Serial No. :- 14197 Deed No. :- 13347

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

This document was presented for registration on **04/08/2025** by **Kumud Pandey**. A Stamp Duty of **Rs. 351480/-**, Registration Fee of **Rs. 25025/-** and other Fees of **Rs. 500/-** have 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.

This document has been registered as Deed No. **13347** in Book No. **1** Volume No. **356** on pages from **216** to **235** and has been preserved in total **18** page in database.

Signature with Date
Ravi Ranjan
Registering officer, **Patna**

Date : **04/08/2025** Application No. : **250501029304**

दस्तावेज की जाँच किया एव दस्तावेज में अंकित वर्णित सम्पत्ति के सम्बन्ध सही पाया। 4/8/25 सहायक निबंधक (पटना सिटी) प्रेम कुमार महाराज)

SCANNED BY

(Development Agreement)

This Development Agreement executed and entered into on this 04 Day of August Month & **2025 Year.**

BETWEEN

NAME AND ADDRESS OF THE VENDOR/LANDOWNER:-

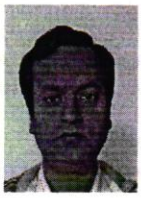
SMT. KUMUD PANDEY aged about 83 years, Wife of Late Diwakar Pandey, **Present Residing at** C-4, Mitra Mandal Colony, Saket Vihar, Anisabad, District -Patna, Pin-800002 **and Permanent** Village-Reotipur, Thana-Suhwal, District-Gazipur, Uttar Pradesh, and Indian National, hereinafter called and/or referred to as the "owners" which expression shall unless to be repugnant to the context or meaning thereof mean and include his heirs, Administrators, Executors, legal representatives/ and / or successor and successors in interest-and-assigns-etc., herein after called and or referred to as the Landowner of the **FIRST PART.**

Aadhar No. 3477 8378 5285. **PAN No.**ATLPP2309K. **Mobile No.**891066682.

BALAJI ENGICON PVT. LTD. Director 04-08-25

District Registry Office, Patna (2800)

Application No	250501029304	Registration year	2025	Serial No	14197	Deed No	13347

Details Captured By Office							Details from UIDAI (if Consent Yes)	
Party Details	Photo	Thumb	Index	Middle	Ring	Little	Aadhaar Photo	eKYC Detail
Party Type : Executant **Name :** Kumud Pandey **Sign &** **Date** 04-08-25								**Name :** Kumud Pandey **Date & Time :** 04/08/2025 03:18 PM **Aadhaar :** ********5285
Party Type : Claimant **Name :** Rajiv Ranjan Authorized By Balaji Engicon Private Limited (Organization) **Sign &** **Date** 04-8-25								**Name :** Rajiv Ranjan **Date & Time :** 04/08/2025 03:19 PM **Aadhaar :** ********3354
Party Type : Attesting Witness **Name :** Niraj Kumar Tiwary **Sign &** **Date**	N/A						N/A	
Party Type : Identifier **Name :** Rahul Pandey **Sign &** **Date** 04-08-25								**Name :** Rahul Pandey **Date & Time :** 04/08/2025 03:25 PM **Aadhaar :** ********2693



04-08-25

AND

BALAJI ENGICON PVT. LTD. a company registration Act 2013, Company PAN No.AAKCB4306R, and having its office at Flat No.101, Lilawati Kunj, Vasant Vihar Colony, Khajpura, P.S.-Rajeev Nagar, District- Patna, Pin-800014, in the State of Bihar, through its **Director SRI RAJIV RANJAN aged about 47 years, Son of Late Rajendra Singh, (Aadhaar No.7011 4649 3354), Residing at** Flat No.101, Lilawati Kunj, Vasant Vihar Colony, Khajpura, P.S.-Rajeev Nagar, District- Patna, Pin-800014, in the State of Bihar, Indian Citizen, hereinafter referred to as the **"PROMOTER/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.**
Mobile No.9304299432.

RECITALS

Where as the Owner solemnly affirms and declares that she is absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of the free hold land measuring approximately 04 Katha **and** 01 Katha 06 Dhoor 06 Dhurki **total land measuring an area of** 05 Katha 06 Dhoor 06 Dhurki**, (Five Katha Six Dhoor Six Dhurki) Situated and lying at Survey Plot No.-**1105, **Tauzi No.**303, **Khata No.-**529, **Thana No.-** 11 in Mauza- Sandalpur, Thana and Sub Registry office Patna City and District Registry office and District-Patna, Under the Zamindari of State of Bihar Govt. appertaining to Anchal office Patna City as annual rent of about Rs. 3/- within the limits of Patna Municipal Corporation and Patna Regional Development authority.

