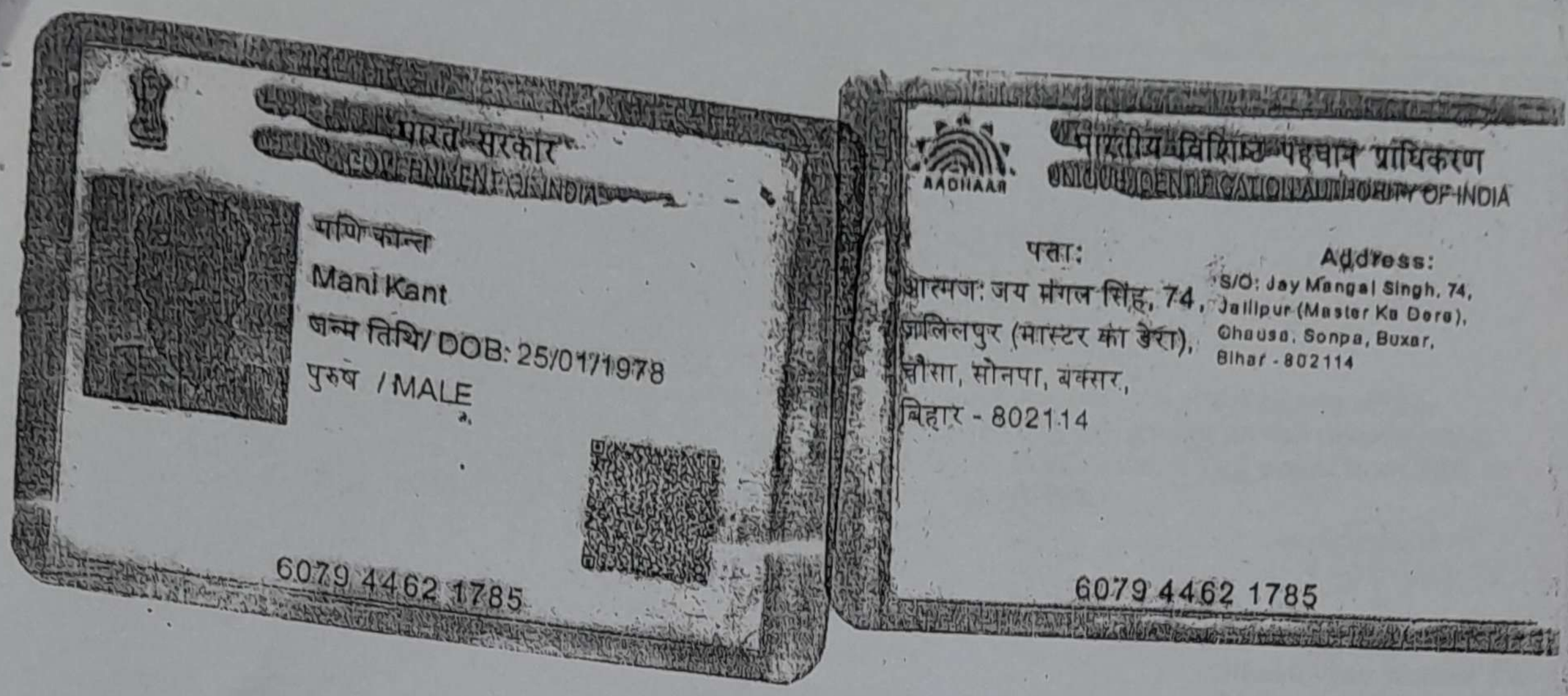

42/1/1

Malkhan

05/11/2019

For Square One Asso

Partn

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Serial No. 2827 Circle:-:Danapur

Book No. :- 1 Deed No. 2700

Serial No. 2827

Deed No. 2700

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

This document was presented for registration on **02/03/2022** by **Amita Rai**
A stamp duty of Rs. **604300/-** and other fees of Rs. **27025/-** 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. **2700** in Book No. **1**, Volume No. **64** on pages from **356** to **368** and has been preserved in total **13** pages in C.D. No. **10** / Year **2022**

Date: 02/03/2022

Token No: 2031 /2022

Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, Patna

DEED OF RECTIFICATION OF DEVELOPMENT AGREEMENT

This Deed of Development Agreement of Rectification is made at Patna on this 18..... Day of February, 2022 of the Christian Era,

