Serial No. 72

Book No. :- 1 Deed No.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

38
069
5/1

बिहार BIHAR

क्रेता	विक्रय	मुद्रांक मूल्य मूल्य वर्ग का रिट संख्या	क्रेता का नाम और पता	अभिव्यक्ती
			प्रागण डेवलपर्स प्रा.	स्वीकृत

Serial No. 72 616539

Deed No. 70

2186 31/12/14 5000 x 7 पांच हजार रुपये पत्र

[illegible] श्री धर्मेन्द्र कुमार सिंह [illegible] अमीर सिंह ग्राम पुनाड [illegible] जिला गया

बिहार सरकार

जिला निबंधन कार्यालय, गया

पृष्ठांकन का सारांश

दिनांक 03/01/2015 को Indu Kumari द्वारा यह दस्तावेज [illegible] अर्पित किया गया। इसमें रू0 82880 मुद्रांक शुल्क एवं रू0 20400 निबंधन तथा अन्य शुल्क का [illegible] किया [illegible] दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके [illegible] के नाम, [illegible] अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज रू0 70 के रूप में पुस्तक सं0 1 के [illegible] सं0 1 से 20 तक CD 1 में आज निबंधित एवं कुल 20 पृष्ठों में संधारित किया गया।

बिहार सरकार

दिनांक– 03/01/2015 SCORE 3.0 टोकन नं. 78/2015

सुकुमार झा
निबंधन पदाधिकारी

Pangan Devlopers Pvt. Ltd.
Director

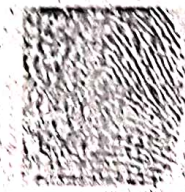
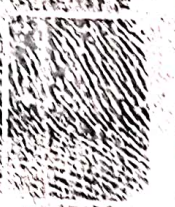
DEVELOPMENT AGREEMENT

THIS AGREEMENT IS FOR DEVELOPMENT OF LAND made on this 3rd day of January 2015.

3/1/15

District Registry Office, Gaya

Token Number 78 | Reg. Year 2015 | Serial Number 72

PresType	Name	Photo	Thumb	Index	Middle
Claimant	Dharmendra Kumar Singh (Director)				
Sig.	3/11/15				
Identified By	Awadh Kumar				
Sig.	3.1.2015				
Presented By	Indu Kumari				
Sig.	3/1/15				
Claimant	Prangh Developer Pvt .Ltd	N/A	N/A	N/A	N/A
Sig.					
Executant	Amrita Kumari				
Sig.	3/01/15				
Executant	Indu Kumari				
Sig.	3/1/15				
Executant	Lalita Devi				
Sig.	3.1.2015				
Executant	Anita Kumari				
Sig.	3.01.15				

SCORE Ver.3.0 Powered by InfoSystem and Solutions, Patna Biometric Captured By 3500sop007

Prangh Developers Pvt. Ltd.
Director

3/11/15

BETWEEN

1) Smt Indu Kumari aged about 51 years W/o—Sri Ashok Kumar R/o-Village-Karmauni, P.S-Imamganj, Dist-Gaya, Occcpation-Government Servant, Nationality-Indian. PAN - AFMPK1023Q

2) Rajnish Kumar aged about 38 years S/o- Kedar Sinha, R/o- Moh-Chand Chaura. P.S-Civil Lines,Dist-Gaya, occupation-Business, Nationality-Indian. PAN - ANHPK0931G

3) Anita Kumari aged about 30 years PAN - CHYPK7822F and Amrita Kumari aged about 28 years, Aadhar no. - 9075 4481 5515 daughters of Surendra Prasad, R/o-Godawari, P.S-Civil Lines, Dist-Gaya, Occupation-House wives, Nationality-Indian (Both).

