



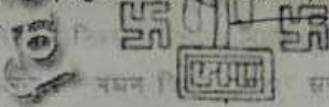
Govt. of Bihar
District Registry Office, Patna
Summary of Endorsement

This document was presented for registration on **21/03/2016** by **Sudha Singh (Attorney)**

A stamp duty of Rs. **691700/-** and other fees of Rs. **21600/-** 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. **3773** in Book No. **1**, Volume No. **89** on pages from **246** to **267** and has been preserved in total **22** pages in C.D. No. **13** / Year **2016**



Signature with Date
(Prashant Kumar)

Date: 21/03/2016

Token No-4289/2016

Registering Officer, Patna

DEVELOPMENT AGREEMENT

This development agreement is made and entered into at Patna on this the 21....th day...MARCH 2016 of the Christian Era.



SKYLARK CONSTRUCTION
Ranjan Kumar Mishra

PATNA

Sudha Singh
21.3.16
Ranjan Kumar Mishra
21.3.16

7289/16

89
21/3

District Registry Office, Patna

Deed Number 3773

Token Number 4289

Reg. Year 2016

Serial Number 4126

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Ranjan Kumar Mertlia (Partner) Ranjan Kumar Mertlia						
g. Birendra Kumar Sharma	Birendra Kumar Sharma 21-3-16						
g. Mukul Kumar Sharma	Mukul Kumar Sharma 21/3/16						
g. Shailendra Kumar Singh (Pri)	Shailendra Kumar Singh (Pri)						
g. Sudha Singh (Attorney)	Sudha Singh 21-3-16						
g. Sudha Singh (Attorney)	Sudha Singh (Attorney)						
g. Ganesh Sribastava	Ganesh Sribastava 21/3/16						



Sudha Singh
21-3-16

IN BETWEEN

- 1) Mr. Shailendra Kumar Singh, S/o Late Bhagwati Charan Sharma, through its constituted attorney smt. Sudha Singh, D/o Late Ramgovind Singh and W/o Sri Shailendra Kumar Singh S/o Late Bhagwati Charan Sharma R/o Rampratap Bhawan, North Mandiri, P. S. - Buddha Colony. Dist. - Patna, vide registered power of attorney dated 04. 02. 2016 deed n. 92, book no. -4, volume no. -3, on pages from 114 to 122, token no. - 2247/2016, which has been preserved in CD no. - 1/year 2016.
- 2) Mr. Birendra Kumar Sharma, S/o Late Bhagwati Charan Sharma;
- 3) Mr. Mukul Kumar Sharma, S/o Late Bhagwati Charan Sharma, Residents of Village - Kutubpur Dumri, P.O - Ismailpur, P.S - Hajipur, District - Vaishali, at present resident of Mohala North Mandiri (Pratap Bhawan), P.O - G.P.O, P.S - Budha Colony, town & District - Patna, by profession Service, hereinafter jointly referred to as "the Landowners" which expression, unless repugnant to the context or meaning thereof, shall mean and include their administrators, executors, legal representatives, successors-in - interest and/or nominee (s) of the **FIRST PART**

AND

M/s Skylark Construction, a partnership firm, having its office at Ground Floor, Vasudeo City, Opp. Raj Hansh Guest House, Beni Babu Ka Bagicha, Rajendra Path, Patna, represented through its proprietor, Sri Ranjan Kumar Mertia Son of Sri Kailash Chand, Resident of A- 52, Narmada Apartment, Exhibition Road, P.S.- Gandhi Maidan, Ton and District - Patna, hereinafter referred to as "**The Developer**" which expression, unless repugnant to the context or meaning thereof, shall mean and include its heirs, administrators, executors, legal representatives, successors- in - interest and /or nominee (s) of the **SECOND PART**.

