

बिहार BIHAR

A 572171

Serial No. 3481 Book No. 3133

District Registry Office, Patna

Stamp Duty of Rs. 377000/- and other Fees of Rs. [illegible] 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. 3133 in Book No. 1, Volume No. 83 on pages from 430 to 450 and has been preserved in total 21 pages in C.D. No. 13 / Year 2018

Signature with Seal

Date: 26/03/2018

SCANNED BY

दस्तावेज की जाँच किया।
एवं
दाखिल में अंकित दाखिली के अनुरूप सही पाया।
26/3/18
जाँच लिपिक
(अरुण कुमार सहाय)

26/3/18

26/3/18

(Development Agreement)

THIS DEVELOPMENT AGREEMENT executed and entered into on this 26th day of MARCH 2018, at Patna.

BETWEEN

1. **SRI RAVI NANDAN PRASAD**
2. **SRI RAJ NANDAN PRASAD,** Both sons of Late Swami

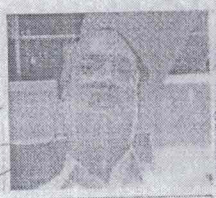
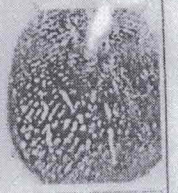
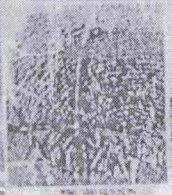
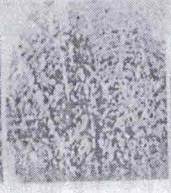
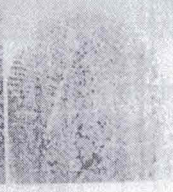
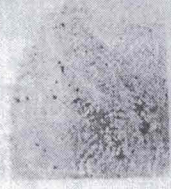
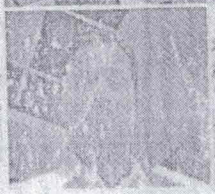
For DREAM HOUSING PROJECTS PVT. LTD

Director

26/3/2018

District Registry Office, Patna

Token Number 3536 | Reg. Year 2018 | Serial Number 3481 | Deed Number 3133

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Rajesh Kumar Sikaria (Director)						
Sig.	Rajesh K. S. 26/3/18						
Claimant	Rajesh Kumar Sikaria (Director)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	Rajesh K. S. 26/3/18						
Executant	Raj Nandan Prasad						
Sig.	Rajnandan Prasad 26.3.18						
Executant	Ravi Nandan Prasad						
Sig.	Ravi nandan Prasad 26.3.18						
Identified By	Nilay Ranjan						
Sig.	N Ranjan 26/3/18						

मैं आवेदक स्वयं प्रस्तुतकर्ता हूँ, दिखायी गयी
भूमि की जाँच मैंने जिला मैजा - खगरपुर
वित्तविवाद कोल्हो थाना नं० 11, खतियान 138
खसरा नं० 1401 रकबा 6 (छः) कट्ठा, भूमि
की स्थिति, आकार्यता पटने एवं चौहद्दी इत्यादि
से अनुरूप पाया, भूमि सेलिंग लायक है।

सुरेन्द्र प्रसाद सिंह,
लिपिक, जिला निबंधन कार्यालय, पटना।
16-5-2018

Astara Projects Pvt. Ltd.
Director

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2800sop027

Rajesh K. S. 26/3/18

Nandan Prasad and Laate Tara Devi, both residents of Fraser Road, P.S. Kotwali, Town and District Patnna, hereinafter jointly referred to as the **"LAND OWNERS"**, (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their successors, executors, administrators, nominees Legal representatives, and assignees) of the **FIRST PART.**

AND

M/S DREAM HOUSING PROJECTS PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act,1956, having its Registered office at 103, shree Ram Plaza, Station Road, P.S. Gandhi Maidan, Town and District Patna (Bihar), through its Director SRI RAJESH KUMAR SIKARIA, Son of Late Babu Lal Sikaria, resident of A-4/B, Pushp Vihar Apartment, Exhibition Road, P.S. Gandhi Maidan, District Patna, hereinafter referred to as the Builder/ Vendor (Which expression shall unless excluded by or repugnant to the context mean and include its Successor-in-office, Executors, Administrators and assign) of the **FIRST PART.**

PAN No. - **AADCD2782J**
Mobile No. - **09431020273**
GST No.