4) Smt. Wibha Singh aged about 42 years W/o-Santosh Kumar, R/o-Village-Chonaha tola,New Dih,P.S-Dumaria, Dist-Gaya, Occupation- Govern Servant, Nationality-Indian. PAN - AWUPS4645R

5) Smt. Lalita Devi aged about 52 years W/o-Sri Birendra Kumar, R/o-Village-Palaki, P.S-Guraru, ,Dist-Gaya,Occupation-Agriculture, Nationality-Indian.

Herein after Jointly referred to as parties of the part First which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their,s heirs, executors, successors, administrators, legal representatives, nominees and assigns.

PRANGN DEVELOPERS PRIVATE LIMITED, a company duly incorporated under companies Act having its registered office at village-Punar, Post office-Punar, Police Station –Atri, Dist-Gaya, through its Director Dharmendra Kumar Singh aged about 39 years S/o Late Aamir Singh R/o Vill.+P.O.Punar, Police Station –Atri, Dist-Gaya herein after reffered to as the party of the SECOND PART. CIN-U70200BR2013PTC020015. COM. PAN- AAHCP1695A, PAN- BDZPS2953R

WHEREAS :

(A) Parties of the First part own and possess land in village-kharati, Police Station-Bodh Gaya, Thana no.-350, Anchal-Bodh Gaya, Sub Division-Sadar Gaya (the detailed of property owned and possessed by them given in schedule I)

(B) The owners are desirous to develop the said part of land with brick built house building messuage and tenements and structures.

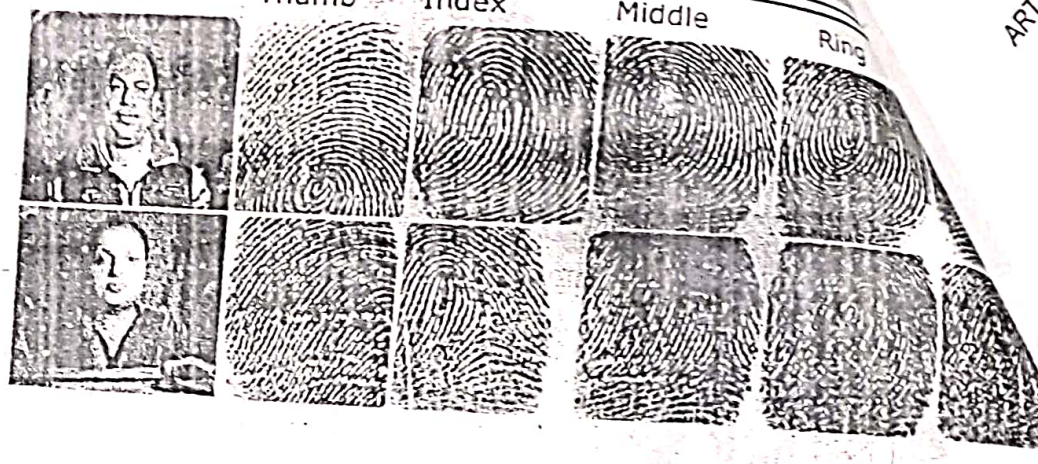
(C) The parties hereto have discussed and it has been in principle agreed and decided that the Developer shall develop and make construction at the said Schedule I land at its own costs and expenses.

Prangan Developers Pvt. Ltd. Director

District Registry Office,Gaya

Token Number 78 | Reg. Year 2015 | Serial Number 72 | Deed Nu

PresType	Name	Photo	Thumb	Index	Middle	Ring
Executant	Rajnish Kumar					
Sig.	[signature] 3/1/15					
Executant	Wibha Singh					
Sig.	[signature] 3/1/15					



SCORE Ver.3.0 Powered by InfoSystem and Solutions,Patna Biometric Captured By 3500sop00

[signature] 3.1.2015

Devlopers Pvt. Ltd.
Director

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY RECORDED THAT THE PARTIES 'HERETO HAVE AGREED TO AS FOLLOWS:

ARTICLE: 1- DEFINITION

In these presents unless there is something repugnant to or inconsistent with the context:

1. TITLE DEEDS shall mean the deeds, documents, etc. concerning the property, the detail of which is given below in the Schedule-I of this Agreement.