For Square One Associates

Mayank Shekhar

Partner

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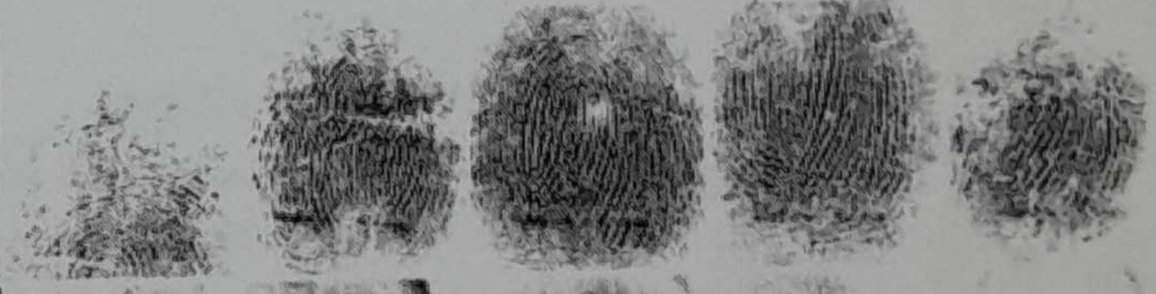
District Registry Office,Patna

Token Number 2031 | Reg. Year 2022 | Serial Number | Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Square Home Associates (Through Director Ajit Kumar)						
Sig.	Ajit Kumar 18/02/2022						
Claimant	Square One Associates (Through- Director Mrigank Shekhar)						
Sig.	Mrigank Shekhar 18/02/2022						
Presented By	Amita Rai						
Sig.	Amita Roy 18/2/22						
Executant	Amita Rai						
Sig.	Amita Roy 18/2/22	N/A	N/A	N/A	N/A	N/A	N/A
Executant	Arpan Dev						
Sig.	Arpan Dev 18/2/22						
Executant	Bharti Kumari						
Sig.	भारती कुमारी 18/2/22						
Executant	Bina Kumari						
Sig.	Bina Kumari 18/2/22						
Executant	Meenu Yadav						
Sig.	Meenu Yadav 18/2/022						



Amrita Roy
18/2/22

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For Square One Associates

Mrigank Shekhar

Partner

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I. NAME AND ADDRESS OF THE LAND OWNERS :-

i. **Mrs Amita Rai** D/o Sri Arjun Rai, B-10, Krishi Nagar, Post- Ashiyana Nagar, PS- Shastri Nagar, Dist – Patna (Bihar).
Pan No- AGIPR0636B **Mob No- 9771450031**

ii. **Mrs Renu Bhaskar** D/o Sri Chandreshwar Prasad Yadav, Sakin- Kashipur (Near Girls High School), Post- Samastipur, PS- Nagar, Dist- Samastipur (Bihar),
Pan No- AMAPB7293C **Mob No- 8135977891**

iii. **Mrs Meenu Yadav** D/o Sri Chandreshwar Prasad Yadav, Sakin- Lane No. 10, Arya Samaj Mandir Road, S.K. Puram, P.O. Danapur Cant, Dist- Patna (Bihar),
Pan No- AAXPY9212H **Mob No- 9403214391**

iv. **Mrs Saraswati Prasad** W/o Sri Deoneshwar Prasad, Sakin – Ramanagar, Post -Suriyahi, PS- Phulparas, Dist – Madhubani (Bihar),
Pan No- ANZPP9917H **Mob No- 8895501766**

v. **Mrs Bina Kumari** D/o- Sri Surendra Prasad Roy, Sakin – Purnendu Nagar, Khoza Imli, Post & PS- Phulbarisharif, Dist – Patna (Bihar),
Pan No- AENPK8812K **Mob No- 9430510335**

vi. **Mrs Seema Kumari** W/o Sri Anand Kumar Agrawal, Sakin- 92, Patliputra Colony, Road no.-1, Post & PS- Patliputra, Dist- Patna, at present 231A, Patliputra Colony, Patna (Bihar), Pin Code- 800013.
Pan No- BTOPK4457K **Mob No- 9771479051**

vii. **Mrs Namrata Kumari** D/o Sri Deonandan Prasad Yadav, Sakin – Gandhi Nagar, Post – Eshopur, PS- Pirpainti, Dist- Bhagalpur (Bihar),
Pan No- BCLPK2881H **Mob No- 8629821832**

viii. **Mrs Meeta Kumari** D/o Sri Birendra Kumar Yadav, Sakin- ITI No.-2/35, Post-BU Campus, PS- Kaji Mohamadpur, Dist – Muzaffarpur, at present - O-26, Ashiana Nagar, Phase - 1, Patna (Bihar), Pin Code -800025.
Pan No- AWGPK7197L **Mob No- 9835401295**

