Serial No. :- 1821 Circle :- Patna Book No. :- 1 Deed No. :- 1689

Serial No. :- 1821 Deed No. :- 1689

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

This document was presented for registration on **05/02/2025** by **Amit Kumar.** A Stamp Duty of **Rs. 298600/-**, Registration Fee of **Rs. 20000/-** and other Fees of **Rs. 500/-** have 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.

This document has been registered as Deed No. **1689** in Book No. 1 Volume No. **46** on pages from **328** to **349** and has been preserved in total **20** page in database.

Signature with Date
Ravi Ranjan
Registering officer, **Patna**

Date : 05/02/2025 Application No. : **250500146032**

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** is made and entered on this **5th Day of February, 2025 (Two Thousand Twenty Five)** of the Christian Era.

BETWEEN

(I) MR. AMIT KUMAR (D.O.B.-07-06-1967/Aged about-58 Years, Mobile-9822573993, PAN–ADEPS4849L, Aadhaar-9286 0921 7058), Son of Late Shashi Bhushan Kumar Sinha and Grand Son of Late Brij Nandan Prasad alias Braj Nandan Prasad, permanent resident of Raghunath Tola, Anisabad, P.O.-Anisabad, P.S.-Gardanibagh, Town and District-Patna in the State of Bihar, PIN-800002 and Address as per Aadhaar-Flat No.-A/901, Empress Royale, Empress City, Near Gandhi Sagar Lake, Mahatma Fule Bazar, District-Nagpur in the State of Maharashtra, PIN-440018,

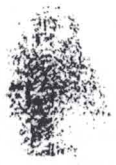
(II) MR. SUJIT KUMAR (D.O.B.-12-12-1970/Aged about-55 Years, Mobile-8847887741, PAN–AHUPK4231E, Aadhaar-4480 9492 0203), Son of Late Shashi Bhushan Kumar Sinha and Grand Son of Late Brij Nandan Prasad alias Braj Nandan Prasad, permanent resident of Raghunath Tola, Anisabad, P.O.-Anisabad, P.S.-Gardanibagh, Town and District-Patna in the State of Bihar, PIN-800002 and Address as per Aadhaar-Quarter No.-D-20, Jagruti Vihar, MCL Complex, Burla, District-Sambalpur in the State of Odisha, PIN-768020,

SCANNED BY

For DYNAMIC AWAS PVT LTD.
DIRECTOR

District Registry Office, Patna (2800)

Application No	250500146032	Registration year	2025	Serial No	1821	Deed No	1689

Details Captured By Office							Details from UIDAI (if Consent Yes)	
Party Details	Photo	Thumb	Index	Middle	Ring	Little	Aadhaar Photo	eKYC Detail
Party Type : Executant Name : Sujit Kumar Sign & Date 05.02.25								Name : Sujit Kumar Date & Time : 05/02/2025 03:39 PM Aadhaar : ********0203
Party Type : Executant Name : Ashok Kumar Sinha Sign & Date 5/2/2025								Name : Ashok Kumar Sinha Date & Time : 05/02/2025 03:33 PM Aadhaar : ********3374
Party Type : Executant Name : Bina Sinha Sign & Date Bina Sinha 05-02-25							N/A	
Party Type : Executant Name : Vinoy Kumar Sinha Sign & Date 5/2/25								Name : Vinoy Kumar Sinha Date & Time : 05/02/2025 03:35 PM Aadhaar : ********9599
Party Type : Executant Name : Amit Kumar Sign & Date Amit Kumar 05/02/2025								Name : Amit Kumar Date & Time : 05/02/2025 03:31 PM Aadhaar : ********7058
Party Type : Claimant Name : Shiv Shankar Kumar Authorized By Dynamic Awas Private Limited (Organisation) Sign & Date 05								Name : Shiv Shankar Kumar Date & Time : 05/02/2025 03:30 PM Aadhaar : ********7491
Party Type : [illegible] Witness Name : Pra[illegible] Sign & Date Prakash Kumar 05/02/2025		N/A	N/A	N/A	N/A	N/A	N/A	
Party Type : Id[illegible] Name : Alok K[illegible] Sinha Sign & Date Alok Kr Sinha 05/02/25								Name : Alok Kumar Sinha Date & Time : 05/02/2025 03:40 PM Aadhaar : ********9710

[illegible] शारीरिक [illegible] श्रेणी की है

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(III) MRS. BINA SINHA (D.O.B.-14-11-1942/Aged about-82 Years, Mobile-9708059564, PAN–GBVPS5391N, Aadhaar-2262 1916 5942), Wife of Late Arjun Kumar Sinha, permanent resident of Road No.-39, Raghunath Tola, Anisabad, P.O.-Anisabad, P.S.-Gardanibagh, Town and District-Patna in the State of Bihar, PIN-800002,