2. LAND shall mean land as mentioned in Schedule I)

3. BUILDING shall mean the proposed building, the open spaces and other structures to be built erected and constructed at the said land containing several independent and self contained flats, commercial spaces (if permitted by the sanctioned building plans) and car parking spaces and other constructed spaces and open or covered areas intended to be constructed on the said land in accordance with the building plan to be sanctioned by the Gaya Municipal Corporation as described in the Second Schedule, hereunder written.

4. COMMON FACILITIES AND AMENITIES shall include the corridors, lifts, stairways, passageways, drive ways, common lavatories, pump house, overhead water tank, water pump and motor and other facilities required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building , as mentioned in the Fourth Schedule hereunder written.

5. SALEABLE SPACE shall mean all the open and covered spaces in the building capable of being transferred for exclusive use of the Purchasers thereof after making due provisions for common facilities and the space required therefore.

6. OWNERS' ALLOCATION shall mean proportionate 40 % of the total saleable space (super built up area) in the building to be constructed at the said land including the proportionate share in the land and in the common facilities, areas and amenities and the roof.

7. DEVELOPER'S ALLOCATION shall mean the remaining 60% of the total saleable space (Super built up area) in the building to be constructed at the said land after allocation to the Owner's allocation as

Ramgarh Developers Pvt. Ltd.
Director

3/1/15

mentioned above including proportionate undivided share in the common facilities areas and. amenities and the roof.

8. ARCHITECT shall mean such person or persons who may be appointed by the Developer in consultation with the Owner from time to time as Architect of the building on the said land.

9. BUILDING PLAN shall mean such plan to be prepared in consultation, with the Owner, by the Architect for the construction of the building to be sanctioned by the Gaya Municipal Corporation in respect of the said land.

10. TRANSFER with its grammatical variations shall include transfer by possession and by way of other means adopted for effecting what is understood as a transfer in multistoried building to Purchasers thereof as per law.

11. TRANSFEREE shall mean a person, firm, limited company, or association of persons to whom any saleable space in the building would be transferred.

12. UNIT OR FLAT shall mean all the residential apartments and/or other space or spaces or Units to be built and constructed by the Developer according to the building plan sanctioned by the GAYA MUNICIPAL CORPORATION.

13. Words importing singular shall include plural and vice-versa.

Ramgarh Developers Pvt. Ltd.
Director

ARTICLE II : COMMENCEMENT

This Agreement shall be deemed to have commenced on and with effect from passing of map from Gaya Municipal Corporation.

ARTICLE III OWNER'S REPRESENTATIONS

1. The Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said land, as described in the Schedule below.

2. The said lands are free from all encumbrances, charges/ liens, lispendens, attachments, trusts, acquisitions, whatsoever, or however.

ARTICLE IV: DEVELOPMENT RIGHTS

1. The Owners grants subject to what has been herein provided exclusive right to the Developer to build upon and to exploit commercially the said land and to construct a new multistoried building thereon in

accordance with the plan or plans to be sanctioned by the Gaya Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

2. All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary permission from the appropriate authorities shall be prepared and submitted by the Developer in the name and on behalf of the Owner at the Developer's cost and the Developer shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said land.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said land or any part thereof to the Developer or as creating any right, title or interest in respect thereof to the Developer other than an exclusive license to the Developer for the purpose of development of the said land in terms hereto and other than to deal with Developer's allocation after providing the Owner with the Owner's Allocation.

ARTICLE V: POSSESSION & CONSTRUCTION

1. Upon possession being taken, the said land would be held by the Developer and/or on behalf of and in trust for the Owner for the purpose of carrying out the construction in terms of this Agreement.

