भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR

क्रम सं० ..... तारीख ..... मूल्य ..... क्रम संख्या ..... वास्ते

खरीदार का नाम और पता .....

Summary of Endorsement

This document was presented for registration on this Wednesday, the 7th of December 2011 by Rama Shankar Pathak.

A stamp duty of Rs. 333500/- and other fees of Rs. 904/- 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. 28812 in Book No. 1 , Volume No. 498 on pages from 196 to 218 and has been preserved in total 23 pages in C.D. No. 77 / Year 2011 .

SCANNED

Date : 07/12/2011

Token No. : 35746 / 2011

Signature with date
(Ashok Kumar Thakur)
Registering Officer, Patna

SURYA BUILDCONS PVT. LTD.
Managing Director

DEVELOPMENT AGREEMENT

This Development Agreement executed and entered on this 07th day of December, 2011 (Two Thousand Eleven) of the Christian Era.

BETWEEN

(i) Sri Rama Shankar Pathak son of Late Hari Shankar Pathak, resident of Village- Pathkhauli, P.O.-

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Pathkhauli Malkauli, P.S.- Bagha, Distt.- West Champaran, **& (ii) Sri Vikash Kumar** son of Sri Birendra Nath Tiwary, residents of Village- Boudh Tola, P.O.- Chanpatia, P.S.- Lauria, Distt.- West Champaran through his constituted attorney **Sri Birendra Nath Tiwary** son of Late Jata Nath Tewary, resident of 92, M.I.G. Kankarbagh, P.O.- Lohia Nagar, P.S.- Kankarbagh, Distt.- Patna constituted vide power no. 2455/2011 on 19.05.2011, which is Registered in the Office of the District Registration Office Patna in Book no. 4, Volume no. 32, C.D.-5/2011, pages 488 to 493, hereinafter called and/referred to as the owners (which expression shall, unless it be repugnant to the context or meaning thereto mean and include their respective heirs, assignees, administrators, executors, legal representatives and/or successors-in-interest, of the FIRST PART.

AND

M/s Surya Buildcons Pvt. Ltd. a Company registered under the companies Act. 1956 and having its registered office at Ashiana Nagar, P.S. Shastri Nagar, Patna 800025, through its Managing Director **Shri Akhilesh Prasad Singh**, Son of Shri Suraj Prasad Singh, resident of Quarter no. O/28, Ashiana Nagar Colony, Phase I, Patna 800025, Distt. Patna, hereinafter referred to as "Developer" (which term or expression shall, unless it be repugnant to the context or meaning thereof, mean and include their successor-in-interest and assignees), of the SECOND PART.

Whereas

(A) The Owners are jointly seized and possessed of the land measuring 6 kathas. Out of this 3 kathas is purchase property of the father of the land owner namely Sri Hari Shankar Pathak through

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a registered sale deed of Absolute sale from Sri Lal Babu Singh son of Late Chandrika Singh grand father of Late Rakhu Singh, resident of Village- Mainpura, P.S.- Digha, Distt.- Patna, which is Registered in the office of the District Registration Office Patna in Book no. 1, Volume no. ...../1971, pages 361 to 367 bearing Deed No. 5038/1970 on 20.05.1970. Since then Hari Shankar Pathak came in actual physical possession over the land and he died leaving behind his five son namely Rama Shankar Pathak, Uma Shankar Pathak, Uday Shankar Pathak, Ravi Shankar Pathak and Mani Shankar Pathak. After death of their father all the heirs partitioned the properties as per memorandum of family partitioned prepared on 05.09.2006. And the property hereby mentioned was allotted in the share of Sri Ram Shankar Pathak. Since then he came in actual physical possession over the land and mutated his name in the state serista and is paying rent to the state of Bihar though Circle Officer Patna vide Zamabandi No. 4534. The other half of land measuring 3 kathas is self acquired property of Sri Vikash Kumar though a registered deed of Gift from Sri Shiv Kumar Nath Tiwary son of Late Jatanath Tiwary, resident of Lachnauta, Boudh Tola, P.S.- Lauria, Chanpatia, Distt.- West Champaran, which is Registered in the Office of the District Registration Office Patna in Book no. 1, volume no. 22, pages 1 to 6 bearing Deed No. 9274/1991 on 05.10.1991. Since then he came in actual physical possession over the land and is paying the rent through Circle Officer Patna vide Zamabandi No. 11340.

