Serial No. 3889 Deed No. 4109

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

This document was presented for registration on **14/03/2021** by **Shakuntala Yadav**
A stamp duty of Rs. **487380**/- and other fees of Rs. **27025**/- 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. **4109** in Book No. **1**, Volume No. **104** on pages from **89** to **113** and has been preserved in total **25** pages in C.D. No. **14** / Year **2021**

Subhlakshmi Engicon Pvt. Ltd. Director 14/03/2021

Signature with Date
(Satya Narayan Chaudhry)
Registering Officer, **Patna**

Date: 14/03/2021 Token No: 3995 /2021

3995/21

दस्तावेज की जाँच किया एवं ... वर्णित ... पाया।
14/3/2021
(अरुण कुमार महाराज)

14/03/2021

SCANNED BY

DEVELOPMENT AGREEMENT

This development agreement executed and entered into on this 14th day of March, 2021, at Patna.

BETWEEN

1. SMT. SHAKUNTALA YADAV, PAN AAHPY1299C, Aadhaar No. 9336 3925 7752, Mobile No. 09334498229, Wife of Sri Brij Nandan Yadav, aged about 62 years, occupation- Housewife,

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2. **SRI BRIJ NANDAN YADAV,** aged about 74 years, Occupation- Social Worker, PAN AABPY4215C, Aadhaar No. 7820 5200 2787, Mobile No. 09430035229, Son of Sri Amar Singh Yadav, Both residents of village Kharthua, P.S. Harnaut, District Nalanda, Pin-803110, hereinafter jointly referred to as the "Land OwnerS", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their successors, executors, administrators, legal representatives, nominees and assignees) of the First Part.

AND

M/S SUBHLAKSHMI ENGICON PRIVATE LIMITED, a Private Limited Company incorporated under the provisions of Companies Act, 1956, having its CIN No. U45200BR2011PTC016541, Regd. office at 604, Sixth Floor, Jagat Trade Centre, Fraser Road, P.S. Kotwali, Town and District Patna-800001, PAN AAPCS4191L, through one of its Director **SRI RAVINDRA PRASAD ROY**, aged about 68 years, Occupation- Business, Aadhaar No. 7493 0769 0595, Mobile No. 09431019388, Son of Late Janak Roy, resident of Flat No. 302/303, Deo Lok Apartment, Road No.3-E, New Patliputra Colony, P.S. Patliputra, Town and District Patna, Pin-800013, PAN AFEPR0376P, hereinafter referred to as the BUILDER (Which expression shall unless excluded by or repugnant to the context mean and include its Successor-in-office, Executors, Administrators and assign) of the SECOND PART.

WHEREAS, the above named land owners are the absolute owners of 5602.4 (Five thousand Six hundred Two and point Four) Sq.ft. of land, pertaining to part of Survey Plot No. 403, Khata No.52, under Thana No.12, Tauji No. 26, situated in mauza Kumhrar, P.S. Sultanganj, District Patna. The details of aforesaid land is clearly mentioned in Schedule-I of this Development Agreement.

WHEREAS, the aforesaid property is the self acquired property of the above named land owners, who jointly acquired the aforesaid property under a registered deed of absolute sale dated 16/04/2001, vide deed No. 2988, entered in Book No.1, Volume No. 155, pages from 149 to 176, from Md. Hassanul Haque and others for a valid consideration. Subsequently, the above named land owners took possession of the aforesaid land and got their names mutated in Government records vide Zamabandi No. 3775, Part 27, page No. 8452 and since then they are paying ground rent to the State of Bihar through

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Circle office and accordingly rent receipt is being issued in their joint names.

WHEREAS, thus the **LAND OWNERS** are seized and possessed of the scheduled property and are also otherwise sufficiently entitled and empowered to enter into an agreement for Development with the Developer or Promoter for construction of a multi-storied building complex over the said Scheduled property.

