

Serial No. 2363

Deed No. 2164



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

This document was presented for registration on 26/02/2019 by Arjun Kumar Gupta
A stamp duty of Rs. 4462100/- and other fees of Rs. 53000/- 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. 2164 in Book No. 1, Volume No. 50 on pages from 162 to
181 and has been preserved in total 20 pages in C.D. No. 7 / Year 2019

Date: 01/03/2019

Token No: 2384/2019

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

SCANNED BY

(Development Agreement)

This development agreement executed and entered into on this
26th day of February, 2019 (Two thousand and nineteen) of the
Christian Era.

BETWEEN

(I) SRI ARJUN KUMAR GUPTA son of Late Laxhi Prasad
& (II) SRI ANAND GUPTA son of Sri Arjun Kumar Gupta, both
are resident of Boring Canal Road, District- Patna, Bihar, by
Nationality Indian, hereinafter collectively called and/ or referred
to as the "LAND OWNER" (which expressions shall unless to
be repugnant to the context or meaning thereto, mean and include
their heir, Administrators, Executors, legal representatives and /
or successors-in-interest) of the FIRST PART.
Mobile No. 9334315818 of Arjun Kumar Gupta.
Mobile No. 9334110471 of Anand Gupta.



Arjun Kumar Gupta
26/2/2019
Anand Gupta
26/2/2019
Sunder
26/2/19
Gopinath
26/2/2019
Anand Gupta
26/2/19

FOR UNIVERSAL GREEN HEIGHTS LLP
Amritpal
Designated Partner

(2)

AND

UNIVERSAL GREEN HEIGHTS L.L.P., a limited liability partnership firm incorporated under the provision of Partnership Act., 1932 having its office at 211, Emarat Firdaus, Exhibition Road, Patna, through its Partner **1. Sri Sanjay Kanodia** son of Late Shankar Lal Kanodia, R/o Exhibition Road, Patna, **2. Sri Prem Kumar Mittal** son of Late Gopi Ram Mittal, R/o Rajendra Nagar, Patna, **3. Sri Anup Mittal** son of Sri Prem Kumar Mittal, R/o Rajendra Nagar, Patna & **4. Sri Govind Prasad Tikmani** son of Late Chiranjee Lal Tikmani, R/o 502, Narayan Plaza, Exhibition Road, Patna, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART**.

Mobile No. 9334746618 of Sanjay Kanodia.

Mobile No. 9334101680 of Prem Kumar Mittal.

Mobile No. 9334404802 of Anup Mittal.

Mobile No. 9334737374 of Govind Prasad Tikmani.

Whereas, as the property of Schedule no.-I fully described at the foot of this deed is the purchased property of land owners purchased vide Deed Nos. 9143, 9144, 9145, 9148 & 9149.

Deed No. 9143 dated 09.09.1983 executed by Sardar Surjit Singh Bawa son of Late Sardar Avtar Singh Bawa for self and Karta of his HUF, residing at 35, Rajpur Road, Delhi- 110054, represented through his Attorney Sardar Balwant Singh Bawa son of Late Sardar Avtar Singh Bawa, residing at 35, Rajpur Road, Delhi- 110054 by virtue of General Power of Attorney duly registered at Old Court Registration Office, Kashmere Gate, Delhi- 110006 on 07.09.1983 vide Power No. 16978 of 1983 Volume No. 975, Page No. 126 to 129, Book No. 4, alongwith the confirming parties Mr. Inderjit Singh son of Sardar Balwant Singh Bawa & Smt. Baljit Jolly wife of Dr. Amarjeet Jolly, both are resident of 35, Rajpur Road, Delhi- 110054 in favour of the Sri Arjun Kumar Gupta son of Sri Lakh Prasad residing at

Standard
26/2/19
Govind Tikmani
26/2/19

Sardar Surjit
26/2/19
Anup Mittal

Arjun Kumar Gupta
26.2.2019

FOR UNIVERSAL GREEN HEIGHTS LLP
Anup Mittal
Designated Partner



(4)

Anuradha, Ashok Raj Path, P.S. - Pirbahars, Patna, which is registered in the office of the Registrar of Assurances, Calcutta. Deed No. 9149 dated 09.09.1983 executed by Sardar Amarjeet Singh Bawa son of Late Sardar Avtar Singh Bawa residing at Mohalla & P.S. Kankarbagh, Patna, at present residing at 35, Rajpur Road, Delhi- 110054, represented through his Attorney Sardar Balwant Singh Bawa son of Late Sardar Avtar Singh Bawa, residing at 35, Rajpur Road, Delhi- 110054 by virtue of General Power of Attorney duly registered at Old Court Registration Office, Kashmere Gate, Delhi- 110006 on 07.09.1983 vide Power No. 16980 of 1983 Volume No. 975, Page No. 134 to 137, Book No. 4, in favour of the Smt. Meera Gupta wife of Sri Arjun Kumar Gupta, residing at Mohalla- Sheikhpura, Bailey Road, Patna, which is registered in the office of the Registrar of Assurances, Calcutta.