AND WHEREAS, the said land owners jointly expressed their desire to develop the landed property and to construct multi-storied building on cadastral survey plot no. 1510 & 1512, Khata No. 629 & 633, Tauzi No. 5505, Thana No. 2, situated at Mauza-

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Mainpura, Mohalla- A.N.Path, Survey P. S.- Phulwari, at present P.S.- Patliputra, Distt- Patna.

(B) It is further represented and declared by the owners:

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

(ii) That the Owners have not created any encumbrance on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave and license, permission, rent, charges, possession, inheritance or any other encumbrance what-so-ever.

(iii) That there are no attachments, either before or after judgement and there are no claims, demands, suits, decrees, injunction orders, lispendens, notices, petitions, or adjudication orders affecting the said property or any part thereof.

(iv) That no notice or notification for acquisition/ requisition under any statutes, of the past or presently in force, have been received, served or passed by the then P.R.D.A., the P.M.C., Income Tax Department or any other Government Authorities including notice under urban land ceiling & regulation act, 1976 for acquisition or requisition of the said property or any part thereof.

(v) That apart from the Owners, no one else is entitled to or has any share, right, title or interest, over and in respect of the said property or any part thereof.

(vi) That the Owners are not benamindar or Trustee of anyone in respect of the said property or any part thereof.

(vii) That the Owners have not entered in the past in any Agreement for sale or development of the said

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property or any part thereof nor has made any arrangement with anyone what-so-ever regarding the said property or any part thereof.

AND WHEREAS the Owners are jointly interested in getting a Multistoried Residential Complex developed and constructed on the said property and acquire built up area proportionately as per their respective shares in the shape of Residential Flats, Parking area etc. as consideration for the value of land of the said property.

(C) The aforesaid Developer, offered to develop and construct at its own cost, a Multistoried Residential Complex on the said property of the Owners (hereinafter referred to as the said building) and the Owners being desirous, wanted and agreed to acquire flats and other built up area of the said complex as consideration for part of the said property to be conveyed by the Owners to the Developer or its Nominees including a Co-operative Housing Society, Firm, Association of persons, Body Corporate etc. and shall keep the land owners indemnified against all third parties claims arising out of any act. against the development.

(D) As a result of the Negotiations between the parties hereto and on the representation and declarations made by the Owners and the Developer as herein recorded an agreement for Development of the said property by the aforesaid Developer has been arrived at between the parties hereto upon term and conditions hereinafter appearing.

Now these presents witnesseth, it is hereby agreed by and between the parties hereto as follows :

1. The Owners hereby appoint the aforesaid Developer as the Developer of the said property, who hereby accepts from the Owners, the right and licence

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to develop the said property in the manner and on the terms, conditions and stipulations hereinafter mentioned and specifications mentioned in the schedule-B hereunder written.

2. Immediately after the execution of this Development Agreement, the Developer shall proceed expeditiously with preparation of the plans and drawing for the said building.

3. The Developer shall obtain consent / approval of the Owners for the Final Plans of the said Building and allot 50% share of the total built up area to the Owners giving their specific shares with location of the flats before submitting the same for sanction to the P.M.C. and / or any other Local Authority. The Owners will have right to the choice of flats and parking space in the said Building.

4. The Owners shall have no objection if the aforesaid building plans are submitted to the Local Authority(ies) in the name of the Owners or if any other permission / approvals, required for the project, are obtained in their name and agree to sign all such papers that may be necessary for the same. All fees, costs, charges and expenses relating to such approvals / sanctions, shall be borne by the Developer alone.

5. It is further agreed that any alterations or revision of the aforesaid plans within the parameters of the PRDA (now P.M.C.) Building Rules and Regulations, which may become necessary, shall require further approval of the Owners.