WHEREAS, the above named First part are the absolute owners of 8166 Sq.ft. equivalent to 18.75 decimals of land, pertaining to Survey Plot No. 1401, Khata No.138, Tauji No.5586, under Thana No. 11, situated in mauza Khajepura Moh. Revenue Colony (वित्त विभाग कॉलोनी), Pargana Azimabad, , P.S. Airport, District Patna. The details of aforesaid land is clearly mentioned in First Schedule of this Development agreement.

WHEREAS, out of 06 kathas of land, 03 katha land belongs to owner No. 1 and the remaining 03 katha land belongs to Owner No.2, who acquired the aforesaid property by virtue of family partition.

WHEREAS, the aforesaid land and some other land originally belonged to Sri Raghunath Prasad, who acquired the aforesaid property under a registered deed of absolute sale dated 18/08/1961 vide deed No.7129, from Syed Shah Kabirul Haque for a valid consideration. Subsequently, the said Sri Raghunath Prasad took possession of the aforesaid land and got his name mutated in government records and was paying ground to the State of Bihar through

For DREAM HOUSING PROJECTS PVT. LTD.
Director

For Astara Projects Pvt. Ltd.
Director

Circle office and accordingly rent receipt is being issued in his name.

WHEREAS, Subsequently, the said Sri Raghunath Prasad released the aforesaid property in favour of Smt. Tara Devi (the grand mother of the above named land owners), wife of Dr. Swami Nandan Prasad, by a registered deed of release dated 14/12/1962 vide deed No. 8443 Serial No. 9018. Subsequently, the said Smt. Tara Devi took possession of the aforesaid land and got her name mutated in government records and was paying groud to the State of Bihar through Circle office and accordingly rent receipt is being issued in her name.

WHEREAS, subsequently, the Smt. Tara Devi and her husband Dr. Swami Nandan Prasad, died leaving behind their two sons (the above named land owners) namely Ravi Nandan Prasad and Sri Raj Nandan Prasad as their only legal heirs, who after the death of Smt. Tara Devi jointly inherited the aforesaid property by the right of survivorship and inheritance and became the absolute owners of the entire property left by their mother Smt. Tara Devi.

WHEREAS, later on a family partition took place between the above named land owners and as per the said partition 11 katha land fall into the share of the land owner No.1 and the remaining 11 katha land fall into the share of land owner No.2. Subsequently, both the above named land owners got their names mutated in Government records and are paying ground rent to the state of Bihar through Circle office and accordingly rent receipts are being issued in their separate names for their respective land.

WHEREAS, both the above named land owners got interested to develop and construct a multistoried building complex over their 06 kathas of land and out of 06 katha, 03 katha land belongs to land owner No.1 and the remaining 03 katha land belongs to land owner No.2.

WHEREAS, the above named land owners expressed their desire to develop and construct a multistoried residential building complex over the Scheduled property, fully mentioned in First Schedule of this development agreement.

WHEREAS, when Sri Rajesh Kumar Sikaria, one of the directors of the developer Company came to know the desire of the land owners, he approached the land owners and

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showed his willingness to develop the aforesaid land and construct a multistoried building complex over the Scheduled land. The land owners considered the request of the developer and agreed to develop the scheduled land through the above named developer. During negotiation, the land owners represent and declare that :-

(A)

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

(ii) The land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) No notice or notification for acquisition/requisition under any of the statutes of the past or presently in force have been received, served or passed by the Patna Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

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

(v) The land owners have not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof in past or present in favour of any third party.

(B) And whereas, the land owners are interested in getting constructed a multi-storied residential cum commercial builing complex on the said property and acquire built up area in the shape of residential Units, parking spaces, etc. as consideration for the value of the land.

(C) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential cum commercial builing complex on the said property of the land owners (hereinafter referred to as the said building) and the land owners agreed to acquire Units and other built-up area

Rajender Prasad 26/3/18

Ravi Nandan Prasad 26/3/18

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Director

of the said building as consideration for the part of the said property.

(D) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

(1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to develop the Scheduled property, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property, fully described in the First Schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire land as given in First Schedule of this agreement shall be handed over to the developer by the land owners for construction of a multistoried residential cum commercial builing complex and the entire cost to be incurred for construction of the same shall be borne and paid by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the Patna Municipal Corporation, replace body of PRDA. .

