Serial No. 11396 Circle:-:Danapur Book No. :- 1 Deed No. 11127

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR AE 279900

Serial No. 11396 Deed No. 11127

Govt. of Bihar

Sub Registry Office ,Danapur

Summary of Endorsement

This document was presented for registration on **09/08/2019** by **Shyam Sunder Yadav**

A Stamp Duty of Rs. **534000/-** and other Fees of Rs. **21000/-** has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. **11127** in Book No. **1**, Volume No. **226** on pages from **271** to **291** and has been preserved in total **21** pages in C.D. No. **35** / Year **2019**

For Maa Kaushiya Homes Partner

Signature with Date

(Aparna Shiva)

Registering Officer, **Danapur**

Date: 09/08/2019 Token No: 11969 /2019



DEVELOPMENT AGREEMENT

*This Development Agreement made and entered into at Patna on this 09th days of **August**, 2019*

BETWEEN

(I) SRI SHYAM SUNDER YADAV, SON OF LATE SARYU YADAV

अवर निबंधन कार्यालय दानापुर (पटना)

Asstt. Buyer

P. H. E. D. DEPARTMENT

Govt of BIHAR

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Sub District Registry Office,Danapur

.en Number 11969 Reg. Year 2019 Serial Number 11396 Deed Number 11127

sType	Name	Photo	Thumb	Index	Middle	Ring	Little
imant	Ramesh Kumar						
ecutant	Prayadarshini Renu						
sented By Shyam Sunder Yadav							
ecutant	Shyam Sunder Yadav	✓ Photo	✓ Thumb	✓ Index	✗ Middle	✗ Ring	✗ Little
							
ntified By	Umesh Kumar Singh						

प्रति जाँच के उपरांत उक्त प्लॉट पर
चहार दीवारी का निर्माण पाया गया है
जिसके एवज का 1,10,000/- का
का मूल्यांकन पत्रांक सं. BROS/704/17790SDIR
दिनांक 22-8-2019 है।

CORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By [illegible]

जाँच अधिकारी 10/8/19 हस्ताक्षर ऐतद्वारा दिनांक ता.
मुझे का निर्माण किया जाना
मुझे आवश्यक कार्य करना है
जो मतलब सेनालम कालोनी में
Anupam 10/8/19 अवस्थित है जिसमें कोई नहीं है
जिसका मूल्य ता.[illegible] के

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*(II) SMT. PRAYADARSHINI RENU, D/O. SRI BINDEHWARI PRASAD YADAV, WIFE OF SRI SHYAM SUNDER YADAV RESIDENT OF VILLAGE-BHELWA, VIA- METHAHI, P.S.+DIST.- MADHEPURA, IN THE STATE OF BIHAR, hereinafter referred to as the **LAND OWNERS** (which expression shall unless it be repugnant of meaning thereto mean and include their heirs, administrators, executors, legal, representatives, successors-in-interest and/or nominees or nominee) of the **FIRST PART.***

(I) MOB. NO. 9431201001 (II) MOB NO. 9431255222

AND

*M/S MAA KAUSHLYA HOMES, A Partnership firm Registered office At Block-C, 503, Ram Govind Enclave, Devi Mandir Road, Punaichak, P.O.+P.S.- LBS Nagar, District Patna-800023, through its Partner **Mr. Ramesh Kumar,** Son of Late Bideshi Choudhary, resident of Block-C, 503, Ramgovind Enclave, Devi Mandir Road, Punaichak, P.O.+P.S.- LBS Nagar, District Patna-800023, hereinafter referred to as the 'Developer' (which expression shall unless it be repugnant to the context or meaning thereto mean and include its executors, administrators, legal representatives, successor/s-in office and/or nominee or nominees of the **SECOND PART.***

Mob. No. 9430002454

*Whereas the Property which is fully described in Survey Plot No.-189, (Schedule-A) of this deed is Land Owner No.-1, two Deed the purchased property of the Land Owner namely of Shyam Sundar Yadav. Which was purchased 1st **Deed** from Jagdatt Prasad S/o- Dwarika Saw, Self and Guardian minor Son Sri Sayendra Kumar, Mahanand Kumar, Angad Kumar All Sons of Jagdatt Prasad, all Resident of Bibi Ganj, Danapur, P.o + P.s – Danapur, District- Patna (Bihar), through registered sale deed vide deed no.- 209, Area- 5 Katha, Book No.- **1,** Volume No.- **299,** Page*