6. The Owners, jointly agree that on receipt of possession over their respective shares in the total **Fifty** (50) percent of the built up area from the Developer, they will convey, transfer and / or assign on the basis of sale to the Developer and / or its Nominees(s) including a Co-operative Housing Society / Association of persons, Firm, Body

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Corporate etc. free from attachments, charges and encumbrances, Fifty (50) percent of undivided share in the said Land at and for consideration and on the terms and conditions mentioned hereinafter.

7. As consideration for 50% of their respective undivided share in the said property to be conveyed / transferred by the Owners to the Developer or its Nominee(s), the Developer agrees to deliver and give possession to the respective Owners, as per their respective shares, **Fifty** percent of the total built up area of the said Building, hereinafter called the "Owners's Area", to be constructed by the Developer at its own cost on the said property. The balance **Fifty** percent of the total built up area shall belong to the Developer and shall hereafter be called the "Developer's Area".

8. As soon as the plan is duly finalised the parties to this agreement shall execute a separate Supplementary Agreement for allotment of flats, clearly demarcating the respective Owner's Share and Developer's Share of built-up area in the building.

9. The charges for separate supply of electricity/ electric connection in the flats from Patna Electric Supply undertaking shall be payable by the Owners in the same manner as payable by various allottees of flats in the Developers area but the Developer shall alone pay the entire cost of electric fitting, installation of separate Transformer if required for the building to be constructed by the Developer and connection of electric supply in the Building Complex, as well as Intercom and Telephone Connection fittings and internal connection points for Cable TV.

10. Owners and their Nominees shall solely and exclusively be entitled to the respective Owners's area and they shall be fully entitled to use and enjoy the same either themselves, individually or collectively

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and shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, if any in any manner as deemed fit by them to any person, association of persons, firm, body corporate, co-operative society, Government agencies etc. on such terms and conditions as may be decided by the Owners individually or collectively.

11. The Owners will retain complete, absolute and unconditional right to build, either themselves or through an agent, further structures (residential flats or others) on the roof of the said Building, whenever the Law and Rules for the time being in force so permit. The right of access to the roof of the said Building by owners and residents of the residential flats, either in the Owner's Area or the Developer's Area, will be subject to the afore-mentioned right of the Owners.

12. The Developer and/or its Nominees shall solely and exclusively be entitled to the Developer's Area, and they shall have absolute right, title and interest, over the Developer's Area and shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person, association of persons, firms, body corporate, co-operative societies, Government Agencies etc. On such terms and conditions as may be decided by the developer or its Nominees individually or collectively.

13. That the Developer shall complete the entire building construction, with finishing in all respects, i.e. the construction of both Owners' as well as Developer's share of total built up area, within **Two** years with a grace period of six months from the date of approval of plans by the competent authority provided that if any time that is lost by such happenings as are beyond the control of the

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Developer including force majeure, Fire, Tempest, or other inevitable causes of accident or from any strike or lockout affecting work or any exceptionally inclement weather and any other act of God or any stay order of Court then so much of the time that is lost will be further added to the time frame mentioned hereinabove.

13. (a) The review of progress of the work will be done after one year of approval of the plan by P.R.D.A./P.M.C. This review will be termed as intermediate review.

(b) The developer will submit the completion report of the project carried out as per the plan approved by P.R.D.A/P.M.C. to concerned authority. After inspection and approval by the competent authority the developer would forward a copy of the approval of work by P.R.D.A./P.M.C. to the land owner. This activity will be completed within **Three** months of final inspection ~~as mentioned in para (5).~~

14. The Developer is here by put in possession of the land by the Owners at the time of execution of this Agreement.

15. That in the event the Developer fails to complete the construction as per plan, within the time frame as stipulated above, the Owners shall be entitled to receive ~~and the Developer shall be liable~~ to pay to the Owners compensation @ ~~Rs.~~ 1/- (Rupees one) per sq. ft. per month for the entire share of owner built-up area, from the date when the stipulated period including grace period ends till such date as the said built up area is completed in all respects as per approved plan and as per specification and Owners' area is handed over to the respective Owners.