Whereas Mr. Shailendra Kumar Singh, the first Part, is the absolute owners and seized and possessed of a piece of land measuring an area of 3(Three) Kathas equivalent to 4083.75 sq.ft., lying and situated at Mauza - Duzra Under P.S - budha Colony in the town & District of Patna, bearing Cadastral Survey Plot no. 806, 809 appertaining to Khata No. 73,43 more fully described in the 'Schedule A of Property' hereunder written, hereinafter referred to as "the said land"

And whereas Mr. Birendra Kumar Sharma, Mr. Mukul Kumar Sharma and Mr. Shailendra Kumar Singh of the first part are jointly the absolute owners and seized and possessed of a piece of land measuring 5.5 (Five point five) kathas equivalent to 7486.875 sq. ft lying and situated at

Mukul is Son of
21-3-16
Sudha Singh
21-3-16
Ranjan Kumar Mertia's
21/3/16 Partner
Birendra Kumar Sharma
21-3-16



Mauza - Dujra, P.S. - Buddha colony in the town and District of Patna, bearing cadastral survey plot no _____ more fully described in "Schedule B of Property" hereunder written, hereafter referred to as "the said land"

And whereas the name of the landowners stand mutated in the records maintained with the Circle Office, Patna Sadar in respect of the said Land and annual land revenue receipt is being issued in their names.

And whereas it is Further Represented and Declared by the Landowners first party:-

1. That the said land is under their exclusive possession with absolute right title and interest, capable of being transferred and conveyed in whole or in part, having a fully marketable title thereby.
2. That the Landowners has not created any encumbrance on the said land or any part thereof by way of sale, exchange, gift, mortgage, lease, trust, assessment, lien, license, permission, rent, possession, charges or in any other manner whatsoever.
3. That no notice or notification for acquisition/requisition under any of the state of the past or presently enforce, have been served upon the Landowners by the Patna Regional Development (now dissolved) / Patna Municipal Corporation, Income Tax Department or any other Government Authority for acquisition or requisition of the said land or any part thereof.
4. That apart from the Landowners none else is entitled to have any share, right title and/or interest in the said land or in any part thereof.

And whereas the landowners of the First Part are desirous of raising the scheduled property for the development and construction of a multistoried residential building complex over there through a developer of repute who would develop and construct a residential building complex at his / its own cost and allot and give to them a share of flats & a car parking space etc. as consideration for the value of a share in the said land so given by the Landowners to the Developer"

And whereas the aforesaid Developer of the Second Part offered to develop and construct at his own cost a residential building complex (hereinafter referred to as "the said Building") on the said land and the aforesaid Landowners agreed to accept and acquire flats and car

Ranjana Kumar Verma's
21/3/16
Sudha Singh
21-3-16
Mukul Chandra
21-3-16
Bijendra Kumar Sharma
21-3-16

38. That the Developer shall, at his own cost, deliver the flat of the share of Mr. Birendra Kumar Sharma to him by in terms of the present agreement after fully decorating the same according to the specification provided by him.

39. That in case of any dispute arising between the parties relating to this development agreement, the same shall be settled by reference to the dispute or provision of the Arbitration Act 1996, as amended from time to time, or by the appropriate Court of Law having jurisdiction.

40. Under no circumstances, the developers shall be entitled to raise loan on the security of landowner's land specified in schedule-A and schedule-B or to mortgage any part of this land to any bank or financial institution until the construction of the proposed multistoried building complex is complete in all respect and the landowner's flats and parking spaces are delivered to them.

Schedule- 'A' of Property

(Description of Property under this Agreement)

Piece and parcel of land under title of Sri Shailendra Kumar Singh, measuring an area of 4083.75 square feet equivalent to 3 (Three) Katha, lying and situated at Mauza, - Duzra Under P.S. - Budha Colony in the Town & Dist. of Patna, bearing Cadastral Survey Plot No - 806, 809 appertaining to Khata No - 73,43 within Revenue Survey Thana No -04, Tauzi No -5225v within Revenue Tauzi No - 14845, within the limits of Patna Municipal Corporation, within the jurisdiction of Sub & Sadar Registry of Patna (Zone - B-3 Thana Code - 244) and bounded as follows:-

North:- Road in Plot no 806 from Nala to Plot of G.B.H. Site 806/809.