For Maa Kaushlya Homes
Partner

Prayadarshini Renu

Assit Engineer
P. H. E. D. DEPARTMENT
Govt of BIHAR

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No.- **229** to **244**, for the year **1993** Which was registered in the office of the sub Registrar Danapur on dated 9-1-1993. Purchased **2nd Deed** from The Manglam Sahkari Grih Nirman Samiti Ltd. Patna, a Society registered under the Bihar and Orissa Co-operative Societies Act. VI of **1935**, bearing registration no.- **224, PAT/1989 through** Secretary Sri Satish Kumar son of Sahja Nand Singh R/o- Road No-6A, Rajendra Nagar, P.S.- Kadam Kuan, District- Patna. (Bihar), through registered sale deed vide deed no.- 5145, Area- 2 Katha 10 Dhoor, Book No.-1, Volume No. 17, Page No.- 155 to 160, for the year 1993 Which was registered in the office of the sub Registrar Danapur on dated 27-8-1993. Since then to till now the Land Owner has been Coming in Peaceful Physical and Exclusive possession over the said Land as absolute Owner. This Land Owner has full right. Vide Jamabandi No.666/1, On Line Receipt No.- **0329987962** dated **15.07.2019. Land Owner No.2** Smt. Priyadarshini Renu Gifted Property. Which was Gifted Deed from Bindeshwari Prasad Yadav S/o- Late Raghunandan Prasad Yadav, Resident Of Vill+ P.o- Chandaur, P.S.- Soar Bazar, District- Saharsha (Bihar), through registered Gift deed vide deed no.- 6811, Area-2 Katha 5 Dhoor 12 Dhurki, Book No.-1, Volume No.-196, Pages No.- 304 To 326, for the year 2001, which was registered in the office of the sub Registrar Danapur on dated 13.12.2001, Since then to till now the Land Owner has been Coming in Peaceful Physical and Exclusive possession over the said Land as absolute Owner. This Land Owner has full right vide Jamabandi No.-2042/1, On Line Receipt No.-0171378017 dated 15.07.2019.

For Maa Kaushlya Homes
Partner
09/08/2019

WHEREAS:-

(A) All that piece and parcel of Land and property, measuring an approx. area of **13313.025** sq. ft. or 30.568 Dicimal, Mohalla-Saguna Mangalam Colony, Mauza- Saguna, P.S.- No.-23, Tauzi No.- **5292**, Khata No.- **123**, Survey Plot No.-**189**, within the limit of **Nagar Perishad Danapur Nizamat** and

09/08/19
Priyadarshini Renu
09/08/19

Asstt Engineer
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within the jurisdiction of District and Sub Registrar of Danapur, in the Town and District of Patna. The above mentioned land owners, being the sole heirs to the property allotted came into possession of the same. The details of the land of land owners are more particularly described in Schedule-A written hereinafter for brevity's sake referred to as the said Property.

IT IS FURTHER REPRESENTED AND DECLARED BY THE OWNER:-

(i) That the said property is under their exclusive possession with absolute right, title, interest claim which is free from all kinds of encumbrances Lien, Loan, mortgage and any types of defects in title to execute this deed of development agreement.

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

(iii) That no notice of notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received served or passed by the Local Authority., the **Nagar Perishad Danapur Nizamat** & Local Authority , Income Tax Department or any other Government authorities including notice under land Ceiling and Regulation Act. **1976** for acquisition or requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after Judgment and there are no claims, demands, suits, decrees, injunctions orders, lispendents, notices, petitions, or

For Maa Kaushlya Homes
Partner
09/08/2019

09/08/19

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adjudication orders, affecting the said property or any part thereof.

(v) That apart from the owners/none else is entitled to have any share, right, title, or interest over and in respect of the said property or any part thereof as partner of partnership or Co-partner or any joint Family or in any other manner howsoever.

(vi) That the owner are not Benamidars of trustees, for anyone in respect of the said property or any part thereof.

(vii)(a) That the owners have not entered in the past in any Agreement for Sale, Development Agreement of the said property or any part thereof nor have made any arrangement with any one whatsoever regarding the said property or any part thereof.

