

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

बिहार BIHAR

Serial No. 6990



बनारस नं 1206/1999-20

A 174269

13 APR 2018

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

This document was presented for registration on 21/04/2018 by Nishant Kumar. A Stamp Duty of Rs. 238960/- and other Fees of Rs. 21000/- has been paid in it. The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page. The document has been registered as Deed No. 6713 in Book No. 1, Volume No. 98 on pages from 75 to 96 and has been preserved in total 22 pages in C.D. No. 15 / Year 2018

सर्वनाम वृत्ति से मुक्त है।
नरेश कुमार श्री का
उप वर

Token No: 7295 /2018

Signature with Date
(Riya Choudhary)
Registering Officer, Gaya

DEVELOPMENT AGREEMENT

THIS INDENTURE is made and entered into at
Gaya on this the 21st day of April 2018 (Two
thousand Eighteen).



Nishant Kumar
21/4/18

Riya Choudhary
21/4/18

श्री का
21/4/18

21/4/18

Token Number 7295

Reg. Year 2018

Serial Number 6990

Deed Number 67

PresType

Name

Photo

Thumb

Index

Middle

Ring

Claimant M/S Maisons
Structure Pvt Ltd

Sig.

00002

N/A

N/A

N/A

N/A

N/A

Claimant Meena Devi

Sig. *Meena Devi*
21/4/18Claimant Rahul Ranjan
(Director)Sig. *Rahul Ranjan*
21/4/18

Executant Geeta Devi

Sig. *Geeta Devi*
21/4/18Presented Nishant Kumar
BySig. *Nishant Kumar*
21.4.18

Executant Nishant Kumar

Sig. *Nishant Kumar*
21.4.18

Executant Swarnlata Sharma

Sig. *Swarnlata Sharma*
21/4/18

Identified Umakant Prasad

1. Uma Kant Prasad
S/o Shri Madan Prasad Singh
g. 21/04/2018SCORE
Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 3500sop019

*Nishant Kumar*
21.4.18

BETWEEN

1) Sri Nishant Kumar about 34 years S/O Late Birendra Tiwari resident of Village Khutha P.O.Dihra P.S. Obra in the district of Aurangabad (Bihar) PAN No. BFVPK5744Q

2) Smt. Geeta Devi about 38 years W/O Sri Prasant Kumar resident of Village Beri P.O. Latta P.S. Paothu district Aurangabad (Bihar) PAN No. CHFPD6805G ; and Mob. 7739401161

(Swarnlata)

3) Smt. Swarnlata Sharma about 44 years W/O Sri Uma Kant Prasad resident of Jaipur P.S. Mehendiya district Arwal (Bihar) PAN No. CYFPS1160J hereinafter referred to as the 'OWNERS' (which expression shall unless repugnant to the context or meaning there to, means and includes their heirs, administrators, executors, legal representatives, successors-in-interest and/or assigns) of the **SECOND PART.**

AND

M/S MAISONS STRUCTURE Pvt. Ltd., incorporated under the Companies Act carrying on business of Builder and Developer and to carry on the business of Real Estate Developers being Corporate Identity No. U45309BR2018PTC037132 (PAN No. AALCM6149G with its registered office



at Plot No.528 at Chandauti More, Gaya-823001 Bihar(India)hereinafter called the **DEVELOPER** which Managed and run by Both Directors .Rahul Ranjan about 33years s/o- devendra kumar resident of shiv nagar colony delha gaya and Meena devi about 52 years d/o- saudagar singh resident of mandraj bigha delha gaya (which expression shall unless repugnant to the context or meaning thereto, means and includes its executors, administrators, legal representatives successor/s in office and/or assigns)of the **FIRST PART.**

WHEREAS the aforesaid Owners are seize and possess of and Owners of or otherwise are sufficiently entitled to the free hold residential Land admeasuring $4760+2040+2720=9520$ Sqft.equivalent to $00.10.92 + 00.04.68 + 00.06.24 = 00.21.84$ decimals within the limits of Bodh Gaya Nagar in the district of Gaya of plot No 08, appertaining to Khata No.739 Thana No.359 at mauza Bodhgaya P.S.Bodhgaya within the Jurisdiction of District Sub-Registrar Gaya, in the District of Gaya, more fully described in Schedule- I here to, hereinafter referred to as the PROPERTY UNDER DEVELOPMENT.



development agreement the same shall be settled by the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration and Conciliation Act, 1996 as amended from time to time.

23. That in case any claim from any one claiming through or on behalf of the aforesaid Owners then all or any such claim will be settled by the Owners from their shares & the developer's share will be kept & understood to be completely indemnified from all or any such claim.