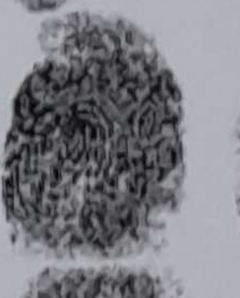
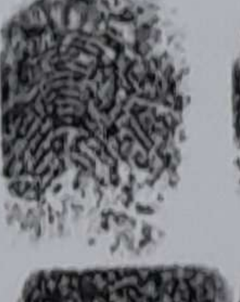
Mrs Sarita Agrawal W/o of Dr. Sudhir Kumar Goyal, Sakin- 1600/1, Barahiyabeer, Civil lines - 2, Post – Sultanpur, PS- Kotwali, Dist- Sultanpur (UP) Pin Code - 228001.
Pan No- ADLPA8472E **Mob No- 9415046024**

For Square One Associates

Partner

District Registry Office,Patna

Token Number 2031 | Reg. Year 2022 | Serial Number | Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Meeta Kumari						
Sig.	Meeta Kumari 18.2.22						
Executant	Namrata Kumari						
Sig.	Namrata Kumari 18.2.22						
Executant	Nand Kishore Sharan						
Sig.	Nandkishoresharan 16/02/2022						
Executant	Ramchanra Roy Yadav		N/A	N/A	N/A	N/A	N/A
Sig.	रामचन्द्र राय यादव						
Executant	Renu Bhaskar						
Sig.	रेणु भास्कर 18/2/22						
Executant	Renu Kumari						
Sig.	Renu Kumari 18/02/2022						
Executant	Saraswati Prasad						
Sig.	सरस्वती प्रसाद 18/2/22						
Executant	Sarita Agrawal						
Sig.	Sarita Agrawal 18/02/22						

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For Square One Associates

Mrigank Shekhar

Partner

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x. **Mrs Bharti Kumari** D/o Late Bhupendra Prasad Yadav, Sakin – Gangapur, PS- Murliganj, Dist- Madhepura (Bihar).
Pan No- BCBPK0102P **Mob No- 9931187990**

xi. **Mrs Renu Kumari** D/o Sri Lagandeo Prasad, Sakin Shivpuri, Post- & PS- Shastrinagar, Dist – Patna (Bihar).
Pan No- ALWPK4543K **Mob No- 8210106778**

xii. **Mrs Arpan Dev** D/o Sri Ramji Prasad, Sakin- 20 BSIDC Colony, Dr Rameshwar Dayal Path, Boring Road, Post & PS- Sri Krishnapuri, Dist – Patna (Bihar), Pin Code - 800013
Pan No- AJUPD8329C **Mob No- 9304670589**

xiii. **Mr Ramchandra Roy Yadav** S/o Late Baldeo Roy, Sakin & Post- Raksa, PS- Karza, Dist- Muzaffarpur, Bihar (Bihar).
Pan No- AGXPY0307P **Mob No- 9199501513**

xiv. **Mr Nand Kishore Sharan** S/o Late Dharmendra Kishore Sharan, Sakin-301, Ramagriham Apartment, Post- BV College, PS- Rupaspur, Dist- Patna (Bihar).
Pan No- ALCPS7286H **Mob No- 9308169402**

By Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNERS"**(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 PARTY.**

II. NAME AND ADDRESS OF THE DEVELOPER:-

Square One Associates Registration No.- 694/2015, a partnership firm having its Registered office C/o Brahmdeo Roy, Dhirachak, P.O. Anisabad, P.S.Gardanibagh, Dist. Patna, Bihar, correspondence address :- at Flat No. 205, Brahmdeo Niwas Apartment, Harnichak, P.O. Anisabad, P.S. Beur, Dist. Patna, Bihar, through its Director **Ajit Kumar** son of Sri Brahmdeo Roy, & **Mrigank Shekhar** son of Late Suresh Prasad Singh, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PARTY.**

Mob. No. 7368801888 **Pan - ACXFS4615A**

For Square One Associates

Mrigank Shekhar

Partner

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District Registry Office,Patna

Token Number 2031 | Reg. Year 2022 | Serial Number | Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Seema Kumari						
Identified By	Bikash Kumar						

