Serial No. 3678 Circle:-:Patna

Serial No. 3678

Deed No. 3319

1

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

This document was presented for registration on **10/04/2017** by **Anand Shankar**
A stamp duty of Rs. **101200**/- and other fees of Rs. **21000**/- 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. **3319** in Book No. **1**, Volume No. **75** on pages from **383** to **400** and has been preserved in total **18** pages in C.D. No. **12** / Year **2017**

Signature with Date
(**Prashant Kumar**)
Registering Officer, **Patna**

Date: 10/04/2017

Token No: 3841 /2017

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित वर्णित विवरणी के अनुरूप सही पाया।
10/4/17
जाँच लिपिक
(प्रवीण कुमार)

SCANNED BY
Sai
SUSHANT PATHAK
OPERATOR

RAMESH INFRASTRUCTURE PVT. LTD.
Rajiv Singh
DIRECTOR
10/04/17

Development Agreement

Development Agreement made on this 10th day of April, 2017.

BETWEEN

Anand Shankar and Abhishek Shankar Sons of R. P. Singh, Resident Village- BhawanChak , P.S. - Saksohra, District- Patna., hereinafter called and/or referred to as 'Land Owners' which expression shall, unless it be repugnant to context or meaning thereto, mean and include her nominees, executors, legal representative and/or successors-in-interest of THE FIRST PART.

AND

Ramesth Infrastructure Pvt. Ltd (Rajiv Ranjan Kumar Singh) Registration No. U45200BR 2011PTC017578 of 2011-12., registered under Indian companies Act, 1956, through his own capacity hereinafter referred to as Developer, which expression shall unless be repugnant to the context or meaning include its heirs, executors, legal representatives, administrators and assigns,

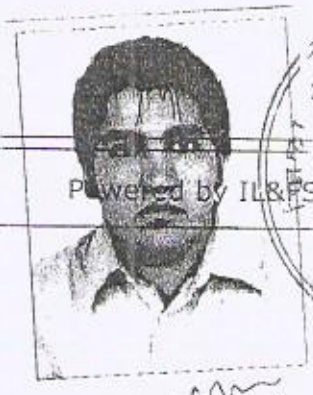
Abhishek Shankar
10/4/2017

Anand Shankar
10/4/2017

District Registry Office,Patna

Token Number 3841 | Reg. Year 2017 | Serial Number 3678 | Deed Number 3319

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajiv Ranjan Kumar Singh						
Sig.	10/04/17						
Executant	Abhishek Shanakar						
Sig.	10/4/17						
Presented By	Anand Shankar						
Sig.	10/4/17						
Executant	Anand Shankar	× Photo	× Thumb	× Index	× Middle	× Ring	× Little
Sig.							
Identified By	Rabindra Prasad Singh						
Sig.	10.4.17						



10/4/17

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2800sop021

of the SECOND PART. Resident of co-operative colony, west Patel Nagar, Patna- 23.

Whereas the Land owners are seized in and possessed of and are owners of or otherwise sufficiently entitled to the land bearing part of Khata No. 226, Plot (Kheshra) NO. 347, Tauzi No. 5754, Total Area 1701 Sq.ft = 1 ¼ Katha as per local measurement situate at Mauz – Shekhpura, Thana No. -9 , P. S:- Fulwari at present PS Shastrinagar District:- Patna commonly known address is Kautliya Nagar , PS-cd-045 , behind Indra Gandhi Institute of Medical Sciences , Patna, P.S. Shastrinagar, District- Patna is self acquired property purchased jointly by Land Owners through Sale deed no.4399 dated 17. 7. 1995. More particular description of said land is mentioned in schedule of land hereunder written.

It is further represented and declared by the Landowner:-

I

I.a. – The First Part Land owners namely Anand Shankar and Abhishek Shankar having come to know and agreed under this Development Agreement that the Second Part has been developing lands of the owners by constructing multi storied apartment. The first part land owners with their sweet will and cherished desire have allotted the land described in the schedule for construction of the multi stories apartment to the second part with liberty either to construct multi storied building clubbing it with other lands or to utilize the same in the manner the Developer so like. The Developer after completion of development will hand over The First Part 3500 sqft Super built-up area in constructed building as said land area and rest of the F.A.R area would be owned by second part the Developer to be divided vertically through first floor(At first Floor Level- a story above ground floor level) to Top floor. A non refundable amount is agreed between First Part and Second part as 800000/- Rupees (Eight lakh Rupees) per katha i.e. total non refundable amount 10,00,000/- (Ten lakh Rupees only) to be paid in equal proportion to the land owners out of which RS. 5,00,000/ (Rs Five Lac only) has already been paid to the land Owners in equal proportion i.e . Rs. 2,50,000/ (Rs. Two lac fifty thousands only)to each of them namely Anand Shankar and Abhishek Shankar and rest would be paid within four months of the execution and registration of of this agreement . Both the parties upon their share has right title and possession even to sale or keep themselves.

I.b.- That the said land is self acquired property having the land owners and 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 land/property, having a fully marketable title thereby.

I.c.- That the owners have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, easement, rights, gifts, lines, leave and license

permission, rent, possession, charges or any other encumbrances whatsoever.

I.d.- That no notice or notification under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A., the P.M.C., Income Tax department or any other government authorities, of acquisition or requisition of the said land or any part thereof. If find out as such, the owners will be liable for that.

I.e.- The area of the land belongs to the first part i.e; 1 ¼ Katha will be rated at eight lakh per katha as non refundable amount as mentioned above. It also agreed between the both the parties that three years with 6 months further grace period will be the duration after passing of the map for the construction of multi storied apartment upon the said land. In case of any dispute over the area of land under this agreement the first part will be liable for that its effects and consequences there of.

I.f.. That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, lispendens, notice, petitions, or adjudication's order affecting the said property or any part thereof and in case happens the owners will be liable for such loss, consequences invalidating this agreement null and void .

I.g..- That the owners have not entered in the past in any agreement for sale or development of the said Land or any part thereof nor has made any arrangement with any one whosoever regarding the said Land or any part thereof.

AND WHEREAS the owners are interested in getting a multi-storied residential building complex constructed on the said land, as permissible and in acquiring built-up area in the same in the shape of residential flats and parking spaces etc. as consideration for the value of the said land.

AND WHEREAS the developer offered to develop and construct at its own cost, a multi storied residential building complex clubbing the area of other lands abutting the said land of the owners and agreed to acquire a part of the built-up areas of the said building in the form of flats and parking etc. as consideration for the said land to be conveyed and agreed by the owners to the developer under this agreement.

AND WHEREAS as a result of the negotiation between the parties here and on the representation and declaration made by owners as herein recorded, an agreement for development of the said land has been arrived at between the said owners and the developer hereto upon terms and conditions

hereinafter appearing.

NOW THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- The aforesaid owners hereby appoint the aforesaid developer as the developer of the said land and irrevocably grant to the said developer, who hereby accepts from the owner, the exclusive right, possession and authority to develop the land fully described in the schedule I hereunder written in the manner as part of apartment to be developed by the Second Part on adjacent lands on the terms, conditions and stipulations hereinafter mentioned.

- The Developer and Owners irrevocably agreed that total built up area shall be constructed, as per terms and conditions here-in-after mentioned, on the above land by the Developer. For this the Developers shall get the building plans prepare as per parameters/norms of PMC by an experienced architect/ planner and approved structural Engineer at the Developer's cost. The owners will have no objection in signing the plan application form for submitting to the PMC/the appropriate authority of sanctioning the plan of the building complex.

2 As per requirement of PRDA/PMC, the design of structure of the building has to be designed by a qualified structural engineer who will ensure that building has been designed as per the relevant IS codes with respect to seismic safely norms. The structural engineer is also required to sign the plan submitted to PRDA/PMC for sanction.

A copy of the design of plan shall be submitted to the Owners while taking his signature on the plan, application form etc. for submission to PRDA.

- ¥ It is further agreed that any alteration or deviation of the aforesaid plan within the norms and parameters of the PRDA building rules and regulations which may become necessary shall be done with the consent of both the parties for further approval from Authority concerned. The Land Owner and the Developer shall be entitled to make such alterations/deviation as per the rules of PRDA/PMC which would be binding on both the parties. The Developer will be responsible to make payment, for any deviation/alteration, to be PRDA, for condoning such deviation.

3 The Developer shall provide for all civil, electrical, plumbing and sanitary works including provisions of water supply, water pumps, drainage, compound wall, car parking spaces, sewerage arrangements as per the specifications and amenities set out in the plan approved by the PRDA/PMC.

- ¥ The Developer shall ever construct the building as per approved plan and standard and as per negotiation between the owners and the developer, the built-up area shall be divided in the proportion already stated here in above between the land owners and the developer. The parking spaces whether open or covered will also be divided between the owners and the developer. The developer will clearly indicate the owner's area representing them flats equivalent to 3500 sqft Super built up area as share of both

brothers(Land Owners)in the F. A. R to be built up and the saleable parking in the sanction map/plans. The developer will also supply photostat copy of approved sanction map and plan showing such share to the owner.

If the building plan prepared by the architect, even after modification suggested by the owners, is not amenable to exact area 3500sqft Super built-up area for division, the owner will have the option to make more or less area as per the plan and the party forgoing part of the share will be compensated by the other party, as agreed between the parties.

- ¥ The developer shall construct the building complex as per specifications given in this agreement annexed herewith and which forms part of this Development Agreement.

- ¥ That the building plan shall be in accordance with F.A.R. (Floor Area Ratio) prescribed by the master plan of Patna a would be in force in the area and would be limited to the maximum permissible covered area.

4 That even if the permissible F.A.R (Floor Area Ratio) is increased by the competent authority as applicable to the area during the construction period and as a result total built-up area is increased, the area of owners and Developer will also be increased proportionately according to new F.A.R.

5 In the building plan sanctioned by P.M.C/competent authority, the owner's area and the developer's area in the said building to be constructed on the said schedule land shall be clearly demarcated.

6 The developer and/or its nominee shall solemnly and exclusively be entitled to the developer's area, and they shall have absolute right, title and interest over the developer's area and they shall be fully entitled, on completion of the project, to transfer, convey, grant, or otherwise alienate their interest in any a manner as deemed fit by them to any persons, 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.

7 The developer agrees to construct and give possession of the 3500 square ft of completed property share in all provisions mentioned in para 3(a)above, within Three years and a half, with a grace period of 6 months, subject to force majeure and such happenings which may be beyond the control of the Developer including fire , tempest , exceptionally inclement weather and/or any other act of God or Injunction order issued by court of law as well as PRDA . Not withstanding anything else contained in this agreement, if the construction/development is not completed fully by the developer at the end of three years and six months to computed from the date of sanction of plan by PRDA, unless beyond the control of Developer , there will be a delay charges. The delay charges would be 5 Rupees per sqft per month till the possession. Even after 42 months, if the Developer is not able to give possession within the next 3 years (36 months after 42 months), this agreement will be null and void . If the delay in construction of said multi stories apartment caused due to latches , overtact, and unnecessary obstacles created by the owners of this land

DIRECTOR

10/04/17

Abhishek Singh

10/4/2017

- Upon delivery of possession of the owner's area to the owners by the developer and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon, the owners shall execute and register conveyances (s) of 50% (fifty percent) undivided right, title, interest and share in the said land in favour of the developer or its nominees/assignees including individuals, Co-operative Housing Society or Association of persons or Body corporate etc.

- That developer may form, with the consent of the owners, if it deemed expedient, a Co-operative Housing Society/Association of persons/ Body Corporate, of all the persons owning flats, in the said building. Both the owners and developer and their nominees, respective agents, servants, licensee, 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 be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenances charges as be fixed for the maintenance and management of the entire building complex.

- The nominees of the developer shall own and hold portions of the building comprised in the developer's area according to the standard agreement finalized by the Developer. The owner and their nominees shall be bound to hold portions of owner's area in the said building.