23. That it is also agreed between the parties that if Mapplan of the further floors are sanctioned by the competent authority, then the same will be built and divided in the same proportion as agreed above i.e. Owners 40% & Developer 60%.

SCHEDULE I

(DETAIL OF PROPERTY TO BE DEVELOPED)

All that piece and parcel of residential land admeasuring $4760+2040+2720=9520$ Sq.ft. equivalent to $00.10.92 + 00.04.68 + 00.06.24 = 00.21.84$ decimals within the limits of Bodh Gaya Nagar in the district of Gaya of plot No 08, appertaining to Kahata No. 739 Thana No. 359 at mauza Bodhgaya P.S. Bodhgaya within the

10/12/2019
8.14.12
21.4.17
10/12/2019
8.14.12
21.4.17
10/12/2019
8.14.12
21.4.17

Jurisdiction of District Sub-Registrar Gaya,
in the District of Gaya, the detail of
which is given as under:-

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
739	08	9520 Sq.ft
		= 00.21.84 Dec.

BOUNDARY OF TOTAL LAND:-

North : 20 ft. Wide Kacha Rasta: Sarak.

South : Ramawatar Singh.

East : 30 ft. Wide Road.

West : 18 ft. Kacha Rasta.

Measurement of Land:-

East to west on the North :- 9 ft.

East to west on the South :- 9 ft.

North to south on the East - 9 ft.

North to south on the west - 9 ft.

VALUATION OF LAND

TOTAL AREA

VALUATION :- Rs 1,19,48,000/- (One Crore ninety lacs forty eight thousand) Only.

General Specification:

(Commercial/Residential)

1. Foundation As per the design of structural Consultant providing Earth-quake Resistance R.C.C



Vitrified tiles of
2'X2' of standard company (Kajaria/Somany/
Jhonson Etc.)

11. Electrical All internal wiring
in copper conductor using concealed PVC
conductors, power plug in toilet master
bed both kitchen and install as well as
TV, Phone point (with modular switches of
standard company like Anchor etc).
12. Water Supply 24 (Twenty four)
hours water supply through water tank.)
13. Cupboards Only finished
plaster space without wood work shall be
provided.
14. Bath Room All C.P. fittings will be
Branded make (Jaquaretc.) with mixing set
facilities white glazed Vitreous sanitary
where standard with PVC Cisten.

IN WITNESS WHEREOF the parties hereto have
executed this Development Agreement at GAYA
on the 27th Day July, 2017 Year first above
written.

- (1) Nishant Kumar
21.4.18
- (2) गीता देवी
21.4.18
- (3) स्वर्णलता सती
21.4.18



SIGNED, SEALED & DELIVERED BY DEVELOPER

SIGNED, SEALED BY THE OWNERS

IN PRESENCE OF

WITNESSES:-

1. ~~Uma Kant Prasad~~
s/o ~~Shri madan Prasad Singh~~.
Village P.O. - Jaipur
Dist. - Arrah (Bihar)
21-4-18 PAN-AMNPP94046
2. Rajeev Ranjan
~~s/o Shri Singh~~
Vill. - Pariya P.S. - Pariya
Dist. - Gaya, Bihar

Drafted by - Ravindra Kumar Pandey
L. No. - 165/02



Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) unde 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. 238960/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 5000/-
Amt. paid through Bank Challan Rs. 254960/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	20000	C	0	H1b	0	K1a	0	LII	0	LLR	0	1000
	A8	0	D	0	H2	0	K1b	0	LIII	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	0	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	LI	0		0			
	TOTAL-									20000			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -												21000	

Date: 21/04/2018

[Signature]
Registering Officer
Gaya

Endorsement under section 52

Presented for registration at Registration Office, Gaya on Saturday, 21st April 2018 by Nishant Kumar S/O Birendra Tiwari by profession Others. Status - Executant

[Signature]
21.4.18
Signature/L.T.I. of Presentant

Date: 21/04/2018

[Signature]
Registering Officer
Gaya

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Umakant Prasad' age '53' Sex 'M', 'S/O Madan Prasad Singh', resident of 'R/O Jaypur P.S Mehandiya , Distt Arawal'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.



Date : 21/04/2018

[Signature]
Registering Officer
Gaya

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya in Book 1 Volume No. 98 on pages on 75 -96, for the year 2018 and stored in CD volume No. CD-15 year 2018 .The document no. is printed on the Front Page of the document.

Date : 21/04/2018

[Signature]
Registering Officer
Gaya

Token No. : 7295 Year : 2018 S.No. : 6990 SCORE Ver.4.1

Deed No. : d No. : 6713

[Signature]

[Signature]