(b) AND WHEREAS the Land owners are interested in getting a multistoried residential Complex developed and constructed on the said property and acquire 50% (Fifty Percent) of constructed Residential complex area and 50% (Fifty Percent) parking space and other required structural amenities etc., as consideration in exchange the value of the land of the said property as per schedule-A. The aforesaid developer has offered/ agreed to develop and construct the said multistoried building/ residential complex at its/his/their own cost.

NOW THIS DEED PRESENTS WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

(1) The Owner hereby appoint the aforesaid Developer as the Developer of the said property and grant to the developer, who hereby accept from the owners the right and license to develop the said property described in the Schedule-A

For Maa Kaushlya Homes
Partner
07/08/2019

07/08/19

07/08/19

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hereunder written in the manner and on the terms conditions and stipulations hereinafter mentioned.

2. Immediately after the execution of this Development Agreement the Developer shall proceed expeditiously with preparation of the plans and drawings, for the said building.

3. The owner will have a right to choice of flats to their share of the super built–up area which shall be specified as owner's share and the remaining shall be developer's share of the final plans of the building for which developer shall obtain consent/approval of the owners for the final plans of the said building.

3.1 The owner shall have no objection if the aforesaid building plans are submitted to the local authorities **Nagar Perishad Danapur Nizamat** in the name of the owners or any other permission approvals are obtained in their name and agree to sign all such papers that may be deemed necessary by the Developer for the same, however all fees, costs, charges and expenses relating to the such approvals/sanction shall be borne by the Developer alone.

3.2 It is further agreed that any alteration or revision of the aforesaid plans within the parameters of the Local Authority Building Rules and Regulations, may permit necessities shall require further approval of the owners also.

4. The owners agree to convey, transfer and/or assign to the developer and/or its nominee(s) including a co-operative housing society, Association of persons, Firms, Body corporate etc. free from attachment, charges and encumbrances of undivided share in the said property at and

For Maa Kaushlya Homes
Partner
09/08/2019

09/08/19

09/08/19

Asstt Engineer
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for consideration and on the terms and conditions mentioned hereinafter. Share of builder will come in to existence only after completion of project.

4A. That the developer shall become absolute owner of its/his their 50% (Fifty Percent) only after completion of the project constructed area including the car parking and undivided proportionate share in the land under section-5 and others of apartment ownership act. 2006 and the owners executed this development agreement under section-21(4) under said Act and no general power of attorney will or shall be required for sell or transfer the developers share of 50% (Fifty Percent) constructed in the said building complex.

4.1. The owner agrees to obtain all the necessary/ required permission from the Govt./Society etc., before entering into this development agreement.

5 As soon as the plan is duly sanctioned/approved by Local Authority the parties shall execute a separate Supplementary Agreement for allotment of flats of owner's choice clearly demarcating the owner share and developer's share of 50% (Fifty Present) of super built-up area in the building.

6. Owner and their nominees shall solely and exclusively be entitled to the owner area. They shall have absolute right, title and interest over the owner area and shall fully entitled to use and enjoy the same either themselves, individually or collectively and shall be fully entitled to transfer, convey, grant, otherwise, alienate their interest, If any, in any manner as deemed fit by them to any person, Association of persons, firm, body corporate, co-operative society,

For Maa Kaushiya Homes
Partner
08/08/2019

09/08/19

Priyadarshini Renu
09/08/19

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10.10.19
Assit Engineer
H. E. D. DEPARTMENT
Govt of BIHAR

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दानापुर (पटना)

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Government Agencies, etc. on such terms and conditions as may be decided by the owner individually or collectively.

6.1 The Developer and/or its nominees shall solely and exclusively be entitled to the Developer's area and they shall be fully entitled to transfer, convey, grant otherwise alienate their interest in any manner and deemed fit by them to any person, association of persons, firms, body corporate, co-operative society, Government, Agencies etc. On such terms and conditions as may be decided by the Developer or its nominees individually or collectively subject to clause-4 above concerning sale/long term lease.

7. (a) The developer agree to construct and give possession of the owners share within a period of Four years and a grace period of six month from the date of sanctioning of plan and handing over the vacant possession to the developer.