Whereas measuring an area **4 Kathas** is the purchased property of Smt. Kumud Pandey Wife of Shri Diwakar Pandey, Residing at Village-Rewatipur, Thana-Gahmar, District-Gajipur, Uttar Pradesh through registered deed of absolute Sale Deed on 11-05-1982, bearing Serial No.2306, Deed No. 2271/1982. Which is registered in the office of Sub registry office Patna in Book No.1, executed by (i) Sri Laxman Mahto Son of Late Sohrai Mahto, (ii) Sri Devi Prasad Sinha Wife of Sri Laxman Mahto, Resident of Mahto Katra Puri P.S.-Alamganj, P.O.-Gulzarbagh, District- Patna

BALAJI ENGICON PVT. LTD. Director

Application No.: 250501029304 Deed Type : Agreement Deed Sub Type : Relating to the construction of a House/building/unit of a apartment/flat/portion of a multistoried building or for development
Deed No. : 13547 Serial No. : 14197 Book No. : 1 From Page : 216 To Page : 235

Sd/-
Registering Officer, Patna (2800)

Measuring an area **1 Kathas 06 Dhoors 06 Dhoorki** is the purchased property of Smt. Kumud Pandey Wife of Shri Diwakar Pandey, Residing at Village-Rewatipur, Thana-Gahmar, District-Gajipur, Uttar Pradesh, **though** registered deed of absolute sale deed on 17-05-1989, Which is registered in the office of Sub registry-office Patna City in Book No. 1, Volume No. 26, Pages 466 to 469 on Dated-17.05.1989 executed by Sri Laxman Mahto Son of Late Sohrai Mahto, and Sri Devi Prasad Sinha Daughter of Sri Laxman Mahto Resident of Matth Laxmanpuri, P.S. Matth Laxman Puri, Thana-Alalmganj, District-Patna. Deed No. 3910.

WHEREAS, the aforesaid owner are seized and possessed of and are Owner of or otherwise were and are sufficiently entitled to the free hold Situated and lying at Mauza- Sandalpur, Thana and Sub Registry office Patna City and District Registry office and District-Patna, bearing Thana No.-11, Tauzi No.303, Khata No.-529, Survey Plot No.-1105, District-Patna, total land measuring an area of 04 Katha **and** 01 Katha 06 Dhoor 06 Dhurki **total land measuring an area of** 05 Katha 06 Dhoor 06 Dhurki **more or less** is recorded in the name of Owner namely Smt. Kumud Pandey Wife of Shri Diwakar Pandey, Residing at Village-Rewatipur, Thana-Gahmar, District-Gajipur, Uttar Pradesh, within the limits of Patna Municipal Corporation/Patna Regional Development Authority (Dissolved) or any authority more fully described in schedule of the land hereunder written, hereinafter referred to as the SAID PROPERTY.

AND WHEREAS, the said landowner expressed his/her /their desire to develop the landed property and to construct multi-storied residential building on Situated and lying at Mauza-Sandalpur, Thana and Sub Registry office Patna City and District Registry office and District-Patna, bearing Thana No.-11, Tauzi No.303, Khata No.-529, Survey Plot No.-1105, District-Patna, total land measuring an area of 04 Katha **and** 01 Katha 06 Dhoor 06 Dhurki **total land measuring an area of** 05 Katha 06 Dhoor 06 Dhurki **more or less** is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

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(A) It is further represented and declared by the Land 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.

(ii) 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.

(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 Patna Municipal Corporation/P.R.D.A. (Dissolved)/ or any Competent Authority, the Patna Municipal Corporation, 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 attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the Landowner 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 Landowner are interested in getting constructed multi-storied Residential/Units on the said property and acquire built up area in the shape of, residential Units flats, &, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the Landowner to the Developer.

(B)The aforesaid Developer, offered to Develop and construct at its own cost, a multi-storied residential building on the said property of the Landowner (hereinafter referred to as the said building) and the Landowner 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 Landowner to the developer or its nominees etc.