2. Till such time the owners' allocation are constructed and made over by the Developer to the Owners, the Developer shall hold the same for and/or on behalf of and in trust for the owner and shall not in any way deal with, dispose of, encumber or part with possession thereof to any third party or parties save and except entering into agreements for sale with prospective purchasers in respect of Units forming part of the Developer's Allocation.

3. Till such time, the Developer makes over, possession of the owners' Allocation to the owner within the time and in the manner mentioned herein, the Developer shall not sell or deliver possession of the Developer's Allocation to anyone. The Developer shall however be entitled to enter into agreements for sale of the Developer's Allocation or any part thereof and to receive full/ part payment/advances. The provisions of this agreement would be made aware of by the Developer to the prospective Purchaser or Purchasers and any agreement with the prospective Purchaser or Purchasers would have reference of this agreement.

Paragon Developers Pvt. Ltd.
Director

4. Time shall be the essence of the contract in this regard provided that if any delay is caused due to Force Majeure, the time during which the Developer was prevented from carrying out its obligations shall be added to the respective Schedules.

ARTICLE VI: PROCEDURE

1. The Owners shall grant to the Developer and/or one of its nominees a General Power of Attorney as may be required for the purpose of applying for the required permissions and sanctions from different authorities in connection with the construction of the building and also for pursuing and following up matters with the Gaya Municipal Corporation and other authorities, to discuss and negotiate with the existing tenants, to enter into Agreements for Sale with intending Purchasers in respect of the Developer's Allocation, to receive advances from intending Purchaser for proposed sale of area falling within the Developer's allocation. Such Power of Attorney shall be prepared at the cost and expenses of the Developer but shall be subject to approval by the Owners.

2. Apart from the execution of the Power of Attorney(s), the owners hereby undertakes that they shall sign, as and when necessary, all papers, documents, plan etc. for the purpose of development of the said land.

ARTICLE VII-DEALINGS OF SPACES IN THE BUILDING

1. The owners shall be entitled to transfer or otherwise deal with the owner's Allocation in the building without in any way affecting the right and interest of the Developer or any person claiming through them.

2. The developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to deal therewith or dispose of the same without any right, claim or interest therein whatsoever of the owner or any person claiming through it.

3. No formal Deed of Transfer in respect of the owner's Allocation shall be required or needed and as the owner's allocation shall be deemed to have been built and/or executed on his own account. subject to by law

4. The Developer shall not be entitled to execute and register the conveyance in respect of his allocation in the new building or part with possession thereof to any Purchaser or Purchasers until and unless the Developer delivers possession of the owner's Allocation in the new building to the Owner.

Pranjan Developers Pvt. Ltd.
Director

3.1.2015

5. In so far as necessary, all dealings by the Developer in respect of sanction of plans and erection of the building shall be in the name of the Owners. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners.

6. The Owners shall execute the Deed of Conveyance or conveyances in respect of saleable space in the Developer's allocation in favour of the Developer or his nominee or nominees in such part or parts as shall be required by the developer PROVIDED HOWEVER the costs of such Conveyance or Conveyances ,including stamps and registration expenses and other expenses including Advocate's fees shall be borne by Developer or his nominees.

ARTICLE VIII:- BUILDINGS

1. Before submission of the plan by the Developer to be sanctioned by the Gaya Municipal Corporation, the Owners and the Developer shall by a proper writing allocate between themselves their respective allocations in the "new building . The allocation of each party will only be in the form of complete units/flats built in accordance with the sanctioned building plan except in one-flat if the proportionate are require satisfaction and found short of a complete Unit. After earmarking their respective allocations, the same shall stand appropriated against the respective allocations of the parties herein. While earmarking such collection, if any area is found to be in excess of the allocation of any of the parties, the party to whom such excess area would be allocated, would pay to the other party value thereof at the prevailing market rate.