- The common area shall jointly be owned by all the owners of all the portions of the said building with equal co-extensive entitlements to use all common area and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner of any part of the said building will have any exclusive right, title and interest over the common area and common facilities.

- The owners agree that if any new levy is imposed by the P.R.D.A., P.M.C. or any other public body 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 owners and the developers jointly in the same proportion as their respective shares of the built-up area in the said building.

- The Developers agree that in case any fine or penalty is imposed by the PRDA or other competent authority on the said building for any alleged deviation from the sanctioned plan resulting in any excess construction of the built-up area, then the same shall be borne entirely by the Developer. Similarly, the developer shall be liable to compensate authority demolished any structure or part of the building at any point of time for the violation of the building bye-laws and regulations.

- It is agreed that in all transfer/conveyance of land and/or built-up area, the purchaser(s)/transferee (s) shall bear the cost of stamp Duty, Court Fees and other Registration charges.

ESTH INFRASTRUCTURE PVT. LTD.
Satya Singh
DIRECTOR
10/04/17

Abhishek Sharma
10/4/17

or any legal mortgage of the flats constructed or under construction to the extent of Developer's area only for enabling the intending buyers of the flats to obtain loan from any financial institutions of repute. In such event, the Owner shall have no objection, and if required, he will join the Developer in creation of such mortgage but such mortgage can be created only after completion of roof slab of the ground floor. However, under no circumstances, the Developer, himself, shall create such mortgage for obtaining loan or otherwise for any other purpose. The owner's share of area shall be kept free from all encumbrances at all points of time.

- ¥ The developer further undertakes that it 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.

13. Except with the written express consent of the owner, the Developer shall into be entitled to transfer his right, either in part or full, to any other developer / builder / entity for the purpose of development / construction until it completes the project and hands over the shares of the owners in full

- ° □ The owners agree that he shall execute and give an irrevocable general Power of Attorney in favour of Developer, if necessary, so that no hindrance or obstruction is caused to the Developer in carrying out and discharging its obligations under these presents and thereby giving the Developer right and authority to have and enjoy peaceful possession of the said property and to do all such acts, and/or things that may be necessary for the development, planning, construction of the said building and sale of the developer's area. It is however expressly agreed and understood between the parties that the aforesaid general Power of Attorney shall be governed by the provisions of this Development Agreement and ultimately the terms and conditions of this agreement will be prevail between both the parties .

- The Developer shall be entitled to retain photo stat copies of all necessary documents including the documents of owner's title to the said property. Owner shall have to produce original title deed whenever required before the Competent Authority.

- All outgoing including Municipal taxes and other charges in respect of the said shall be borne and paid by the owner till the date of this agreement and thereafter the same shall be borne and paid by the developer till the delivery of possession of the owner's area to the owner.

- After delivery of the owner's area to the owners all outgoings in respect of the said land and the said building thereon shall be borne and paid by the owner and the developers and/or their allotted nominee (s) in the proportion(the world proportionately with all its cognates, variations whenever used in these presents shall mean the proportion in which the parties hereto and/or their nominees acquiring portions of the building are entitled to the covered areas in the building). of their respective share in the total built-up area.

Firm, Body Corporate etc. free from attachments, charges and encumbrances 50% (Fifty percent) undivided right, title and share in the said land on completion of the project and for consideration and on the terms and condition mentioned hereinafter.

- ¥ The Owners shall at no time demand further sum of premium in any form or any interest in any dealing regarding sale of developer's area and the owners shall execute all such deeds and documents as may be required by the Developer, as per law/rules.

- ¥ The developer and its nominees/assignees shall have undivided right, title, interest and share in the total land of the said property in their to the extent of 50% (fifty percent), after delivery of owner's area complete in all respects, to the owners.

- ¥ It is agreed by the owners that the developer may enter into agreement with the owners of the neighboring plots to increase the area for construction of the building and the owners will not have any claim or share in the additional area so constructed, but if the F.A.R. is revised on account of such addition to the area and additional floors are constructed after approval of the competent authority, the owners shall not be entitled to a share in such construction and such share shall be calculated on the basis of proportion to the total area on which the project in finally constructed. The developer shall not by way of any such agreement adversely affect the right, title, interest or share of the owner and all such proposed agreements will be done with the express consent of the landowners in this agreement.

- ¥ 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 things as shall be in breach of their terms of this agreement save and except putting the developer in possession thereof for the purpose of development pursuant to this agreement. The owner shall not at any point of time during the currency of this agreement not to disposes the developer from the said property, except on grounds of violation of the Agreement.

- ¥ As after the date hereto the developer shall be deemed to be in possession of the said property and shall be free to do all facts, deeds and things required for development and construction of the said building at the developer's own cost and expenses.

11 The Developer shall be entitled to develop the said property by constructing thereon flats, parking spaces and other structures in terms of the building plans approved by the owners and sanctioned by P.M.C/Competent Authority as stated here above. However, the developer shall not construct any saleable property, other than the parking spaces, in the ground floor.

12 During the construction of the said building the developer may be required to create equitable

owned by Anand Shankar and Abhishek Shankar, and not the other partners, then the Owners this land will be liable for such delay and builder has no such liability and responsibility for any breach or damages . Any delay by other land owners will not be considered as a cause for delay.

The owners and her nominees(s) and the Developer and its nominee(s) shall jointly have or be deemed to have undivided right, title and interest over the total land of the said property in equal share, even without any further act, deed, matter or things done by the Owners in this regard.

8 That the developer shall develop the said property in the name of "Krishna Kunj Enclave" and the developer shall alone be responsible for the development of the said property at its own cost. And, that all types of costs and expenses legal or otherwise except as mentioned in this agreement shall be borne by the developer.

9. Capital costs for Lift, Transformer, Generator will be shared between the owner and developers in the proportion of share of developed property. If the total developed land is 1 lakh sq ft and owners have 3500 sq ft in their share, then owners will pay for that portion of the total cost. No other capital cost will be demanded to be shared by the owner.

10. The Developer shall be entitled to enter into agreement for sale, or otherwise allot flats and parking spaces in the Developer's area in the said building, excluding the built-up area forming part of the Owner's area.

The developer will be exclusively entitled to realize all amounts of allotments etc of their share. The authority to the Developer to deliver possession to his allottees and execute sale deeds will be operative only after the Developer has handed over the peaceful possession of Owners's area completed in all respects.

That Immediately after the execution of this Development Agreement, the Developers shall proceed expeditiously with preparation of the plans and drawing for the said building, at his own cost.

- ¥ The owners agree for the submission of the plans by the developer to the local authorities in the name of the owners and also agree for obtaining any other permission approvals in their name and agree to sign all such papers that may be deemed necessary by the Developer for such purposes. However, all fees, costs, charges and expenses relating to such approvals/sanctions, shall be borne by the Developer.

- ¥ The Developer shall be entitled to make all necessary corrections, alternations, and revisions in the aforesaid plan which may be required by the Competent Local Authority for approval of the said building plans upon which Owners has no objection or obstacle .

- ¥ The Owners agree to convey, transfer, sell and/or assign, to the Developer and/or its nominee (s) including a co-Operative Housing Society, Association of Persons,

- The construction specification attached herewith shall form part of this agreement.
- The owner is acquiring 46 sqft area more than his agreed share as per the development plan and placement of flat shared by the developer. Hence, the cost of 46 sqft area will be given to the developer by the owner at a psf rate accepted by both. The cost of psf will be prevalent circle rate of the first flat sold by the developer after bhoomi poojan. After the owner's share of flats are completed to the owner and the actual calculation of super built up area is found to be over 46 sq ft then the owners will pay the developers within one month of possession for this 46 sqft at the rate decided above.

That in case of any dispute or difference between the parties arising out of or relating to the development agreement, the same shall be settled by reference of the dispute or difference to the sole arbitrator appointed by mutually both the parties and such arbitration shall be conducted under the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time

That in case of any dispute or difference between the parties arising out of or relating to the development agreement, the same shall be settled by reference of the dispute or difference to the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration Act, 1940 as amended from time to time.

- Two copies of this agreement on requisite amount of stamp paper have been prepared. One copy to be kept with the Owner and the Original stamped agreement will remain with the Developer.

Subject to the force majeure and such happenings which may be beyond the control to the Developer including fire, tempest, exceptionally inclement weather and/or any other act of God or injunction order issued by the court of law as well as PRDA if the work is not started within stipulated period from the day of sanction of the plan approved by the PRDA, the owner will give a legal notice to the Developer for starting Development work at once.

FOR BEST INFRASTRUCTURE PVT. LTD.
Ravi Singh
DIRECTOR
10/04/17

10/4/17

Guideline for Construction Schedule

As a matter of reporting about the construction, the developer must inform the owner about the construction schedule after the plan is approved. After the construction schedule plan is shared with the owners. It is expected that the development is constructed as per the schedule shared plan keeping any matters of delay fully known to the owners through mail / sms or call on bimonthly basis.

SCHEDULE OF LAND

Description of Land under this development agreement ALL THAT piece and parcel of land measuring approximately at present Khata No. 226, Plot (Kheshra) NO. 347, Tauzi No. 5754, Total Area 1701' sq. ft. situated and lying at Mauza behind Indra Gandhi Institute of Medical Sciences at Kautliya Nagar, Mouza Shekhpura, Survey Thana No. 9 PS-cd-045, Patna, P.S. Shastrinagar, District- Patna within the Jurisdiction of Sub Registrar Patna and District Registrar of Patna.

Land value 10,04,000/sq Nom. Reg. value - 10,00,000/sq

BOUNDARY

NORTH :- SIDH NATH SINGH S/O AMAR NATH SINGH

SOUTH :- BRANCH ROAD

EAST :-Part of Plot No.347 upto boundary wall

WEST :- GEETA SINGH (PLOT NO. 89)

Total Govt. value is Rs :- 50,04,000/sq

A4 Sheet
10/4/17
Abhinek Singh
10/4/2017

WITNESSES

1. 10.4.17
S/O Late T.P. Singh
Shastrinagar 25

OWNERS' SIGNATURE
Mob:- 9810250197

WESTH INFRASTRUCTURE PVT. LTD.
Rajiv Singh
DIRECTOR
10/04/17

2
Abhay Kumar Singh
10.4.17
S/o Late Sugaon Pd. Singh
Dinkar Path,
West Patel Nagar
Patna.

DEVELOPER's SIGNATURE
RAJIV RANJAN KUMAR SINGH
S/O. SRI NATHUN PRASAD SINGH.
Mob:- 9431432872

बाकी रकम के रोक से मुक्त बयान का सत्यापन किया गया है।
10.4.17

10.4.17

SHARE-DISTRIBUTION

BETWEEN

LAND-OWNERS AND BUILDER

As per Agreement 3500 sqft super built-up area of this Apartment is given below

FIRST FLOOR (At First Floor Level- a story above ground floor level). 101 stands for the front facing (towards the 60ft road) Type A flat on First Floor. Please look at the diagram for flat placement of each numbered flat.

FLOOR	FLAT NO.	AREA(SBU)
FIRST FLOOR	101	1583sqft
SECOND FLOOR	202	1424sqft
SIXTH FLOOR	302/2	539sqft (out of 1424 sqft)

Total Area - 3546 sqft

46 sqft area is more than as per Agreed share of the owners.

SPECIFICATIONS

Foundation – R.C.C Structure as per design.

Structure- R.C.C Frame Structure.

Civil Work- First Class brick work with cement motor as per design.

Roof- R.C.C.

Floor- Vitrierified (Somany, Kajaria, Jhonson,other I.S.I.)

Plaster- Cement metal (1:6) wall, (1:4) ceiling , wall Putty in inner and outer side

Doors- Chaukhat (Malasia Sal wood) doors-Flush Door 32mm

Windows- Frame wood/alumunium with glass pannel.

Kitchen Working platform Granite, Steel Sink, wall-Tiles up to 2'0'' wash Basin in Dining Hall floor tiles as per floor.