(IV) MR. VINOY KUMAR SINHA (D.O.B.-15-06-1943/Aged about-81 Years, Mobile-9931355047, PAN–AGJPS5779H, Aadhaar-6969 0516 9599), Son of Late Brij Nandan Prasad alias Braj Nandan Prasad, permanent resident of Raghunath Tola, Ward NO.-12, Anisabad, P.O.-Anisabad, P.S.-Gardanibagh, Town and District-Patna in the State of Bihar, PIN-800002 and Address as per Aadhaar- 2261/A2, Shanti Nagar, Pipartoli, Road No.-1, Opposite Crown Public School, Argora, Doranda, P.O.-Doranda, District-Ranchi in the State of Jharkhand, PIN-834002,

(V) MR. ASHOK KUMAR SINHA (D.O.B.-05-05-1950/Aged about-75 Years, Mobile-9162223796, PAN–AJNPS6837P, Aadhaar-4050 5922 3374), Son of Late Brij Nandan Prasad alias Braj Nandan Prasad, permanent resident of Raghunath Tola, Anisabad, P.O.-Anisabad, P.S.-Gardanibagh, Town and District-Patna in the State of Bihar, PIN-800002 and Address as per Aadhaar- Flat No.-302, Bhagwan Kunj Apartment, Road No.-5-D, Behind Rajesh Petrol Pump, North Sri Krishna Puri, Patliputra Colony, Boring Road, P.O. and P.S.-Patliputra, Town and District-Patna in the State of Bihar, PIN-800013, Nationality-Indian, hereinafter referred to as **"LAND OWNERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest and permitted assigns).

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FOR DYNAMIC AWAS PVT LTD.
DIRECTOR

Sd/-
Registering Officer, Patna (2800

AND

DYNAMIC AWAS PRIVATE LIMITED (PAN-AABCD2132L, GSTIN-10AADCD2132L1Z7), Vide its CIN-U45400BR2009PTC014451, a Company Incorporated under the provisions of the Companies Act, 1956, having its registered office at Smriti Complex, D.V.C. Chowk, Jakkanpur, P.O.-G.P.O., P.S.-Jakkanpur, Town and District-Patna in the State of Bihar, PIN-800001, represented through its Authorized Signatory/ Director namely **MR. SHIV SHANKAR KUMAR** (D.O.B.-20-03-1975/Aged about-50 Years, Mobile No.-9334100095, DIN-02255851, Aadhaar No.-2664 6650 7491, Profession-Business), Son of Late Dayaram Sah, resident of Road No.-8, Patel Nagar, Near Baba Chowk, P.O.-Keshari Nagar, P.S.-Patliputra, Town and District-Patna in the State of Bihar, PIN-800024, Nationality-Indian, hereinafter referred to as the **"DEVELOPER/ PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and permitted assigns).

RECITAL

WHEREAS, the property more fully described in Schedule-I of this deed is the acquired property of Brij Nandan Prasad alias Braj Nandan Prasad, Son of Mr. Bambahadur Sahay, resident of Raghunath Tola, P.S.-Gardanibagh, Town and District-Patna in the State of Bihar, by virtue of registered deed Dated-13-08-1974, bearing Deed No.-14257, Book No.-1, registered at District Registry Office-Patna in the State of Bihar from Mosmat Janki Devi, Wife of Late Damodar Charan, resident of Mauza-Utarnama, Pargana and P.S.-Bihar, District-Nalanda in the State of Bihar and present residing at Gardanibagh, District-Patna in the State of Bihar and after the purchase the said property Brij Nandan Prasad alias Braj Nandan Prasad came in exclusive, physical and peaceful possession of the said property and had been coming in possession as absolute Owner. Thereafter, mutated his names in Register-II in the office of Circle Officer, Patliputra (Bihar), Halka-Chikohra, Vide Jamabandi No.-125 in respect of said property and paying taxes under receipts as absolute Owner.

For DYNAMIC AWAS PVT LTD

DIRECTOR

AND WHEREAS after some time aforesaid Brij Nandan Prasad alias Braj Nandan Prasad died on 22-12-1996 and his wife Radikha Devi died on 31-05-1996 and leaving behind their four sons namely Arjun Kumar Sinha (Husband of Land Owner No.-III), Shashi Bhushan Kumar Sinha (Father of Land Owner No.-I and II), Vinoy Kumar Sinha (Land Owner No.-IV) and Ashok Kumar Sinha (Land Owner No.-V) as their legal heirs of the Said Property, after some time aforesaid Arjun Kumar Sinha (Husband of Land Owner No.-III) died and leaving behind his wife Mrs. Bina Sinha (Land Owner No.-III) and after some time aforesaid Shashi Bhushan Kumar Sinha (Father of Land Owner No.-I and II) died and leaving behind their two sons namely Mr. Amit Kumar (Land Owner No.-I) and Mr. Sujit Kumar (Land Owner No.-II) as their legal heirs of the Said Property. Thereafter, they have came in actual, peaceful, physical possession over the property and mutated their names Vide Mutation Case No.-2628/2019-2020 in Register-II the office of Circle Officer, Patliputra (Bihar), Halka-Chikohra, Vide Computerized Jamabandi No.-212140000208814, Bhag Bartman-10 and Page No.-9 in respect of said property and paying taxes under receipts as absolute Owners.