(3) It is also agreed between the parties that within 06 months from the date of execution and registration of this Development Agreement, the Developer shall prepare a building plan or drawing through a registered architect and will submit the same with the competent authority for its approval in its own name and signature for the entire land but all the expenses to be incurred to get the building plan approved shall be bore and paid by the developer. All the papers to be required for approval of the said building plan shall be provided by both the land owners to the developer.

That it is agreed by the parties that any alteration in the aforesaid plan which is in the parameter of Patna Municipal Corporation building Rules & Regulation, which may permit

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Rajeev Kumar 26/3/18

necessary shall require no consent/ permission of the Owners by the developer and the developer alone shall be entitled to make such alteration or modification. There shall no alteration except within permissible limits of Patna Municipal Corporation building Rules & Regulation.

(4) The Developer and the Owners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by Patna Municipal Corporation ~~on the said property, whose~~ built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by the and between the parties. The above super built-up area does not include ~~saleable parking space~~, if it is open, but the parking space will also be distributed on the same percentages i.e. Owners will have right of 53% parking space as the Owners' area.

(5) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful ~~vacant possession of the~~ Owners' area/ share to the land Owners within **24 (Tweenty Four)** months from the date of date of sanction of the building plan or from the date of handing over the vacant possession of the scheduled land by the land owners, which ever is ~~later. In case the builder~~ fails to complete the costruction work within the stipulated time as mentioned above, then the land owners will provide **06 (Six)** month more time to the developer as grace period.

(6) That even if ~~the developer fails~~ to complete the construction within the aforesaid grace period then the land owners will provide 06 month more time to the developer to complete the construction work and hand over he owneers' share to the owners and in this extended period the developer shall liable to pay a sum of **Rs. 60,000/-** (Rs. Sixty thousand) only per month to the Owners as compensation.

(7) THAT if the BUILDER fails to complete the construction work and hand over the owners' share to the LAND OWNERS within the aforesaid extended period then the LAND OWNERS will be fully entitled to terminate this Development Agreement.

(8) As there may be any unavoidable delay due to unforeseen

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circumstances beyond the control of the Developer i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the work, it would be seen and judged mutually by the land owners and the Developers.

(9) It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 05 of this development agreement.

(10) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

(11) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(12) That the land owners hereby declare and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The land owners have not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

(13) The name of the proposed multistoried residential building complex shall be fixed with the consent of both the parties.

(14) That the developer agreed to hand over 53% (Fifty .three percent) of the total built up area to the land Owners and the remaining 47% (Forty Seven percent) of the total built-up area would be retained by the developer as developer's share and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. It is agreed

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Director

between the parties that the developer will first hand over the vacant possession of the land owners's share to the land owners with all amenities.

(15) However, in case due to defect of title of the landowners, the developer is unable to construct or complete the construction of the proposed building then in that case the landowners shall refund the entire amount to the developer.

(16) That after execution and registration of this development agreement and sanctioned plan, the land owners and the developer will enter a separate agreement for distribution of share in which the specific share of the land owners and the developer will be clearly mentioned.

(17) That the land owners will retain 53% of the total built-up area in shape of complete Units and car parking spaces in consideration of cost of land with an absolute, right, title and interest over the same 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.

(18) That similarly, the developer will retain 47% of the total built-up area in shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease 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.

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

(22) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement. The land owners agree to hand over the scheduled land immediately after execution and registration of this development agreement.

(23) That the developer shall develop the said property themselves at its own costs and expenses and will be

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responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as **specified in schedule-II.**

(24) That the Land Owners is entitle to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Land Owners find that the materials used for construction is not up to the mark and not of good quality then the land owners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, the land owners will not force to stop the construction work, if the developer do the work as per agreement.

(25) From the date of delivery of possession of the Owners' area to the Owners or their allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

(26) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(27) 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 Owners' area whenever required by the Developer.

(28) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owners' area in the said building and which does not form part of the Developer's area, whenever required by the Owners.

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(29) That the material to be used for construction of poposed multistoried building complex and its specifications are clearly mentioned in Schedule-IV of this development agreement and it will be treated as part of the development agreement.

(30) After the Registration of this Development Agreement, the Owners and the Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their respective shares directly to its prospective buyers.