Bathroom- Wall 7'0'' tiles

Floor tiles sportek 1'0''x 1'0'' c.p. fittings in bathrooms all make:- Jaguar/Hindware/cera. Bathroom with hot- cold water connection in basin with Geyser Point Comod/Indian Pan in all Bathroom.

Electrical – All controlled PVC conduit wiring I.S.I. with Havells/ H.P.L & other I.S.I. wire and switches

Wall finishing- Inside Berger/Putty side weather coating paid.

T.V. Point- D. Room.

Tel. Point- One point in all flats.

Generator – 300 watts in all flats connected with lift

also.

RAMESTH INFRASTRUCTURE PVT. LTD.

Lift- Otis/Leone/other I.S.I (Six passenger)

DIRECTOR
10/04/17

10/4/17

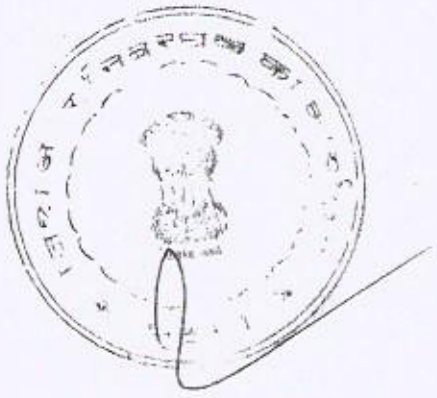
OWNERS' SIGNATURE

10/4/2017

DEEVELOPER'S SIGNATURE

1. 1. 1.

2. 2. 2.



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.	101200/-	Amt.Paid By N.J Stamp Paper	Rs.	0/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	122200/-

Registration Fee

FEE PAID										
	A1	20000	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	0	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	20000

LLR + Proc Fee		Service Charge
LLR	0	1000
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Date: 10/04/2017

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 10th April 2017 by Anand Shankar R.P Singh by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date:10/04/2017

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rabindra Prasad Singh' age '66' Sex 'M', 'Tanik Prasad Singh', resident of 'Shvipuri, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 10/04/2017

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 75 on pages on 383 -400, for the year 2017 and stored in CD volume No. CD-12 year 2017 .The document no. is printed on the Front Page of the document.

Date : 10/04/2017

Registering Officer
Patna

Token No. : 3841 Year : 2017 S.No. : 3678 SCORE Ver.4.1 Deed No . :d No . : 3319

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RABINDRA PRASAD SINGH

TANIK PRASAD SINGH

14/07/1951

Permanent Account Number

ANXPS0622G

Signature





10/07/2012

10.4.17

Book No. :- 1 Deed No. 3320

Serial No. 3679 Circle:-:Patna

Serial No. 3679

Deed No. 3320

1

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

This document was presented for registration on **10/04/2017** by **Geeta Singh**
A stamp duty of Rs. **101200**/- and other fees of Rs. **21000**/- 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. **3320** in Book No. **1**, Volume No. **75** on pages from **401** to **423** and has been preserved in total **23** pages in C.D. No. **12** / Year **2017**

Signature with Date
(**Prashant Kumar**)
Registering Officer, **Patna**

Date: 10/04/2017

Token No: 3845 /2017

SCANNED BY
(RAMI PATHAK)
OPERATOR

Development Agreement

Development Agreement made on this ...10th... day of April, 2017.

BETWEEN

Geeta Singh wife of R. P. Singh, Resident of Mohalla-Shivpuri, P O. – Shashtri Nagar, Patna Town and District - Patna 800023 hereinafter called and/or referred to as 'Land Owners' which expression shall, unless it be repugnant to context or meaning thereto, mean and include her nominees,

INFRASTRUCTURE PVT. LTD.
DIRECTOR

Geeta Singh

District Registry Office,Patna

oken Number 3845 | Reg. Year 2017 | Serial Number 3679 | Deed Number. 3320

resType	Name	Photo	Thumb	Index	Middle	Ring	Little
laimant	Rajiv Ranjan Kumar Singh						
ig.	Rajiv Singh 10/04/2017						
resented	Geeta Singh						
y	Geeta Singh						
ig.	10.4.17						
xecutant	Geeta Singh	× Photo	× Thumb	× Index	× Middle	× Ring	× Little
ig.							
Identified By	Rabindra Prasad Singh						
Sig.	10.4.17						

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2800sop021



Geeta Singh
10.4.17

4/10/2017

executors, legal representative and/or successors-in-interest of THE FIRST PART.

AND

Ramesth Infrastructure Pvt. Ltd (Rajiv Ranjan Kumar Singh) Registration No. U45200BR 2011PTC017578 of 2011-12., registered under Indian companies Act, 1956, through his own capacity hereinafter referred to as Developer, which expression shall unless be repugnant to the context or meaning include its heirs, executors, legal representatives, administrators and assigns, of the SECOND PART. Resident of co-operative colony, west Patel Nagar, Patna- 23.

Whereas the Land owners are seized in and possessed of and are owners of or otherwise sufficiently entitled to the land bearing part of Khata No. 226, Plot (Kheshra) NO. 347, Tauzi No. 5754, Total Area 1701 Sq.ft = 1 ¼ Katha as per local measurement situate at Mauz = Shekhpura, Thana No. -9 , P. S:- Fulwari District:- Patna commonly known address is Kautliya Nagar , PS-cd-045 , behind Indra Gandhi Institute of Medical Sciences , Patna, P.S. Shastrinagar, District- Patna purchased through Sale deed no.7225 dated 11.08.89 from Gandhi Memorial SahkariGrihNirmanSamiti Ltd Patna 23 and has also obtained permission/ no objection of the Samiti aforesaid to develop the land as multi storied complex vide letter dated 12.08.1989. More particular description of said land is mentioned in schedule of land hereunder written.

It is further represented and declared by the Landowner:-

1

I.a. – The First Part Land owner namely Geeta Singh having come to know and agreed that the Second Part has been developing lands behind the land of the owners by constructing multi storied apartment. The first part land owners with their sweet will and cherished desire have allotted the land described in the schedule for construction of the multi stories apartment to the second part with liberty either to construct multi storied building

- RAMESH INFRASTRUCTURE PVT. LTD.
DIRECTOR

10.4.17

clubbing it with other lands or to utilize the same in the manner the Developer so like. The Developer after completion of development will hand over The First Part 3500sqft Super built-up area in constructed building as said land area and rest of the F.A.R area would be owned by second part the Developer to be divided vertically through first floor(At first Floor Level- a story above ground floor level) to Top floor. . A non refundable amount is agreed between First Part and Second part as 800000/- Rupees (Eight lakh Rupees) per katha i.e. total non refundable amount 10,00000/- (Ten lakh Rupees only) to be paid in equal proportion to the land owners out of which RS. 8,00,000/ (RsEight Lac only) has already been paid to the land owners namely Geeta Singh and rest would be paid within four months of the execution and registration of of this agreement . Both the parties upon their share has right title and possession even to sale or keep themselves.

I.b.- That the said land is self acquiredproperty having the land owners and 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 land/property, having a fully marketable title thereby.

I.c.- That the owners have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, easement, rights, gifts, lines, leave and license permission, rent, possession, charges or any other encumbrances whatsoever.

I.d.- That no notice or notification under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A., the P.M.C., Income Tax department or any other government authorities, of acquisition or requisition of the said land or any part thereof. If find out as such, the owners will be liable for that.



DIRECTOR

10.4.17

I.e. The area of the land belongs to the first part i.e; 1 ¼ Katha will be rated at eight lakh per katha as non refundable amount as mentioned above. It also agreed between the both the parties that three years with 6 months further grace period will be the duration after passing of the map for the construction of multi storied apartment upon the said land. In case of any dispute over the area of land under this agreement the first part will be liable for that its effects and consequences there of.

I.f. That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, lispendens, notice, petitions, or adjudication's order affecting the said property or any part thereof and in case happens the owners will be liable for such loss, consequences invalidating this agreement null and void .

I.g..-That the owners have not entered in the past in any agreement for sale or development of the said Land or any part thereof nor has made any arrangement with any one whosoever regarding the said Land or any part thereof.

AND WHEREAS the owners are interested in getting a multi-storied residential building complex constructed on the said land, as permissible and in acquiring built-up area in the same in the shape of residential flats and parking spaces etc. as consideration for the value of the said land.

AND WHEREAS the developer offered to develop and construct at its own cost, a multi storied residential building complex clubbing the area of other lands abutting the said land of the owners and agreed to acquire a part of the built-up areas of the said building in the form of flats and parking etc. as consideration for the said land to be conveyed and agreed by the owners to the developer under this agreement.

PRABHATH INFRASTRUCTURE PVT. LTD.
Kabir Singh
DIRECTOR

Geeta Singh
10.4.14

AND WHEREAS as a result of the negotiation between the parties here and on the representation and declaration made by owners as herein recorded, an agreement for development of the said land has been arrived at between the said owners and the developer hereto upon terms and conditions hereinafter appearing.

NOW THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- The aforesaid owners hereby appoint the aforesaid developer as the developer of the said land and irrevocably grant to the said developer, who hereby accepts from the owner, the exclusive right, possession and authority to develop the land fully described in the schedule I hereunder written in the manner as part of apartment to be developed by the Second Part on adjacent lands on the terms, conditions and stipulations hereinafter mentioned.

- The Developer and Owners irrevocably agreed that total built up area shall be constructed, as per terms and conditions here-in-after mentioned, on the above land by the Developer. For this the Developers shall get the building plans prepare as per parameters/norms of PMC by an experienced architect/ planner and approved structural Engineer at the Developer's cost. The owners will have no objection in signing the plan application form for submitting to the PMC/the appropriate authority of sanctioning the plan of the building comp[illegible]

2.a As per requirement of PRDA/PMC, the design of structure of the building has to be designed by a qualified structural engineer who will ensure that building has been designed as per relevant IS codes with respect to seismic safely norms. The structural engineer is also required to sign the plan submitted to PRDA/PMC for sanction.

A copy of the design of plan shall be submitted to the Owners while taking his signature on the plan, application form for submission to PRDA.

- It is further agreed that any alteration/modification of the aforesaid plan within the norms and parameters of PRDA building rules

For [illegible] PVT. LTD.
DIRECTOR
10/04/17

10.4.17

and regulations which may become necessary shall be done with the consent of both the parties for further approval from Authority concerned. The Land Owner and the Developer shall be entitled to make such alterations/deviation as per the rules of PRDA/PMC which would be binding on both the parties. The Developer will be responsible to make payment, for any deviation/alteration, to be PRDA, for condoning such deviation.

3.a The Developer shall provide for all civil, electrical, plumbing and sanitary works including provisions of water supply, water pumps, drainage, compound wall, car parking spaces, sewerage arrangements as per the specifications and amenities set out in the plan approved by the PRDA/PMC.

- The Developer shall ever construct the building as per approved plan and standard and as per negotiation between the owners and the developer, the built-up area shall be divided in the proportion already stated here in above between the land owners and the developer. The parking spaces whether open or covered will also be divided between the owners and the Developer. The developer will clearly indicate the owner's area representing them flats equivalent to 3500 sqft Super built up area share Land owners in the F. A. R to be built up and the parking in the sanction map/plans. The developer will also supply photostat copy of approved sanction map and plan showing such share to the owner.

If the building plan prepared by the architect given after modification suggested by the owners, is not amenable to the area 3500sqft Super built-up area for division, the owner will have option to make more or less area as per the plan and the party for the share will be compensated by the other party, as agreed between the parties.

- The developer shall construct the complex as per specifications given in this agreement and herewith and which forms part of this Development.
- That the building plan shall be in accordance with F.A.R. (Floor

RAMESH INFRASTRUCTURE PVT. LTD.
DIRECTOR
10.2.17

Area Ratio) prescribed by the master plan of Patna a would be in force in the area and would be limited to the maximum permissible covered area.