AND WHEREAS, aforesaid land Owners covenant that the property fully described in Schedule-I of this deed is in their exclusive and peaceful possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and is not under any acquisition, requisition or proceedings or injunction and that the land Owners have clear and absolute, marketable title thereto and have rights to transfer the right and title of the same absolutely in whole and/or in part of aforesaid land fully described in Schedule-I of this deed.

AND WHEREAS, the land Owners/first part are interested in development and construction of multistoried building on their land fully described in Schedule-I of this Deed through professional Land Developer/Promoter.

AND WHEREAS, the aforesaid Developer/Promoter is a Real Estate company having its primary objective to buy, sell, develop and deal in Land and Building including commercial and residential Apartment/Flats, Landscape, Colony, Duplex, Triplex, Malls etc. and to carry on business of building/s, contractors of all types of construction for its respective Purchaser/s.

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For DYNAMIC AWAS PVT LTD

DIRECTOR

05/02/2025

AND WHEREAS, the land Owners/first part has approached the Developer/Promoter to get the Schedule-I property developed and construct multistoried building/s at the cost and resources of the Developer/Promoter.

AND WHEREAS, aforesaid land Owners covenant that the property fully described in Schedule-I of this deed is in their exclusive and peaceful possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and is not under any acquisition, requisition or proceedings or injunction and that the land Owners have clear and absolute, marketable title thereto and have rights to transfer the right and title of the same absolutely in whole and/or in part of aforesaid land fully described in Schedule-I of this deed.

AND WHEREAS, the land Owners/first part is interested in development and construction of multistoried building on their land fully described in Schedule-I of this Deed through professional Land Developer/Promoter.

AND WHEREAS, the aforesaid Developer/Promoter is a Real Estate company having its primary objective to buy, sell, develop and deal in Land and Building including commercial and residential Apartment/Flats, Landscape, Colony, Duplex, Triplex, Malls etc. and to carry on business of building/s, contractors of all types of construction for its respective Purchaser/s.

AND WHEREAS, the land Owners/first part has approached the Developer/Promoter to get the Schedule-I property developed and construct multistoried building/s at the cost and resources of the Developer/Promoter.

AND WHEREAS, Patna Municipal Corporation/Patna Regional Development Authority (Now Dissolved) has sanctioned of Plan Dated-29-07-2024/17-08-2024 for construction of the Apartment/Building vide its Plan Case No. P/Dhirachak/PRN-G+3/805/2023.

For DYNAMIC AWAS PVT LTD

DIRECTOR

NOW THIS DEED WITNESSETH AND IT IS HEREBY agreed and declared by and between the parties as follows:-

1. That the aforesaid Owners do hereby appoint the aforesaid Developer/Promoter as the Developer/Promoter of the Schedule-I land and irrevocably grant to the Developer/Promoter, who hereby accepts from the Owners, the exclusive right, possession and license to develop the said land fully described in the Schedule-I of this deed.

2. That the Developer/Promoter shall develop and construct multi-storeyed building complex along with parking spaces, passages, ways and other common facilities for the building complex as per the actual physical possession of the Land Owner's land fully described in Schedule-I of this Deed.

3. That the Developer/Promoter shall develop the land fully described in Schedule-I of this Deed in the name of **"BRAJ-RADHIKA BHAWAN".**

4. That the Developer/Promoter shall provide and meet the total cost of Development and construction of the building complex over the said land from its own resources or contributions by its members/purchasers and/or loan from Banks or any other Financial Institutions for which land Owners shall have no objection but the land Owners shall not be required to meet any part of the cost involved in development or construction of the project and the Developer/Promoter shall keep the land owners indemnified at all time.

5. It is mutually agreed that the Developer/Promoter shall perform all the formalities to obtain permission or approval for proposed Building Plan/Map and for modifications of the Building Plans/maps from time to time in relation to the construction and other required permissions form Patna Municipal Corporation and/or Other Competent Authorities for the development and construction of the proposed new Building in accordance with the Agreement in their own signature on such applications, papers, writings, undertakings, appeal etc. in relation to the said property fully described in Schedule-I of this Deed and shall abide by all the rules and regulation laid down by such authorities.

6. That the Developer/Promoter shall appoint an Architect/ Firm/Company for drawing and preparing the building plans, designs, drawings and elevation of the proposed building complex to be constructed on the proposed land fully described in Schedule-I of this Deed. All such expenses to be incurred in

For DYNAMIC AWAS PVT LTD.

DIRECTOR

preparation and sanction of building plans and fees to be paid to the said Architect, shall be borne by the Developer/Promoter. It is further agreed and settled that the Developer/Promoter shall develop the said property ensuring the construction to the maximum permissible F.A.R and strictly according to Plan sanctioned from P.M.C./Competent Authority.