After sometimes Meera Gupta died leaving behind his son Anand Gupta and husband Sri Arjun Kumar Gupta. After death of Meera Gupta both succeeded and came in actual physical possession over the land fully described in Schedule no.- I at the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar through Circle Office, Patna vide Zamabandi No. 1491 & 1492.

And whereas, the said land owner expressed their desire to develop the landed property and to construct multi-storied residential building, over the scheduled land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Land Owner:-

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

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

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any

Handwritten signature

Smt. Meera Gupta

Anand Gupta

(5)

other government authorities, for acquisition or Requisition of the said property or any part thereof.

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

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multi-storied residential Units on the said property and acquire built up area in the shape of, residential/commercial Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

(C) 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 to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

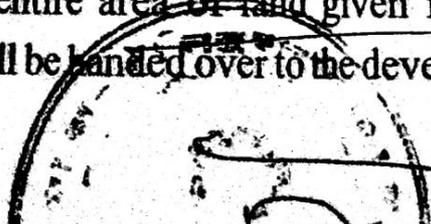
(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction

Geetha
26/02/19
Amp Nilhal

Secy
26/2/19
Govind Kumar
26.2.19

Anand Gupta
26.02.2019

Devgan...
26/2/19



For UNIVERSAL GREEN HEIGHTS

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of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC/P/Moharrampur-PRN-B+C+6/08/2018 Competent Authority.

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

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

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

(6) That the developer agreed to hand over 50% (Fifty percent) of the total super-built up area and car parking space to the land owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will have to first hand over possession of the constructed owner's area to the owner with all amenities.

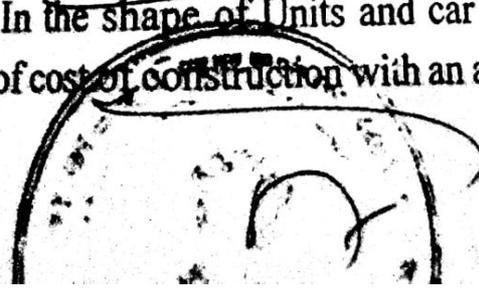
(7) In case Owner's 50% of the super built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain 50% of the total Super built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title

SPRGM
26/07/19
Amp bid
Sanku
26/12/19
Govind Tikummi
24/12/19

Award Gupta
26.02.2019

Ag...
26.2.2019



FOR UNIVERSAL GREEN HEIGHTS
Amp bid

(7)

and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all 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/her/their Units or building and demand share in the land.

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

(11) 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.

(12) That the builder/developer will develop and construct the proposed building with all amenities therein on and give peaceful vacant possession of the Owner's area to the Owners within 2 (Two) Years & 6 (Six) Months from the date of handing over vacant, peaceful possession of the land to the Developer, with further grace period of 6 (Six) Months.

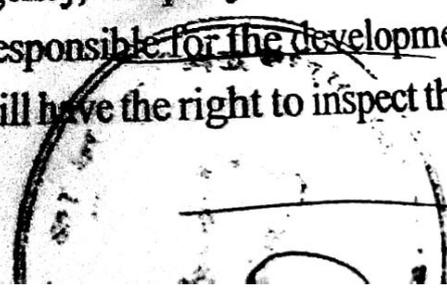
(13) That the Developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and

Prachi
26/08/2019
Amit Patel

Sanjay
26/12/19
Govind Tilwani

Arunal Gupta
26.07.2019

Arjun Choudhary
26.07.2019



For UNIVERSAL GREEN HEIGHTS
A. Mittal

(9)

That the Land Owners are entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,

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

(17) 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 (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The 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.

(18) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

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

(20) A separate list of detailed specifications for the said building in schedule- II is part of this Development Agreement.

Prakash
26/07/19
Amp, LIT/01

Sender
Govind Tikwani
21/10/19

Anand Gupta
26.07.2019

Ayendra Singh
26/7

(21) After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale or other or their shares directly to its prospective buyers or any financial Institutions.

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

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,

(B) 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.