4 That even if the permissible F.A.R (Floor Area Ratio) is increased by the competent authority as applicable to the area during the construction period and as a result total built up area is increased, the area of owners and Developer will also be increased proportionately according to new F.A.R.

5 In the building plan sanctioned by PMC competent authority, the owner's area and the developer's area in the said building to be constructed on the said schedule land shall be clearly demarcated.

6 The developer and/or its nominee 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 they shall be fully entitled, on completion of the project, to transfer, convey, grant or otherwise alienate their interest in any a manner as deemed fit by to any persons, 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.

7 The developer agrees to construct and give possession of the 3500 square ft of completed property share in all as mentioned in para 3(a)above, within Three years and a half, with a grace period of 6 months, subject to force majeure and such happening may be beyond the control of the Developer including fire , terrific exceptionally inclement weather and for any other act of God or Injunction order issued by court of law as well as PRDA . Not withstanding anything contained in this agreement, if the construction/development completed fully by the developer at the end of three years and six months computed from the date of sanction of plan by PRDA, unless be control of Developer , there will be a delay charges. The delay charges would be 5 Rupees per sqft per month till the possession. Even after this, if the Developer is not able to give possession within the next (after 42 months), this agreement will be null and void .If the construction of said

INFRASTRUCTURE PVT. LTD.
Ratan Singh
DIRECTOR

Ratan Singh
10.11.17

multi stories apartment caused due to latches ,c ...nct, and unnecessary obstacles created by the owners of this land ow ...d by Geeta Singh, and not the other partners, then the Owners of this l ... will be liable for such delay and builder has no such liability and resp ...bility for any breach or damages . Any delay by other land owners wi ... be considered as a cause for delay.

The owners and her nominees(s) and the Devel ... and its nominee(s) shall jointly have or be deemed to have undivi ...ight, title and interest over the total land of the said property in equal ...e, even without any further act, deed, matter or things done by the ...rs in this regard.

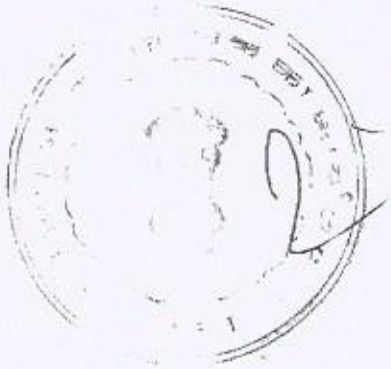
8 That the developer shall develop the said p ...ty in the name of "Krishna Kunj Enclave" and the developer sh ...e be responsible for the development of the said property at its ow ... And, that all types of costs and expenses legal or otherwise except a ...tioned in this agreement shall be borne by the developer.

9. Capi ... costs for Lift, Tran...former. G ...r will be shared between the ...wner and developers in the p... of share of developed property. If the total developed land is 1 lakh ... owners have 3500 sqft in their share, then owners will pay for th ...ion of the total cost. No other capital cost will be deman...ed to be s ... by the owner.

10. The ...eloper shall be entitl... to enter ...reement for sale, or otherwise a... flats and parking s...ces in ...loper's area in the said building, ex...uding the built-up are... formi...g the Owner's area.

The develo...r will be exclusively e...itled to ... all amounts of allotments ... of their share. The a...thority to ...veloper to deliver possession ...is allottees and exe...te sal... ...l be operative only after the De...lope... has handed ov... the p... ...session of Owners's area compl... ... in all respects.

That Imme...ately after the executi...n of this ...pment Agreement, the Develop... ...ll proceed expediti...sly w... ...ion of the plans and drawing fo... ... building, at hi...



...STRUCTURES PVT. LTD.
DIRECTOR
10/04/17

Geeta Singh
10.4.17

- The owners agree for the submission o[f] [t]e plans by the developer to th[e] local authorities in the name o[f] owners and also agree for obtai[n]ing any other permission appro[v]s in their name and agree to sig[n] all such papers that may be [n]ecessary by the Deve[l]oper for such purposes. Howeve[r] [a]ll fees, costs, charges and expe[n]ses relating to such approvals [a]ons, shall be borne by the Dev[e]loper.

- The [d]eveloper shall be entitled to [m]a[k]e all necessary corrections, alte[r]ations, and revisions in the a[f]oresaid plan which may be requ[i]red by the Competent Local Aut[h]ority for approval of the said buil[d]ing plans upon which Owners h[a]ve no objection or obstacle .

- The [o]wners agree to convey, transfe[r] and/or assign, to the Dev[e]loper and/or its nominee (s) in[t]o a co-Operative Housing Soc[i]ety/Association of Persons, Fi[r]m/Body Corporate etc. free fro[m] encumbrances, charges and encu[m]brances 50% (Fifty percent) un[d]ivided right, title and share in th[e] said land on completion of the [c]onstruction and for consideration an[d] subject to the terms and condition m[e]ntioned hereinafter.

- The [o]wners shall at no time demand [a]ny further sum of premium in an[y] manner or any interest in any deal[i]ngs regarding sale of de[s]tination of the owners share and the owners sh[a]ll execute all such deeds and do[c]uments as may be required by th[e] Developer, as per law/rules.

- The [D]eveloper and its nominees/assi[g]nees shall have undivided pr[o]portionate interest and share in the [l]and in the extent of 50% (fifty p[e]rcent) in[c]luding after delivery of ov[e]r the area complete in all respe[c]ts to the owners.

- It is [a]greed by the owners that the d[e]veloper may enter into a[n] agreement with the owners of the [a]djoining plots to increase the [s]cale of construction of the buil[d]ing and the owners will not have a[n]y claim or share in the additio[n]al constructed, but if the [l]ayout is revised on account of [a]ddition to the area and [a]dditional floors are constructe[d] after obtaining of the competent [a]uthority then the owners shall not [c]laim any share in such

construction ... e calculated on th...
proportion t... ch the project in f...
constructed... not by way of any ... ent
adversely aff... terest or share of t... l
all such proje... l be done with the ...
consent of the... agreement.

- The owner ... ndertake not to sel...
alienate, charge... ase or otherwise, t... id
property or any... ng the currency of ... nt
and undertake ... deed, matter, or thi... be
in breach of th... greement save and e... g
the developer i... of for the purpose ... ent
pursuant to thi... owner shall not at ...
time during the... this agreement not to di...
developer from... operty, except on ground... tion of
the Agreement

- As after the d... veloper shall be dec... ...
possession of t... and shall be free to ... ...
deeds and thin... for development and con... of the
said building a... eloper's own cost and expe...

11 The Developer s... ...ed to develop the said p... pe... y
constructing thereon ... ing spaces and other struct...es ...ms of
the building plans app... the owners and sanctioned by ...
P.M.C/Competent Au... stated here above. Howev... t... veloper
shall not construct an... operty, other than the p... ...es, in
the ground floor.

12 During the const... f the said building the develo...per ...y be
required to create eq... y legal mortgage of the ...ats ...tructed
or under constructio... ent of Developer's area only f... ...abling
the intending buyers ... ...s to obtain loan from any finan...





...INFRASTRUCTURE PVT. LTD.
DIRECTOR
Geeta Singh
10.4.17

institutio... of repute. In such event, th... n shall have no objection, and if r... l, he will join the Develo... eation of such mortgage but such ...gage can be created only aft... mpletion of roof slab of the ground f... However, under no circu... s, the Developer, himself, shall cre... ch mortgage for obtainin... otherwise for any other purpose... wner's share of area sh... k free from all encumb... at all points of time.

- ... veloper further undertak... will not do any act of ...ssion, omission, expres... ...ly, directly or ...ly by which the owner'... interest over the ...perty may in any m... affected.

13 Ex... th the written express c... ner, the Developer shall int... titled to transfer his ri... r full, to any other develop... der / entity for the pur... ent / construction until it c... s the project and hand... of the owners in full

13 The owners ... th... ecute and give an irrevocable gener... favour of Developer, if nec... ...ce or obstruction is cau... arrying out and discharging its ob... ...s ... resents and thereby giving the ... ... thority to have ...nd enjoy peaceful ... roperty and to ...lo all such acts, ... necessary for ...he developme... the said ...uilding and sub... h ... t is however ...xpressly agreed ... the parties that ...he aforesaid ge... all be governed ...y the provisi... ement and ...ltimately the ... greement will ... prevail betw...

- T... oper shall be ... opies of all ... documents i... ner's title to

the said property. Owner shall have to produce original title deed whenever required before the Competent Authority.

- All outgoing including Municipal taxes and other charges in respect of the said shall be borne and paid by the owner till the date of this agreement and thereafter the same shall be borne and paid by the developer till the delivery of possession of the owner's area to the owner.

- After delivery of the owner's area to the owners all outgoings in respect of the said land and the said building thereon shall be borne and paid by the owner and the developers and/or their allotted nominee (s) in the proportion(the world proportionately with all its variations whenever used in these presents shall mean the proportion in which the parties hereto and/or their nominees acquiring portions of the building are entitled to the covered areas in the building). of their respective share in the total built-up area.

- On delivery of possession of the owner' area to the owners by the developer and subject to the other terms and conditions contained herein before or at such time as may be mutually agreed upon, the owners shall execute and register conveyances (s) of 50% (fifty percent) undivided title interest and share in the said land in favour of the owner or their nominees/assignees including individuals, Co-operative Society or Association of persons or body corporate.

- The developer may form, with the owners, if it deemed expedient, a Co-operative Society/Association of Body Corporate, of the owning flats, in the said building. Both the owners and their nominees, their agents, servants etc. shall be bound to abide by the rules and regulations framed by such organization from time to time and be bound to contribute towards the corpus of the organization as and when called upon to pay the regular maintenance as may be fixed for the maintenance and management of the building complex.

- The nominees of the developer shall own and hold portions of the building comprised in the developer's area according to the standard agreement finalized by the Developer. The owner and their nominees shall be bound to hold portions of owner's area in said building.

- The common area shall jointly be owned by all the owners of all the portions of the said building with equal co-extensive easements to use all common areas and facilities intended for the utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner of any part of the said building will have any exclusive right, title and interest over the common area and common facilities.

- The owners agree that if any new tax is imposed by the P.R.D.A., M.C.C. or any other public body or government for the development/betterment of the said property is levied or any other levy by reason of the said property or the building thereon then the same shall be paid by owners and the developers jointly in the ratio of their respective shares of the built-up area.

- The Developers agree that if any penalty is imposed by the PRDA or other competent authority on the said building for any alleged deviation from the plan resulting in any excess construction of the said building then such penalty shall be borne entirely by the Developer and the Developer shall be liable to compensate authorities for demolition or part of the building at any point of time if the building bye-laws and regulations.

- It is agreed that in all transfer deeds for built-up area, the purchaser(s)/transferee shall pay proportionate of stamp duty, Court Fees and other charges.

- The construction specifications shall form part of this agreement.

That in case of any dispute or difference between the parties arising out of or relating to the development agreement, the same shall be settled by reference of the dispute or difference to the sole arbitrator appointed by mutually both the parties and such arbitration shall be conducted under the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time. The court situated at Patna shall have exclusive jurisdiction qua interim relief and appointment of arbitrator.

- Two copies of this agreement on requisite amount of stamp paper have been prepared one copy to be kept with the Owner and the Original stamped agreement will remain with the Developer.

- Subject to the force majeure and such happenings which may be beyond the control of the developer like tempest, exceptionally inclement weather and acts of God or injunction order issued by court or PRDA if the work is not started within 15 days from the day of sanction of the plan applied by the PRDA the owner will give a legal notice to the developer to start development work at once.

Guideline for construction period

As a matter of reporting a developer must inform the owner about the plan is approved. After the construction with the owners, the developer must with the owners on a bimonthly through images.. It is expected constructed

SITH INFRASTRUCTURE PVT. LTD.
DIRECTOR

as per the ch ...spite any matters of delay fully known to t...