(b) As there may be unavoidable delay due to unforeseen circumstance beyond the control of the Developer including Force majure, Fire, tempest or other inevitable causes of accident or from any strike or lockout affecting works or by reasons of civil commotion or disturbances or by reasons of any exceptionally inclement weather and any other act of god or any civil or criminal litigation then so munch of time as is so lost will be further added to the period of (Four) Years and six months.

(C) Beyond aforesaid total period as mentioned above if developer fails to give the possession of the owner's area then the developer will have to pay compensation of Rs.10 (Ten) per Square feet per month for full share of the owners i.e 50% (Fifty Percent) for such delay period up to two years and afterword Rs.15 (Fifteen) per Square feet per month up to

For Maa Kaushlya Homes
Partner
09/08/2019

10.10.19
Asstt Engineer
P. H. E. D. DEPARTMENT
Govt of BIHAR

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three years after that the land owners will have sole right over entire properties on land to take decision further.

7.1 The zero date shall be the date when vacant physical possession taken by the Developer after the plans is approved by the Local Authority or **Nagar Perishad Danapur Nizamat**.

7.2. That the Developer has to ensure good quality of work as per agreed specification attached herewith as Schedule-B and which shall be guaranteed of seventy five years of any structural defect the owners will have right to inspect the quality of works row materials & other inputs including fittings & fixtures. However, if the owners find any deviation or variance with the specifications as given by the Developer (Schedule-'B') the owner will have the right to point this out to the Developer for Rectification and further construction work will proceed only after the deviation or otherwise is rectified. The same right to point out any deviation from the sanctioned plan shall remain with owner. If any fine penalty etc. levied for deviation from the sanctioned plan the Developer shall alone be liable for the payment of the same. Both owners & developer will lake due care to avoid any delay in completion of said project.

For Maa Kaushiya Homes
Partner
09/08/2019

8 The owner shall at no time demand further sum or premium or any interest in any dealings regarding sale/long term lease of Developers area and the owner shall execute all such deeds and documents as may be required by the Developer in this regard as confirming party.

09/08/19

Priyadarshini Ranu
09/08/19

8.1 This Agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

10/1/19
Asstt Engineer
P. N. E. D. DEPARTMENT
Govt of BIHAR

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8.2 The Owner and their nominees and the Developer and its nominee shall jointly have undivided right, title and interest over the total land of the said property in their respective shares.

9. The owner hereby from the date of this Agreement grant exclusive license to the Developer to take-up and proceed with the Development, planning and construction of the said building in terms of this agreement and handed over vacant possession of the said property fully described in Schedule-A

9.1 It is agreed that any Agreement or arrangement made or entered into at any time by the owner or Developer in breach of or violation of terms and conditions of this Development Agreement shall be null and void.

9.2 The owner 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 the terms of this agreement save and except putting the Developer in possession thereof for the purpose of Development pursuant to this Agreement as stated in paragraph-7.1 above. The owner shall at no point of time during the currency of this Agreement try to dispossess the Developer from the said property.

9.3 That the name of the proposed apartment will be as per mutual consent between developers & owners.

R S ENCLAVE a project of **MAA KAUSHLYA HOMES**

9.4 As stated above the Developer shall be deemed to be in possession of the said property and shall be free to do all acts, deeds, and things required for development and construction of the said building at the Developers own cost and expenses.

For Maa Kaushlya Homes
Partner
09/08/2019

Assit Engineer
P. H. E. D. DEPARTMENT
Govt of BIHAR

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9.5 The Developer shall be entitled to develop the said property by constructing thereon one or more buildings consisting of flats, parking space and other structures in accordance with building plans approved and sanctioned by **Nagar Perishad Danapur Nizamat** & Local Authority, as stated herein above.

9.6 The developer shall be entitled to enter in to agreement for sale or otherwise allot flat, parking spaces and other tenements comprised in the developers area in the said building and which does not form part of owners area.

9.7 Similarly owners shall be fully entitled to enter in to agreement for sale way of lease/sale or otherwise allot flats and other tenements comprised in the owners area in the said buildings which is of the total built up area and which does not form part of the developers area.

