



First Party Name * : Not Applicable
Second Party Name * : OM CONSTRUCTIONS
Purchased By * : OM CONSTRUCTIONS
Certificate Number : BR038156541704178957952
Consideration Price : ₹0.00/-
Stamp Duty Paid : ₹1,000.00/-
Registration Fee & Other Fees : ₹0.00/-
LLR & Proc Fee : ₹0.00/-
Miscellaneous Fees : ₹0.00/-
Discore SC : ₹0.00/-
Total Amount : ₹1,000.00/- (One Thousand)

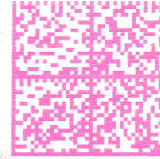


----- This stamp paper will only be valid if embossed below with special RED ink impression -----



Phone No:
Sold To/Issued To:
OM CONSTRUCTIONS
For Whom/ID Proof:
OM CONSTRUCTIONS

भारत INDIA
INDIA NON JUDICIAL
D S R OFFICE
PATNA SADAR
800001
BIHAR
बिहार
सत्यमेव जयते
भारतीय गैर न्यायिक



JAN-02-2024 12:33:35

₹ 0001000/-
ZERO ZERO ZERO ONE ZERO ZERO ZERO

Other
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3815654 82190

SHARE DISTRIBUTION BETWEEN LANDOWNER AND DEVELOPER.
(LAXMI NARAYAN COMPLEX, PATNA)

This Deed of share distribution is hereby executed on dated 11.01.2024.

IN BETWEEN

- (1) Smt. Sushila Sinha, Wife of Sri Binod Kumar Sinha, resident of Mohalla C.D.A. Colony, P.S.- Shashtrinagar, Distt Patna

Aadhar No :- 3794 9634 8328, PAN No. AYDPS1535R
Mobile no 08986169465

- (2) Sri Binod Kumar Sinha, S/O Late Ramchandra Prasad, resident of Pathar ki Maszid, P.S.- Sultangang , Mahendru Patna -800006 , at Present resident Mohalla C.D.A. Colony, P.S.- Shashtrinagar, Distt Patna

Aadhar no: 5349 7996 9109, PAN No. APXPS6333Q,
Mobile no 08986169465.

सुशीला सिन्हा

D-11 P K 00002

For Om Construction
Sri Binod Kumar Sinha
Proprietor

(3) **Sri Dilip Kumar, S/o Sri Maleshwar Prasad**, resident of Mohalla Rajbansi Nagar, P.S.- Shashtrinagar, Distt:- Patna, at Present address- Nababganj, Hazaribagh, Jharkhand.

Aadhar no. 2437 6326 2797, PAN No. ABTPK2700R

Mobile no 8480344217.

All are Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNERS" FIRST PART.**

AND

M/S OM CONSTRUCTIONS a Proprietor ship firm bearing Registration No. P.T./TBSE_ REG/2019/03111 and having its Office at- 112, 1st. Floor, Hariom Commercial Complex, new Dakbunglow Road, Patna (BIHAR) PIN- 800001 through its Proprietor **Mr. Nilesh Kumar Sinha, Son of Sri Parmanand Yadav**, residing at 501, Om Prabhat Enclave, Judges Colony, Saugna, Danapur, Distt: Patna. Pin 801503 hereinafter referred to as the FIRM/ DEVELOPERS/ BUILDERS/ PROMOTER (Which terms expression shall unless it be repugnant to the context or meaning thereof mean and include its legal heirs, representatives, administrators, successors-in-interest and assigns) hereinafter called the FIRM / VENDOR and also the **SECOND PART** PAN NO. ANDPS0661D, Mobile No. 9334246425

1. That there was a Registered Development Agreement dated 22.07.2021, which is registered in the office of District Registrar Patna in Book no. 1, Volume no. 222 on Page from 438 to 457 in C.D. No. 32/ 2021, being Deed NO. 8884, Serial No. 9213 for the year 2021 for construction of a Multi Storied Building situated and lying under Area of **of 7(Seven) Katha, 4 (Four) Dhur**, bearing **Thana no. 36, Tauzi no. 5276, Khara no 188, S. Plot no. 635,- Area 10 Decimal and Khata no. 192, S. Plot no. 636- Area 12.5 Decimal (4 Katha)**, lying and Situated at **Mauza- Mustfapur, Thana- Danapur, District Patna**
2. That as per the said Development Agreement the share of the land owner is finally determined as 60% of the total Super built-up area and Parking area.
3. That the Apartment / Building/ Complex Named **"LAXMI NARAYAN COMPLEX"** is being constructed by Development Agreement.
4. Whereas the **M/S OM CONSTRUCTIONS**, have developed the above Land as B+G+4 (Basement + Ground + Four), multistoried Building in which One Block, Total 12 (Twelve) Flats on 1st floor to 4th floor and Show Room on Ground Floor, are being constructed. The total Super built-up area of 12 (Twelve) constructed Flats is 24108 Sq.ft. (Approx.) & Show Room is 4772 Sq.ft(Super

Dilip Kumar

22/07/2021

For Om Constructions

Nilesh Kumar Sinha

Proprietor

Built-up Area) (Approx.) against Land, measuring more or less an 7(Seven) Katha, 4 (Four) Dhur (Approx.)

5. Whereas the Ratio of the share of Land Owners & Developers in "LAXMI NARAYAN COMPLEX" is 60% : 40% (Sixty: Forty percent) Land Owners 60% & Developer 40% of total Super built-up area.

Share distribution between Landowners and Developers in above Super built-up Total Flat Typical Floor (1st to 4th) Area:- 24108 Sq.ft. and Ground floor Show Room 4772 Sq.ft. Approx.

(1st to 4th floor) Flats. (Super Built-up Area)

60% Land Owner Share:- 14464.8 Sq.ft.

