Serial No. 7795 Circle:-:Danapur

Book No. :- 1 Deed No. 7308

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR56569343717540V
Certificate Issued Date	:	04-May-2023 12:48 PM
Account Reference	:	NONACC (CB)/ brtbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRTBSCB0995809865202233V
Purchased by	:	PSVS ENTERPRISES LLP
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	PSVS ENTERPRISES LLP
Stamp Duty Paid By	:	PSVS ENTERPRISES LLP
Stamp Duty Paid (Rs.)	:	4,93,300(Four Lakh Ninety Three Thousand Three Hundred only)
Reg. fee (Rs.)	:	25,125 (Twenty Five Thousand One Hundred 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.)	:	5,19,425 (Five Lakh Ninteen Thousand Four Hundred And Twenty Five only)

Serial No. 7795

Deed No. 7308

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

This document was presented for registration on **06/05/2023** by **Shashank Narayan Singh**
A Stamp Duty of Rs. **493300**/- and other Fees of Rs. **26125**/- has been paid in it.
The document was found admissible. The Names, Photographs, 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. **7308** in Book No. **1**, Volume No. **168** on pages from **246** to **264** and has been preserved in total **19** pages in C.D. No. **26** / Year **2023**

Signature with Date
(**Rishikesh Sahpuri**)
Registering Officer, **Patna**

Date: 06/05/2023

Token No: 7864 /2023

SCANNED BY

06.05.23

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5/6/202

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2. The onus of checking the legitimacy is on the users of the certificate.
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District Registry Office,Patna

Token Number 7864 | Reg. Year 2023 | Serial Number 7795 | Deed Number 7308

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Psvs Enterpries Llp(M. Partner)Sanjay Kumar Singh						
Sig.	06.05.23						
Presented By	Shashank Narayan Singh						
Sig.	6/5/23						
Executant	Shashank Narayan Singh	N/A	N/A	N/A	N/A	N/A	N/A
Sig.	6/5/23						
Identified By	Randhir Kumar						
Sig.	Randhir Kumar 6/5/2023.						

Warning

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DEVELOPMENT AGREEMENT

This deed of Development Agreement is made and executed on this the 06th day of May 2023.

BETWEEN

Sri SHASHANK NARAYAN SINGH, S/o Late Tungeshwar Narain Singh, Resident of Village + P.st – Kundeshar, Tahsil + P.S- Mohammadabad, District – Gazipur, in the State of Uttar Pradesh

PAN : CJJPS4724B **Mobile No.+91 8887689684**

Aadhar No. 7449 5891 6769,

Hereinafter called the Land Owner of the first part, which term shall unless repugnant to the context mean and include their heirs, assignees, representatives, executors, administrator and successor in interest of ONE PART.

PSVS ENTERPRISES LLP
06.05.23. PARTNER

Shashank Narayan Singh
6/5/23

AND

PSVS Enterprises LLP, (PAN: AAXFP0810C) having its registered office at plot no. 86, Gola Road, Opposite Bank of Baroda, Near Petrol Pump, P.S.- Rupaspur, District – Patna, Pin Code- 801503, through its Managing Partner **Mr. Sanjay Kumar Singh**, S/o- Late Ram Narayan Singh, resident of House No. 17, Road No.– 1A, Mohalla- Shivpuri, P.S.- Shastri Nagar, District- Patna, Pin Code- 800023 (Aadhar No. 2761 6119 4402, Mobile No. – 9771412024, (Hereinafter called and referred as **Developer** which expression shallunless excluded by or repugnant to the context be deemed to his assigns, successor in office and representative of the Second Part.)

WHEREAS, the Land owner is seized, own and possess and is entitled to the land situated at Mauza- Jalalpur, now known as Rajdhani Nagar – P.S- Danapur, now P.S.- Rupaspur, District- Patna, bearing Khata No. – 78, Plot No.-86, Total Area- 7 Katha, more fully described in Schedule-I below of this deed.