WHEREAS, the above named land owners/ First part got interested to develop and construct a multistoried building complex over their respective land and for that they jointly approached the above named Developer and requested them to construct a multistoried building complex over the Scheduled land. After due negotiation, the developer agreed to construct a multistoried building complex over the Scheduled land by amalgamating the entire land at its own costs and expenses. During course of negotiation, the land owners represented and declared that :-

IT IS REPRESENTED & DECLARED BY THE OWNERS:-

i) That the land fully mentioned in First Schedule of this Development agreement is under their exclusive possession with absolute right, title and interest and the same is free from all encumbrances and have full right and absolute authority and title to transfer and convey the whole or part of the said property, having full marketable title therein.

ii) That the Land Owners have not created any charge or encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, gift, assessment, rights, liens, agreement for leave and license, permission, rent, possession, charges, inheritance or any other encumbrance whatsoever.

iii) That no notice or notification for acquisition/requisition under any statute of the past or presently in force, have been received, served or passed by the Patna Regional Development Authority (Dissolved), the Patna Municipal Corporation, Income Tax Department or any other government authority or authorities for acquisitions or requisitions of the said land or any part thereof.

iv) That except the above-named Land Owners , no one else is entitled to or have any share, right, title and/or any interest over in respect of the said property or any part thereof in any manner whatsoever.

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v) That the Landowners are neither a benamidar nor a Trustee for anyone in respect of the said property or part thereof.

vi) That prior to execution and registration of this Development Agreement, the Landowners have not entered in the past into any agreement for sale or development of the said property or any part thereof nor have made any agreement with any one whomsoever regarding the said property. The Land Owners declare and agree that any problem, litigation, claim arising due to any agreement made in the past or during the pendency of this agreement or any claim arising thereof has to be sorted out by the land owners/ first part and the developer in no case will be responsible to sort out the said problem, in this regard any loss monitory or otherwise arising due to above reasons the builder will be kept totally indemnified by the Land Owners.

vii) As a result of negotiation and declaration made by the First part as herein above recorded an agreement for development of the said property has been arrived at between the parties hereto upon the terms and conditions thereinafter appearing.

NOW THESE PRESENTS BETWEEN WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :—

1) The Land Owners hereby appoint the aforesaid developer as the developer of the scheduled property and irrevocably grant permission to develop and construct a multistoried building over the Scheduled Land. The Developer hereby accepts the exclusive right, possession and license to develop the said property, fully described in First Schedule of this Development agreement, hereinafter written and in the manner and on the term and conditions hereinafter mentioned.

A. That it is pertinent to mention here that prior to execution and registration of this Development Agreement, the landowners authorized the developer to prepare a building plan and get approved the same from the competent authority. Subsequently, the developer prepared a building plain through an architect and submitted the same in the name of the land owners and got approved the same from Patna Municipal Corporation vide Building Plan case No. P/Kumhrar-PRN-G + 4/209/2020 dated 04/01/2021. All the expenses

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incurred to approved the said building plan borne and paid by the builder/ Second part.

B. That it is agreed by and between the parties that any alteration in the aforesaid plan which is in the parameter of Patna Municipal Corporation building Rules & Regulation, shall require no consent/permission of the owners and the developer alone shall be entitled to make such alteration or modification. There shall be no alteration except within permissible limits to the map approved by the Patna Municipal Corporation the replaced body of the PRDA.

C. That after execution and registration of this development agreement, the land owners will hand over the vacant possession of the Scheduled land to the Developer for construction of a multistoried residential building complex. Further, the entire cost to be incurred for construction of the multistoried residential building complex shall be borne and paid by the Developer.

2) That soon after execution and registration of this Development Agreement, the Developer shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016, at its own cost and expenses. The Land Owners shall extend all co-operation to the developer by providing all requisite papers, which are in their possession, such as consent letter, Authority Letter etc.

3) The Developer and the land Owners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by Patna Municipal Corporation on the said property, whose built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by the and between the parties.

4) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the Land Owners' area/ share to the land Owners within 02 years from the date of registration of the project under the provisions of Real Estate (Regulation and Development) Act, 2016 or from the date of handing over the vacant possession of the Scheduled by the landowners to the developer, which ever is later. In case the builder fails to complete the

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construction work and hand over the owners' share to the owners within the stipulated time as mentioned above, then the land owners will provide 06 months more time to the developer to complete the same. Even if the developer fails to complete the project within the stipulated time i.e. 30 months, then in that case the land owners provide 06 month more time to the developer and in this period, the developer shall be liable to pay a sum of **Rs. 50,000/-** (Rupees Fifty thousand) only per month as penalty or actual amount of loss which incurred by the landowners, which ever is higher. Even if the developer fails or neglects to complete the project within the aforesaid 06 months then the developer shall be liable to pay a sum of **Rs. 1,00,000/-** (Rupees One lakh) only per month as penalty or actual amount of loss which incurred by the landowners, which ever is higher. The penalty amount shall be paid by the developer to the land owners on or before 15th day of every month till the completion of the project.

5) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. strike, natural calamities like floods, earthquake, war, and riots or pandemic in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the work, it would be seen and judged mutually by the land owners and the Developers.

6) It is made expressly clear that the time is the essence of this agreement and there shall be no grace period except as mentioned in Para No.04 of this Development Agreement.

7) In case any Sale-tax, VAT, purchase tax, GST or any other government duty or tax (not being the Income Tax) is payable in relation to the land Owners' share, the same shall be paid by the land owners. The land owners indemnified the Developer against any such claim or demand that may be made by any authority.

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

9) That the entire multistoried building shall be constructed

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

10) That the land owners hereby declare and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The Land Owners have not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

11) The name of the proposed multistoried residential building complex shall be "**S.B. YADAV PALACE**" or any other name as mutually agreed upon by both the parties.

12) That the developer agreed to hand over 50 % (Fifty percent) of the total built up area to the land owners in shape of flats and car parking space in proportion to their respective land in consideration of the cost of land and the remaining 50 % (Fifty percent) of the total built-up area would be retained by the developer as developer's share and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper

13) That it is mutually agreed between the parties that the developer will hand over the entire First and Third floor of the proposed multistoried building to the land owners in lieu of their 50% share in shape of residential flats and car parking space and the second and Fourth floor of the proposed multistoried building will be retained by the developer in lieu of their 50% share in shape of residential flats and car parking spaces. The details of floor and flat numbers to be handed over to the land owners are clearly mentioned in Second Schedule of this Development Agreement and the details of floor and flat numbers to be retained by the developer is clearly mentioned in Third Schedule of this Development Agreement. A duly signed sketch map is attached with

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this development agreement and the same is part of this development agreement.

14) That the land owners will retain 50 % (Fifty percent) of the total built-up area in shape of complete Units and car parking spaces with an absolute, right, title and interest over the same and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. The landowners may transfer their share to any intending buyers only after registration of project with the RERA.

15) That similarly, the developer will retain 50 % (Fifty percent) of the total built-up area in shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

16) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties. In case of any doubt, the architect will take exercise to measure the built-up area and common service area in presence of both the parties or their authorized representative.

17) That besides the aforesaid shares to be given by the developer to the land owners, the developer agreed to pay a sum of **Rs. 40,00,000/-** (Rupees Forty lacs) only to the land owners as non refundable amount. Out of the said amount, the developer has already paid a sum of **Rs. 07,00,000/-** (Rupees Seven lacs) only to the land owners. The balance amount shall be paid in the following manners. The First Installment of **Rs. 11,00,000/-** (Rupees Eleven lacs) shall be paid to the landowners after completion of 90 days from the date of execution and registration of this Development Agreement. The Second installment of **Rs. 11,00,000/-** (Rupees Eleven lacs) shall be paid within 90 days from the date of last payment and the final installment of **Rs. 11,00,000/-** (Rupees Eleven lacs) only shall be paid within 90 days from the date of last payment.

18) However, in case due to defect of title of the landowners, the

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developer is unable to construct or complete the construction of the proposed building then in that case the landowners shall refund the entire amount to the developer within 30 days from the date of demand.

19) The Land owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement. The landowners agree to hand over the scheduled land immediately after execution and registration of this development agreement.

20) That the developer shall develop the said property themselves at its own costs and expenses and will be responsible for the development of the said land, but the land owners will have the right to inspect the development and construction of the said multistoried building. The developer shall use the standard materials as specified as mentioned in schedule-IV of this Development Agreement.

21) That the Land owners are entitle to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Land owners find that the materials to be used for construction is not up to the mark and not of good quality then the land owners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once. But in any case, the land owners will not force to stop the construction work, if the developer do the work as per agreement.

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

23) The Land owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this

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development agreement. The Land owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property save and except as provided in these present.

24) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the land owners' area whenever required by the Developer by adhering the provision laid down under the Real Estate (Regulation and Development) Act, 2016.

25) Similarly the land owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the land owners' area in the said building and which does not form part of the Developer's area.

26) That the material to be used for construction of proposed multistoried building complex and its specifications are clearly mentioned in Schedule-IV of this development agreement and it will be treated as part of the development agreement.

27) That after the completion of the construction of the building project, the developer/promoter/land owners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Ownership Act, 2006.