40% Developers Share:- 9643.2 Sq.ft.

Total: 24108.00 Sq.ft.

Detail of Share: (Super Built-up Area) (1st to 4th floor)

1. Smt. Sushila Sinha & Mr Binod Kumar Sinha (Land Owners)	10446.80 Sq.ft
2. Mr. Dilip Kumar (Land Owner)	4018.00 Sq.ft
3. Om Constructions (Developer)	9643.20 Sq.ft
TOTAL AREA :-	24108.00 Sq.ft.

Occupied Area: ((1st to 4th floor Flats) (1st to 4th floor)

1. Smt. Sushila Sinha & Mr Binod Kumar Sinha (Land Owners)	10230.00 Sq.ft
2. Mr. Dilip Kumar (Land Owner)	3964.00 Sq.ft
3. Om Constructions (Developer)	9914.00 Sq.ft
TOTAL AREA :-	24108.00 Sq.ft.

Difference Area:

1. Smt. Sushila Sinha & Mr Binod Kumar Sinha Share is 10446.80 Sq.ft
Occupied area is 10230 Sq.ft So deference Area 216.80 Sq.ft
2. Mr. Dilip Kumar Share is 4018 Sq.ft Occupied area 3964 Sq.ft So Deference Area is 54 Sq.ft.

सुशिला सिन्हा

बिनोद कुमार सिन्हा

For Om Constructions
R. Meenakshi
Proprietor

Ground Floor (Show Room)

60% Land Owner Share:- 2863.20 Sq.ft.

40% Developers Share:- 1908.8 Sq.ft.

Total: 4772.00 Sq.ft.

Occupied Area Ground Floor (Show Room)

60% Land Owner Share:- 2863.20 Sq.ft.

40% Developers Share:- 1908.8 Sq.ft.

Total: 4772.00 Sq.ft.

Occupied Area: Ground Floor (Show Room)

1. Smt. Sushila Sinha & Mr Binod Kumar Sinha (Land Owners)	2067.867 Sq.ft
2. Mr. Dilip Kumar (Land Owner)	795.333 Sq.ft
3. Om Constructions (Developer)	<u>1908.80 Sq.ft</u>
TOTAL AREA :-	<u>4772.00 Sq.ft.</u>

Difference in Area: 270.8 Sq.ft. (Two hundred Seventy point eight Sq.ft.)

Whereas the Land Owners and Developer agreed after negotiation for difference Area of 270.8 Sq.ft. (Two hundred Seventy point eight Sq.ft.) Approx. Which has been acquired by the Builder of the Land owners share (1) 216.80 Sq.ft from Smt. Sushila Sinha, & Mr. Binod Kumar Sinha (2) 54 Sq.ft from Dilip Kumar (Particulars of excess occupied area is being given in next para.) The occupier (Builder) will pay the consideration amounts, before hand over the Flat of the difference area to whom (Land Owner's) which's share is occupied. After building completion the actual area will be physically measured if found any excess or less area will be distributed between both party.

Whereas the difference area 270.8 Sq.ft. (Two hundred Seventy point eight Sq.ft.) Approx of the Land owners share will be automatically handed over to Builder by the share holder just after payment of the consideration amount of excess area through this Agreement.

DISTRIBUTION OF SHARES: - The Distribution of share as Flat wise with super built-up Area is hereby given below:-

13th May 2018

Om Constructions

Proprietor

Total Flats of Building (Laxmi Narayan Complex)

Total Area of Building

Laxmi Narayan

Complex

Ground Floor

Particulars	Carpet Area Sq.ft	Plinth Area Sq.ft.	Super Built-up Area Sq.ft
Show Room	3063.69	3181.00	4772.00

1st. to 4th floor

AREA

S.No	Flat No.	Carpet Area Sq.ft	Plinth Area Sq.ft.	Super Built-up Area Sq.ft
1	101	1184.39	1563.00	2063.00
2	102	1182.81	1382.00	1824.00
3	103	1218.79	1489.00	1966.00
1st Floor	Servant. Room		132	174
4	201	1184.39	1563.00	2063.00
5	202	1182.81	1382.00	1824.00
6	203	1218.79	1489.00	1966.00
2nd floor	Servant. Room		132	174
7	301	1184.39	1563.00	2063.00
8	302	1182.81	1382.00	1824.00
9	303	1218.79	1489.00	1966.00
3rd floor	Servant. Room		132	174
10	401	1184.39	1563.00	2063.00
11	402	1182.81	1382.00	1824.00
12	403	1218.79	1489.00	1966.00
4th floor	Servant. Room		132	174
	TOTAL	14343.96	18264	24108

Eco 9m Constructions

15-222

D2Lp Kemon

1st. to 4th floor

Om Constructions
(Developer)

13049 112116H

विनिर्देश-कुमार लिखत

Chen Wei Shun
Proprietor

For Om Constructions
Premier Director

Dilip Kumar

In witness thereof the Parties hereto have executed and delivered these present on the day month and year first above written.

Signature of Landowners

सुशीला सिन्हा

1.(Sushila Sinha)

बिनोद कुमार सिन्हा

2.(Binod Kumar Sinha)

डिलीप कुमार

3. (Dilip Kumar)

Signature of Developers

For Om Constructions

निशेश कुमार सिन्हा

Proprietor

(Nilesh Kumar Sinha)

Om Constructions, Patna

Executed and delivered by the Landowners and Builders hereto in the presence of witnesses:-

1. Sanjeev Kumar Sinha

S/o - Binod Kumar Sinha

C.D.A. Colony Patna.

2. Anand Kumar Sinha

S/o - Binod Kumar Sinha

C.D.A. Colony, Patna.