16. If construction of the said building is not completed and the Owners' share of 50 percent

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handed over to the Owners within **Three** years from the date of approval of building plans, including the grace period mentioned in paragraph 13, this Agreement and any subsequent agreements, including any agreements which the Developer may have entered into with any third party, will stand terminated and the Developer will have no objection and will in no manner obstruct the Owners from taking back possession and total control over the said property including any structure standing on the said property as well as any fittings and fixtures (permanent or semi-permanent) therein. In such a condition, the Owners will be free to take further action for the development of the property if and as they deem fit and the Developer shall alone be responsible for any consequent losses occurring to it.

17. If any dispute or disagreement should arise in any manner between the Developer and any third party, any consequent liabilities, whether legal or financial, will rest solely on the Developer and such third party, and the Owners will have nothing to do with the same. This provision will over-ride any other provision or clauses of this or any subsequent agreement between the Owners and the Developer or between the Developer and any third party.

18. The Developer will ensure good quality of work, according to the agreed specifications detailed in Schedule B and the Owners will not obstruct the construction except as hereinafter provided. The Owners will have the right to inspect the construction of the building between 9.30 A.M. to 4.30 P.M., to verify whether the agreed plan, specifications and quality of construction, including of fittings and fixtures, are being followed. If the owners find any deviation or variance with the specifications laid out in Schedule B, the owners may point this out to the

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Developer for rectification. Further construction will proceed only after the deviation or variance is rectified.

19. Subject to the provisions of clause 11 above, it is hereby expressly, irrevocably and irretrievably, agreed and declared by the Owners that delivery of possession of **Fifty** percent of the total built up area of the said building in the manner provided herein shall form and always be deemed to form fair, reasonable, and adequate consideration in lieu of **Fifty** percent of the undivided share in the aforesaid property agreed to be conveyed as hereinabove by the Owners to the Developer and/or its Nominees.

20. The Owners shall at no time demand further sum or premium or any interest in any dealings regarding sale/long term lease of developer's area and the Owners shall execute all such deeds and document as may be required by the Developer in this regard only as confirmation.

21. It is hereby expressly, irrevocably and irretrievably, agreed and declared by the Developer that delivery of possession of **Fifty** percent of the total built up area of the said building in the manner provided herein shall form and always be deemed to form fair, reasonable, and adequate consideration in lieu of any and all costs of any nature and kind incurred by the Developer in developing the property. The Developer shall at no time demand any fees or charges or any other compensation or remuneration for the project.

22. This Agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

23. Subject to the provisions of clause 11 above, the Owners and their nominees and the Developer and its nominees shall jointly have undivided right, title and interest over the total land of the said property in

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their respective shares, i.e. **Fifty** percent shall belong to the Owners and **Fifty** percent to the Developer.

24. The Owners hereby from the date of this agreement grant exclusive Licence to the Developer to take up and proceed with the Development planning and construction of the said building in terms of this Agreement and hand over vacant possession of the said property fully described in Schedule-A hereunder and to obtain sanction from the P.M.C.

25. It is agreed that any agreement or arrangement made or entered into at any time by the Owners or Developer in breach of or violation of terms and conditions of this Development Agreement shall be null and void.

26. The Owners hereby irrevocably undertake not to sell, dispose of, alienate, charge, encumbrance, lease or otherwise transfer the said property or any part thereof during the currency of this Agreement and undertake not to do any act, deed, matter, or thing, as shall be in breach of the terms of this Agreement save and except putting the Developer in possession thereof for the purpose of development pursuant to this agreement.

27. The Owners shall not dispossess the Developer from the said property during the currency of this Agreement.

28. The proposed complex will be named **"PAATI COMPLEX".** The Developer shall develop the said property at its own cost and shall alone be responsible for the Development of the said property and neither Owners nor any persons(s) on their behalf shall interfere in the Development during the currency of this Agreement, except as provided in paragraph 18 heretofore.

29. As stated above, the Developer shall be deemed to be in possession of the said property and shall be

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free to do all acts, deeds and things required for Development and construction of the said building at the Developer's own cost and expenses.

30. The Developer shall be entitled to develop the said property by constructing thereon building consisting of flats, parking space, and other structures in accordance with building plans approved and sanctioned by P.M.C. as stated hereinabove.