2. The Developer shall at his its own costs construct erect and complete the proposed building at the said land in accordance with the sanctioned plan with such materials and with such specifications as is mentioned and detailed in the second Schedule hereunder written or as may be recommended by the Architect from time to time.

3. The costs of installation and erection in the said building with respect to lifts, pump, water storage, tanks, everhead reservoirs, electrification, temporary electric connection from the aurhority concerned will be borne by the Developer.

4. The Developer shall be authorized in the name of the owners in so far as is necessary to apply for and obtain quotas entitlements and other allocations of or for cement, steel, bricks and other building materials for

Pranjan Developers Pvt. Ltd.
Director

the construction of the building and to similarly apply for and obtain temporary connection of water, electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building.

5. All costs charges and expenses including Architect's fees shall be discharged and paid by the Developer and the owner shall bear no responsibility in this context.

6. As from the date of making over possession any liability becoming due on account of the Municipal rates and taxes as also other outgoing in respect of the said land and till such time as the possession of the said owners Allocation is delivered by the developer to the owner shall be borne and paid by the Developer. Developer shall not be liable for any obligation due on land prior to date of agreement.

ARTICLE IX - CONSIDERAION

1. In consideration of the owner having agreed to permit the Developer to construct erect and complete the building on the said land, the Developer agrees to make over to the owner as detailed earlier the owner's Allocation after construction of the building which would remain the sole and absolute property of the owners subject however to the owners complying with the terms and conditions herein contained.

2. In addition to the consideration, herein agreed, the Developer agrees:

a) To obtain at its own costs and expenses all necessary permission and/or approval and/or consent from all statutory and other authorities save as otherwise provided in this agreement.

b) To pay the cost of supervision of the development and construction of the building at the said land;

c) To bear all costs, charges and expenses for construction of the building at the said land in pursuance of the specification mentioned in-the Second Schedule hereunder written.

ARTICLE X : COMMON FACILITIES

1. As soon as the building is completed in every respect including water and drainage connection and arrangement of Electricity the Developer shall give a written notice to the owners requiring the owners

to take possession of the owner's Allocation in the building accompanying therewith a certificate of the Architect to the effect that the building has been completed in accordance with the sanctioned plan, the owner shall within 15 (fifteen) days from the date of service of such notice take possession of owners' allocation or shall be deemed to be in such possession and at all times thereafter the owner shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, due and other public outgoings and impositions whatsoever payable in respect of the owners' Allocation. The said rates is to be apportioned prorate with reference to the saleable space in the building if they are levied on the building as a whole from the date of taking over the possession from the Developer;

2. The owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities .or otherwise as may be mutually agreed upon between the owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever;

3. As and from the date of service of notice of possession the owners shall also be responsible to pay and bear and shall forth with pay on demand to the Developer the Maintenance charge in respect of the common facilities in the new building payable with respect to the owner's allocation. The rate of such Maintenance Charge will be fixed mutually by the developer and the owners.

4. Any transfer of any part of the owners' Allocation in the new building shall be subject to the provisions hereof and the owner shall thereafter be responsible in respect of the space transferred to pay the said rates and Maintenance Charges for the common facilities.

Ramgopal Developers Pvt. Ltd.
Director

ARTICLE XI: COMMON RESTRICTIONS

The Owners' Allocation in the building shall be subject to the same restrictions and use as is applicable to the Developer's Allocation in the building intended for common benefits of all occupier of the building which shall include the following:

a) Neither party shall use or permit to be used the respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal, immoral trade or activity nor use thereof for any purpose

which may cause any nuisance or hazard to the other occupiers of the building.

e) Neither party shall do or cause or permit to be done any act or thing which may render void and avoidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach. No goods or any other article shall be left for display or otherwise in the corridors or all other places of common use and enjoyment in the building and no hindrance shall be caused in any manner. Neither party shall throw on accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

ARTICLE XII-OWNER'S OBLIGATION

1. a) The Owners hereby agree and covenants with the Developer not to do any act, deed or thing whereby the Developer may be prevented from dealing with the Developers allocation in the building or at the said land provided the Owner's Allocation is made over to the Owner.

b) Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural change either major or minor without the written permission in this behalf,

c) Both the parties shall abide by all laws, bye laws, rules and regulations of the government local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye-laws, rules and regulations.,

d) The respective buyers shall keep the interior walls, sewers, drain, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of their respective allocations in the building, in good working condition and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other flat owner and/or occupiers of the building indemnified from and against the consequences of any breach.