South:- Rameshwar Pd. & Ramchandra Prasad Singh in Plot No - 806

East:- Bhagwati Charan Sharma and Radha Kant Sharma.

West:- In Plot No - 806 & 809 purchaser - Baijnath Singh.

English
21.3.16

Singh
21.3.16

Ranjan Kumar Singh
21/3/16

Birendra Kumar Sharma
21.3.16

21/3/16

Mudir Singh
21/3/16

Endorsement of Certificate of Admissibility

Stamp duty paid under Indian Stamp Act Rs. 691700/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 713300/-

Registration Fee

FEE PAID	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	0	K1c	0	Mb	0
	A10	0	E	1000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		0
	TOTAL-									21000

LLR + Proc Fee	Service Charge
LLR 0	
Proc. Fee 0	600
Total 0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21600

Date: 21/03/2016

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 21st March 2016 by Sudha Singh (Attorney) D/O Late Ramgovind Singh by profession Others. Status - Executant

Sudha Singh
Signature/L.T.I. of Presentant

Date: 21/03/2016

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ganesh Sribastava' age '27' Sex 'M', 'Sri Lallu Lal', resident of 'Sonmaj, Dhanarua, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 21/03/2016

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 89 on pages on 246 -267 , for the year 2016 and stored in CD volume No. CD-13 year 2016 .The document no. is printed on the Front Page of the document.

Date : 21/03/2016

Deed No. : 4289

Year : 2016

S.No.

4126

SCORE Ver.4.0

Registering Officer
Patna

Deed No. : 3773



17. That the developer agrees to construct the building complex of landowners portion on a priority basis and give to the Landowners their share within a period of 3 years from the date of sanction of the Building plan by the PMC or plot handover (whichever is later) with a grace period of 1 year subject to force major and such happenings as are beyond the control of the developer e.g. fire, tempest, accident, strike, lock out, earthquake, exceptionally inclement weather and /or any other Acts of God if the developer fails to do so and hand over the possession of the Landowners area with common facilities within the period stipulated above, the developer shall be liable to pay damages @ Rs. 5/- per sq.ft of allocable area per month. If the Landowners area along with common facilities within one year next i.e. even upon lapse of 5 years period from the date of sanction of plan by the local authorities, without any legal excuse, the Landowners shall have unfettered right to terminate the agreement unilaterally and resume possession of the land, along with building raised so far as well as building materials and equipments whatsoever found or dumped over the said land and the developer shall have no grievance.

18. That there happens to be a mobile tower installed on the Landlords land on the basis of lease agreement which will expire after 9 years. The Developers agree to assist the Landlord in premature removal of the said tower and negotiate with the mobile phone company on behalf of the landlord. The Landlord will pay maximum of one lakh rupee towards the relocation of the cell tower and any expense in excess of one lakh rupees will be paid by the Developer.

19. That the parties to this agreement shall have no objection in signing any necessary paper(s) required for obtaining approval of the PMC and /or from any other authority or body. However, all fees, charges, costs and expenses relating to such approval/sanctions. Shall be borne by the Developer.

20. That the Landowners will, after the execution of this agreement. Allow every facility to the Developer, his staff, engineers, architects and workers etc, to enter upon the said land to enable the Developer to carry out the Various development works as stipulated in this agreement.

21. That this agreement shall not even be deemed to constitute a partnership of any sort between the parties hereto.

SKYLARK
Ranjan Kumar Debis
21/3/16

Pattaer

21.3.16
Anshu Mukherjee

21.3.16
Sudhakar

21.3.16
Bijendra K. S. & Co.

parking spaces etc in "the said building" as consideration for the value of a share in "the said Land" being conveyed by the Landowners to the Developer or its nominee/s including a cooperative housing society, firm, association of person, a body corporate etc.,

And whereas on account of negotiations between the parties hereto and upon representations and declarations made by the parties, a Development Agreement is entered into between the parties hereto upon the terms and conditions hereinafter appearing.