Description of La... ...ement ALL THAT piece and parcel of land ... ...y a...esent Khata No. 226, Plot (Kheshra) NO. 34... ... ...A...a 1701' sq. ft as per local measurement situa... ...uz ...a, ...a No. -9 , P. S:- Fulwari District:- Patna co... ...is L...utliya Nagar , PS-cd-045 , behind Indra Ga... ...fic... Sciences , Patna, P.S. Shastrinagar, Distri... ...t fr...n East to West ---X---- feet and from N... S... ...t... within the limits of ....Patna.and within ...Jurisd... ...ub Registrar Patna and District Registrar of Patna.

Total - Govt. Valu... ...,01,000/only.

Land Fa... ...of 5

₹

Non-... ...valu... ...50,000/only.

KAMESH INFRASTRUCTURE PVT. LTD.

DIRECTOR

Geeta Singh 10.9.01

BOUNDARY

NORTH :- SIDH NATH SINGH & KUMAR NATH SINGH

SOUTH :- ~~BRANCH~~ ROAD

EAST :-PLOT OWNED BY ANAND SHANKAR & ABHISHEK SHANKAR

WEST :- SHYAM NANDAN SINGH

Geeta Singh
10.4.17

WITNESS

1. ..... S/O [illegible] Singh

OWNERS

8102501971

[illegible] INFRASTRUCTURE PVT. LTD.

DIRECTOR

2. Abhishek Kumar Singh
S/o Late Brijmohan Pd. Singh
Dinkar Path,
West [illegible] Nagar,
Patna. 10.4.17

DEVELOPERS 10/04/17

RANJAN KUMAR SINGH

S/O :- NATHUN PRASAD SINGH

M :- 9431432872

SHARE-DISTRIBUTION

BETWEEN

LAND-OWNER AND BUILDER

As per Agreement 3500 sqft super built up area of this Apartment is given below

FIRST FLOOR (At First Floor Level story above ground floor level). 101 stands for the front facing (towards the 60ft road) Type A flat on First Floor. Please look at the diagram for placement of each numbered flat.

FLOOR	FLAT NO.	AREA(SQFT)
THIRD FLOOR	302/2885 sqft of [illegible]	
FIFTH FLOOR	506142 sqft	
SIXTH FLOOR	6071191 sqft	
Total	- 3500 sqft	

For SUMESTH INFRASTRUCTURE PVT. LTD.

DIRECTOR

SPECIFICATIONS

Foundation – R.C.C Structure as per design.

Structure – R.C.C Frame Structure.

Civil Work- First Class brick work with cement motor as per design.

Roof- R.C.C.

Floor- Vitrierified (Somany, Kajaria, Jhonson,other I.S.I.)

Plaster- Cement metal (1:6) wall. & ceiling , wall Putty in inner and outside

Doors- Sakhukhat (Malasia Sal wood) & Flush Door 32mm

Windows- Frame wood/aluminium & glass pannel.

Kitchen- Working platform Granite & Sink, wall-Tiles up to 2'0'' wall & in Dining Hall floor tiles

Bathroom- Wall 7'0'' tiles

Floor finish- Sportek 1'0''x 1'0'' & p. fitt & Bathrooms all make:- Jaquar/Hindware/cera. Bathroom with water connection in bathroom Geyser Point Connection Bathroom.

Electric- All controlled PVC con & I.S.I. with Havells/ H.P.L.N. other I.S.I. wire and switches

Wall Painting- Inside Berger putty & emulsion.



T.V. Point- D. Room.

Tel. Point- One point in all flats.

Generator -- 300 watts in all flats connected with lift also.

Lift- Otis/Leone/other I.S.I (Six passenger)

Geeta Singh
10.4.17

OWNER'S SIGNATURE

For [illegible] CONSTRUCTURE PVT. LTD.
Ram Singh
DIRECTOR
10/04/17

DEVELOPER SIGNATURE

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted fr : does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also ad ible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs.	101200/-	Am paid By N.J Stamp Paper	Rs.	0/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	A through Bank Challan	Rs.	122200/-

Registration Fee

FEE PAID	A1	20000		0	H1b	0	K1a	0	0
	A8	0		0	H2	0	K1b	0	0
	A9	0	DD	0	I	0	K1c	0	0
	A10	0	E	0	J1	0	K2	0	0
	B	0	H1a	0	J2	0	Li	0	
									20000

LLR + Proc Fee		Service Charge
LLR	0	1000
Proc.Fee	0	
Total	0	

Total amount paid (R Fee+**LLR, Proc+Service Charge** - 21000

Registering Officer
Patna

Date: 10/04/2017

Endorsement under section 52

Presented for registration at Registration Office, Patna on M , 10th April 2017 by Geeta Singh R.P Singh by profession Others. Status - Executant

Geeta Singh
10.4.17

Signature/L.T.I. of Pr tant Date:1 17

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by Executants and Identified person (Identified by 'Rabindra Prasad Singh' age '66' Sex 'M', Prasad Singh', resident , Patna',), whose Names, Photographs, Fingerprints and Signat ffixed as such on the instrument.

Registering Officer
Patna

Date : 10/04/2017

Endor ent of Certificate of tion under section 60

Registered at Registratio Patna in Book 1 Volu pages on 401 -423, for the year 2017 and stored in CD volume No. year 2017 .The docume ted on the Front Page of the document.

Registering Officer
Patna

Date : 10/04/2017

Token No. : 3845 2017 **S.No. :** ver.4.1 **Deed No . :d No . : 3320**



Gov ernment of India

रबिन्द्र प्र
Rabindr ad Singh

जन्म वर्ष of Birth : 1951

पुरुष / M

पता:
पेंटागॉन
राजधा
शिवपुरी
एल.जी
80002

6609 5 2476

आधार - आम दमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: S/O: Tanik Prasad Singh,
pentagon place, shivpuri Road no 2, near
Vidhani gase godam, shivpuri patna 23,
Phulwari, L.b.s Nagar, Patna, Bihar,
800023

6609 6635 2476

www.uidai.gov.in

10-4-17

Serial No. 9062 Deed No. 8205

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

This document was presented for registration on **12/08/2017** by **Parmanand Singh**
A stamp duty of Rs. **502800**/- and other fees of Rs. **20500**/- 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. **8205** in Book No. **1**, Volume No. **185** on pages from **347** to **364** and has been preserved in total **18** pages in C.D. No. **29** / Year **2017**

Signature with Date
(**Prashant Kumar**)
Registering Officer, **Patna**

Date: 12/08/2017 Token No: 9477 /2017

विकास एकरारनामा

यह विकास एकरारनामा आज दिनांक 12.08.2017 ई० को परमानन्द सिंह वल्द स्व० रोहनी सिंह साकिन मुहल्ला ग्राम शेखपुरा, दुर्गा आश्रम गली शेखपुरा थाना –शास्त्री नगर , जिला– पटना – 800014 (बिहार) भारतीय नागरिक , जिसे आगे भू स्वामी प्रथम पक्ष

For SHREEJI INFRASTRUCTURE PVT. LTD.
Kaur Singh
DIRECTOR
12/08/17

District Registry Office,Patna

Token Number 9477 | Reg. Year 2017 | Serial Number 9062 | Deed Number 8205

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajiv Ranjan Kumar Singh (Dir)						
Sig.	Rajiv Singh 12/08/17						
Presented By	Parmanand Singh						
Sig.	परमानन्द सिंह 12/8/017						
Executant	Parmanand Singh	× Photo	× Thumb	× Index	× Middle	× Ring	× Little
Sig.							
Identified By	Prabha Devi						
Sig.	प्रभा सिन्हा 12.8.17						

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop017





कहा गया है इसमें इनके उत्तराधिकारी कानूनी प्रतिनिधि स्थानापन्न तथा चयनित उत्तराधिकारी वो जिसका संबंध प्रत्यक्ष अप्रत्यक्ष रूप से प्रथम पक्ष से है सम्मिलित है।

तथा

रामेष्टा इंफ्रास्ट्रक्चर प्राईवेट लि., द्वारा डायरेक्टर राजीव रंजन कुमार सिंह पिता- श्री नागुन प्रसाद सिंह निबंधन सं0- U45200 BR2011 PTC017578 of 2011-12 मुहल्ला कापरेटिव कॉलोनी, पश्चिम पटेल नगर, थाना शास्त्रीनगर, पटना- 800023 जिसे आगे विकासकर्त्ता बिल्डर कहा गया है इसमे इनके उत्तराधिकारी कार्यालय प्रतिनिधि एवं प्राधिकृत एजेंट तथा चयनित उत्तराधिकारी वो जिला का संबंध प्रत्यक्ष अप्रत्यक्ष रूप से द्वितीय पक्ष विकासकर्त्ता से है सम्मिलित है के बीच निष्पादित किया जाता हैं ।

संदर्भ

यह कि इस वकिस में वर्णित भूस्वामिणी स्वत्वाधारी अपने भूखण्ड पर एक आवासीय बहुमंजिला भवन का निर्माण करवाना चाहते है, भूखण्ड का पूरा विवरणी इस वसीका के जमीमी एक में वर्णित है जिसमें भूस्वामिणी का पूर्ण स्वामित्व है, जिसके लिए उपरोक्त विकासकर्त्ता से बाचचीत एवं विचार विमर्श किया , विकासकर्त्ता अपने कुल खर्चे से बहुमंजिला भवन उपरोक्त भूखण्ड पर बनाने को तैयार हुए और निम्नलिखित शर्तो के अन्तर्गत दोनो राजी हैं ।

विदित हो की जमीमा एक में वर्णित प्लौट – मवाजी 7. 80 कट्ठा यानि 10615.8 वर्गफीट यानि 24.375 डी0 परती भूमि वाके सर्वे मौजा शेखपुरा, मोहल्ला- कौटिल्य नगर, थाना कोड–045, थाना शास्त्री नगर, सब सदर वो जिला निबंधन कार्यालय–पटना सदर प्लौट नं0- 343 कमा अंश खाता नं0- 172, तौजी नं0- 5754 थाना शास्त्री नगर जो पटना नगर निगम के अन्दर स्थित है भूखण्ड भूस्वामी की खतियानी जमीन है जिसपर स्वामी श्री परमानन्द सिंह भूस्वामी

WESTH INFRASTRUCTURE PVT. LTD.
Rajiv Singh
DIRECTOR
12/08/17

स्वरूप अधिकृत एवं काबिज दाखिल हुए वो है और भूस्वामी अपना नाम जमीन्दरी कार्यालय में दर्ज करवाई और भू राजस्व बिहार सरकार को भुगतान करते आये है जिसका जमाबंदी नं0– 2588/1 है जिसे भूस्वामिणी विकास करने के वास्ते विकास एकरारनामा करते है। सड़क चौड़ीकरण में जो भी जमीन जायेगा वह जमीन मालिक के हिस्से में से जायेगा। बचा हुआ जमीन एवं शेष जमीन पर जो एफ0ए0आर0 मिलेगा उसका आधा–आधा हिस्सेदार दोनो पक्ष होंगे ।

1. यह कि भूस्वामी ने उपरोक्त भूखण्ड को विकसित करने के लिए उपरोक्त विकासकर्त्ता को नियुक्त किया है उन्होने यह अधिकार प्रदान किया है कि वह उक्त भूखण्ड पर फ्लैट , कार पार्किंग स्पेश इत्यादि का निर्माण पटना विकास प्राधिकार का अनुमति प्रदान करेंगे तथा कुल विकसित भवन के क्षेत्रफल में जैसे कारपार्किंग में फ्लैट यानी सभी में अलग – अलग 50 प्रतिशत (प्रचास प्रतिशत) हिस्सा विकासकर्त्ता का होगा तथा 50 प्रतिशत (पचास प्रतिशत) हिस्सा भूस्वामी का होगा ।
2. यह कि विकासकर्त्ता उक्त भूखण्ड के विकास के लिए जो भी जरूरी है बिल्डिंग प्लान इत्यादि बनाने के अधिकारीद होंगे । भूखण्ड पर निर्माण में कुल खर्च का वहन विकासकर्त्ता करेंगे।
3. यह कि बिहार अपार्टमेन्ट अधिनियम 2006 के अनुसार भूस्वामी को उक्त बहुमंजिला भवन के कुल निर्मित क्षेत्र के भूस्वामिणी अंश यानी 50 प्रतिशत हिस्से पर स्वामित्व होगा साथ ही भूस्वामी के उनके वारिसान का यह पूर्णतः अधिकार होगा कि वो किसी भी व्यक्ति, संस्था , कम्पनी , व्यक्ति समूज कॉपरेटिव सोसायटी तथा अर्द्ध सरकारी संस्था को हस्तानांतरण एवं बेचने के लिए पूर्णतः अपने शर्तो एवं नियमों के आधार पर प्रकल्प या सामूहिक रूप से स्वतंत्र होंगे और