2. The Owners hereby agree and covenants with the Developer not to cause any interference or hindrance in the construction of the said building at the said land to be constructed by the Developer.

Bengan Devlopers Pvt. Ltd.
Director

3. Owners may appoint theirs own engineer for inspection of the building at his own cost from time to time.

4. The Owners shall subject to compliance by the developer of his obligations hereunder, deliver the vacant possession of the land to the developer.

ARTICLE XIII DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the building within 36 months from the date of sanction of building plans by the Gaya Municipal Corporation excluding the one year grace period.

2. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable to construction of the said building.

3. The Developer hereby agrees and covenants with the owners not to do any act deed or thing whereby the owner is prevented from enjoying leasing, assigning and/or disposing of any of the owner's Allocation in the Building at the said land.

ARTICLE XIV: DEVELOPERS INDEMNITY

1. The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any act or omission or failure of the Developer in relation to the construction of the said building.

2. The Developer hereby undertakes to keep the owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of Developer's actions with regard to the Development of the said land and/or in the matter of construction of the building and/or for any defect therein.

ARTICLE XV: MISCELLANEOUS

1. The Owners and the Developer have entered into this Agreement purely as a contract between principle and principle and nothing contained herein shall deemed to be construed as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

2. The owners shall not be liable for any Income Tax, wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

3. All Agreement for Sale and the Deed of Conveyance in respect of Units forming part of both the Owners' allocation and the Developer's Allocation will be similar and shall contain identical covenants. For the same of maintaining such uniformity, an advocate of the project to be appointed by the parties will prepare the model Agreement for Sale to be entered into with intending Purchasers of Units, forming part of both the owner and Developer's allocations and will also prepare the "model deeds of Conveyance to be executed in favour of Purchasers of both the owners' and Developer's Allocations.

4. The Owners and the Developer hereby agree to abide by all the rules and regulations to be framed by any Society/Association/ Company which will be in charge of the management of the affairs of the Building or buildings and/or common parts thereof and also they hereby agree that their respective transferees and/or successors in interest will abide by such rules and regulations. Such rule and bye-laws will be framed by the said Society/ Association/Company by its Advocate.

5. The name of the complex shall "SRI RAM VILLA"

6. The stamp duty and registration charges shall be paid and borne by the Developer.

7. The Developer shall pay to the owners in case developer fails to complete the project within period as specified in this agreement, and amount equal to bank rate previling at the date on the amount equal to cost of land fixed by the state government for that period, for the period of delay.

ARTICLE XVII: FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations has been prevented by the existence of the "Force Majeure" and the party shall be suspended from the obligation during the duration of the "Force Majeure".

Pranayam Developers Pvt. Ltd.
Director

2. "Force Majeure" shall mean acts of God, Flood, Earthquake, Riot, War, Storm, Tempest, Civil Commotion, Labour Unrest, Strike, order of Injunction and/or any other act or commission behind the control of the parties hereto.