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(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the Landowner 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 owner 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 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, 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 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 Patna Municipal Corporation /P.R.D.A. (Dissolved) /Real Estate Regularity Authority /Affordable Housing Policy/ 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 Landowner will not be responsible for the same in any way.

(4) That the entire multistoried residential 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 Landowner and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be **"KUMUD VATIKA"** or as mutually agreed upon by both the parties.

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(6) That the Developer agreed to hand over **50 %** of the total built up /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 Owner as absolute Owner 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) That similarly, the developer will retain **50% (Fifty Percent)** of the total built-up /Super-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 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.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Patna Municipal Corporation/ Patna Regional Development Authority (Dissolved) /RERA/Affordable housing Policy/ 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 Landowner 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 Landowner 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 Owner, Developer and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his Units or building and demand share in the land.

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(10) 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 the parties Which will be mentioned according to map sanction .

(11) The Landowner 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 Owner within 03 (Three) years and 06 (Six) month and grace period of 06 (Six) Month from the date of sanction of the building plan Patna Municipal Corporation/P.R.D.A. (Dissolved) and Real Estate Regularity Authority Registration or any authority passes then the Landowner will do the share division with the Developer /Builder. However, the aforesaid completion period is subject to "Force Majur" the Developer will be entitled for extra time in the case of any litigation and such happening as are beyond the control of the Developer including fire, tempest, accident, strike, lock-out exceptionally inclement weather and any other Act of God.

(13) That the Developer may purchase or enter into development agreement for the land behind to the Schedule land for the construction of multistoried building with amalgamation of the behind land and scheduled land altogether and land owner/s will have no objection regarding the same in future and the Developer want to take a part of land from that landowner to construct building for this.

(14) That the Developer/Builder 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 residential building. The developer will use the standard materials.

(15) That the Landowner is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Landowner find that the materials used for construction is not up to

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the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(16) 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.

(17) 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.

(18) The Landowner 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 Landowner 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.

(19) That 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.

(20) 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 Owners.

(21) After the Registration of this Development Agreement the Owners and Developer 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.

(22) That after the completion of the construction of the building projectdeveloper/promoter/Landowner shall be absolute owner 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.

(23) That both the Developer and Landowner have agreed that they will be the rightful owners of their share of the property and the taxes on their share of property GST, P.M.C. Tax or any central govt. tax and state govt. tax or any other tax will be paid by them by their own means and any other tax will be paid according to the ratio of their shares of the property.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) 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 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 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.

(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 Municipal Corporation /RERA/Affordable Housing Policy /Competent Authority, 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 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 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

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will be produced by the Owner for inspection and photocopies will be given whenever required by the developer.

(F) 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 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.

(G) The common area shall jointly be owned by all the Unit Owner 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/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.

(H) The Owner agree that if any levy is imposed by Patna Municipal Corporation 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 built-up area in the said building.

(I) The Owner 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 built-up area of change within the bye-laws then the same shall be borne and paid by the developer.

(J) 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.

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(K) 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.

(L) 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.

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

(N) That the Developer may purchase or enter into development agreement for the land behind to the Schedule land for the construction of multistoried building with amalgamation of the behind land and scheduled land altogether and land owner/s will have no objection regarding the same in future and the Developer want to take a part of land from that landowner to construct building for this.

(O) In case of any government duty and taxlike G.S.T, holding tax, water tax, electric meter etc.(not being income tax) liable on the land owner share the same shall be on the account of landowner share who further agrees and undertakes to keep the developer indemnifiedagainst any such claim or demand that may be made by any authority.

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DETAILS OF THE PROPERTY:
SCHEDULE- I

All that piece & parcel land 04 Katha **and** 01 Katha 06 Dhoor 06 Dhurki **total land measuring an area of** 05 Katha 06 Dhoor 06 Dhurki (Five Katha Six Dhoor Six Dhoorki) more or less subject to actual measurement, **Situated and lying at Mauza-** Sandalpur, Thana and Sub Registry office Patna City and District Registry office and District-Patna, **bearing Thana No.-**11, **Tauzi No.**303, **Khata No.-**529, **Survey Plot No.-**1105, District-Patna in the State of Bihar within the limit of Patna Municipal Corporation/ Patna Regional Development Authority (Dissolved)/or any competent authority area and Circle Office Patna City, Vide Jamabandi No.-1563, Bhag Vartman-20, Pristh No.-1563, Computerized Jamabandi No.- 212140000231430, Year 2025-2026 and Second Jamabandi No.-3532, Bhag Vartman-32, Pristh No.-5948, Computrised Jamabandi No.-212140000161124, Year 2025-2026, a under the District Registrar office, Patna and Sub Registrar office, Patna City and bounded as follows:-