7. That the Developer/Promoter based on its present plans and estimates and subject to all just exceptions will complete construction of the Said multistoried building complex within Three year from registration of the project in RERA etc by the concerned authority or from the date of giving of clear vacant possession of the land, with a grace period of six months unless there shall be delay or failure due to Force Majeure conditions including but not limited to reasons such as acts of God i.e. fire, flood, earthquake, lockdown, pandemic, epidemics, natural disasters, riots, explosions or accidents, war, air crashes, act of terrorism, strikes or lock outs, industrial dispute, order of the court/government/ competent authority or breach of any of the terms and conditions of this Agreement by Land Owners. In such circumstance/s, reasonable time of completion shall be extended automatically along with the stipulated period.

8. That the land Owners/first part will acquire **50%** of total super Built-Up area including car parking spaces, common space etc. with undivided proportionate share in land fully described in Schedule-II of this Deed as consideration, in exchange for the full and final value of the Schedule-I land and in lieu of Development cost, the Developer/Promoter will get remaining 50% of total super Built-Up area including car parking spaces, common space etc. with undivided proportionate share in the land fully described in Schedule-III of this Deed.

9. That the Developer/Promoter shall be entitled to hold, to possess, to enjoy, to allot, sell, make agreement for sell, transfer, mortgage, loan, lease or let out etc. their 50% part on their own terms and conditions and manner to its members/buyers/persons concerned as the Developer/Promoter may deem fit and proper.

For DYNAMIC AWAS PVT LTD.

DIRECTOR

10. That similarly, the land Owners will also be entitled to hold, to possess, to enjoy, to allot, sell, make agreement for sell, transfer, mortgage, loan, lease or let out etc. their 50% part on their own terms and conditions and manner to its members/ buyers/persons concerned as the land Owners may deem fit and proper.

11. That in case, there is any difference found in allotment of area in distribution of flat etc., with respect to the percentage mention above, the same shall be settled as per market rate paying to another part.

12. That the Land Owners agrees and understands that if the FAR is increased beyond the current applicable FAR by the competent authority, the Developer/Promoter shall have the right of proportionate share on the additional FAR beyond the current applicable FAR. The Developer/Promoter shall have the discretion and right to utilise the additional FAR, including but not limited to constructing additional buildings or unit on roof or at other places in the Said Complex as per the approvals granted by the Competent Authorities. The Land Owners further agrees and confirms that on such additional construction by use of additional FAR, the additional construction shall be distributed proportionately as per share distribution with the Developer/ Promoter. On such proportionate share of Developer/Promoter, it shall be their exclusive right, which the Developer/Promoter shall be entitled to dispose of in the manner as provided under clause 10 herein above. The Developer/Promoter shall be entitled to get the electric, water, sanitary and drainage systems of the additional constructions thereof connected with the already existing electric, water, sanitary and drainage systems in the Said Complex.

13. That the land Owners shall get only the proportionate share of flats/units in the proposed building complex to be constructed on the said premises.

14. That the certificate of the Architect with respect to the measurement of the super built up area, built up area and common service area will be final and binding on both the parties.

15. That the Developer/Promoter shall in order to mobilize finance and to attract prospective members/buyers display/publish the name of the proposed building complex, display signboard over the said land, publish and advertise the building project in the daily news papers and book, allot and give on land Ownership basis the accommodation to its members/buyers on such terms and

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For DYNAMIC AWAS PVT LTD

DIRECTOR

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conditions as the Developer/Promoter may thinks fit and proper and receive from such buyers/members all money on account of such allotment in shape of buyers/members contribution or as loan to the allottee/buyers /members from Banks or any other financial Institutions. However, Developer/Promoter shall keep the land owners indemnified from any such contributions and/or loans, as the case may be.

16. That the land Owners have agreed to allow the Developer /Promoter as the Developer/Promoter of the land and mortgage 'only' the Developer/Promoter's/Second Part's share in the said land fully described in Schedule-I of this Deed in their own signature and to sign all the documents or wherever required for getting the loan and comply all formalities to get project loan/any type of loan from any Bank or Financial institution or others. The Developer/Promoter does not require to take further N.O.C. or consent from Land Owners/First part for mortgaging the Developer/Promoter's/Second Part's share in the said land. However, the Developer/Promoter shall keep the land owners indemnified in all such cases.

17. That land Owners and Developer/Promoter have mutually agreed to pay GST, Municipal corporation tax, VAT or any other tax for their share of constructed area in concerned offices on their own or after getting the taxes etc. from their respective buyers.

If any concerned department demands GST, Municipal corporation tax, VAT or any other tax from first part then the second part will make payment of its proportionate share at applied rate of their part to the first part so that first part can make the necessary payment to the concerned department. Similarly,

If any department demands GST, Municipal corporation tax, VAT or any other tax from second part, the first part shall make payment of its proportionate share at applied rate of their part to the second part, so that second part can make complete payment of taxes etc. to the concerned department.

18. That the Company/Developer/Promoter shall always and forever have the right to display their name, going projects, other ongoing projects, further projects or any other matter through hoardings, sign boards, display boards for advertisements/display purpose inside the building or at any place/common places on the setback areas including boundary wall and roof top of the complex to which the commercial unit/flat/other Purchasers/land Owners /building association shall have no objection in any circumstance.

For DYNAMIC AWAS PVT LTD.