ATRTIFLE XVI: ARBITRATION

All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or determination .of any liability touching these presents shall be 'referred to Arbitration i in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Detail of property to be developed)

1) Area-5.09 Decimal

Khata No.-89 (old), 99(New)

Plot No.-691(old) /1239 (New)

Book No-1 Zild No.-165, Page No-544

Registration No-13123, Year -1973

Boundary- North-Lalita Devi,
South-Vibha Devi
East- Lalita Devi
West- Vashudev Prasad

The Above mentioned property belongs to Smt Indu Kumari W/o Sri Ashok Kumar R/o-Village-Karmauni, P.S-Imamganj, Dist-Gaya, Occcpation-Government Servant, Nationality-Indian by sale deed dated 29.03.04

2) A. Area- 5.09 Decimal

Khata No.-89 (old), 99(New)

Plot No.-691(old) /1239 (New)

Book No-1 Zild No.-165, Page No-544

Registration No-13123, Year -1973

Boundary- North-Pind of Ahar
South-Indu KUmari
East- Madan Mohan Paswn
West- Vashudev Prasad ,

Ramgarh Developers Pvt. Ltd.
Director

S. Area- 3.016 Decimal
Khata No.-89 (old), 99(New)
Plot No.-691(old) /1239 (New)
Book No-1 Zild No.-165, Page No-544
Registration No-13123, Year -1973
Boundary- North-
South-Vibha Singh
East- Madan Mohan Paswn
West- Lalit Devi (self)

The Above mentioned properties belongs to Smt. Lalita Devi, W/o-Sri Birendra Kumar, R/o-Village-Palaki ,P.S-Guraru, Dist-Gaya, Occupation - Agriculture, Nationality-Indian.

Acquired by sale deed no..... dated 29.03.04.

3. A. Area-18 Decimal
Khata No.-99
Plot No.-1239
Book No-1 Zild No.-161, Page No-260 to 266
Registration No-4670, Year -2008
Boundary- North- Chaur (Rasta)
South- Purchaser Self
East- Land of D.A.V School
West- Bhawani Singh

B. Area-18 Decimal
Khata No.-99
Plot No.-1239
Book No-1 Zild No.-161, Page No-260 to 266
Registration No-4670, Year -2008
Boundary- North- Ashok Kumar etc
South- Purchaser Self
East- Anita kumari and Amrita Kumari
West- Madan Singh Paswan and Rajkumar

The Above mentioned properties belongs to Rajnish Kumar S/o- Kedar Sinha, R/o- Moh- Chand Chaura. P.S-Civil Lines,Dist-Gaya, occupation- Business, Nationality-Indian acquired these lands by sale deed nos 16188 dated 17/11/2014 and respectively

Director

4. Area-18 Decimal

Khata No.-99

Plot No.-1239

Book No-1 Zild No.-153, Page No-419 to 426

Registration No-11908, Year -2008

Boundary- North- Amarjit kumar and Mukesh kumar

South- Gopal Panda

East- D.A.V School

West-Ram Singh and Soharai Majhi

The Above mentioned properties belongs to Anita Kumari and Amrita Kumari daughtets of Surendra Prasad, R/o-Godawari, P.S-Civil Lines, Dist-Gaya, Occupation-House wives, Nationality-Indian(Both)

acquire by sale deed No.. 14013 dated03/07/2013.

5. Area-5.028 Decimal

Khata No.-99

Plot No.-1239

Book No-1 Zild No.-165, Page No-544 to 548

Registration No-13123 Year -1973

Boundary- North- Indu Kumari

South- Ranjit paswan

East- Madan Mohan Paswan

West-Vashudev Prasad

The Above mentioned properties belongs to Smt. Vibha Singh, W/o-Santosh Kumar, R/o-Village-Chonaha tola, New Dih, P.S-Dumaria, Dist-Gaya, Occupation-Govern Servant, Nationality-Indian