WHEREAS, Late Baidehi Singh (Mother of First Party) had purchased an area of land measuring – 4 Katha land in survey plot no. – 86, Khata No. 78, Tauzi No. 5519, situated at Mauza- Jalalpur, now known as Rajdhani Nagar – P.S- Danapur, now P.S.- Rupaspur, Thana No.- 22, District- Patna, through a Registered Sale deed dated– 17/04/1985, bearing deed no. 5677, Volume no. 307, Page no.- 52 to 88, Registered at the office of Registrar of Assurance, Calcutta from Smt. Veena Sinha, wife of Dr. Randhir Prasad Sinha, resident of Mokama House, Boring Canal Road, Patna-800001, and after purchasing of the said property, Late Baidehi Singh the mother of Land owner, First party came in possession of said land as absolute owner.

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WHEREAS, Late Baidehi Singh (mother of first party) had purchased an area of land measuring 6Katha 3 Dhur 4 Dhurki, in Survey plot no. 86, under Khata no. 78, Thana No. 22, Situated at MaujaJalalpur now known as Rajdhani Nagar, P.S- Danapur, now P.S- Rupaspur, Distt.- Patna, through a registered deed of sale dated 24.11.1983, bearing Deed no. 11860, Book No. 1, Volume No. 349.

Page No. 178 to 186, Registered at the office of Assurance of Registrar- Calcutta, from Bhupendra Prasad Singh, S/o- Madan Mohan Prasad Singh, resident of Village- Pokhraira, P.O. and P.S.- Samastipur, District-Samastipur, and after purchasing of the said property, the mother of first party came in possession of her purchased land as absolute owner.

WHEREAS,Baidehi Singh died on 18th Sept. 2013 and the First Party Shri Shashank Narayan Singh inherited the property left by her.

WHEREAS,Shri Shashank Narayan Singh applied for mutation of his name bearing mutation case no. 42 (R)/27 of 2019-20 before C.O. Danapur in respect of his inherited land from his mother and the name of Shashank Narayan Singh has been mutated by order dt. 06.10.2019. The first party pays rent to the state of Bihar under duly granted rent receipt.

WHEREAS, the land situated at MauzaJalalpur Thana No. 22, P.S. Danapur, New P.S- Rupaspur District- Patna, bearing Khata No. 78, Plot No.86 was total area 46 Katha 3 Dhur 4 Dhurki purchased under 6 registered sale deeds from its rightful owners in the name of different persons. Shri Prakash Kumar Sinha and his wife Smt. Veena Sinha has purchased an area of 23 Katha of land of Khata No. 78, Plot -86 of MauzaJalalpur, P.S- Danapur, District- Patna and have been coming in possession as owner. Rahul Ranjan and RevantRanjan both sons of Late Ranjan Kumar are the owners of land of khata no.78, Plot no. 86 of maujaJalalpur, P.S. Danapur, district- Patna. The first party Shri Shashank Narayan Singh is the owner of land measuring 10 Katha, 3 Dhur 4 Dhurki of Khata No. 78,Plot No. 86 of MauzaJalalpur, P.S.- Rupaspur,district- Patna.

WHEREAS, there arose a dispute between the owners of land of Khata No. 78, plot no.86 of Mauja- Jalalpur PS- Rupaspur, Distt.-Patna relating to the land of Shri Shashank Narayan Singh. The First Party Shashank Narayan Singh thereafter, filed title suit no. 111 of 2022 in the court of Sub-judge 1, Patna, including all the

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owners of land of Khata No. 78, Plot No. 86 as party in the said suit including PSVS Enterprises LLP as defendant.

WHEREAS, after intervention of the well-wishers of the party i.e. the plaintiff and defendants of T.S No. 111/2022 they settled their dispute outside the court and a compromise petition dated 29/9/2022 was filed by the parties of the said suit i.e. the first party Shri Shashank Narayan Singh and Rahul Ranjan and RewantRanjan, PSVS Enterprises LLP and Shri Prakash Kumar Sinha and his wife Smt. Veena Sinha. The Said compromise was accepted by the court vide order dated 7/11/2022 and the Compromise Petition was made a part of the decree. Now, after compromise the first party Shri Shashank Narayan Singh became the absolute and undisputed owner of the property described in schedule I of this development agreement and has right to execute this development agreement with the developer PSVS Enterprises LLP.

WHEREAS, Rahul Ranjan and RevantRanjanas per compromise in Title Suit no. 111/2022 provided passage from southern part of their land of khata no. 78, Plot no. 86 for the land described in Schedule I for the land of the first party Shashank Narayan Singh measuring 7 Katha having khata no. 78 and plot no. 86.