DIRECTOR

19. That the Land Owners hereby agree and undertake that in case of any dispute or litigation is raised by anyone claiming to be the co-sharer in the Schedule-I property or claiming his/her /their right, title or interest through the Land Owners relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owners and the Owners shall keep the Developer/Promoter indemnified and development activities shall be free from all such hindrances so that the project may be completed in time. In case, any cost involves in such dispute shall be borne solely by the Land Owners.

20. That the Land Owners shall bear and pay all outstanding charges and dues of whatsoever nature due and payable to Government or Local Body in respect of the scheduled property including ground rent, property tax, water and electricity charges, Municipal dues tax and other outgoings up to the date of this agreement for all rents, taxes, etc. but any dues arises during development of the building complex for the duration of development of building complex, after delivery of vacant and peaceful possession of the to the Developer/Promoter will be payable by Developer/Promoter.

21. The Land Owners and Developer/Promoter agrees that if any levy is imposed by the Patna Regional Development Authority (Dissolved)/Patna Municipal Corporation/P.W.D. or any other Government or Local body for the development/betterment of the area in which the said developed building is located or any other levy become applicable on the said developed building thereon then the same shall be borne and paid jointly by the Developer/Promoter and Land Owners, in proportion of their respective share/area distribution, as mentioned above.

22. That the land Owners hereby irrevocably undertake not to sell/make agreement to sell, dispose off, alienate with or to let out or create any charge over the said property or any part thereof to any person or body corporate, save and except, putting the Developer/Promoter in exclusive possession thereof for the purpose of development pursuant to this agreement further irrevocably undertake not to do any act, Deeds, matters or things as shall be in contravention of the undertaking, stipulations and the declarations made by them in these presents.

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For DYNAMIC AWAS PVT LTD.

DIRECTOR

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23. The land Owners hereby declares:-

a. That the area of the said property is about 17.5 **Decimals.**

b. That there is no notice or order passed by the Patna Municipal Corporation or and other body or authority for set back thereof and there is no acquisition whatsoever nature by the Municipality or other body or authority relating to the said property or of any part thereof.

c. That there are no statutory claims, demands, attachments or prohibitory orders made by the Taxation Authorities/Revenue authorities or any Government or other local bodies or authorities concerning or relating to the said property or any part thereof.

d. That there is no subsisting agreement or arrangement in respect of the said property with any other Developer/Promoter or any person/persons.

e. That there is no notice or case pending before any Court or before any Magistrate regarding the said property. And If the Developer/Promoter finds any dispute at any time before/after this agreement regarding the said property, the Developer/Promoter shall be entitles to revoke this agreement and realise the all expenses along with interest @ Bank rate per annum from the land Owners.

f. That except the land Owners none else is entitled to or has any share, right, title and interest in the said property and the land Owners is not benamidar or trustee for any one in respect of the said property.

g. That there are no any dues against the said property to any Govt./Dept. or any local bodies.

h. If any dispute arises regarding the title of the property under this contract, the land Owners will bear all the cost in defending the title and the Land Owners will indemnify the Developer/Promoter from any losses due to same.

i. That the Land Owners declares and assures the Developer/ Promoter that the Schedule-I property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered

For DYNAMIC AWAS PVT LTD

DIRECTOR

encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said property is ever taken away or goes out from the possession of the Developer /Promoter on account of any legal defect in the Land Ownership and title of the Land Owners then the Land Owners or their heirs, assignees and successors-in-interest the entire loss and damages with interest, shall be paid to the Developer/Promoter by the Land Owners or their heirs, assignees and successors-in-interest as admissible in the eye of law.

j. That through this Deed land Owners gives all the power to the aforesaid Developer/Promoter to complete the proposed building according to the Bihar Apartment Land Ownership Act, 2006 as amended from time to time.

24. The Land Owners shall allow every facility to the Developer/Promoter, their Staff, Engineers, Architects and workers etc. to enter upon the said property in order to enable the Developer/Promoter to carry out various development works, after the execution of this agreement.

25. That the Land Owners shall be entitled to inspect and verify the quality of building materials being used in construction and may suggest better materials, if the same is not found as per agreement and is not of good quality.

26. That Land Owners shall be entitled to inspect the project and site. to see that the work is going on in terms of this agreement.

27. That any notice to be given by either party as per this agreement shall be required to be given through registered post as mentioned in this agreement/present address/correspondence address or on the email address as such notice shall be deemed to be appropriate and valid notice.

28. That the entire cost to be incurred for registration of this development agreement shall be borne by the Developer/Promoter and the land Owners will have no concern with that.

29. That after the execution/Registration of this Development Agreement in concerned Registry Office, the Land Owners and Developer/Promoter shall be entitled to sell, transfer, or enter into agreement for sale or any other agreement/s or alienate, create charge, mortgage their respective shares directly to its prospective Buyer/s or any financial institutions/bank and as per provisions

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For DYNAMIC AWAS PVT. LTD.

DIRECTOR

under section 5 and other sections of The Bihar Apartment Ownership Act, 2006 Developer/Promoter and Land Owners is entitled to directly Agreement/sale/transfer/alienate, create charge, mortgage their respective shares as absolute Owners without consent of any one.