acquired through sale deed No. dated-29/09/2004

TOTAL AREA - 72.75 decimal

Total Guid Valu. 41,44,000/-

Director

SECOND SCHEDULE

DESCRIPTION AND SPECIFICATIONS OF CONSTRUCTION AND AMENTIES

1. Structure - RCC (M2Q or M25) as per structure designer suggestion
2. Brick Work - 1:6 in 10 inch wall & 1:5 in 5 inch wall class-1
3. Plaster - 1:6 in Wall & 1:5 in RCC
4. Flooring - 24 inch X 24 inch vitrified tiles
5. Wall Finishes
   a. Internal - Putty with Cement Primer excluding Bathroom & Kitchen Branded
   b. External - Cement Plaster
6. Painting
   a. Internal - With one coat cement primer,
   b. External - Water proof Acralic Paint
7. Doors - Door Frames in Hardwood, Shutters in Designer Flush Door's Branded
8. Windows - Aluminum section sliding windows with net & glass.
9. Electrical - Concealed copper wiring and good quality switches with required points. Branded
10. Plumbing - Concealed plumbing with PPR & First Quality CP fittings
11. Lobby - Decorative Lobby shall be provided.
12. Loft - One Loft in each flat as per engineer suggestion
13. Lift - Branded company.
14. Water Tank As Per Engineer liter Overhead Tank with 2 deep Borewell & a Submersible Pump
15. Kitchen - Granite Top with 3 feet DADO of good quality Ceramic Tiles
16. Bathroom - 7 feet DADO of good quality Ceramic Tiles & Flooring of Ceramic Tiles
17. Exterior - Commercial floor will be exclusive as per Architect suggestion.

Developers Pvt. Ltd.
Director

IN WITNESS WHEREOF, THE OWNERS AND THE DEVELOPER HAVE THEIR RESPECTIVE SIGNATURE AND SIGNED AGREEMENT ON DATE FIRST HEREIN BEFORE STATED AFTER COMPLETE UNDERSTANDING THE CONTENTS OF THESE PRESENTS IN PRESENCE OF THE WITNESSES NAMED BELOW:

इन्दु कुमारी 3/1/15

Signature of First Parties

इन्दु कुमारी 3/1/15

अनीता कुमारी 3.1.15

अमृता कुमारी 3.1.15

3/1/15

ललीता देवी 3.1.15

Signature of Second Party

PRANGAN DEVELOPERS PRIVATE LIMITED

3/1/15

WITNESSES:

1. अवध कुमार 51
पिता - स्व० रामचरित्र प्रसाद
ग्राम - उत्तर बगर - गया
पाथ - [illegible]
पो० - गया (बिहार)

2. [illegible] 3.1.15 [illegible] 010020726

अशोक कुमार सिंह पिता स्व० जगलाल महतो
ग्राम - [illegible], पो० - [illegible] पाना - [illegible] जिला - गया
3/1/15

Pranagan Developers Pvt. Ltd.
Director

Drafted by: Sarat Kr. Verma
Advocate Tel 40969/90

Dated: 3/01/2015

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. 82880/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 98280/-

Registration Fee

FEE PAID											
A1	0	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-	20000

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20400

LLR + Proc Fee		Service Charge
LLR	0	400
Proc.Fee	0	
Total	0	

Date: 03/01/2015

03.1.2015
Registering Officer
Gaya

Endorsement under section 52

Presented for registration at Registration Office, Gaya Sadar on Saturday, 03rd January 2015 by Indu Kumari Ashok Kumar by profession House Wife. Status - Executant

03/01/2015
Signature/L.T.I. of Presentant

Date:03/01/2015

03.1.2015
Registering Officer
Gaya Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Awadh Kumar ' age '51' Sex 'M', 'Late Ramcharitar Pd.', resident of 'Nutan Nagar PS-Civil Lines,gaya'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

03.1.2015
Registering Officer
Gaya

Date : 03/01/2015

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya Sadar in Book 1 Volume No. 2 on pages on 1 -20 , for the year 2015 and stored in CD volume No. CD-1 year 2015 .The document no. is printed on the Front Page of the document.

3.1.2015
Registering Officer
Gaya

Date : 03/01/2015

Token No. : 78 Year : 2015 S.No. : 72 SCORE Ver.3.0 Deed No . : 70

Director