31. The Developer may enter into agreements for sale or lease in terms of this Agreement in respect of flats, parking spaces and other tenements comprised in the Developer's Area which does not form part of the Owners' area. Whenever required by the Developer, the Owners will join as confirming party in any Agreement, Sale Deed, Lease Deed, Deed of Allotment etc. and the Developer shall exclusively be entitled to realise all amounts receivable under such Agreements, Deeds of Allotment etc. for Development and Construction of the said building but the Developer will only invest the said amounts in construction of the said building and will not invest in any other units. The Developer will be exclusively liable to pay any and all taxes (whether leviable by the Central or Provincial Government or any local body or authority) on incomes or gains accruing to it out of such transactions and no part of any such liability will, at any stage, be shared by the Owners. The Developer will not hand over possession of any part of the Developer's share in the said building to intending purchasers unless and until possession of the **Fifty** percent share of the Owners is handed over to the Owners.

32. The Owners may enter into Agreements for Lease/ Sale or otherwise allot flats, parking spaces and other tenements comprised in the Owners' area which does not form part of the Developer's Area, and, whenever

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so required by the Owners. the Developer will join as confirming party in all such Agreements, Lease Deeds, Deeds of Allotment, Sale Deeds etc. which the Owners may enter into and the Owners shall exclusively be entitled to realise all amount receivable under such Agreements, Sale Deeds, Lease Deeds, Deeds of allotment etc. for their own use.

33. The Developer has been empowered by the Owners to execute deeds or documents on any matters relating to the development of the Scheduled property whenever necessary and to do all such acts, and/or things that may be necessary for the development, planning and construction of the said building. It is however expressly agreed and understood between the parties that the aforesaid Power of Attorney shall be governed by the provisions of this Development Agreement and in case of any conflict between the provisions of the aforesaid Power of Attorney and this Development Agreement, the provisions of this Development Agreement will prevail.

34. The Developer undertakes that it will abide by all Laws, Rules and Orders for the time being in force and shall not commit any act nor omit to do anything by which any such Laws, Rule or Order is violated. Further, it shall 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.

35. The Developer shall be entitled to examine all the original documents including owners' title deeds of the said property. The Owners shall retain the original documents and hand over certified copies / photocopy to the Developer for complete

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examination. Owners further confirm to co-operate with the Developer in such examination of the Owner's title and comply with all reasonable requisition that may be made by the Developer. The Owners further agree to produce all original documents including Title Deeds of the said property whenever required by the Developer for verification by authorities and the Developer undertakes to keep the documents safe, undamaged and in their original condition in its custody and to return the original documents back to the owners immediately after the necessary examination / verifications is over.

36. In case there be any defect in the title of the Owners or there be any liability or any encumbrance, then in such event, the Developer shall have such defects cured and/ or liability cleared for and on behalf of the Owners.

37. All outgoings in respect of the scheduled property from the date of possession taken by the Developer shall be borne and paid by the Developer who shall not, however, be liable for any outgoings for the period prior to taking possession, i.e. from the date of execution of this Agreement.

38. Upon delivery of possession of the Owners' area to the Owners in terms of this Agreement and any Supplementary Agreement for allotment to be executed between the Owner and the Developer, the Owners shall execute and register conveyance(s) of **Fifty** percent undivided share in the said property in favour of the Developer or its nominees/Assignees including a Cooperative Society or Association of Persons or Body Corporate etc. In case of default by the Owners in executing such transfer/conveyance or such deeds as may be deemed necessary by the Developer, in-spite of service of notice in writing of thirty days, the Developer shall be entitled to take all

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steps as may be necessary for execution of such documents.

39. The Developer shall form as it deems best, a Co-operative Housing Society, Association of Persons / Body Corporate of all the persons owning tenements in the said building. The Owners as well as the Developers and their Nominees / transferees shall become members of such organization formed by the Developer and, they and their Nominees, respective agents, servants, tenants etc. shall be bound to abide by the rules and regulations as be framed by such organization from time to time and they shall contribute towards the regular maintenance charges fixed by resolution of the general body of occupiers for the maintenance and management of the complex.