On North : Parshuram Nagar Sahkari Grih Nirman Samiti Land
On South : Gahnu Mahto Plot No.1106
On East : Road
On West : Parshuram Nagar

Land Area -16.609 Decimil
Government Valuation Land :- Rs.1,73,74,000/-
Boundary wall :- Rs.2,00,000/-

Total Rs.1,75,74,000/- (Rupees One Crore Seventy Five Lakh Seventy Four Thousand)only

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Director

खसरा पर्जा भाग है
418128

कार्यालय में उपलब्ध रोक सूची से मुक्त पाया।
प्रभारी
418125

SCHEDULE- II
FEATURES AND SPECIFICATION OF UNITS
STANDARD SPECIFICATIONS

The construction cost and other charges w.r.t. below mentioned structure is to be borne by the Builder/Developer.

Structural: Earthquake Resistant, R.C.C. frame structured designed by expert Engineers.

Civil Work: 1st Class Brick work in Cement Mortar ratio 1:6.

Flooring: Entire floor of the flats, Common spaces will be of Vitrified Tiles/Kajaria/Somani or equivalent & Stair Spaces will Vitrified Tiles / Marble stone Tiles/Kajaria/Somani or equivalent.

Doors : Entrance decorative door & other rooms flush doors, painted with 2 Coats synthetic enamel on a coat primer.

Windows : Fully glazed Aluminum Window/UPVC with decorative grills.

Kitchen : Granite Top with Stainless Steel/Marble Sink & glazed tiles upto 2 ft. height from working top. Provisions for hot &Cold water system.

Bathrooms: Provisions for Hot & Cold water system & fixtures of Standard ISI made Jaguar brand. Glazed tiles on wall upto 6 ft Sanitary wares & fixtures of standard ISI mark Kajaria/Somani Tiles.

Electrical: Internal wiring in concealed PVC conduits with cooper wires Anchor/Havels/Polycab & modular type switches of same make. Provisions for adequate lights & power points. TV & Telephone point, AC point in living & Master Bedroom. Power distribution through MCB's.

Plumbing: All internal CPVC/PVC pipes will be concealed.

Interior: Interior plaster with Birla/JP Putty.

Exterior: Exquisitely designed classical exterior finish with Weather Coat Paint

Electricity: Electric supplies for the complex from B.S.E.B and all flats have individual, connection and meter at extra cost.

Intercom: Intercom facility for safety purpose.

Generator: For lighting common area and water supply will provide 500 watt backup for each flat (Kriloskar/Jakson)The cost of DG.

Parking space: - Car parking space on the Ground/Basement floor available.

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

WITNESSES :

1) Rahul Pandey
S/O Diwakar Pandey
C/4, Mitra Mandal Colony
Anisabad, Patna-2
04-08-25

04-08-25

Signature of the Landowner

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Director

2) Nimi Kumari
S/o U.S. Gupta
At - Thatra 2 - Rs
Lakshmi Di - Dhanbad
JHARKHAND
04/08/2025

Signature of the Developer

Advocate
Patna High Court
BR/2278/2022



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) or the B.T. Act.

Stamp duty paid under Indian Stamp Act **Rs. 351480**
Addl. Stamp duty paid under Municipal Act. **Rs. 0**

Amt. Paid By N.J. Stamp Paper **Rs. 0**
Amt. Paid Through Bank Challan **Rs. 5025**

Registration Fee						LLR+Proc Fee	Service Charge
A1	0 C	0 H1b	0 K1a	0 Lii	0	LLR Rs. 0	
A8	0 D	0 H2	0 K1b	0 Liii	0	Proc.Fee Rs. 0	
A9	0 DD	0 I	5000 K1c	0 Mb	25	Total Rs. 0	Rs.500
A10	0 E	20000 J1	0 K2	0 Na	0		
B	0 H1a	0 J2	0 Li	0			
				Total	25025		

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

Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Date : 04/08/2025

Endorsement under section 52

Presented for registration at Registration Office, Patna (2800) on Monday, 4th August 2025 by Kumud Pandey W/O Late Diwakar Pandey by profession Others, Status - Executant.