(C) 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 the PRDA (Dissolved)/PMC/Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D) 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 Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only photocopies/ Certified copies of the original documents pertaining to the said

J. K. Singh
24/12/19
Alamb K. H. D.

Scanned
24/12/19
Govind Tiwari
24/12/19

Arunod Gupta
26/12/2019

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property including ~~title deeds etc.~~ however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owners/alloitees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 50% (Fifty percent) in the residential constructed area to the land owner and 50% (Fifty percent) in the residential constructed area to the developers.

(G) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(I) 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 super built-up area of change within the bye-laws then the same shall be borne and paid by the developers only.

Prakash
26/10/19
Anup Mishra

Scand:-
26/11/19
Govind Tiwari
26/12/19

Anand Gupta
26/07/2019

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

(K) 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 schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the 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.

(L) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

DETAILS OF THE PROPERTY:

SCHEDULE-I

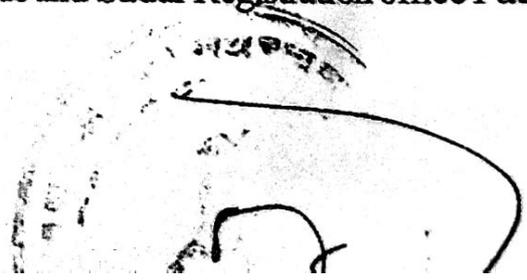
All that piece & parcel land measuring 16 Kathas 19 Dhurs 2.5 Dhurki (Sixteen Kathas Nineteen Dhurs Two point five Dhurki) equivalent to 52.9882 Decimals more or less subject to actual measurement situated at Mauza- Moharrampur, Mohalla- Old Bypass Road, P.S.- Kankarbagh, Distt- Patna, bearing Thana no. 137, Tauzi No. 519, Khata No. 148 & 158, Cadastral Survey Plot No. 57 measuring 26.4941 decimals & Cadastral Survey Plot No. 69 measuring 26.4941 decimals, Ward No. 3/11, Sheet No. 40 & 42, M.S. Plot No. 1340 & 1462, Circle No. 8A, Holding No. 687/2561 along with Asbestos sheet structure measuring 11050 sq.ft. in plot no. 57 only, within the limit of Patna Municipal Corporation, Sub and Sadar Registration office Patna, and bounded as follows:-

G. Prathy
26/12/19
Anup Kishor

Secy. D-
26/12/19
Govind Tikamini

Anand Gupta
26.02.2019

A. J. ...
26.2.2019



For UNIVERSAL GREEN ...
Anup Kishor
Designated ...

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Boundary of Plot No. 57 measuring 26.4941 dec. :-

- NORTH :- Tank and Railway Line.
SOUTH :- Cadastral Survey Plot No. 69.
EAST :- Tank and Nagar Kumbar and Girja Pandit House etc.
WEST :- Tank & Nathuni Mistry's House.

Boundary of Plot No. 69 measuring 26.4941 dec. :-

- NORTH :- Cadastral Survey Plot No. 57.
SOUTH :- Old bypass Road.
EAST :- Tank and Nagar Kumbar and Girja Pandit House etc.
WEST :- Tank & Nathuni Mistry's House.

Note :- Govt. value is mentioned at Code No. 373 & Zone- 5 of M.V.R. 2016-17.

Which total MVR value of ₹ 22,30,03,000/- (Rupees Twenty two crore thirty lakh ~~three~~ thousand) only, in which MVR value of land ₹ 21,19,53,000/- (Rupees Twenty one crore nineteen lakh fifty three thousand) only and structure value of ₹ 1,10,50,000/- (Rupees one crore ten lakh fifty thousand) only.

SHARE DISTRIBUTION BETWEEN LAND OWNERS & DEVELOPER AS FOLLOWS:

Flat Nos. of Land Owner's share (Total Super built-up area 35710 sq.ft.)

101, 102, 103, 104, 105, 106, 301, 302, 303, 304, 305, 306, 307, 501, 502, 503, 504, 505, 506 & 507

with proportionate share in land and reserved car parking spaces.

Flat Nos. of Developer's share (Total Super built-up area 35910 sq.ft.)

201, 202, 203, 204, 205, 206, 401, 402, 403, 404, 405, 406, 407, 601, 602, 603, 604, 605, 606 & 607

Total super built-up area 71420, 50% Land Owner share 35710 sq. ft. Anand Gupta of land area of 7 Katha 10 dhur but Anand Gupta Share of 15754 sq. ft. and 7 flat of fifth floor 12655, flat no. 301 third floor and super built up - area 1790 and a part of flat no. 302, super built-up area 1309 sq. ft. Total Super Built-Up area 15754 sq. ft.