(31) That after the completion of the construction of the building project developer/promoter/land owners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Owners Ship Act, 2006.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That the developer will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the 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 Owners' area to the Owners

.(B) That the Developer shall not be entitled to mortgage its own share to any financial institution for taking project loan to complete the construction of the proposed multistoried building complex However the individual purchasers of the flats/ shops/ offices and car parking spaces may obtain loan from any financial institution or any other authority concerned to purchase flat/ shops/ office spaces and car parking spaces by mortgaging the said unit to be purchased by the intending purchasers and the purchasers are solely responsible to repay the said loan.

(C) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

(D) That it is also agreed between the parties that the parking

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space not to be sold any outsider or stranger other than the inmates of the building.

(E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the Owners till the date of handing over the vacant possession of the Scheduled Land to the Developers and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Land Owners' area/ share to the Land Owners.

(F) After the delivery the Owners' area to the land Owners all out going in respect of the said property and the said building thereon shall be borne and paid by the Owners and the Developer and their nominees separately and proportionately in the proportion to their respective share in the total super built-up area

(G) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by Patna Municipal Corporation or the Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(H) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owners' title thereto and the Owners agree to co-operate with the developer in such examination of the Owners' title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(I) The developer shall be entitled to retain only photocopies/ Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection whenever required by the developer. However finally all the original documents shall be handed over to the Owners.

(J) The construction of the said building will be deluxe quality and the detailed specification is hereby attached and will be treated as part of this agreement and if the developer manage to construct any additional area (within the

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Director

approved norms) more than the area as mentioned in the sanctioned plan tthen the Owners and the developers will have share in the additional area in same ratio i.e 53% (Fifty Three pecent) to the land owners and 47% (Forty Seven percent) to the developer.

(K) The developer and / or owners may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of the common service area of the building and all the flat holder including owners of flats will be members of housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owneer's association of the apartment for the maintenance and management of the entire building complex, except the internal part of units.

(L) The common area shall be jointly owned by all the Owners of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No Owners of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.

(M) The Owners agree that in case any fine or penalty/fee / fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the built-up area within the bye-laws then the same shall be borne and paid by the developer only.

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

(O) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the scheduled property or claiming his right, title or interest though the Owners 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

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

(P) 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 be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time, within the limit of .

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

(R) After completion of the building, both the parties i.e. the land owners and the Developers shall be free from any future responsibilies of the proeprty owned by the other party.

(S) That the assinment of right of Developer shall be made with the concent of the owner the owners shall have right to inspect the property every three months during the construction of the proposed building till final handower of its respective shares.

(T) That the Land Owners agreed to provide excess right to the plot from the building which is being constructed by the Land Owners in northern side of this plot.

SCHEDULE- I

DETAILS OF LAND OWNED BY THE LAND OWNERS FIRST PART

L O T - I

All that piece & parcel of vacant land measuring 06 katha 8166 Sq.ft. or 18.74 decimals, little more or less, pertaining to Survey Plot no. 1401, Khata No. 138, under Thana No. 11 , **Thana Code No. 033,** Tauji No. 5586, situated in Mauza- Khajepura, Moh. Revenue Colony (वित्त विभाग कॉलोनी), P.S. Airport, Town and District Patna. Sub. and Sadar Registry office Patna Sadar, within the limit of Patna Municipal Corporation, and the same is bounded and butted as follows :—

BOUNDARY

North :- Land Owners and thereafter Part of Plot No. 1036
South :- Survey Plot No. 1401
East :- 20 feet wide Road,
West :- Nargish Residency

Dimension

North to South 69 feet 07 Inch
East to West 117 Feet 04 Inch

Astara Projects Pvt. Ltd.
For DREAM HOUSING PROJECTS PVT. LTD.

VALUATION OF THE PROPERTY/LAND

1. Total Area of Land 8166 Sq.ft. equivalent to 18.746 decimals, Thana Code No. 033, Zone-IV
2. Govt. Value of the Land @ Rs. 10,00,000/- per dec. — Rs. 1,87,50,000/-