NOW THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. That the terms of this agreement become enforceable with immediate effect and shall remain enforceable till discharge of this agreement by performance and for all acts, deeds or things done in pursuant to the terms and conditions of this agreement.
2. That all the Landownerstogether appoint the aforesaid developer as the Developer of "the said Land" and grant to the developer, who has accepted from them, the said Land, described in the Schedule of Property hereunder written, in the manner and on the terms and conditions and stipulations hereinafter mentioned.
3. That the Developer and the Landowners have irrevocably agreed that the Developer will construct entirely at its own cost, without any pecuniary contribution from the landowners, the said building complex as per plan mutually agreed upon by the developer and the Landowners and as sanctioned by the Patna Municipal Corporation or any other authority competent in said regard for "the said Land" and the said building complex may be distributed over several floors of one or more than one block.
4. That it has been mutually agreed upon between the parties that the Developer would construct a multistoried building complex upon the said piece of land as per plan and specification annexed hereto and subject to approval of the map by the sanctioning authority and adherence to the law, rules and regulation applicable in the said regard which shall be binding upon both the parties

That the aforesaid Developer has agreed to construct at its own cost the said multistoried building complex on the said Land of the

SKYLARK CONSTRUCTION

Ranjana Kumar Debis

Partner

Sudha

21.3.16

Singh Murali Prasad

21.3.16

Biswanath Singh

21.3.16

Schedule - 'B' of Property

(Description of Property under this Agreement)

Piece and parcel of land under joint title of Sri Shailendra Kumar Singh, Sri Birendra Kumar Sharma, & Sri Mukul Kumar Sharma measuring an area of 7486.875 square feet equivalent to 5.5 (Five Point Five) Katha, lying and situated at Mauza - Duzra Under P.S. - Budha Colony in the Town & Dist. of Patna, bearing Cadastral Survey Plot N - 806, 809 appertaining to Khata No - 73,43 within Revenue Survey Thana No -04, Tauzi No -5225 within Revenue Tauzi No - 14845, within the limits of Patna Municipal Corporation, within the jurisdiction of Sub & Sadar Registry of Patna (Zone - 03 Thana Code - 244) and bounded as follows:-

North :- Ram Iswar Prasad

South :- Rameshwar Pd. & Ramchandra Prasad Singh un Plot No - 806

East :- Nala Pakka Corporation

West :- Sri Shailendra Kumar Singh

Total Area Sch A+B = 9.375 + 17.187 = 26.562
13,00,000/26.562 = 6,89,012
Schedule - 'C' Mukul 18 Share 2/18/16

(Flats and parking space Distribution)

(Ref.- attached plan)

Landowners share: -

- Ground Floor
- Flats on second floor
- Flats on forth floor
- Flats on sixth floor

Developers share: -

- First floor
- Flats on third floor

SKYLARK CONSTRUCTION

Ranjan Kumar Verma
2/13/16 Partner

Suekha Singh Mukul 18 Share
2/13/16

Rishabh Kumar Singh
2/13/16

Biscuit Factory. Green.
21-3-16

22. That the landowners hereby from the date of this agreement grant exclusive license to the developer to enter upon the said land and to take up and proceed with the development, planning and construction of the said building in terms of this agreement. The license granted to the developer by the landowner shall be a license as contemplated under section 60(b) of the Indian Easement Act, 1982.
23. That it is further agreed that any alternation or revision of the aforesaid plan within the parameters of the Patna Municipal Laws/any other municipal laws, which may become necessary, shall be notified by the Developer to the Landowners. All expenses associated with the alterations/revisions will be paid by the Developers.
24. That the Landowner as well as the Developer shall have unfettered right to enter into agreement to sell or otherwise allot flats, parking spaces and other tenement of his area in the said building whenever required.
25. That for the purpose aforesaid and for purpose ancillary and incidental thereto, the landowners have appointed, constituted and nominated the Developer, their lawful and authorized "Attorney" to do and execute all or any of the following acts, deeds, and/or things in their name and /or on their behalf. All expenses incurred in executing item I to XIV listed below will be paid by the Developers:-
- I. To carry out, comply with and do every act, deed and thing as may be required under the terms of this development agreement.
 - II. To make and prepare and /or cause to be made all such plans, estimates, specifications and designs and/or any alteration /modification of the said plans, designs or specification as may be necessary and advisable for the purpose of construction of multistoried building complex on the said land, for obtaining approval and/or sanction of the PMC and/ or Local bodies, Town Planning Authority and to engage the services of any Architects, contractor, Engineer and other persons or party and to sign all or any of such contract of such engagements as may be necessary.