Total super built-up area 71420, 50% Land Owner share 35710 sq. ft. Arjun Kumar Gupta of land area of 9 Katha 9 dhur 2 1/2 durki but Arjun Kumar Gupta Share of 19956 sq. ft. and 101 to 106 flat of first floor 10605, flat no. 303, 304, 305, 306, 307 third floor

For UNIVERSAL GREEN HEIGHT

Anand Hal

J. B. S. 26/12/19
Anand Hal
Govind T. Mistry
26/12/19

Anand Gupta
26.12.2019

Arjun Kumar Gupta
26.12.2019

and super built up - area 8870 and a part of flat no. 302, super built-up area 461 sq. ft. Total Super Built-Up area 19956 sq. ft. with proportionate share in land and reserved car parking spaces. Note:- After final measurement and calculation the difference in area measuring 200 sq. ft. shall be with the developer and the developer shall compensate to the land owners at prevailing market rate.

SCHEDULE-II
SPECIFICATION OF BUILDING

Foundation :

R.C.C. Group pile foundation (As per the design of Structural Consultant) Foundation shall be earthquake resistant as per N.B.C.

COLUMNS:-

All mix will be M20 or M15 as per design requirement. The size of column will not be less than 250 x 500 mm.

Terrace:-

will be constructed with concrete Mix M20 / M15 suitable for water proofing point of view and design requirements chemical water proofing will be done along with heat proof treatment.

Brick work :

First class brick in all the partition wall and mortar as 1:6 with standard branded 53 Grade Cement will be used.

Internal Wall :

All internal wall will be finished with Wall putty or plaster of paris.

External Wall :

Wall finished with Wall putty weather proof paint or kota stone as per land lord discussion.

Flooring :

Marble flooring or Vitrified Tiles on entire building.

Top Roof :

Top Roof shall be finished by Anti heat treatment and adequate water proofing and Kalazy (Marble stone) tiles against leakage.

Kitchen :

Working platform shall be finished by Granite Marble and separate hot & cold water pipe shall be provided with steel sink..

Bathroom :

(i) Internal wall shall be finish with glaze tiles (Somany), Jonhson,

(Handwritten signature)

*Sec-2
2011*

*Spinal Tilt
2011*

*Anand Gupta
20-02-2019*

26-2-2019

For UNIVERSAL GREEN HEIGHT

Amrinder

Kajaria) up to 7 ft. height from the floor level

(ii) All GI. pipe will be used of TATA or Zinadai Or ISI make of first quality.

(iii) All fitting will be make of Mark or ISI (iv) Hot & Cold water pipe system shall be provided with separate tap connection.

(v) Sanitary Fitting will be fitted with Parryware/ Hindware with dual flush system.

Door :

Hard/ seasoned sal wood frame in chaukhat and flush door will be fitted on door with Aluminium Fitting. and main gate will be fitted by Brass.

Window :

All the window chaukhat will be hard sal wood and panel will Gamhar be fitted on window with UPVC Fitting.

Electrical Work :

(i) All fitting will be Anchar, Roma modular type switches will be fitted.

(ii) Entire electrifications will be done with copper wire like Havels.

(iii) Power Plug for A.C in all bed rooms and drawing, dining in bathroom for Gijor.

Security Intercom :

All flats will be linked to reception counter on ground floor.

Water Supply :

One Submersible motor with assocries shall be provided in building.

Sound less Generator :

A Kirloskar Generator of adequate capacity shall be run the submersible water motor pump, Lighting to common area and supply 400 watts to all the flats of the building.

Lift :

Kone lift shall be provided in every block with capacity of Six (6) persons.

PARKING :

There is a provision of reserve parking space as per requirements of P.M.C. Some of them may be opened depending upon the availability of space.

As per share the total car parking space will be provided by the company/firm.

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26/02/19

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26/12/19

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26.02.2019

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26.02.2019

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

WITNESSES :-

1. ~~Suman Baijal 26/2/19
S/o. Sri. Shyam Pd. Bairaliya
Road No - 1E
37, NEW Khatpura Colony
Patna - 800013~~

~~Signature of the Land Owner.
26.2.2019~~

2. ~~Jayprakash Mishra 26/2/19
S/o. Prem Kumar Mishra
Arya Kumar Road
Kajendra Nagar
Patna - 16~~

~~Signature of the Developer.
26/2/19
Govind Tikwani 26/2/19~~

Printed By:-

~~(Sanjeev Kumar), Advocate
UDDYOGJI'S CHAMBER,
Collectorate Bar Association
Patna.~~

Drafted as per instructions of the parties,

~~Signature of Advocate
Chamber of (Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate
'Chamber', Collectorate Bar Association
Patna~~