THE DEVELOPER FURTHER UNDERTAKES:-

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

B) That the Developer shall be entitled to mortgage its own share to any financial institution for taking project loan to complete the construction of the proposed multistoried building complex with the prior consent of the land owners but the developer will be solely responsible to repay the said loan and the land owners will have no concern with the said loan nor will be liable to pay the said loan. However, the individual purchasers of the flats / and car parking spaces may obtain loan from any financial institution or any other authority concerned to purchase the flat and car parking

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space by mortgaging the said unit to be purchased by the intending purchasers and the purchasers are solely responsible to repay the said loan.

C) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workmen, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

D) That it is also agreed between the parties that the parking space is not to be sold to any outsider or stranger other than the inmates of the building.

E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the Owners till the date of handing over the vacant possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Land Owners' area / share to the Land Owners.

F) After the delivery of the owners' share to the land owners, all out going charges in respect of the said property and the said building thereon shall be borne and paid by the land owners and the Developer and their nominees separately and proportionately in the proportion to their respective share in the total super built-up area.

G) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws, if it is possible to construct any extra built-up area beyond the area to be sanctioned by Patna Municipal Corporation or Competent Authority, shall be distributed between the land Owners and the developer in same proportion as mentioned above.

H) The land Owners will deliver to the developer and / or its duly authorized representative, certified copies / photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owners' title thereto and the Owners agree to co-operate with the developer in such examination of the Owners' title and to answer and / or comply with all reasonable requisitions that may be made by the developer and / or its

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representative in this regard to establish a marketable title to the said property.

I) The developer shall be entitled to retain only photocopies / Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and the photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owners' society /Association of Owners / allottees of UNITS.

J) The construction of the said building will be deluxe quality and the detailed specification is hereby attached with this development agreement and will be treated as part of this agreement and if the developer manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will have share in the additional area and the same shall be divided by mutual consent of both the parties.

K) The developer and the inmates of the building may form a Co-operative housing society / association of persons, and body corporate etc. for maintenance of the common service area and external part of the building. And in due course, the unit Owners and their nominee(s) shall become the members of such an organization formed or to be formed by the developer and the unit Owners, their nominees, respective agents, licensees, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer and all the inmates of the building shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and/ or revised from time to time by the Co-operative housing society for the maintenance and management of the entire building complex, except the internal part of units.

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

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M) The Owners agree that if any levy is imposed by the Patna Municipal Corporation or any other public body or bodies 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 land or the building thereon then the same shall be paid by the Landowners /Unit Owners and the developer (or its allottees) proportionately.

N) The developer agrees that in case any fine or penalty / fee / fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the built-up area within the bye-laws then the same shall be borne and paid by the developer.

O) That it is agreed that in all transfer / conveyance of land and / or built-up area, the purchasers / transferees (developer) shall bear the cost of stamp duty, registration fee and other registration charges / expenses etc. It is agreed between the parties that all cost including registration charges, stamp duty charges, charges for documentation, legal expenses for the execution and registration of this agreement shall be entirely borne by the developer.

P) That the Owners agree and undertake that in case of any dispute or litigation by person (s) claiming to be the co-sharer or contained in the scheduled property or claiming their right, title or interest through the Owners relating to the right, title and interest regarding the Scheduled 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 indemnified and development activities shall be free from all hindrance (s) so that the project may be completed in time.

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

R) That the developer may purchase or enter into development

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agreement for the land adjacent to the Schedule land for the construction of multistoried building. After purchasing or acquiring the land through the present development agreement, the developer will amalgamate the adjacent land with the scheduled land and get sanction of the proposed building plan for the entire land and shall prepare a common building plan for the entire land and will construct one or more multistoried building over the said land and for that the land owners will have no objection. However, it is made clear that the said acquisition and amalgamation of the adjacent land with the scheduled land shall be strictly in accordance with the local municipal laws.

FIRST SCHEDULE HEREINABOVE REFERRED TO

The details of land owned by the First part:

All that piece & parcel of vacant land measuring 5602.4 (Five thousand Six hundred Two point Four) Sq.ft; pertaining to part of Survey Plot No. 403, Khata No.52, under Thana No. 12, **Thana Code No. 007, Zone - III,** Tauji No. 26, situated in mauza Kumhrar, P.S. Sultanganj, District Patna., Sub. Registry office Patna City and Sadar Registry office Patna and the same is bounded and butted as follows:-

BOUNDARY

North :- 20 feet wide road and thereafter part of Plot No.403,

South :- Survey Plot No.387,

East :- Part of Plot No.403,

West :- Main Road,

M.V.R. Value of the Land i.e. Rs. 2,03,19,000/-

SECOND SCHEDULE HEREIN ABOVE REFERRED TO

The details of flats, its area and numbers allotted to the landowners are as follows :—

Sl. No.	Flat No.	Floor	Area (in Sq.ft.) (Super Built-up)	Type of Flat
1.	101	1st	1365	3 BHK
2.	102	1st	1365	3 BHK
3.	103	1st	1120	2 BHK
4.	301	3rd	1365	3 BHK
5.	302	3rd	1365	3 BHK
6.	303	3rd	1120	2 BHK

Besides the aforesaid flats, 06 car parking spaces also allotted to the landowners.