Total **Rs. 1,87,50,000/-**

FEATURES AND SPECIFICATION OF UNITS

1.	**BUILDING**	Earth Quake resistance.
2.	**FOUNDATION**	RCC frame structure with brick work in cement mortar as per design and specification of Architects / Structural consultants.
3.	**CHOWKHATS**	Door frame of sal wood.
4.	**MAIN DOOR**	Teak wood finished door or flush door with brass fittings, locks, latches of reputed make.
5.	**OTHER DOORS**	32 mm thick ISI mark flush door with stopper, lock and latch.
6.	**WINDOWS**	Wooden window with sal wood choukhat with M.S. Grill 30 mm. Wooden shutters with 03 mm plain glass.
7.	**FLOORING**	Vitrified tiles flooring Kajaria/ Somani (24" x 24" size) flooring along with skirting in all area of flats.
8.	**KITCHEN**	a) Flooring vitrified tiles.
		b) Working platform-granite slab (16 mm).
		c) Dado-24" high ceramic tiles.
		d) Sink : stainless steel sink with suitable hot and cold water tap fittings.
		e) Aqua Guard point provision.
		f) Geezer point provision for hot water supply,

For DREAM HOUSING PROJECTS PVT. LTD.

	g)	Provision for exhaust fan/ fresh air fan point to be provided. H. Power point
9. DINNING SPACE		Provision of one wash basin in related space.
10. BATHROOM/ TOILET	a)	Flooring- antiskid ceramic tiles.
	b)	Walls- Ceramic tiles up to 8 feet height.
	c)	Sanitary- white glazed vitreous sanitary ware of ISI mark (Hindware / Parryware).
	d)	Fittings – Chromium plated fittings of ESSO/ MARC.
	e)	Cistern–Ceramic cistern in matching colour (Hindware / Parryware).
	f)	Washing Machine point provisions.
	g)	Geezer point provision with suitable electrical connection.
	h)	Fresh air fan point provisions in each bathrooms.
11. ELECTRICAL WORK	a)	All internal wiring in concealed conduits with copper wires of ISI Marks.
	b)	All electrical modular switches and accessories of ANCHOR/ LEGRAND/ HAVELLS make.
	c)	Separate meter provision for utilities and common space electrification.
12. T.V. & TELEPHONE		One T.V. point and one telephone plug pin provided in the Drawing, Dining room and in all the bed rooms.
13. CABLE		Cable point to be provided in the Drawing, Dining and in all the bed rooms.
14. INTERNAL WALL		All internal walls shall be finished

For DREAM HOUSING PROJECTS PVT. LTD.

26/3/18

	with good quality plastic paint over proper base preparation of plaster of Paris.
15. EXTERNAL WALLS	All external walls shall be covered with putty and 02 coats of branded all weather coat paint with at least 07 years of warranty.
16. PARKING	Marble crazy flooring/ equivalent tiles with adequate lighting.
17. BORE HOLES	Boring and Tube well of adequate capacity CROMPTON / KSB or equivalent make submersible pump connected to adequate capacity underground/overhead storage tank for uninterrupted water supply to all flats.
18. LIFT	Provision of one elevator of a standard company (KONE or JOHNSON of 06 passengers' capacity will be installed.
19. GENERATOR	Good quality branded silent Generator (Mahindra/ Kirloskar make with adequate capacity for stand by Power supply together with canopy and diesel storage tank 500 VA Power Back-up to each flat from Generator.
20. TRANSFORMER	If permitted from PESU will be installed.
21. INTERCOM	Intercom facility provided in each flats with central Console at Security Guard station.
22. FIRE :	

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

IN WITNESS WHEREOF the Land Owners and

For DREAM HOUSING PROJECTS PVT. LTD.
Director
26/3/18

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. Nilay Ranjan
S/o Sri B.N.P. Singh
R/o P.S.T. Colony
Kadamkuan,
Patna

Signature of the
Land Owner No. 01
PAN No.
Mob No.

2. राजकुमार साव
पिता - स्व० धर्मदेव साव
ग्राम+पो०-नगर पटना

Signature of the
Land Owner No. 02
PAN No.
Mob No.

For DREAM HOUSING
PROJECTS PVT. LTD.

Signature of the
Developer Director
PAN NO. **AADCD2782J**
Mobile No. - **09431020273**

"उपरोक्त में उल्लिखित ... का बाजार ... अनुसार ... तथा अन्य ... लिखने एवं अन्य ... सही-सही चुकाया गया है"

चलान का सत्यापन बैंक काउंटर से किया।

(अमित कुमार)

सभी प्रकार के रोक से मुक्त पा...