9.8 As per the provisions of Bihar Apartment Act 2006, the builder/developer and land owner shall be absolute owner of their respective shares, after completion of the construction of the building project and they will be entitled to sell/transfer their shares respectively. This Development Agreement is being done in the light of Bihar Apartment Ownership Act 2006 and this section of said act will be full applicable to this Development Agreement.

10. The owners agree and undertake that they shall also execute and give Power in favour of Developer and or its nominee or nominees when ever required 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

For Maa Kaushiya Homes
Partner
09/08/2019

Priyadarshini Ranu
09/08/19

10.10.19
Asstt Engineer
P. H. E. D. DEPARTMENT
Govt of BIHAR

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necessary for the development, planning, construction of the said building and Lease/sale of the Developer's area.

11. The Developer further undertakes that to indemnify the owners and always keep them indemnified and harmless in respect of claims damages, compensation or expenses payable in consequence of any delay in completions of the projects, any injury or accident sustained by any workman artisan or other person in the property during the period of construction of said building there on and also any financial liabilities created by the developer on account of availing loan from any financial institution/ individual/ group of individual or advance booking amount received on account of selling of their portion of proposed share of flats and car parking spaces.

12. The Developer shall be entitled to examine all the original documents including owner's title deeds of the said property, the owner shall retain the original documents and hand over certified copies/photo copies to the Developer for the complete examination, owner further confirm to co-operative with the developer in such examination of the owner's title and comply with all reasonable requisition that may be made by the Developer. The owner further agree to produce all original documents including title deeds of the said property whenever required by the Developer for the verification by authorities and Developer undertakes to keep the documents in their (Developer's) safe custody, harmless and unobliterated during the period it is in their custody Developer further undertakes to return the original documents back to the owner immediately after the necessary examination/ verification is over.

For Maa Kaushiya Homes
Partner
09/08/2019

09/08/19

Priyadarshini Devi
09/08/19

Rajesh
10.10.19
Asstt Engineer
P. H. E. D. DEPARTMENT
Govt of BIHAR

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(पटना)

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12.1 In case there be any defect in the title, of the owner of there be any liability or any encumbrance, then in such event, the Developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the owner and at the owner's cost expenses.

12.2 All the outgoing in respect of the Schedule property from the date of real possession taken by the Developer shall be borne and paid by the Developer who. However shall not be liable for any of the outgoing for the period prior to the real and actual possession.

13. Upon delivery of possession of the owner's area to the owner, in terms of supplementary agreement for allotment to be executed between the owner and the Developer after the proposed plan is sanctioned by the **Nagar Perishad Danapur Nizamat** by the Developers and subject to the other terms and conditions contained therein before or at such earlier time as may be mutually agreed upon.

13. A The developer shall not encumber land owners portion of the said property of building made thereon by mortgaging or leasing alienating in any manner for obtaining Loan.

14. The Developer shall Form as it deem best, a Co-operative Housing Society/Association of persons/body corporate of all the persons owing tenements, in the said building. The owner and their nominees shall become members of such an organization formed by the Developer and the owner their nominees, respective agents, servants, 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

For Maa Kaushlya Homes
Partner
09/08/2019

09/08/19

09/08/19.

Asstt Engineer
P. H. E. D. DEPARTMENT
Govt of BIHAR

अवर निबंधन कार्यालय (पटना)

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bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as be fixed by the resolution or the general body of occupiers for the maintenance and management of the entire building complex.

14.1 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 and their portions of the owner's area in the said building on the same terms and conditions as be contained in the aforesaid standard agreement finalized by the Developer and Owner jointly.

14.2 The common area shall jointly be owned by all the owner of all the portions of the said building with equal entitlement to use all common areas and facilities intended for utilization by 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 areas and common facilities except the right of common use.

15. The owner agree that if any levy is imposed by the Local Authority., **Nagar Perishad Danapur Nizamat** or any other public body or bodies or the government for the Development/ agreement 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 the owner and the Developer jointly in the same

For Maa Kaushlya Homes
Partner
09/08/2019

Priyadarshini Ranu
09/08/19

Asstt Engineer
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B. To present or file the above documents/Deeds before the registering authority for getting them registered.

C. To engage advocate, vakil solicitor pertaining to the proceeding and to sign on Vakalatnama, suit, plaint, written statement etc. and to compromise the same in respect of the transferring of the properties.