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जाँच लिपिक

THIRD SCHEDULE HEREINABOVE REFERRED TO

The details of flats, its area and numbers retained by the developer are as follows :—

Sl. No.	Flat No.	Floor	Area (in Sq.ft.) (Super Built-up)	Type of Flat
1.	201	2nd	1365	3 BHK
2.	202	2nd	1365	3 BHK
3.	203	2nd	1120	2 BHK
4.	401	4th	1365	3 BHK
5.	402	4th	1365	3 BHK
6.	403	4th	1120	2BHK

Besides the aforesaid flats, 06 car parking spaces also retained by the developer.

FOURTH SCHEDULE HEREINABOVE REFERRED TO

SPECIFICATION

1. BUILDING		Earth Quake resistance.
2. FOUNDATION		RCC frame Structure with brick work in cement mortar as per design and specification of the Architect/ Structural consultants.
3. CHOWKHATS		Door frame of sal wood.
4. MAIN DOOR		Wood finished door or flush door with brass fittings, locks, latches of reputed make.
5. OTHER DOOR		32 mm thick ISI mark flush door with stopper.
4. WINDOWS		UPVC window with glass and net sliding panel.
5. FLOORING		Vitrified tiles flooring (24" X 40" size) flooring along with skirting in area of flat.
6. KITCHEN	(A)	Flooring Vitrified tiles.
	(B)	**Working platform-** Granite slab (16mm)
	(C)	**Dado-**24" high ceramic tiles.
	(D)	**Sink :** Stainless steel sink with suitable hot and cold water tap fittings.
	(E)	Aqua Guard point provided.

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(F) Geezer point provided for hot & cold water supply.

(G) Provision for exhaust fan/ fresh air fan point to be provided.

7. **DESIGN SPACE** : Provision of one wash basin in related space.

8. **BATHROOM/TOILET** (a) Flooring – Antiskid ceramic tiles.

(b) WALLS : Ceramic tiles up to 08 feet height.

(c) SANITARY : White Glazed vitreous sanitary were of ISI mark (Hind ware/ Parry ware or equivalent)

(d) FITTINGS : Chromium plated fittings of ESSO/ MARC or equivalent.

(e) CISTERN : Ceramic cistern in matching colour

(f) Washing machine point will be provided.

(g) Geezer point will be provided with suitable electrical connection.

(h) Fresh air fan point will be provided in each bathrooms.

9. ELECTRICAL WORK (1) All internal wiring in concealed conduits with copper wires ofISI marks.

(2) All electrical modular switches and accessories of ANCOR/ LEGRAND/ HAVELLS make or equivalent.

(3) Separate meter provisions for utilities and common space electrification.

10. T.V. & TELEPHONE : One T.V. point and one telephone plug pin provided in the drawing room and in all the bed rooms.

11. **CABLE** : Cable point to be provided in the drawing, Dinning and in all the bed rooms.

10. **INTERNAL WALL** Internal wall of flats will be of putty. However walls of common

Subhlakshmi Engicon Pvt. Ltd.
Director
14/03/2021

Subhlakshmi Engicon Pvt. Ltd
Director

areas will be finished with good quality of paint over putty.

11. **EXTERNAL WALL**	:	All external walls shall be covered with putty and 02 coats of branded all weather coat paint.
12. **PARKING**	:	Marble crazy flooring/equivalent tiles with adequate lighting.
13. BORE HOLES	:	Boring and Tube-well of adequate capacity CROMPTON/ KSB or equivalent make submersible pump connected to adequate capacity under ground / over head storage tank for uninterrupted water supply to all flats.
14. LIFT	:	Provisions of one elevator of a Standard company (OTIS/KONE/ ECE/JOHNSON or equivalent of 06 passengers capacity.
11. GENERATOR		Good quality branded silent Generator (Mahindra / Kirloskar make or equivalent) with adequate capacity for standby Power supply together with canopy and diesel storage tank. 500 watt power back-up to each flat from Generator.
12. TRANSFORMER	:	If required and permitted from PESU will be installed.
13. INTERCOM	:	Intercom facility provided in each flats with central Console at Security Guard Station.
13. **SECURITY**	:	C.C.T.V surveillance available at the reception counter.