WESTH INFRASTRUCTURE PVT. LTD.
Rajiv Singh
DIRECTOR
12/08/17

12/8/2017

इसके निश्वत वसीका का निबंधन कराने के भी अधिकारी स्वयं होंगे ।

4. यह कि विकासकर्त्ता को उपरोक्त संपत्ति का नक्शा स्वीकृत होने के पश्चात 3(तीन) वर्ष 6(छह) माह के अन्दर प्रस्तावित बहुमंजिला इमारत का पूर्णरूपेण निर्माण कर भूस्वामी को उनके हिससे का दखल कब्जा देंगे इसके अलावे 6(छ) माह की अवधि विकासकर्त्ता को भूस्वामिणी के द्वारा प्रस्तावित बहुमंजिला भवन का निर्माण पूर्णरूप से करने के लिए ग्रेस पीरियड के रूप में दे दी जायेगी ।

अगर किसी कारणवश जिसपर विकासकर्त्ता को अख्तियार न हो जैसे भूकम्प, अतिवृष्टि , प्राकृतिक आपदा होने की स्थिति में भूस्वामिणी द्वारा विकासकर्त्ता को अतिरिक्त समय दिया जायेगा एवं साथ ही यदि कोई सरकारी नीतियों के कारण या मुकदमा के कारण या न्यायालय के आदेश के तहत निर्माण कार्य रूक जायेगा जो वैसी स्थिति में जितने दिनो तक कार्य रूका रहेगा उतने दिनो का समय विकासकर्त्ता को दिया जायेगा।

5. यह कि विकासकर्त्ता भूस्वामिणी को उक्त भवन में सभी सकल सुविधाओं सहित संयुक्त लाभ के साथ उक्त बहुमंजिला भवन के कुल निर्मित क्षेत्रफल का 50 प्रतिशत (पचास प्रतिशत) अंश को भूस्वामी के अंश को उक्त भूमि जिसपर बहुमंजिला भवन बना दहै के निश्वत सुपूर्द करेंगे । उक्त बहुमंजिला भवन के कुल निर्मित क्षेत्रफल के 50 प्रतिशत (पचास प्रतिशत) अंश के ही पूर्णतः अधिकारी एवं घोषित स्वामी होंगे ।

6. यह कि विकासएकरारनामा में भवन निर्माण की सामग्रियों में कौन–कौन सी सामग्री किस क्वालिटी की होनी है उसका पूर्ण विवरण इस वसीका के जमीमा दो पर दी गई है तथा

ESTH INFRASTRUCTURE PVT. LTD.
Rajiv Singh
DIRECTOR
12/8/17

12/8/2017

इसके निश्वत वसीका का निबंधन कराने के भी अधिकारी स्वयं होंगे ।

4. यह कि विकासकर्त्ता को उपरोक्त संपत्ति का नक्शा स्वीकृत होने के पश्चात 3(तीन) वर्ष 6(छह) माह के अन्दर प्रस्तावित बहुमंजिला इमारत का पूर्णरूपेण निर्माण कर भूस्वामी को उनके हिससे का दखल कब्जा देंगे इसके अलावे 6(छ) माह की अवधि विकासकर्त्ता को भूस्वामिणी के द्वारा प्रस्तावित बहुमंजिला भवन का निर्माण पूर्णरूप से करने के लिए ग्रेस पीरियड के रूप में दे दी जायेगी ।

अगर किसी कारणवश जिसपर विकासकर्त्ता को अख्तियार न हो जैसे भूकम्प, अतिवृष्टि , प्राकृतिक आपदा होने की स्थिति में भूस्वामिणी द्वारा विकासकर्त्ता को अतिरिक्त समय दिया जायेगा एवं साथ ही यदि कोई सरकारी नीतियों के कारण या मुकदमा के कारण या न्यायालय के आदेश के तहत निर्माण कार्य, रूक जायेगा जो वैसी स्थिति में जितने दिनो तक कार्य रूका रहेगा उतने दिनो का समय विकासकर्त्ता को दिया जायेगा।

5. यह कि विकासकर्त्ता भूस्वामिणी को उक्त भवन में सभी सकल सुविधाओं सहित संयुक्त लाभ के साथ उक्त बहुमंजिला भवन के कुल निर्मित क्षेत्रफल का 50 प्रतिशत (पचास प्रतिशत) अंश को भूस्वामी के अंश को उक्त भूमि जिसपर बहुमंजिला भवन बना दहै के निश्वत सुपूर्द करेंगे । उक्त बहुमंजिला भ ान के कुल निर्मित क्षेत्रफल के 50 प्रतिशत (पचास प्रतिशत) अंश के ही पूर्णतः अधिकारी एवं घोषित स्वोमी होंगे ।

6. यः कि विकासएकरारनामा में भवन निर्माण की सामग्रियों में कौन–कौन सी सामग्री किस क्वालिटी की होनी है उसका पूर्ण विवरण इस वसीका के जमीमा दो पर दी गई है तथा

ESTH INFRASTRUCTURE PVT. LTD.
Rajiv Singh
DIRECTOR
12/08/17

भवन निर्माण के साथ बिजली पानी जेनरेटर, लिफ्ट आदि वो क्वालिटी होगी , यह भी इस वसीका के जमीमा दो में दी गई है।

7. यह कि उक्त ईमारत के बनने के पश्चात विकासकर्त्ता एवं भू स्वामीगण अपने –अपने हिस्से के फ्लैटों का सेवा कर (सर्विस टैक्स) स्वतंत्र रूप से अदाय करेंगे एवं किसी भी प्रकार का सरकारी टैक्स का भुगतान विकासकर्त्ता एवं भू स्वामीगण अपने –अपने हिस्से के फ्लैट का स्वतंत्र रूप से करेंगे ।

7(क) लिफ्ट एवं जेनरेटर एवं ट्रांसफर्मर का खर्च दोनो पक्ष अपने – अपने हिस्से के यानी विकासकर्त्ता एवं भू स्वामीगण वहन करेंगे ।

8. यह कि विकासकर्त्ता उक्त भूखण्ड पर अपने सुविधानुसार एक या एक से अधिक बहुमंजिला भवन का निर्माण बिल्डिंग प्लान के अनुसार करके उसमें फ्लैट वो कारपार्किंग स्थल साथ अन्य बुनियादी सुविधाओं को विकास करेंगे । साथ ही उक्त निर्मित क्षेत्र में अपने अंश या 50 प्रतिशत हिस्से का जिस तरह भी चाहे वो उपयुक्त व्यक्ति या कापरेटिव सोसाईटी या संस्था या अन्य जिसे उचित समझे, अपने अंश के फ्लैट एवं पार्किंग क्षेत्र का हस्तांतरण करके उसके प्रतिफल के रूप में उक्त रूपये को स्वीकार कर सकते है।

9. यह कि विकासकर्त्ता इस वसीका में जमीनांकित संपत्ति पर भवन निर्माण के लिए स्वतंत्र होंगे लेकिन उन्हे भी भूस्वामिणी का हर तरह के बाद, विवाद इत्यादि से सुरक्षित रखना होगा जो विकासकर्त्ता को किसी तृतीय पक्ष के बीच में होता है, भू स्वामिणी विकासकर्त्ता को इस वसीका के अनुसार उक्त भूमि के विकास के संबंधित हर प्रकार के कार्य के लिए अधिकृत





करता है। विकासकर्त्ता किसी भी तरह का कर्ज , रेहन , इत्यादि भूस्वामिणी के अंश पर नहीं ले सकते है और विकासकर्त्ता के द्वारा लिए गए किसी भी कर्ज या रेहन की जिम्मेदारी भूस्वामिणी की नहीं होगी ।

यह कि उक्त बहुमंजिला भवन का नाम कृष्णकुंज इन्क्लेव अंकित किया जाता है।

10. यह कि विकासकर्त्ता निम्नलिखित घोषणा करते है कि –

क) यह कि विकासकर्त्ता उक्त बहुमंजिला भवन का निर्माण अधिकृत प्राधिकार के नियम एवं कानूनों के अंतर्गत ही करेंगे , साथ उक्त अधिकृत प्राधिकार के नियमों के अनुसार ही उक्त बहुमंजिला भवन का नक्शा बनवाकर भू स्वामिणी से सहमति लेकर उक्त प्राधिकार में सुपूर्द करेंगे एवं उनसे नियमों एवं कानूनों के अन्तर्गत ही उसे पारित करवायेंगे ।

ख) यह कि विकासकर्त्ता अपने खर्च पर वास्तुविद, सर्वेयर, इंजिनियर इत्यादि अन्य व्यक्ति जिनकी सहायता आवश्यकता हो नियुक्त करेंगे ।

ड) यह कि उक्त भूमि पर प्रस्तावित बहुमंजिला भवन में अपने 50 प्रतिशत अंश को रहने या कर्ज के तौर पर किसी भी बैंक या आर्थिक संस्थान में रेहन पर रखकर उक्त प्रस्तावित प्रोजेक्ट के लिए यदि जरूरत समझे तो पुंजी या कार्यगत पुजी की व्यवस्था करेंगे । उक्त पूंजी के अदायगी की जिम्मेदारी सिर्फ विकासकर्त्ता की ही होगी , साथ ही विकासकर्त्ता के द्वारा उक्त पूँजी का उपयोग सिर्फ वो केवल इसी प्रोजेक्ट अर्थात उक्त भूखण्ड के निर्मित होने वाले प्रस्तावित बहुमंजिला भवन के लिए ही उपयोग होगी।

च) यह कि विकासकर्त्ता के द्वारा उक्त प्रस्तावित बहुमंजिला भवन के निर्मित होने वाले फ्लैट या अन्य क्षेत्र को किसी भी एक या

AESTH INFRASTRUCTURE PVT. LTD.
DIRECTOR
18/8/17

एक से अधिक व्यक्ति, व्यक्तिसमूह या सोसायटी इत्यादि को क्रेता के रूप में हस्तान्तरण करने का अधिकार होगा, परन्तु उक्त प्रस्तावित बहुमंजिला भवन में निर्मित भूस्वामिणी के अंश या हस्तान्तरण केवल भूस्वामिणी को ही करने का अधिकार होगा।

(छ) यह कि विकासकर्त्ता को उक्त प्रस्तावित बहुमंजिला भवन में बनने वाले फ्लैट वो पार्किंग स्थल या अन्य निर्मित को किसी भी व्यक्ति से क्रेता के रूप में भूस्वामिणी के अंश को छोड़कर, वैय बयाना या अन्य दस्तावेज को निष्पादन या अवंटन करने का अधिकार होगा ।

ज) यह कि उक्त बहुमंजिला भवन के बनने वाले फ्लैट या पार्किंग या अन्य निर्मित को अपने अपने अंश का मालिकाना हक के रूप में हस्तान्तरण करते हुए उसके निश्वत प्रतिफल के रूप में मूल्य प्राप्त करने का अधिकार होगा।