27. That in case there be any defect in title of the landowners or there be any liability or any encumbrance which might be cured and discharged then in such event the developer shall be entitled to have such defect cured and/or liability cleaned for and on behalf of the landowners.
28. That all outgoings including municipal taxes and other charges in respect of the said land shall be borne and paid by the landowners till the date of handing over the vacant possession of the said land.
29. That after delivery of possession of the Landowner's area to them free from all encumbrance, all outgoings in respect of the said land and the said building thereon shall be borne and paid by the Landowners and the developer and/ or their nominees proportionately to their respective shares in the total built-up area.
30. The developer shall create an association for the maintenance of this building complex. In this association, each flat owner gets votes equal to the number of flats they own regardless of the sizes of the flats. All decisions of this association will be made by majority vote. This association will maintain a bank account and withdrawal from this bank account can only be made when the president, vice president and treasurer of this association sign the check.

The developer before giving occupancy to the flat owners of the share of either party, shall collect Rupees 100 per sqft (or any amount as mutually decided upon) and deposit this amount in the Association's Bank account. Interest earned in this bank account will be used for building maintenance like exterior of the building complex, roof, the common areas (parking spaces, boundary wall, staircase, lift, water tank, septic tank, etc.), front gate, guard's pay, common electric bill, etc.

Maintenance of the interior of the flats is responsibility of each flat owner. Which items will be paid from the maintenance fund will be decided by the majority vote of the association members.

If a major repair needs to be made to the building exterior, roof or common area that cannot be covered by the money in the association's bank account then the association has the right to levy special assessment against per sq ft. The special assessment charge will be due within 3 months of the notice and if it is not paid by the due date then 10% annual percentage rate will be added to the special assessment. If the special assessment is not paid

High Mumbai 118 at
21.3.16

Sudhe
21.3.16

Times Media
21/3/16

Ranjan

Priyanka
21.3.16

- III. To sign plans etc. for including correction/endorsement thereof, if any, for getting the same approved by the Patna Municipal Corporation and / or any other Authority and swear affidavit and file undertaking and/ or other papers/ documents as may be required by the Patna Municipal Corporation and/ or any other Authority for sanctioning the said plan and/ or other Authority for sanctioning the said plan and/ or condoning deviations, if any, from the sanctioned plans and /or for making representation for sanction of extra built-up space due to relaxation in the building Bye- laws or due to any other reasons and/ or against repayment of extra or penal fee etc.
- IV. To apply for and to obtain sanction or revision of plan prepared with alteration, addition and modification and also to apply for and to obtain the occupation certificate and/ or completion certificate in respect of the building constructed or to be constructed on the said land.
- V. For any of the purposes mentioned hereinabove, to sign all applications, papers, undertakings, terms and conditions etc. as may, from time to time be advisable and required.
- VI. To commence, carry out and complete and /or cause to be commenced carried out and completed construction work on the said land in accordance with the sanctioned plans and specification and/ or with deviation as may be advised by the architects.
- VII. To deal with and carry on correspondence on behalf of the landowners with all concerned Central and/ or state Government authorities and bodies and Patna Municipal Corporation in connection with or relating to the construction on the said Land.
- VIII. To appear on behalf of and represent the landowners before any concerned authority or party as may be necessary or advisable for or in connection with the development of the said land and to make agreement and arrive at such arrangement as the said attorney likes.