30. That the Land Owners agrees to become the member of the Co-operative Housing Society or Association which may be formed by Developer/Promoter for all the flats/units hold or retained by Land Owners. Land Owners agrees to pay the maintenance charges for their respective unit/s retained by their and to abide by the rules set by such society forever. Land Owners do hereby nominates, constitutes and appoint the Developer /Promoter as its true and lawful attorney to do all acts, deeds and things as may be necessary for the formation of such society /association and agrees to grant such other power and/or authorities in favour of the Developer/Promoter as may from time to time be required by the Developer/Promoter. Land Owners agrees to pay entrance fees, face of the shares and other proportional costs relating to or incidental to the formation of such society with respect to all the flats/units retained by them. Land Owners further agrees to sign all the necessary documents required for the purpose of formation or registration of the said society.

31. That the Land Owners is ready and hereby agrees that Developer/Promoter may do all acts, Deeds and perform all required activities and things which are not even specifically mentioned in this Deed but are deemed to be fit and necessary for the development of the project with respect to the property fully described in Schedule-I of this Deed and the land Owners will co-operate and support them in such activities.

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

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For DYNAMIC AWAS PVT LTD.

DIRECTOR

SCHEDULE-I

DESCRIPTION OF THE LAND UNDER THIS DEVELOPMENT AGREEMENT

All that piece and parcel of residential vacant land measuring 17.5 Decimals, with one Side boundary wall, Situated at **Mohalla-Raghunath Tola, Pargana and Survey P.S.–Phulwari Sharif, Present P.S.-Gardanibagh, Town and District–Patna** in the State of Bihar. **The Land bearing Mauza–Dhirachak, Thana No.-16 (Sixteen), Tauzi No.-5140/Govt. of Bihar, Khata No.-125 (One Hundred Twenty Five), Part of Cadastral Survey Plot No.-1844 (One Thousand Eight Hundred Forty Four)** and fixed annual rent Approx. ₹10/- Paying in the office of Circle Officer, Patliputra (Bihar), Halka-Chikohra, Vide Computerized Jamabandi No.-212140000208814, Bhag Bartman-10 and Page No.-9 and within the jurisdiction of Sub and District Registry Office–Patna in the State of Bihar within the limit of Patna Regional Development Authority (Now Dissolved)/ PMAA/Patna Municipal Corporation and entire land is bounded as follows:-

- : BOUNDARY : -

NORTH	: -	Umesh Singh.
SOUTH	: -	Branch Road.
EAST	: -	Ugriv Dosad.
WEST	: -	Dhonbwa Teli.

Note–Government Valuation is mentioned at M.V.R. Code–115 and Zone-3, Government valuation is ₹1,49,26,000/- (Valuation of Land - ₹1,48,76,000/- and Valuation of One Side Boundary - ₹50,000/-).

05/12/25

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FOR DYNAMIC AWAS PVT. LTD.

DIRECTOR

SCHEDULE – II

LAND OWNER'S SHARE in the proposed "BRAJ-RADHIKA BHAWAN"

Flat No.	Floor	Owner's Name	Parking No.
G1 (3BHK)	Ground Floor	Mrs. Bina Sinha	P-G1
103 (2BHK)	First Floor	Mrs. Bina Sinha	P-103
104 (2BHK)	First Floor	Mr. Vinoy Kr. Sinha	P-104
105 (3BHK)	First Floor	Mr. Vinoy Kr. Sinha	P-105
101 (3BHK)	First Floor	Mr. Ashok Kr. Sinha	P-101
102 (2BHK)	First Floor	Mr. Ashok Kr. Sinha	P-102
204 (2BHK)	Second Floor	Mr. Sujit Kumar	P-204
205 (3BHK)	Second Floor	Mr. Amit Kumar	P-205

SCHEDULE – III

DEVELOPER/PROMOTER'S SHARE in the proposed "BRAJ-RADHIKA BHAWAN"

Flat No.	Floor	Owner's Name	Parking No.
201 (3BHK)	Second Floor	Dynamic Awash Pvt. Ltd.	P-201
202 (2BHK)	Second Floor	Dynamic Awash Pvt. Ltd.	P-202
203 (2BHK)	Second Floor	Dynamic Awash Pvt. Ltd.	P-203
301 (3BHK)	Third Floor	Dynamic Awash Pvt. Ltd.	P-301
302 (2BHK)	Third Floor	Dynamic Awash Pvt. Ltd.	P-302
303 (2BHK)	Third Floor	Dynamic Awash Pvt. Ltd.	P-303
304 (2BHK)	Third Floor	Dynamic Awash Pvt. Ltd.	P-304
305 (3BHK)	Third Floor	Dynamic Awash Pvt. Ltd.	P-305

For DYNAMIC AWAS PVT. LTD.

DIRECTOR

SCHEDULE–IV
(SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE FLAT)

General Specification:

Structure : Earthquake resistant R.C.C. Frame Structure reinforced with ISI mark steel.