04-08-25

Signature/L.T.I of Presentant

Date : 04/08/2025

Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Endorsement under section 58

Execution is admitted by Kumud Pandey and Identified by the person (1. Name Rahul Pandey, Age 50, Sex Male, S/O Diwakar Pandey, C/4, MITRA MANDAL COLONY, ANISANAD, WIRELESS OFFICE, PATNA) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Date : 04/08/2025

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna (2800) in Book 1 Volume No. 356 on pages on 216 - 235 for the year 2025 and stored in database of year 2025. The summary of document No 13347/2025 is printed on the front page of the document.

जिला निबंधक पटना

Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Date : 04/08/2025

Application No : 250501029304 Book No : 1 Year : 2025 S.No.14197 Deed No. : 13347

INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2501543323
Certificate Issue Date	:	02-Aug-2025 03:25 PM
GRN No.	:	BHR202508000011017E
Unique Doc Reference	:	EST-BR-2800-2500023280
Party Name	:	BALAJI ENGICON PRIVATE LIMITED
Purchased by	:	BALAJI ENGICON PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	300000 (Three Lakh Only)
Reg. Fee (Rs.)	:	0 (Zero Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	0 (Zero Only)
Total Amount (Rs.)	:	300000 (Three Lakh Only)

हस्ताक्षर 4.8.2025

BALAJI ENGICON PVT. LTD.
Director

जिला अवर निबंधक का कार्यालय पटना

IN 2501549089

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App 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.

INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2501543343
Certificate Issue Date	:	02-Aug-2025 03:26 PM
GRN No.	:	BHR20250701185250E, BHR20250800011017E
Unique Doc Reference	:	EST-BR-2800-2500023281
Party Name	:	BALAJI ENGICON PRIVATE LIMITED
Purchased by	:	BALAJI ENGICON PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	51480 (Fifty One Thousand Four Hundred Eighty Only)
Reg. Fee (Rs.)	:	20000 (Twenty Thousand Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	500 (Five Hundred Only)
Total Amount (Rs.)	:	71980 (Seventy One Thousand Nine Hundred Eighty Only)

BALAJI ENGICON PVT LTD.
Director

IN 2501549109

Statutory Alert:
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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.

बिहार सरकार

E - CHALLAN

Government of Bihar

BTC - 4

Valid Upto	:	18/08/2025	Date	:	03/08/2025 04:01:46 PM
GRN	:	BHR20250800101826E			
Department	:	Registration, Excise & Prohibition Department			
Office Name	:	Patna	From	:	
Financial Year	:	2025-2026	To	:	
Treasury	:	Patna Collectorate		:	

ACCOUNT HEAD DETAILS	PAY AMOUNT
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	0.00
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	5025.00
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00
Total Amount : Rupees Five Thousand Twenty Five Only	5025.00

PAYER DETAILS

Tax ID (if any)	:	
Unique Id	:	( )
Name	:	Balaji Engicon Pvt Ltd
Address	:	LILAWATI KUNJ, VASANT VIHAR COLONY, KHAJPURA, PATNA

PAYMENT DETAIL			FOR USE IN RECEIVING BANK		
BANK Name	:	SBI	CIN	00001532025080385443	REF No CPAFLQOQD1
Branch	:		Date & Time :	03/08/2025 04:03:25 PM	
			Scroll No & Date :		

Cut Here ---------- Cut Here ---------- Cut Here

BANK NAME SBI — Pre Acknowledgement Payment (PAP) for Payment through any branch — (BRANCH COPY)

			Mode of Payment	Cash	Cheque/DD
Bank Reference Number		CPAFLQOQD1			
Beneficiary			Cash Notes	Amount Rs	Paise
GRN	:	BHR20250800101826E	2000 x		
Full Name	:	Balaji Engicon Pvt Ltd	500 x		
Amount	:	5025.00	100 x		
			50 x		
Cheque/DD No	:		20 x		
Date	:	03/08/2025 04:03:25 PM	10 x		
Drawee Bank	:	SBI			
Drawee Branch	:		Total Rs		

Branch Stamp

Signature of Depositor

Branch Teller: Use SCR 008765 Deposit > Fee Collection > State Bank Collect

Paid