SKYLARK CONSTRUCTION

times New
21/3/16

Ranjan

Partner

Singh Mukherjee
21.3.16

Singh
21.3.16

Biswadev Dasgupta
21.3.16

Landowners and has also agreed to give 50% of the total built-up area in the shape of flats and reserved car parking spaces in the said building, all as per schedule 'C' to the landowners, hereinafter referred to as "the Landowner's area".

6. That the Landowners shall be entitled to retain undivided proportionate share i.e. 50% share in the said land.
7. That in consideration for value of 50% of the total built-up area to be given by the Developer to the Landowners in the shape of flats and reserved car parking spaces, the Landowners hereby conveys/transfers to the Developer 50% of the undivided share in the said land.
8. Proposed construction plan has been prepared by an architect "M/s Bharti Architects and Design Consultants" and presented by the developers to the landowners at the time of executing this agreement and is attached herewith. The landowners have selected their share of flats and car parking space as per schedule hereinafter called landowners area..
9. That presently the aforesaid land of the landowners is occupied with various existing structures and therefore the attached plan could be tentative and subject to alteration in shape and size based upon actual site measurements which will be carried out removal of existing structure and handing over of the land by landowners.
10. That the Developer shall be entitled to retain 50% share of the total built-up area in the shape of flats and reserved car parking spaces as per schedule C in the said building to be constructed on the said land by the Developer, hereinafter referred to as "the Developer's area"
11. That it is hereby agreed that conveyance of 50% of the land area aforementioned by the Landowners to the Developer shall form or deemed to form always an adequate consideration for delivery of possession of 50% of the total built up area and car parking space, in finished condition as per the enclosed specifications, by the Developer to the Landowners.

12. That, if ever it is possible to construct any additional area on the said piece of land due to revised construction plan sanctioned by the Patna Municipal Corporation or any other authority competent

SKYLARK CONSTRUCTION

Ranjan Kumar Verma
21/3/16 Partner

Sudha Singh Mukherjee
21.3.16
Biswajit Karthikeyan
21.3.16

in the said regard, the said additional construction shall also be shared between the Landowners and the Developer in the same ratio i.e. 50:50.

13. That as per the provision contained in the Bihar Apartment Ownership Act, 2006, after completion of the project, the Landowners and their heirs/successors and /or nominees shall solely and exclusively be entitled to the Landowners area and they will have absolute right, title and interest over their area and will be fully entitled to transfer, convey, grant and otherwise alienate their interest in any manner either by way of sale, gift, exchange or mortgage etc, as deemed fit by them to any person (s), association of persons, Firm, body corporate, co- operative societies, government agencies etc. on such terms and conditions as may be decided by the Landowners or any person claiming through or under them.
14. That similarly, after completion of the owners share in the project the Developer and/or his nominees shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and shall be fully entitled to transfer, convey, grant or otherwise alienate to any person (s), association of persons, firm, body corporate, co-operative societies as may be decided by the developer or his nominees (s) or any person claiming through or under him by way of sale, gift, exchange and mortgage etc.
15. That there happens to be a tenement on the said land in which one of the landowners, Mr. Birendra Kumar Sharma, resides with his family members. Immediately before commencement of the demolition process of the existing structure, the Developer shall provide at his own expense, a three Bedroom flat to Mr. Birendra Kumar Sharma, by way of alternative accommodation which shall continue until delivery of possession of his share in the proposed building complex.
16. That within 2 months from the execution of this development agreement the Landowners to hand over and the Developer agrees to take over the vacant, peaceful and unencumbered possession of the said land for the purpose of implementation of the terms of this agreement.

SKY LARK CONSTRUCTION
Ranjana Kumar Verma
21/3/16
Partner
Birendra Kumar Sharma
21/3/16
Partner

- Flats on fifth floor
- ~~Flats on seventh floor~~

Both the lifts will have provision to open on all floors.

However, Gr. Floor entrance lobby, common passage and the drive way will be under common use by all the occupants.

The parkings allotted to both the parties shall be in equal proportions. If any shortage of space found by the either parties, the same shall be compensated from the space of another party.