Chowkhats : Door Frames (Chowkhats) of Hard Wood (Sal).

Door : 30 mm thick ISI mark flush door shutters, painted with two coats synthetic enamel paint on a coat of primer.

Window : Full glazed aluminium/UPVC window.

Flooring : Vitrified floor tiles of (600X600) mm.

Kitchen

- Flooring : Vitrified tiles.
- Platform : Granite topped cooking platform.
- Dado : 2' high vitrified tiles.
- Sink : Steel sink.

Dining Hall : One number ISI mark white colour hand wash basin with pedestal in Dining hall.

Bathroom

Flooring : mat/unpolished tiles

Walls : Vitrified tiles up to 7' height.

Sanitary ware : White colour, western w.c with water tank and Asian w.c with cistern, wash basin etc. (ISI mark)

Fittings : Chrome plated C.P. Fitting, (Jaquar – ESSCO, ISI Mark)

Hot & Cold : Hot/Cold fitting in all toilets

Electrical

: All internal wiring in concealed conduits with copper wire.

: All electrical switch and accessories of ISI mark (Modular).

For DYNAMIC AWAS PVT. LTD.

DIRECTOR

: Adequate lighting power point in all area

: Provision of A.C. point in all rooms

: Provision for electrical point for water purifier and smoke detector in kitchen

: one power plug point to all rooms

TV/TEL, Plug Point : One T.V. point and intercom plug, provided in drawing room.

Washing M. Point :Washing machine point with water inlet and outlet provided at as suitable at as suitable location.

Internal Wall Finish :All internal walls shall be finished with putty.

External Wall Finish :All external wall finished with I.C.I. weather shield max, (100% exterior Acrylic emulsion paint).

Water Proofing :Double coat of water proofing treatment for all toilets.

SCHEDULE–V
(SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

Parking Flooring : Parking area Marble Crazy/Chequered tiles.

Water Supply : 24 Hours from own tube well.

Electric Supply : From South Bihar Power Distribution Company Ltd.

Generator : Stand by Generator for common area and 300 watts in each apartment/flat.

Lift : Six passengers lift standard quality

Intercom : Intercom facilities provided in each flat.

Roof top : Heat proof work, Water proof work with Sika or similar quality

Security : Adequate CCTV camera shall be provided to secure all entrance and exit points and connected with display unit to security control room.

For DYNAMIC AWAS PVT LTD.

DIRECTOR

IN WITNESS WHEREOF, the above named Land Owners and the Developer/Promoter have put their respective signatures on this Development Agreement without any undue influence, pressure or coercion, out of free will after going through the contents of the documents and fully understanding the contents thereof, on this 5th Day of **February, 2025** in presence of the below noted attesting witnesses.

WITNESSES :

1. 05/2/25
S/o Late Arjun Kumar Sinha
Raghunath Tola
Anisabad
Patna
Phulwari,
Patna - 800002.

05/2/2025
05/2/2025
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05/2/2025
05/2/2025

2. Prakash kumar 05/2/25
S/O Ramjee Singh
Kankauli Manohar,
Baniapur, Saran, Bihar
Pin. Code - 841403

(SIGNATURE OF THE LAND OWNERS)

For DYNAMIC AWAS PVT LTD
05/2/2025 DIRECTOR

(SIGNATURE OF THE DEVELOPER/PROMOTER)

This Development Agreement is drafted by me as per the instructions and Documents provided by the aforesaid Land Owners and Developer/Promoter.

Typed By:-

Subodh Kumar (Advocate)
M.Sc.(IT), LL.B.
Enrollment No. 1717/09
Patna High Court, Patna
PROPERTY DOCUMENT CENTRE
MOBILE - 9334167775

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) or the B.T. Act.

Stamp duty paid under Indian Stamp Act **Rs. 298600**
Addl. Stamp duty paid under Municipal Act. **Rs. 0**

Amt. Paid By N.J. Stamp Paper **Rs. 0**
Amt. Paid Through Bank Challan **Rs. 20000**

Registration Fee						LLR+Proc Fee	Service Charge
A1	0 C	0 H1b	0 K1a	0 Lii	0	LLR Rs. 0	
A8	0 D	0 H2	0 K1b	0 Liii	0	Proc.Fee Rs. 0	
A9	0 DD	0 I	0 K1c	0 Mb	0	Total Rs. 0	Rs.500
A10	0 E	20000 J1	0 K2	0 Na	0		
B	0 H1a	0 J2	0 Li	0			
				Total	20000		

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

Date : 05/02/2025

Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Endorsement under section 52

Presented for registration at Registration Office, Patna (2800) on Wednesday, 5th February 2025 by Amit Kumar S/O Late Shashi Bhushan Kumar Sinha by profession Others, Status - Executant.