WHEREAS, the first party being owner of the land described in schedule-1 of this development agreement has right to enter into Development Agreement with the second party. The land owner is interested to get a multi-stored residential cum commercial complex developed over the land described in Schedule 1 of this Development Agreement.

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

(i) That the said property is under their exclusive possession with absolute right, title and interest, free from all encumbrances to transfer land convey the whole or part of the said property, having a fully marketable title thereby.

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(ii) That the owner 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, lease and license permission, rent, possession, charges, inheritance of any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition / requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A (dissolved)/PMC/Nagar ParishadDanapurNizamat, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachment, either before or after judgment and there are no claims, demands, suits, decrees, injunction, orders, notice, petitions or adjudication orders affecting the said property or any part thereof.

(v) That the 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.

(vi) That the land owner shall have no objection if the Second Party, builder / developer takes any land adjoining to the Schedule I of this development agreement and makes construction of the building by amalgamating the said land.

AND WHEREAS, the owner is interested in getting constructed multi-storied residential/commercial flats on the said property and acquire super built-up area in the shape of Shops /residential flats, parking spaces, etc. as consideration for the value of the lands of the said property when conveyed by the owner to the Developers.

(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 owner (hereinafter referred to as the said building) and the owner wanted and agreed to acquire flats, and other super built-up area of the said building as consideration for the part

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of the said property to be conveyed by the owner to the developer or its nominees etc.

(C) As a result of the negotiation between the parties hereto and on the representation and declarations made by the owner as herein recorded, and 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 which is in two blocks.

WHEREAS, the developer has agreed to make construction over the land described in schedule I, of this development agreement. The developer in lieu of making construction over the land described in schedule I of this development agreement shall have share in total construction and likewise the land owner Shri Shashank Narayan Singh in lieu of the land described in schedule 1 of this development agreement shall have separate share. The land owner Shri Shashank Narayan Singh shall be entitled to 42% share in the total construction commercial, residential and parking etc over the land described in schedule I of this development agreement and the developer PSVS Enterprises LLP shall be limited to 58% of the total construction in the commercial / residential / parking area. The land owner Shri Shashank Narayan Singh shall be entitled for 42 % of the total construction of commercial / residential / parking area to be constructed over the land described in schedule I of this development agreement. Likewise the developer PSVS enterprises LLP shall be entitled for 58% in the total construction of commercial / residential / parking area in Schedule below property.

WHEREAS, the first party and the second party agrees that the allotment of commercial / residential / parking area shall be done between them separately after getting the approval of map from the local authority for which separate share distribution paper shall be made.

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NOW THESE PRESENTS WITNESSTH AND IT IS HEREBY AGREED TO BY AND BETWEEN PARTIES HERETO AS FOLLOWS:

1) The aforesaid owner do hereby appoint the aforesaid Developer as the Developer of the said property and grant to the Developer, who hereby accepts from the Owner 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, condition 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 Commercial/Residential 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/ Nagar ParishadDanapurNizamat.

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 owner 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 Owner and other inmates of the building.

5) The name of the proposed multistoried commercial /residential building complex shall **be "3D Apartment" as mutually** agreed upon by all the parties.

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6) That the developer agreed to hand over 42% (Forty Two percent) of the total super-built up area in the commercial / residential and parking space to the land Owner Shri Shashank Narayan Singh in consideration of the cost of land described in Schedule-I 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 Owner with 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 persons, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

7) That Similarly, the developer will retain 58% (Fifty Eight Percent) of the total super built-up area in Schedule below property in the shape of flats 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 Owner and the developer will have absolute right, title and interest over their respective shares of super built-up area.

8) That the certificate of the architect regarding measurement of the super built-up area, built-up area and common service area will be final and binding on both parties.

9) The owner 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.

10) That the builder will develop and construct the proposed building with all amenities therein on and give peaceful vacant possession of the Owner's area to the Owner within **36 months** from the date of sanction of the building plan by PRDA (now dissolved)/PMC/Nagar PrishadDanapurNizamat/Authority

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concerned and as well as permitted by RERA with further grace period of **6 (Six) months** i.e. total **42 months**.

11) 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. The developer will use the standard materials as specified in schedule-II.

12) The owner shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owner shall, if necessary execute all such deeds and documents as may be required by the developer in this regard, However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the Land Owner / Developer.