Sig. Seema Kumari 18/2/22

Sig. 18/02/2022

प्रमाण दस्तावेज श्री..... पुत्र श्री..... ने निष्पादित किया है। उक्त अभिलेख के च... आँच करने के लिए उनके द्वारा प्रा... अधिनियम (संशोधन सहित) ... की धारा 33, उपधारा 2 के अधीन श्री ..... के नाम कमीशन जारी किया जाता है।

18/02/22

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जिला अवर निबंधक पटना के पत्रांक 385 दिनांक 21.02.2022 एवं जिला अवर निबंधक मुजफ्फरपुर के पत्रांक 366 दिनांक 22.02.2022 के आलोक में कमीशन हुआ एकरार लेने हेतु श्री दिनेश प्रसाद सिंह उच्च वर्गीय लिपिक को निर्देशित किया जाता है।

अवर निबंधक मोतीपुर

22.2.2022

अवर निबंधक
मोतीपुर

For Square One Associates

Mrigank Shekhar

Partner

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III. NATURE OF THE DOCUMENT:-

Rectification of development agreement deed dated 09.11.2019, vide its Deed No. 11855, Book No. 1, Volume No. 281, Page 477 to 501, CD-42/2019, Token No. 13634/2019, Serial No. 13329, which was registered in the office of Patna Sadar.

IV. CONSIDERATION AMOUNT:-

Rs. 3,01,65,000/-(Rupees Three Carore One Lacs sixty Five Thousand) only.

V. DESCRIPTION OF THE PROPERTY:-

All that piece & parcel land measuring 18866.925 square feet equivalent to 43.3125 decimals more or less subject to actual measurement bearing Municipal Survey Thana No- 17, Computer Code - 044, Plot no.- 452, Khata No.-137, Tauzi No.- 5854, situated at Mauza- Sikandarpur, Mohalla- Sikandarpur Modi Plastic, Pargana - Phulwari Sharif, P.S.-Danapur, Anchal-Danapur, Distt-Patna, measuring an area of 13.86 Kattha, within the Municipal corporation area and under the sub-registrar Danapur & Sadar Registry office & Dist. Patna, and bounded as follows:-

Boundary

NORTH: -	**Plot No. - 451**
SOUTH: -	**Plot No. 454, 456 &457**
EAST: -	**Branch Road**
WEST: -	**Plot No. - 458**

RECITAL

WHEREAS by an Indenture of Deed of development agreement deed dated 09.11.2019, vide its Deed No. 11855, Book No. 1, Volume No. 281, Page 477 to 501, CD-42/2019, Token No. 13634/2019, Serial No. 13329, which was registered in the office of Patna Sadar, the party of the First Party in the property mentioned in the Column No. 5 in favour of the Developer-second Party and the said Deed of Development Agreement was registered in the office of the sub-Registrar Sadar Registration Office, Patna.

सभी प्रकार के शोक से मुक्त पाया

For Square One Associates

Mayank Shekhar

आज दिनांक 26-02-2022 को मैं अधरादेणीश्री रामचन्द्र राय
सा० रकसा थाना बरना कि० मुजफ्फरपुर के निवासस्थान
पर पहुँचकर निम्नांकित व्यक्तियों थानाक्षेत्र में पहुँचकर
अंगूठा लगाये। उनकी पहचान श्री विकास कुमार पिता श्री चन्देश्वर
यादव सा० परियाँ थाना पालीगंज कि० पटना को मेरे समक्ष
के अंगूठा लगाये हैं। उक्त श्री रामचन्द्र राय पिता अधरादेण स्वयं
की गई वसीयत अंगूठी से प्रमाणित की है।

दिनेश प्रसाद सिंह
26/2/2022

2 3/Virawal/1/2022





4/Virawal-1/2022



विकास कुमार
पिता- चन्देश्वर यादव
ग्राम- परियाँ
पो- मरवनीलपुर
थाना पालीगंज



प्रमाणित किया जाता है कि उपरोक्त लेखे
अंगूठा छाप वाली 03/2022 में संख्यित कर
ली गई है।

उपरोक्त विवरण से मेरा समाधान हो गया कि
उक्त श्री रामचन्द्र राय यादव
ने
में

2/3/2022
निबंधन पदाधिकारी पटना
2/3/22

निबंधक
मीठापुर
Muzaffarpur

For Square One Associates
Mujank Shekhar
Partner

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