झ) मुख्यतः जो भी कार्य उस भूखण्ड के विकास के लिए उचित हो करने के अधिकार होंगे ।

11. यह कि विकासकर्त्ता अपने अंश के निश्वत आने वाले निर्मित क्षेत्र को किसी भी हस्तान्तरण करने वो बेचकर उसके प्रतिफल के रूप में मूल्य करने के अधिकारी होंगे ।

(क) यह कि भूस्वामिणी के द्वारा विकासकर्त्ता को यह भी विश्वास दिलाया गया है कि यदि उन्हे भूस्वामिणी या भूस्वामिणी के हस्ताक्षर की जरूरत वो आवश्यकता हो जो जब भी जहाँ उचित समझे उन्हे समझे उनके ईच्छानुसार बना देंगे ।

(ख) यह कि उक्त प्रस्तावित बहुमंजिला भवन के निर्माण होने के पश्चात यदि विकासकर्त्ता को आवश्यकता हो तो, उसपर निर्मित होने वाले फ्लैट, वो पार्किंग स्थल या अन्य निर्मित क्षेत्र के निश्वत होने वाले कानूनी दस्तावेज पर संयुक्त रूप से विकासकर्त्ता के साथ भूस्वामिणी हस्ताक्षर बनायेंगे।

KAMESTH INFRASTRUCTURE PVT. LTD.
Rajesh Singh
DIRECTOR
12/10/17

12. यह कि भवन निर्माण कार्यकाल में या निर्माण कार्य के पश्चात विकासकर्त्ता अपने हिस्से के फ्लैटों पर पार्किंग स्थल को बिक्रय या हस्तानान्तरण करने के लिए स्वतंत्र होंगे साथ ही इसके लिए कोई समय सीमा निश्चित नहीं होगी और न किसी का दबाव यादि जब चाहे जैसे चाहें हस्तानान्तरण या बिक्रय कर सकते है तथा उसके निबंधन की प्रक्रियाओं को सम्पन्न कर सकते है। इसमें भूस्वामी सहमत है।

13. भूस्वामिणी प्रथम पक्ष ने द्वितीय पक्ष को यह विश्वास दिलाया कि –

(क) यह कि वसीका से संबंधित भूखण्ड का कुल क्षेत्रफल 7.80 कट्ठा है, जिसका पूर्ण विवरण इस वसीका के जमीमा नं0–01 में दिया गया है।

(ख) यह कि क्त संपत्ति हर तरह के बाद विवाद , रेहन , कर्ज वो बंधक से मुक्त भूमि के रूप में है, साथ ही भू स्वामिणी यह भी आश्वासन देते है कि यदि किसी तरह का स्वामित्व संबंधी विवाद उत्पन्न होता है तो उसका निपटारा वह स्वयं करेंगे तथा इससे संबंधित सभी विवादों के स्वयं जिम्मेदार होंगे।

(ग) यह कि प्रथम पक्ष यह एकरारनामा करते है कि उक्त भूमि सकल रूप से दोष तथा ऋण भार से मुक्त है।

(घ) यह कि पटना क्षेत्रीय विकास प्राधिकार , पटना नगर निगम , आयकर विभाग, भू हथबंधी विभाग या किसी अन्य सरकारी विभाग द्वारा उक्त जमीन के अधिग्रहण से संबंधित न तो पूर्व में और न ही वर्तमान में किसी तरह का नोटिस जारी किया गया है।

(ड) यह कि किसी भी रेवन्यू विभाग या टेक्सेसन विभाग या किसी अन्य सरकारी विभाग द्वारा उक्त जमीन के

12/10/21

DIRECTOR
12/10/21

अधिग्रहण से संबंधित न तो पूर्व में और न ही वर्तमान में किसी तरह का नोटिस जारी किया गया है।

(च) यह कि उक्त भूमि से संबंधित किसी सक्षम न्यायालय में किसी तरह का वाद लम्बित नहीं है और न ही अधिग्रहण आदेश निर्णय के पूर्व और पश्चात में पारित किया गया है, और न ही उक्त संपत्ति से संबंधित किसी तरह का व्यादेश किसी सक्षम न्यायालय द्वारा पारित किया गया है।

(छ) यह कि उक्त वर्णित भूमि प्रथम पक्ष का संपत्ति है जिसपर उनका पूर्ण स्वामित्व , कब्जा, सम्प्रभुता तथा अधिकार है। उन्होने यह भी विश्वास दिलाया है कि उक्त संपत्ति पूर्णरूपेण पाक व साफ, दोषमुक्त तथा संपत्ति अभिभार से मुक्त है एवं प्रथम पक्ष को द्वितीय पक्ष के साथ विकास एकरारनामा करने का पूर्ण हक व अधिकार है।

14. यह कि भूस्वामिणी को जब भी विकासएकरारनामा के सम्पन्न होने के पश्चात उक्त भूखण्ड को किसी को भी बेचने, हस्तांतरण करने या किसी दूसरे विकासकर्त्ता को नियुक्त करने अत्यादि करने इत्यादि का अधिकार नहीं होगा ।

15. यह कि भूस्वामिणी द्वारा उद्घोषित बातों की सत्यता को स्थापित करने हेतु या जब भी विकासकर्त्ता को आवश्यकता महसूस हो उक्त उद्घोषित बातों की सत्यता हेतु जो भी दस्तावेज हरे उसकी मूल प्रति विकासकर्त्ता को जब जरूरत समझे सुलभ करायेंगे तथा उस सभी दस्तावेज की छाया प्रति प्रदान करेंगे ।

16. यह कि भू स्वामिणी को इसमें किसी प्रकार की आपत्ति नहीं है कि विकासकर्त्ता द्वारा उनके नाम से ही अधिकृत प्राधिकार के सामने नक्शा प्रस्तुत करके उसे पारित करवायेंगे, परन्तु

DIRECTOR
12/08/17

अधिग्रहण से संबंधित न तो पूर्व में और न ही वर्तमान में किसी तरह का नोटिस जारी किया गया है।

(च) यह कि उक्त भूमि से संबंधित किसी सक्षम न्यायालय में किसी तरह का वाद लम्बित नहीं है और न ही अधिग्रहण आदेश निर्णय के पूर्व और पश्चात में पारित किया गया है, और न ही उक्त संपत्ति से संबंधित किसी तरह का व्यादेश किसी सक्षम न्यायालय द्वारा पारित किया गया है।

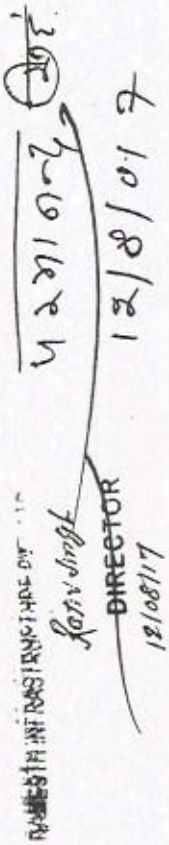
(छ) यह कि उक्त वर्णित भूमि प्रथम पक्ष का संपत्ति है जिसपर उनका पूर्ण स्वामित्व , कब्जा, सम्प्रभुता तथा अधिकार है। उन्होने यह भी विश्वास दिलाया है कि उक्त संपत्ति पूर्णरूपेण पाक व साफ, दोषमुक्त तथा संपत्ति अभिभार से मुक्त है एवं प्रथम पक्ष को द्वितीय पक्ष के साथ विकास एकरारनामा करने का पूर्ण हक व अधिकार है।

14. यह कि भूस्वामिणी को जब भी विकासएकरारनामा के सम्पन्न होने के पश्चात उक्त भूखण्ड को किसी को भी बेचने, हस्तांतरण करने या किसी दूसरे विकासकर्त्ता को नियुक्त करने अत्यादि करने इत्यादि का अधिकार नहीं होगा ।

15. यह कि भूस्वामिणी द्वारा उद्घोषित बातों की सत्यता को स्थापित करने हेतु या जब भी विकासकर्त्ता को आवश्यकता महसूस हो उक्त उद्घोषित बातों की सत्यता हेतु जो भी दस्तावेज हरे उसकी मूल प्रति विकासकर्त्ता को जब जरूरत समझे सुलभ करायेंगे तथा उस सभी दस्तावेज की छाया प्रति प्रदान करेंगे ।

16. यह कि भू स्वामिणी को इसमें किसी प्रकार की आपत्ति नहीं है कि विकासकर्त्ता द्वारा उनके नाम से ही अधिकृत प्राधिकार के सामने नक्शा प्रस्तुत करके उसे पारित करवायेंगे , परन्तु





यह स्पष्ट करना आवश्यक है इसमें होने वाले भी खर्चा का वहन केवल विकासकर्त्ता के द्वारा ही किया जायेगा ।

17. यह कि भूस्वामी द्वारा भविष्य में किसी भी तरह का प्रीमियम, ब्याज के रूप में राशि की माँग भूवमी द्वारा विकासकर्त्ता से उक्त प्रस्तावित बहुमंजिला भवन में उनके अंश अर्थात कुल निर्मित क्षेत्रफल के 50 प्रतिशत (पचास प्रतिशत) के निश्वत नहीं की जायेगी , उनका केवल अधिकार अपने अंश पर ही होगा ।

18. यह वसीका एक साझेदारी वसीका न होकर एक विकास एकरारनामा है।

19. यह कि भूस्वामिणी को अपने अंश मिलने के पश्चात वो भी विकासकर्त्ता द्वारा दिए गए वयक्ति समूह , या कॉपरेटिव सोसयटी के सदस्य होंगे । वे भी सभी सामान्य सेवाओं तथा सामान्य क्षेत्र को उपयोग अन्य क्रेताओं की तरह उस व्यक्ति समूह या कॉपरेटिव सोसाईटी के शर्तो एवं नियम के अनुसार करने के लिए स्वतंत्र होंगे।

20. यह कि यदि उक्त प्रस्तावित भूखण्ड पर किसी तरह के अवैध तल या निर्माण के लिए किसी भी भी तरह का आर्थिक दंड या जुर्माना लगाया जाता है तो उसका पूर्णतः भुगतान सिर्फ विकासकर्त्ता के द्वारा ही किया जायेगा ।

21. यह कि यदि उक्त भूखण्ड की उन्नति या वृद्धि के लिए जहाँ उक्त भूमि अवस्थित है, पी0आर0डी0ए0 या पी0एम0सी0 या अन्य किसी प्राधिकृत या अन्य किसी प्राधिकृत प्राधिकार द्वारा किसी प्रकार का टैक्स, अधिभार इत्यादि लगाया जाता है, तो उसका भुगतान विकासकर्त्ता को करना होगा।

22. यह कि भवन निर्माण कार्यकाल में या निर्माण कार्य के पश्चात विकासकर्त्ता एवं भूस्वामी अपने हिस्से को जिन

DIRECTOR

क्रेताओं या संबंधित व्यक्तियों को हस्तानान्तरण करेंगे या बेचेंगे उस निश्वत जो दस्तावेज या वेयला कलामी या बिक्रय पत्र होगा उस दस्तावेज के निबंधन का खर्च तथा अन्य सभी खर्च क्रेता के द्वारा देय होगा ।

23. यह कि भूखण्ड पर विकासकर्त्ता विकास कार्य करने के लिए सुविधानुसार, गोदाम , इत्यादि का निर्माण कर सकते है, तथा साईन बोर्ड इत्यादि का निर्माण कर सकते है. तथा साईन बोर्ड इत्यादि लगा सकते है।

24. यह कि विकासकर्त्ता या उनके अधिकृत व्यक्तियों द्वारा चल रहे निर्माण कार्य को किसी भी आवश्यकता तहत भूस्वामियों द्वारा रोका नहीं जा सकता है, यह भी स्पष्ट है कि जहाँ भी आवश्यकता होगी वहाँ पर भूस्वामिणी को उक्त दस्तावेज या वसीका या बैयला कलामी या हस्तांतरण पत्र पर हस्ताक्षर बनाना होगा , यदि भूस्वामियों ऐसा करने में मना करें तो विकाकर्त्ता को यह अधिकार होगा कि वह न्यायालय में जाकर कार्रवाई कर उक्त वसीका का निष्पादन न्यायालय के आदेशानुसार भूस्वामिणी के खर्च पर करेंगें।