13) From the date of delivery of possession of Owner's area to the Owner and or its allottees and the Developer andor 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 Owner in this regard.

14) The owner hereby undertake not to sell, dispose of alienate, charge, encumber, sublease or otherwise transfer the said land and 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 .

15) 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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concerned and as well as permitted by RERA with further grace period of **6 (Six) months** i.e. total **42 months.**

11) 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. The developer will use the standard materials as specified in schedule-II.

12) The owner shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owner shall, if necessary execute all such deeds and documents as may be required by the developer in this regard, However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the Land Owner / Developer.

13) From the date of delivery of possession of Owner's area to the Owner and or its allottees and the Developer andor 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 Owner in this regard.

14) The owner hereby undertake not to sell, dispose of alienate, charge, encumber, sublease or otherwise transfer the said land and 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 .

15) 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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16) Similarly the Owner 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.

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

18) **AND WHEREAS** after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any Financial Institutions. After approval by PMC and due compliance of RERA guidelines and Registration with RERA.

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

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

(ii) That if the builder will not construct the Multi-storied building within stipulated period and if the builder has stopped the construction work, then the Builder will pay a compensation amount of Rs. 25,000/- per month up to Twelve months to the land owner. Thereafter if the Builder does not complete the said building the owner shall be entitled to cancel this Agreement and take possession of the properties.

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THE DEVELOPER FURTHER UNDERTAKES:-

A. That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owners' 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 Owner.

B. To indemnify the owner 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 the person whether in the employment or the developer or not while in or upon the said property and during the period of construction or the said building thereon.

C. The owner 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 Patna Regional Development authority/PMC/Nagar ParishadDanapurNizamat shall be distributed between the Owner and developer in the same proportion, as mentioned herein above.

D. The owner will deliver to the developer and/or duly authorized representative, certified copies/photocopies of all original title deeds documents and papers relation to the said property for complete examination of the Owner's title thereof and the Owner agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

E. The developer shall be entitled to retain only photocopies/certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owner 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 Owner/allottees of UNITS.

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F. The construction of the said building will be good quality and the detailed specification is to be attached as 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 Owner and the developers will share the additional area in said ratio i.e. 42% (Forty Two percent) in the residential constructed area to the land owner and 58% (Fifty Eight percent) in the residential constructed area to the Developer.

G. The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building And in due course the unit Owner and their nominee(s) shall become members of such an organization formed by the developer and the unit Owner, their nominees, respective agents, servants. licenses, tenant etc, shall be bounded to abide by the rule and regulation as to be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(H) The nominee/s of the developer shall own and hold possession of the building comprised in the developer's area according to the standard agreement finalized by the developer the Owner and its nominees(s) shall be bound to hold and own possession of the Owner's area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreement.

(I) 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 Owner of any part of the said building will have any exclusive right title and

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interest over the common areas and common facilities except the right of common use.

(J) The Owner agree that if any levy is imposed by Patna Regional development authority/PMC/Nagar ParishadDanapurNizamat 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 owner and the developer (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

(K) The Developer agree that in case any fine or penalty/fee to be imposed on he 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 exclusively by the developers.

(L) That it is agreed that in all transfer/conveyance of land or area. the purchasers(s) transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(M) That the Owner agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owner(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 Owner shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(N) That the entire cost to be incurred for registration of this development agreement shall borne by the developer and the land Owner will have no concern with that.

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(O) 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.

(P) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(Q) That after handing over the possession of the commercial / Residential / Parking Share of the land owner by the developer the land owner shall be liable for the taxes, rents, cess, duties etc in respect of their share such as service tax, Municipal Tax, GST, any other taxes as charged by the Govt. or competent authority.

The Division of commercial, Residential and Parking space will be adjusted with above ratio each parties with mutual consent.

The Builder/Society may use the above terrace for necessary/amenities for the construction/maintenance purpose.

SCHEDULE: I

Description of Land over which construction is to be done.