NOTE : The specification are tentative and subject to minor modification.

We, hereby declare and affirm that the content of the present deed is true and correct and nothing has been concealed by us. In future, after enquiry, if any fact is found to be incorrect and if the Government of Bihar incurs any revenue loss, then the Government of Bihar, may take legal action againts us for recovery of the same.

IN WITNESS WHEREOF the Landowners and

Subhlakshmi Engicon Pvt. Ltd.

Director

14/03/2021

Subhlakshmi Engicon Pvt. Ltd

Director

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

WITNESSES:

1. Ravi Ranjan Roy, S/o Sri R.P. Roy
H.No-84, Patliputra
Colony, Patna-13.
14/03/2021

14/03/2021
Signature of the
Land Owner No. 01

2. Rajiva Bharti
S/o Sri Baijnath
Yadav
~~Add:-~~ A/302, OM vihar
~~Apt.~~, Kadamkuan,
Patna-3
14/3/2021

14/3/2021
Signature of the
Land Owner No. 02

Subhlakshmi Engicon Pvt. Ltd.

14/3/2021 Director
Signature of the
Developer

Typed By

14/03/2021

Drafted By

14/03/2021

Jay Anand
Advocate
Collectorate Bar Association, Patna
Enrolment No.-40/2007

Subhlakshmi Engicon Pvt. Ltd.

Director

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.	487380/-	Amt.Paid By N.J Stamp Paper	Rs.	0/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	514405/-

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	5000	K1c	0	Mb	25
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		26025

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 27025

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

Date: 14/03/2021

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Sunday, 14th March 2021 by Shakuntala Yadav W/O-Brij Nandan Sahay by profession House Wife. Status - Executant

14.3.2021

Signature/L.T.I. of Presentant **Date:14/03/2021**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravi Ranjan Roy' age '41' Sex 'M', 'S/O-Ravindra Prasad Roy', resident of 'At-House No.-84, Patliputra Infront Of Notredame School, Boring Road, Patna (Bihar)-800013'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 14/03/2021

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 104 on pages on 89 -113, for the year 2021 and stored in CD volume No. CD-14 year 2021 .The document no. is printed on the Front Page of the document.

Date : 14/03/2021

Registering Officer
Patna

Token No. : 3995 Year : 2021 S.No. : 3889 SCORE Ver.4.1 Deed No . :d No . : 4109

Subhlakshmi Engineers Pvt. Ltd

Director

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR185988493336 17T
Certificate Issued Date	:	12-Mar-2021 03:07 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL0123785017092874T
Purchased by	:	SUBHLAKSHMI ENGICON PRIVATE LIMITED
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SUBHLAKSHMI ENGICON PRIVATE LIMITED
Stamp Duty Paid By	:	SUBHLAKSHMI ENGICON PRIVATE LIMITED
Stamp Duty Paid (Rs.)	:	1,87,380(One Lakh Eighty Seven Thousand Three Hundred And Eighty only)
Reg. fee (Rs.)	:	26,025 (Twenty Six Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	2,14,405 (Two Lakh Fourteen Thousand Four Hundred And Five only)

Subhlakshmi Engicon Pvt. Ltd.
Director
12/03/2021

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Subhlakshmi Engicon Pvt. Ltd
Director

LB 0008272199

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Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. 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

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR18599041595366T
Certificate Issued Date	:	12-Mar-2021 03:08 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL0123784653498361T
Purchased by	:	SUBHLAKSHMI ENGICON PRIVATE LIMITED
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SUBHLAKSHMI ENGICON PRIVATE LIMITED
Stamp Duty Paid By	:	SUBHLAKSHMI ENGICON PRIVATE LIMITED
Stamp Duty Paid (Rs.)	:	3,00,000(Three Lakh only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	3,00,000 (Three Lakh only)

3995/21

Subhlakshmi Engicon Pvt. Ltd.
Director
14/03/2021

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Subhlakshmi Engicon Pvt. Ltd

Director

LB 0008272200

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Subhlakshmi Engicon Pvt. Ltd

Director