25. यह कि भविष्य में दोनो पक्षों (भूस्वमिणी और विकासकत्ता) के बीच कोई मतभेद या विवाद जमीन के संबंध में वो उसपर विकसित होने वाले भवन के संबंध या विकास एकरारनामा में उद्धृत शर्तो में उत्पन्न हो जाता है तो वैसे हालत में उक्त विवद या मतभेद का निपटारा पटना व्यवहार न्यायालय में दिया जायेगा ।

26. यह कि भविष्य में दोनो पक्षो के बीच विकासकर्त्ता द्वारा उक्त भूखण्ड के किसी प्रकार का अतिरिक्त निर्माण पारितम होता है या किया जाता है तो उसका भी आवंटन इस वसीका के नियमों के अनुसार ही होगा अर्थात भूस्वामी को अतिरिक्त

RAMEETH INFRASTRUCTURE PVT. LTD.
DIRECTOR
12/8/17

निर्मित क्षेत्र का 50 प्रतिशत एवं विकासकर्त्ता को अतिरिक्त निर्मित क्षेत्र का 50 प्रतिशत मिलेगा।

27. यह कि विकास एकरारनामा के निष्पादन के तिथि के पूर्व यदि भूमि के निश्वत किसी तरह का भू–कर, जल कर या विधुत कर इत्यादि बकाया होगा तो उसका भुगतान भूस्वामिणी के द्वारा किया जायेगा , इसी तरह इस वसिका के निष्पादन के तिथि के बाद के सभी खर्चे का भुगतान विकासकर्त्ता के द्वारा किया जायेगा . इसके विकासकर्त्ता के द्वारा यह भी वादा किया जाता है कि उस सभी खर्चो से भूस्वामिणी को अलग रखा जायेगा ।

28. यह कि दोनो पक्ष आपसी सहमति से प्रत्येक तल में निर्मित क्षेत्रफल का बंटवारा आपस में करेंगे ।

29. यह कि यदि कोई एक पक्षकार द्वारा अपने उत्तरदायित्व का निर्वहन सही से न किया जाए या अतिरिक्त विलम्ब किया जाए तो दूसरे पक्ष को उक्त उल्लंधन के लिए हर्जाना या जुर्माना प्राप्त करने का अधिकार होगा ।

30. यह कि किसी तरह का वाद विवाद या मतभेद भूस्वामी या विकासकर्त्ता के बीच उत्पन्न होता है तो भूस्वामिणी एवं विकासकर्त्ता के बीच निष्पक्ष एवं स्वतंत्र पंच की नियुक्ति भारतीय आर्विट्रेशन एक्ट 1940 तथा संशोधित नियम के तहत किया जायेगा ।

31. यह कि निर्माण कार्य पूरा होने के पश्चात विकासकर्त्ता और भूस्वामी के द्वारा एक एशोसिएशन या संघ बनाया जायेगा जिसका सभी क्रेतागण / सदस्य/ फ्लैट मालिकगण सदस्य स्वरूप होंगे , इस अपार्टमेन्ट में रहने वाले सभी सदस्य मिलकर अपार्टमेन्ट का रख रखाव देख भाल, इस एशोसिएशन के अनुसार करेंगे ।

RAMEGTH INFRASTRUCTURE PVT. LTD.
DIRECTOR
12/08/17

जमीमा–01

मवाजी मवाजी 7.80 कटठा यानि 10615.8 वर्गफीट यानि 24.375 डी0 परती भूमि वाके सर्वे मौजा शेखपुरा, मोहल्ला– कौटिल्य नगर, थाना ~~कोड 045, थाना सास्त्री~~, नगर, सब सदर वो जिला निबंधन कार्यालय–पटना सदर प्लौट नं0– 343, खाता नं0– 172, ~~तौजी नं0– 5754~~ थाना शास्त्री नगर जो पटना नगर निगम में अवस्थित है जिसकी चौहदी निम्न प्रकार है

उत्तर – सहायक रास्ता

दक्षिण– रामेष्ट इन्फ्रास्ट्रक्चर प्रा0लि0 की जमीन

पुरब– लाल बिहारी सिंह

पश्चिम – हाल खरीदार दिगर

जमीन का किमत	मो0	2,49,86,000/–
चहारदिवारी की कीमत	मो0	1,00,000/–
कुल किमत	मो0	2,50,86,000/–

सरकार द्वारा निर्धारित मूल्य 2,50,86,000/– मात्र

FOR REGISTURE ENT. LTD.
DIRECTOR
12/08/17

यह कि यह विकास एकरारनामा भूस्वामीगण एवं विकासकर्त्ता के कथनानुसार तैयार किया गया है जिसपर दोनो पक्षों ने स्वतंत्र गवाहों के समक्ष अपना – अपना हस्ताक्षर बनाये जो कि समय पर काम आवे वो प्रमाण रहे ।

गवाह –

1 प्रभा सिन्हा
परमानन्द सिंह
शेखपुरा पटना 14

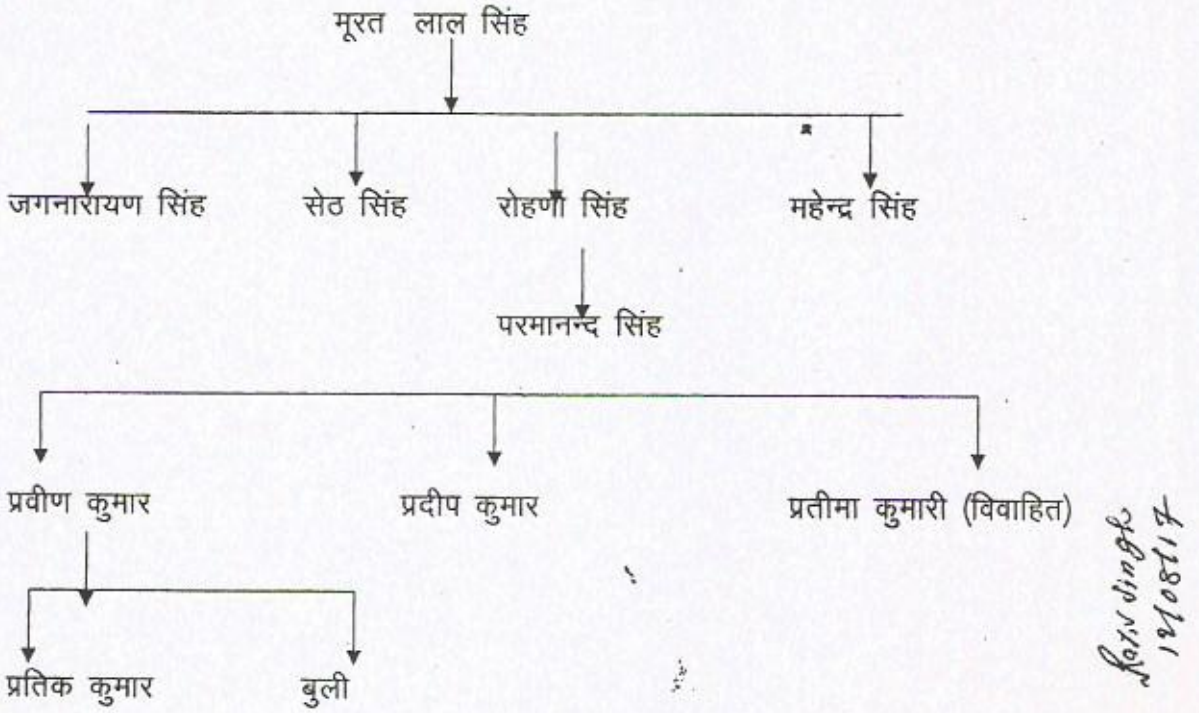
परमानन्द सिंह
भूस्वामी का हस्ताक्षर 12/8/17
Mob:- 9334154299

2. 12.8.17
[illegible]

For ESTH INFRASTRUCTURE Pvt. Ltd.
Ravi Singh
DIRECTOR
विकासकर्त्ता का हस्ताक्षर 12/08/17
Mob:- 9431032812

अक्षरन का [illegible]

सभी प्रकार के शोल्क से मुक्त रहेगा
12/8/17



परमानन्द सिंह
12/8/2017

Parmanand Singh
12/08/17

Foundation – R.C.C Structure as per design.

Structure- R.C.C Frame Structure.

Civil Work- First Class brick work with cement motor as per design.

Roof- R.C.C.

Floor- Vitrierified (Somany, Kajaria, Jhonson,other I.S.I.)

Plaster- Cement metal (1:6) wall, (1:4) ceiling , wall Putty in inner and outer side

Doors- Chaukhat (Malasia Sal wood) doors-Flush Door 32mm

Windows- Frame wood/alumunium with glass pannel.

Kitchen – Working platform Granite, Steel Sink, wall-Tiles up to 2'0" wash Basin in Dining Hall floor tiles as per floor.

Bathroom- Wall 7'0" tiles

Floor tiles sportek 1'0"x 1'0" c.p. fittings in bathrooms all make:- Jaguar/Hindware/cera. Bathroom with hot- cold water connection in basin with Geyser Point Comod/Indian Pan in all Bathroom.

Electrical – All controlled PVC conduit wiring I.S.I. with Havells/ H.P.L & other I.S.I. wire and switches

Wall finishing- Inside Berger/Putty side weather coating paid.

T.V. Point- D. Room.

Tel. Point- One point in all flats.

Generator – 300 watts in all flats connected with lift also.

Lift- Otis/Leone/other I.S.I (Six passenger)

RAJESTH INFRASTRUCTURE PVT. LTD.
DIRECTOR
12/08/17

Endorsement of Certificate of Admissibility

missible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the dian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

:amp duty paid under Indian Stamp :t	Rs.	502800/-	Amt.Paid By N.J Stamp Paper	Rs.	0/-
ddl.Stamp duty paid under Municipal :t	Rs.	0/-	Amt.paid through Bank Challan	Rs.	523300/-

Registration Fee

A1	20000	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	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	20000

LLR + Proc Fee

LLR	0
Proc.Fee	0
Total	0

Service Charge: 500

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20500

Registering Officer
Patna

ıte: 12/08/2017

Endorsement under section 52

esented for registration at Registration Office, Patna on Saturday, 12th August 2017 by Parmanand Singh Late hani Singh by profession Others. Status - Executant

12/8/017

gnature/L.T.I. of Presentant **Date:12/08/2017**

Registering Officer
Patna

Endorsement under section 58

ecution is admitted by those Executants and Identified by the person (Identified by 'Prabha Devi' age '40' ex 'M', 'Kapil Dev Singh', resident of 'House No 10 Durgaasharam Gali Rukanpura,patna'.), whose Names, otographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

ıte : 12/08/2017

Endorsement of Certificate of Registration under section 60

gistered at Registration Office Patna in Book 1 Volume No. 185 on pages on 347 -364, for the year 2017 and ored in CD volume No. CD-29 Year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

ıte : 12/08/2017

ten No. : 9477 Year : 2017 S.No. : 9062 SCORE Ver.4.1 Deed No . :d No . : 8205

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 2017/30208/01784

To

प्रभा देवी

Prabha Devi

HOUSE NO -10 DURGA ASHRAM GALI

SHEIKHPURA

Rukanpura

B.v. College

Danapur Patna

Bihar 800014

06/01/2014

95281379

MN952813795FT

आपका आधार क्रमांक / Your Aadhaar No. :

9563 9628 3044

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India



प्रभा देवी

Prabha Devi

पिता : कपिल देव सिंह

Father : KAPIL DEV SINGH

जन्म तिथि / DOB : 10/04/1960

महिला / Female

9563 9628 3044

आधार - आम आदमी का अधिकार

प्रभा सिन्हा