All that piece and parcel of Land measuring an area of 7 **Katha** equivalent to **21.875** decimals, situated at Mauja-Jalalpur, Rajdhani Nagar, P.S.: Danapur now PS: Rupaspur, Dist : Patna Sub Registry office- Danapur, Sadar Registry office- Patna, bearing Thana No. 22, Khata No. 78, Survey Plot No. 86, within the jurisdiction of PRDA (now dissolved) / Nagar ParishadDanapurNizamat, and is bounded as follows:

BOUNDARY

North : ManjuVatika Apartment Block - C
South : Shri Prakash Kumar Sinha
East : Road (Passage) through southern part of Plot no. 86 of Rahul Ranjan and Revant Ranjan
West :Amola Pathak, Sulabh International & others.

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Total value Rs. 2,46,65,000/-(Rupees-Two Crore Forty six lakh Sixty Five Thousand) only

Schedule – II

1.	BUILDING	:	Earth Quake Resistance.
2.	FOUNDATION	:	RCC frame / PEB structure with brick work in cement mortar as per design and specification of Architects/Structural Consultants.
3.	DOOR	:	32 mm thick ISI mark flush door with stopper, lock and latch all complete.
4.	WINDOWS	:	Aluminium shutter window fittings with 04 mm plain glass.
5.	FLOORING	:	Vitrified tiles flooring (24" x 24" size) flooring along with skirting in all area of flats.
6.	KITCHEN	:	a) Flooring vitrified tiles. b) Working platform-granite slab. c) Sink : stainless steel sink with ISI mark fittings. d) Aqua Guard point . e) Geyser point provision for hot water supply. f) Provision for exhaust fan/fresh air fan point to be provided. g. Power point at suitable location.
7.	BATHROOM/TOILET		a) Flooring -Antiskid ceramic tiles. b) Walls – Ceramic tiles up to 7 feet height in toilet and kitchen.. c) Sanitary-white glazed vitreous sanitary ware of ISI mark (Hindware/Parryware or equivalent) d) Ceramic cistern in matching colour. e) Washing Machine point provisions. f) Geyser point provision with suitable electrical connection.
8.	ELECTRICAL WORK:		a) All internal wiring in concealed conduits with copper wires of ISI Marks. b) All electrical modular switches and accessories of ISI mark.
9.	T.V. & TELEPHONE	:	One T.V. point and one telephone plug pin provided in the Drawing / Dining room and in all bed rooms.

PSVS ENTERPRISES LLP
PARTNER
06.05.2023

10. CABLE	:	Cable point to be provided in the Drawing, Dining and in all bed rooms.
11. INTERNAL WALLS	:	Preparation of wall and ceiling surface with wall putty.
12. EXTERNAL WALLS	:	All external walls shall be covered with putty and 02 coats of branded all weather coat paint.
13. BORE HOLES	:	Boring and Tube well of adequate capacity CROMPTON/KSB pump connected to adequate capacity underground/overhead storage tank for uninterrupted water supply to all flats.
14. LIFT	:	OTIS / Equivalent with 6 persons capacity.
15. INTERCOM	:	Intercom facility provided in each flats with central console at Security Guard station.

IN WITNESS WHEREOF, the parties have executed this deed of Development agreement on the date month and year first mentioned above it.

Witnesses

1. Randhir Kumar
S/o Harinandan Singh
Chandhan Bela,
Sarthak bodakeva
Jalalampur, Patna-
6/5/2023

6/5/23
Signature of the Land Owner

2. Harshvardhan Singh
S/o Shashank Narayan Singh
Vill+Post- Kundesar
P.S. Bharuali Kol
Dist. Ghazipur. U.P
06/05/2023

PSVS ENTERPRISES LL..
06.05.23 PARTNER
Signature of the Developer

जिला उपनिबंधक पटना

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. 493300/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 519425/-

Registration Fee

FEE PAID										
	A1	19100	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	1000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	25125

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26125

Registering Officer
Patna

Date: 06/05/2023

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 06th May 2023 by Shashank Narayan Singh S/O Late Tungeshwar Narain Singh by profession Others. Status - Executant

6/5/23

Signature/L.T.I. of Presentant **Date:06/05/2023**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Randhir Kumar' age '43' Sex 'M', 'Hari Nandan Singh', resident of 'Chandpur Bela Bara Kuan Ke South Jakkanpur, Patna-800001'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 06/05/2023

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 168 on pages on 246 -264, for the year 2023 and stored in CD volume No. CD-26 year 2023 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 06/05/2023

Token No. : 7864 Year : 2023 S.No. : 7795 SCORE Ver.4.1 Deed No . :d No . : 7308

5/6/2023