40. Nominees of the Developer shall own and hold portions in the Developer's area, and the Owners and their nominees shall own and hold portions in the Owners' area, according to a standard Agreement jointly finalised by the Developer and the Owners.

41. Subject to the provisions of clause 11 above, the common areas shall jointly be owned by all the owners of all the portions of the said building with equal entitlement to use all common areas and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all for such utilization.

42. If any levy is imposed by the P.M.C. 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 property or the building thereon, then the same shall be paid by the Owners and the Developer, or by their successors in interest, jointly in the same proportion as the respective shares of built up area in the said complex. This clause shall

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be applicable only after Owners' share is handed over complete in all respects to the owners in terms of the Agreement and the Owners' share is duly mutated by the Patna Municipal Corporation. Till such time, all payments of any kind shall be made by the Developer.

43. In case any fine or penalty is imposed on the said building for any deviation from the sanctioned plan or if any portion of the building is demolished due to deviation, the entire fine or penalty or damages payable, will be borne and paid by the Developer as the Developers will have no right to construct any part of the building by deviating from the sanctioned map.

44. In all transfer / conveyance of land and / or built up area, the Purchaser/ Transferee(s) shall bear the cost of stamp duty, court fees, and other charges.

45. In case of any dispute or difference between the parties arising out of or relating to this Development Agreement, the same shall be settled/ decided by Court of law having Patna Jurisdiction only.

46. Any shortfall or increase in the area to be given to the Owners shall be compensated in terms of supplementary Agreement to be executed between the owners and the Developer consequent to the proposed plan being sanctioned / approved by P.M.C.

47. That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land Owners and the developer may alter such changes at its own risk and expenses. If any further

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construction will be made then the same shall be distributed between the land Owners and developer as per the above mentioned share. In case the entire building is required to demolished or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

48. AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

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

SCHEDULE –"A"

All that piece and parcel of land total measuring an area of 6 Kathas (Six Kathas) more or less with single storied house having an area of 1500 sq.ft. , situated at Mauza- Mainpura, Mohalla- A.N.Path, Survey P. S.- Phulwari, at present P.S.- Patliputra, Distt- Patna, and which is part of cadastral survey plot no. 1510 & 1512, Khata No. 629 & 633, Tauzi No. 5505, Thana No. 2, and bounded as follows :

North : Sri Harihar Pandey.
South :- Survey Plot No. 1511.
East :- Branch Road.
West : Sri Ram Nandan Singh.

Note :- Govt. value is mentioned at **Code No. 603 & Zone - 4** of M.V.R. 2011-12.

SURYA BUILDCONS PVT. LTD.
Managing Director 7/12/2011

1. Rama Shankar Pathak 7.12.2011
2. Bhuneshwar Nath Tiwary 07.12.11

SURYA BUILDCONS PVT. LTD.
Managing Director

Total market value is Rs. 1,66,50,000/- (Rupees One Crore Sixty Six lac Fifty thousand) only, which land value is Rs. 1,50,00,000/- (one Crore Fifty lac) only and house value is Rs. 16,50,000/- (Sixteen lac Fifty thousand) only.

SCHEDULE – "B"

1. Flooring :

A. IN COMMON AREAS : (including balconies, stair cases & corridors) – Kota stone tiles (1 ft. x 2 ft.).

B. IN FLATS : (i) Bedrooms and Drawing room- Vitrified Tiles – (2 ft. x 2 ft.).

(ii) Other areas- Vitrified/Marble Tiles - (2 ft. x 2 ft.).

C. IN TOILET : Marble Tiles- (Size of tiles 1 ft. x 2 ft.).

D. KITCHEN : Marble Tiles- (Size of tiles 1 ft. x 2 ft.)

2. WALL FINISHING :

A. OUTER WALLS :

a) Front : Permanent Finish.

b) Sides and rear : Permanent Finish in part, with minimum 2 coats of good quality acrylic paint in other parts.