D. To mortgage the Developers share in the super built-up area with Financial Institution for enabling the Purchasers of Flats, shop, Office space, parking space, tenements etc., to obtain loan against their flats, shops, Office space, Parking Space, tenements etc.

E. To allot and sell directly their share as mentioned above to its prospective Buyers and shall be entitled to executes Sale Deeds in their favour in respect of developed area and received the payments from the Buyers.

F. To have the plans of the proposed building/buildings to be constructed on the said property prepared/amended in accordance with rules and regulation of the concerned Authorities and to submit the said plans to the concerned authorities in the name of the owner with the application for the approval and sanction and to do and sign all writings and under takings including legal statutory papers as may be necessary in connection of such plans and procurement of project finance loan from the Bank and/or Financial Institutions on Developer's risk exclusively on Developers share only.

For Maa Kaushlya Niwas
Partner
09/08/2019

SCHEDULE 'A'

All that piece and parcel of the land measuring approx area of **13313.025** sq.ft. or 30.568 Decimal Situated at Branch Road of Mohalla- Saguna Mangalam Colony, Mauza- Saguna, Pargana- Phulwari, P.S.:- Danapur, bearing Thana No.-**23**, Tauzi No.-**5292**, Khata No.-**123**, Survey Plot No.-**189**; Land owners Sub Registry

Asstt Engineer
P. H. E. D. DEPARTMENT
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09/08/19
Priyadarshini Renu
09/08/19

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For Maa Kaushlya Homes
Partner
09/08/2019

Office Danapur and Sadar Registration Office and District and Town-Patna, and the same is bounded as follows:-

BOUNDARY :-

SL. No.	Tauzi No.	Thana NO.	SURVEY PLOT NO.	KHAT No.	BOUNDARY	AREA / KATHA
1	5292	23	189	123	North- Survey Plot No.-190 South- Survey Plot No.-175, East- Survey Part Plot No.-189 West- Survey Part Plot No.-189	5 Katha/ **6806.25 Sq. ft.** Land Owners No.-1 Rs. 1,36,75,000/-
2	5292	23	189	123	North- Survey Plot No.-190 South- Survey Plot No.-175, 172 East- Society Plot No.-31, West- Shyam Sunder Yadav	2 Katha 10 Dhur/ **3403.125 Sq. ft.** Land Owners No.-1 Rs 68,37,400/-
3	5292	23	189	123	North- Survey Plot No.-190, Or Branch road South- Survey Plot No.-175, or Sri Shyam Sunder Yadav, East- Survey Plot No.-189, or Branch Road West- Sri Shyam Sunder Yadav	2 Katha 5 Dhur 12 Dhurki/ **3103.65 Sq. ft.** Land Owners No.-2 Rs 62,35,600/-
TOTAL AREA						**9 Katha 15 Dhur 12 Dhurki / 13313.025 Sq.ft**

GOVT. VALUATION OF SCHEDULE-A PROPERTY

Total land measuring **13313.025** Sq.ft., or **30.568** Decimal Branch Road of Mauza Saguna, (MVR of Danapur S.N. 141 Year 2016-2017)

@ 8,75,000/- Per Decimal i.e. Rs.2,67,48,000/-

Rupees (Two Crore Sixty Seven Lakh Forty Eight Thousand) only.

09/08/2019

Asstt. Engineer
P. H. E. D. DEPARTMENT
Govt of BIHAR

आवर निबंधन कार्यालय

Prijadarshini Ranjan
09/08/2019

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SCHEDULE 'B'

SPECIFICATIONS ALL CONSTRUCTION MUST BE EARTH QUAKE PROOF

FLATS : Deluxe Quality Flats.

FOUNDATION: R.C.C. Frame structure with brick work in Cement Mortar as per design and specification of Architects/Consultants.

DOORS: Door frames of seasoned hard wood, Door shutters will be factory built flush/panel doors shall be painted with synthetic enamel paint. Entrance door 38 mm and other doors 32 mm thick.

WINDOWS: Aluminium frame sliding Black Glass Pannel.

FLOORING: Tiles All covered area inside the flats will have super quality marble including kitchen and Bathrooms marble.

KITCHEN: The working Platform in kitchen of Granite Tiles dado upto 3' height above to working platform. Sink Steel.