(अमित कुमार)

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.	377000/-	Amt.Paid By N.J Stamp Paper	Rs.	5000/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	395000/-

Registration Fee

FEE PAID												
	A1	2000	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	20000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	22000

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 23000

Registering Officer
Patna

Date: 26/03/2018

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 26th March 2018 by Rajesh Kumar Sikaria (Director) Late Babu Lal Sikaria by profession Others. Status - Claimant

Rajesh K. S. 26/3/18

Signature/L.T.I. of Presentant **Date:26/03/2018**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nilay Ranjan' age '36' Sex 'M', 'Sri Braj Nandan Pd. Sinha', resident of 'Kidwaipuri, Budha Colony, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 26/03/2018

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book-1 Volume No. 83 on pages on 430 -450, for the year 2018 and stored in CD volume No. CD-13 year 2018 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 26/03/2018

Token No. : 3536 **Year : 2018** **S.No. : 3481** **SCORE Ver.4.1** **Deed No . :d No . : 3133**

बिहार सरकार

Help

View GRN Details Live

Download e-Challan

GRN	BHR201803057935M VIEW
DSRO CODE	**2800**
Party Name	**Dream Housing Project Private Limited**
Stamp Duty-(R0030021030001)	**372000**
Registration & Other Fees-(R0030031040001)	**20000**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**392000**
Status	**success**
Payment Date	2018-03-21 22:01:27.0
CIN	null

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सत्यमेव जयते
भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1001/25027/03924

To,
राज नन्दन प्रसाद
Raj Nandan Prasad
S/O Swaami Nandan Prasad
Shiv Shakti
S.P. Verma Road
Patna
Patna G.P.O. Patna
Bihar 800001

02/01/2012

Ref: 305 / 13C / 297975 / 298508 / P

UE173863061IN

आपका आधार क्रमांक / Your Aadhaar No. :

9392 5188 3919

आधार — आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

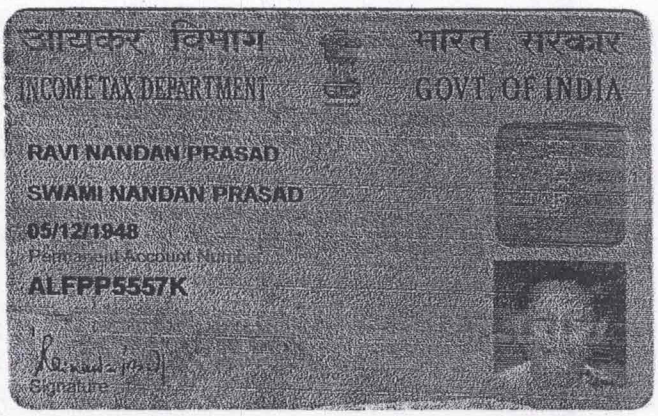


राज नन्दन प्रसाद
Raj Nandan Prasad
जन्म वर्ष / Year of Birth : 1963
पुरुष / Male

9392 5188 3919

आधार — आम आदमी का अधिकार

Self attested
for Agreement purpose
Rajnandan


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAVI NANDAN PRASAD
SWAMI NANDAN PRASAD
05/12/1948
Permanent Account Number
ALFPP5557K
Signature

Ravinandan Prasad

भारत सरकार
Government of India



रवि नंदन प्रसाद
Ravi Nandan Prasad
जन्म तिथि/DOB: 05/12/1948
पुरुष/ MALE

7716 2962 3422

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Swami Nandan Prasad, 1 S P Verma Road, Shiv Shakti Opp Central Bank oF India, Patna G.p.o., Patna, Bihar - 800001

पता:
आत्मज: स्वामी नंदन प्रसाद, 1 एस पी वर्मा रोड, शिव शक्ति सेंट्रल बैंक ऑफ इंडिया के सामने, पटना जी.पी.ओ., पटना, बिहार - 800001

7716 2962 3422

1947

help@uidai.gov.in

www.uidai.gov.in

Ravinanda Jha

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADEPP6850G



नाम /NAME

RAJ NANDAN PRASAD

पिता का नाम /FATHER'S NAME

SWAMI NANDAN PRASAD

जन्म तिथि /DATE OF BIRTH

28-07-1963

हस्ताक्षर /SIGNATURE

Rajnandan Kumar

आयकर आयुक्त, पटना

COMMISSIONER OF INCOME-TAX, PATNA

Self attested
for agreement purpose
Rajnandan Kumar

Rajesh kumar Sikaria

Mob- 9431020277

सुरेन्द्र प्रसाद सिंह,
लिपिक, जिला निबंधन कार्यालय, पटना।

16-5-2018