B. INNER WALLS : Plaster of Paris over plastered walls.

C. TOILETS : Dado up to 7'-0" with coloured tiles of SOMANY/ KAJARIA/equivalent.

D. KITCHEN : Cooking slab of granite, and coloured tiles upto 2' above cooking slab, sink with drain board of stainless steel.

3. CEILING FINISHING :

A. IN FLAT : Plaster of Paris over plastered ceiling.

B. IN COMMON AREAS : Plaster of Paris + Washable Distemper.

4. DOOR CHOUKHAT : Door Choukhat of Malaysian Salwood/equivalent hard wood.

SURYA BUILDCONS PVT. LTD.
Managing Director
7/12/2011

1. Rama Shanker Kattak 7.12.2011

2. Bhavesh Kalia Tewari 07.12.11

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Managing Director

5. DOOR SHUTTERS : Doors shutters of 32mm thick bwp grade, factory made commercial flush door (I.S.I. marked). Both sides teak Finished & Polished. (Make :- Green/Century/Sir/equivalent). NOTE : Main door shutter to be paneled gamhar, which shall be polished.

6. WINDOW CHOUKHAT :- Window Choukhat of Malaysian Sal/equivalent hard wood.

7. WINDOW SHUTTERS : Window Shutters to be fully glazed and frames to be made of hardwood/ soft wood-gamhar/equivalent.

8. WINDOW GRILLS : Window grills provided for safety and security.

9. ELECTRICAL WIRING : All Electrical wiring pipes, conduit from ISI marked materials. Concealed copper wiring to be provided.

One point for Air Conditioner to be provided in each bed room.

One point for geyser in each toilet and kitchen.

Switches & Sockets (Anchor Penta or Kolors or approved equivalent).

10. T.V. POINT / TELEPHONE POINT (Not connection) : One T.V. Point and One Telephone Point each to be provided in the drawing / dining room and one each in each Bed Room.

11. INTERCOM : Advanced Model of Intercom with Reception to Flat and Flat to Flat connection.

12. PARKING AREA : Parking area flooring to be of chequered tiles/crazy mosaic flooring.

13. ELECTRICAL METER : One single phase meter for each Flat.

14. WATER SUPPLY : 24 Hours water supply from own boring. Internal water supply from concealed GI/PVC pipes. Sewage and waste disposal through PVC Pipes.

15. GENERATOR POWER : 600 watts of electrical power for each Flat from the generator. Lift and

SURYA BUILDCONS PVT. LTD.
Managing Director

1. Rama Shankar Pathak 7.12.2011
2. Brijendra Nath Tiwari 07.12.11

SURYA BUILDCONS PVT. LTD.
Managing Director

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. 333500 *Amt paid by N.J. Stamp Paper -* Rs. 5000

Addl. Stamp duty paid under Municipal Act Rs. *Amt. paid through Bank Challan -* Rs. 329404

			Registration Fee				LLR + Process Fee		Service Charge
FEE PAID	A1	0 C	0 H1b	0 Ka1	0 Lii	0	LLR	0	
	A8	0 D	0 H2	0 K1b	0 Liii	0	Proc. Fee	0	600
	A9	0 DD	0 I	0 K1c	0 Mb	0	Total-	0	
	A10	0 E	250 J1	0 K2	0 Na	54			
	B	0 H1a	0 J2	0 Li	0				
					TOTAL-	304			

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. 904

Date : 07/12/2011

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 07th December 2011 by Rama Shankar Pathak S/O Late Hari Shankar Pathak by profession Others. Status - Executant

Rama Shankar Pathak
7-12-2011

Signature / L.T.I. of Presentant ***Date : 07/12/2011***

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Pathak Dhananjay Kumar age .... Sex M son/daughter of Sri Rama Shankar Pathak resident of New Colony,Dak Bunglow Road,Bettiah.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 07/12/2011

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 498 on page no. 196 - 218 for the year 2011 and stored in CD Volume No.CD-77 year 2011. The document no. is printed on the front Page of the document.

SURYA BUILDCONS PVT. LTD.
Managing Director

Registering Officer
Patna

Date : 07/12/2011

Token No. 35746 Year - 2011 Sl.No. 35151 **SCORE Ver. 2.1** Deed No. 28812 NIC-Bihar