BATHROOM: All fittings will be of standard make and chromium plated Cistern of fiber glass/ acrylic, White glazed vitreous Chine Sanitary ware of standard make. Coramic/ Glaze tiles dado upto a height of six feet on the walls. Arrangement for fixing of Geyser and hot water supply in shower and wash basin shall be provided.

WALL FINISH : All internal walls and celling will be cement plastered with two coated Birla Putti/Indigo/etc., Standard MFD.

FITTING: All Fitting shall be Standard make- Parriware/ Somoni/ Prince.

FIXTURE: All fixture shall be standard make- Company Prince.

ELECTRICAL: All internal wiring in Copper conductors using concealed PVC conduits. Two T.V. Point, one A/C point and Two telephone point (no connection) shall be provided in each Room (Anchor/Cona/Standard make)

GENERATORS: One Generator suitable capacity shall be provided to run the tube-well, lighting of common areas and 300 watts load inside each flat at including a separate room for keeping the Generators will be provided at developers cost.

WATER: Water supply from own deep tube-well through over head water tank. Two tube-wells with suitable motor pumps will be provided.

TRANSFARMER: The transformer of suitable capacity of electricity supply to entire complex will be provided by developer.

SECURITY: All flats will be interlinked to each other by intercom and to the reception counter.

For Maa Kaushiya Homes
Partner
09/08/2019

Priyadarshini Ranu
09/08/19

10/8/19

Asstt Engineer
P. H. E. D. DEPARTMENT
Govt of BIHAR

अवर निबंधन कार्यालय
दानापुर (पटना)

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LIFT: Lift facility will be provided/installed at developer's cost. However subsequent maintenance and servicing of the lift shall be done by the committee (made up of residents) out of the maintenance fund. (OTIS or any Standard Make)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN PRESENCE OF THE WITNESSES.

WITNESSES:

1. उमेश कुमार सिंह
पिता- केदार सिंह
मोहनपुर, पुनाईचक
पटना-800023.
09/08/2019

1. 09/08/19

2. Priyadarshini Renu
09/08/19

SIGNATURE OF THE LAND OWNERS

For Maa Kaushlya Home

Partner

SIGNATURE OF THE DEVELOPER

09/08/2019

Amit Roy

2. Nandlal Yadav
Punaichak Patna
9.08.2019

Check list
मिलान किया जो
सही पाया
09/08/2019.

10.10.19

Assit Engineer
P. H. E. D. DEPARTMENT
Govt of BIHAR

अवर निबंधन कार्यालय
दानापुर (पटना)

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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. 534000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 555000/-

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: 09/08/2019

Registering Officer
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Friday, 09th August 2019 by Shyam Sunder Yadav S/O late Saryu Yadav by profession Others. Status - Executant

Signature/L.T.I. of Presentant 09/08/2019

Date:09/08/2019

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Umesh Kumar Singh' age '50' Sex 'M', 'S/O- Kedar Singh', resident of 'Near Pump House, Mohanpur Punaichak, Phulwari Sharif, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 09/08/2019

Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 226 on pages on 271 -291, for the year 2019 and stored in CD volume No. CD 35 year 2019 .The document no. is printed on the Front Page of the document.

Date : 09/08/2019

Token No. : 11969 Year : 2019 S.No. : 11396 CORE Ver.4.1

10/11/19
Assistant Engineer
P. H. E. D. DEPARTMENT
Govt. of Bihar

Registering Officer
Danapur

Deed No. : 11127

8/9/20

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INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR05170417790591R
Certificate Issued Date	:	22-Aug-2019 01:09 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01057748573778896R
Purchased by	:	MS MAA KAUSHLYA HOMES
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	MS MAA KAUSHLYA HOMES
Stamp Duty Paid By	:	MS MAA KAUSHLYA HOMES
Stamp Duty Paid (Rs.)	:	2,500(Two Thousand Five Hundred 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.)	:	2,500 (Two Thousand Five Hundred only)

M.T-829/19

2802201908220877

अवर निबंधन कार्यालय
दानापुर (पटना)

10/10/19

Asstt Engineer
P. H. E. D. DEPARTMENT
Govt of BIHAR

Do not write or type below this line

TQ 0008253037

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

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