IN WITNESS WHEREOF THE PARTIES HERETO
HAVE EXECUTED THIS DEVELOPMENT AGREEMENT
ON THE DAY, MONTH AND YEAR FIRST ABOVE
WRITTEN BEFORE WITNESSES HEREIN MENTIONED

Witness:

THE FIRST PART

Sudha Singh

1. (Sri Shailendra Singh) 21.3.16
PAN NO. EKNPS7422C

Through its constituted attorney
Smt. Shudha Singh

Birendra Kumar Sharma

2. Birendra Kumar Sharma 21.3.16
PAN NO. ACEPS3111L

3. Mukul Kumar Sharma
PAN NO. AKLIPS2766D

SKYLARK CONSTRUCTION
THE SECOND PART

Ranjan Kumar Mertia 21.3.16
Partner
Sri Ranjan Kumar Mertia
PAN NO.
(Partner)
(For Skylark Construction)



IX. To demolish and remove the existing structure on the said land and to display its own signboard over the said land and in order to mobilize funds from its prospective buyers, publish and advertise the proposal of housing Scheme in its own name ~~as the Developer/Builder~~ by means of paper publication or through any other means and to book and allot and enter in to agreement to sell in respect of developer's share in the land and building.

X. To sign agreement to sell to its allottees on such terms and conditions as he may deem fit and proper and to receive and appropriate all money whether received on account of such allotment as member contribution or as loans from the financial institution. ~~sale of the Developers portion~~ will not be final until the construction is complete and the Landowners are given possession of their 50% share.

XI. To sell, mortgage, insure, gift or otherwise transfer in any manner, after completion of entire project in all respect and delivery of possession of the Landowners share to them, the entire construction relating to developer's share as also proportionate share in land to anyone as may be desired by the developer.

XII. To do in general ~~all or any~~ of the acts, deeds or things ancillary and incidental to the construction and management of the multistoried building complex.

XIII. The land owners hereby declare that all acts, deeds or things lawfully done by their attorney within the ambit of the power delegated to him herein shall be construed to be acts, deeds and things done by them and on their behalf which they undertake to ratify.

26. That the landowners will deliver to the developer and /or its duly authorized attorney certified copies/photocopies of all original title deeds/documents ~~and papers relating to~~ the said property for complete examination of the owners title and to answer and/or to comply with all reasonable requisition that may be made by the developer and /or its attorney in this regard to establish a marketable title to the said land.

Amal Mukherjee
21.3.16

Sudhakar
21.3.16

SKYLARK CONSTRUCTION
Ramesh Verma
21/3/16 Partner
Ranjan

Biswajit Kumar
21.3.16

GENERAL SPECIFICATION

- Structures** : R.C.C frame structure with brick walls in cement mortar As per design and specification of structural consultants.
- Wall Finishes Internal** : All internal walls will be plastered and then a coat of P.O.P. finish.
- External** : Exquisitely designed classical exteriors finished with Weather coat paint
- Flooring** : Standard quality Marble / Vitrified
- Kitchen** : Granite worktop and 2 ft. high glazed tiles in the Dado.
- Chaukhat** : RCC
- Doors** : Factory made flush doors with one side laminated skin and another side painted with two coats of synthetic Enamel paint over a coat of wood primer.
- Windows**: Wooden/Aluminium windows with glass panels.
- Toilets Wall** : Glazed tiles up to lintel level
- Sanitarywares**: Vitreous White colour WC and Washbasin of peryware/Equivalent and white colour PVC cistern.
- Fittings** : Cold & Hot water supply system in C P fittings of Marks / equivalent.
- Electrical**: All electrical wirings in concealed conduits with copper Wires of havells and Convenient provision and distribution of light and power plugs.
*Single / three phase connection as per customers Requirements.

SKYLARK CONSTRUCTION,

Ranjan Kumar Sen's Partner

21/3/16

Biswajit Das, Charan Suddhe Singh, Munir Khan.
21/3/16
21/3/16