05/02/2025
Signature/L.T.I of Presentant

Date : 05/02/2025

Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Endorsement under section 58

Execution is admitted by Sujit Kumar, Ashok Kumar Sinha, Bina Sinha, Vinoy Kumar Sinha, Amit Kumar and Identified by the person (1. Name Alok Kumar Sinha, Age 56, Sex Male, S/O Arjun Kumar Sinha, Raghunath Tola, Anisabad, P.O.-Anisabad, District-Patna, Bihar, PIN-800002) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

Date : 05/02/2025

Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna (2800) in Book 1 Volume No. 46 on pages on 328 - 349 for the year 2025 and stored in database of year 2025. The summary of document No-1689/2025 is printed on the front page of the document.

Date : 05/02/2025

Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Application No : 250500146032 **Book No : 1** **Year : 2025** **S.No.1821** **Deed No. : 1689**

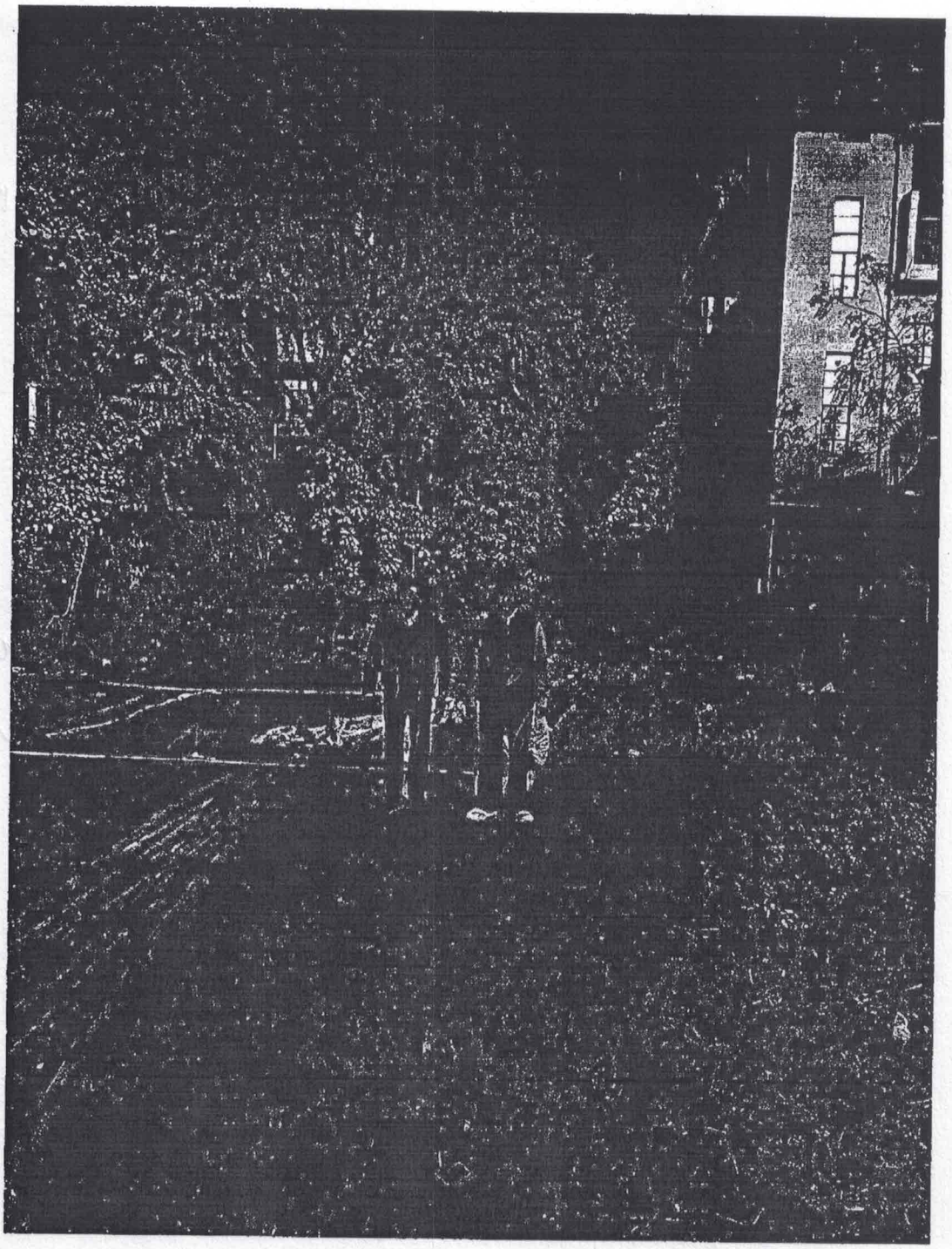
INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2500260747
Certificate Issue Date	:	01-Feb-2025 12:00 PM
GRN No.	:	BHR20250101158369E, BHR20250101201959E
Unique Doc Reference	:	EST-BR-2800-2500004417
Party Name	:	DYNAMIC AWAS PRIVATE LIMITED
Purchased by	:	DYNAMIC AWAS PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	278600 (Two Lakh Seventy Eight Thousand Six Hundred Only)
Reg. Fee (Rs.)	:	20000 (Twenty Thousand Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	500 (Five Hundred Only)
Total Amount (Rs.)	:	299100 (Two Lakh Ninety Nine Thousand One Hundred Only)

IN 2500261933

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



05/02/2025

05/02/2025