





AND

GENX BUILDCON PVT. LTD. (CIN No:-U70109BR2021PTC054969), PAN:-AAJCG3839M, having its office at 602, 6<sup>th</sup> Floor, Genx Icon, Mangalam Colony More, Near RPS More, Bailey Road, District- Patna, Pin-801503 through its Director Sri Kaushal Kumar, S/o Sri Binay Kumar Agrawal, (PAN:- APLPK6601B, Aadhaar no. 7429 5889 9689) resident of 19<sup>th</sup> Ramna Road, Opposite Rama Bhawan, P.S- Civil Line, Town & District- Gaya, 823001 in the State of Bihar, Indian Citizen, hereinafter referred to as the **Developer** (which expression shall unless repugnant to the context or meaning there to mean and include it's executors, administrators, legal representatives successor/s-in-office and/or assigns) of the **SECOND PART**.

NOW THIS AGREEMENT WITNESSED AS FOLLOWS:

SCHEDULE OF PROPERTY

The First Party i.e. the Land Owner are seized and possessed of and are Land Owners of or otherwise were and are sufficiently entitled to the free hold residential Land Measuring **28.57 Decimal equivalent to 12445 Sq. ft.** more or less,, Situated at **Mauza- Hario, P.S.-Magadh Medical College**, in the Town & District Gaya, bearing **Thana No.332** (Three Hundred Thirty Two), **Khata No.101** and **Plot No.152**, District-Gaya, in the State of Bihar within the limit of Gaya Municipal Corporation or any competent authority area and under the District/Sub-registrar office, Gaya and sub registrar office, Gaya, Bihar, described in **Schedule-1** hereunder written, hereinafter referred to as the **PROPERTY UNDER DEVELOPMENT**.

A. That a Registered Development Agreement Vide Deed No. 3506,, Serial No. 3595, Book No.1, Zild No. 53 on Pages from 180 to 198, in total pages- 19, C.D. No. 8, Token No. 3605/2023,, Dated -10/02/2023, registered at District Sub Registration office Gaya was executed by the Owners **1. SRI VINAY LAL**

Binay  
12-4-2024

Vinay Lal  
12-4-2024

TATAK Son of Late Jarnadan Tatak , Aadhaar No.2526 4105 6562, PAN NO - BDIPT6185P, MOBILE NO- 9006746547, 2. SMT CHHABI DEVI, Wife of Sri Vinod Lal Tatak, Aadhaar no -2588 2840 0343 , PAN NO -CMDPD7408J, Mobile No.-9934814738, both Permanent Resident of Dakshin Darwaza, ward no-41, PO- Chand Choura, P.S- Vishnupad ,Gaya-823001, District-Gaya, Bihar 823001, in favor of **GENX BUILDCON PVT. LTD.** (CIN No:- U70109BR2021PTC054969), **PAN:-AAJCG3839M**, having its office at 602, Sixth Floor, Genx Icon, Manglam colony More, Near RPS More, Bailey Road , District- Patna ,Pin-801503 through its Director **Sri Kaushal Kumar**, S/o Sri Binay Kumar Agrawal, (**PAN:- APLPK6601B**, **Aadhaar No.-742958899689**) and for the construction of building known as "**GEN X BUDDHA**" on the said land situated and lying at Mauza - **Hario**, P.S.-Magadh medical college at, in the Town & District Gaya, State of Bihar.

21/02/24  
12-4-2024

- B. That it is agreed by both the parties that the Building name will be known as of "**GEN X BUDDHA**".
- C. That in terms of the said Registered Development Agreement Vide Deed No. 3506,, Book No.1, Zild No. 53 on Pages from 180 to 198, in total pages- 19, C.D. No. 8, Serial No.3595, Token No.3605/2023 Dated-10/02/2023, it was agreed to share the entire constructed area as 50% to the Land Owner's and rest 50% constructed area came in the share of the Developer in the aforesaid demised Premises in the Building named above. Layout Design (Floor Wise Plan) is attached herewith which is clearly mentioned as **Schedule-2 & 3** to this Agreement. Both the Parties are free to sell/allot or Lease-out their share to the prospective buyers so allotted to them by virtue of the above agreement.

Vinay Lal Tatak  
12-4-2024

**GenX Buildcon Pvt. Ltd.**  
**Kaushal Kumar**  
Director



- D. That it is also agreed between both the parties that all common area i.e. (Guard Room, Generator Room etc) will also be constructed in the same proportionate ratio i.e. 50% in Owner's part and 50% in Developer's part and the said area is not saleable by any party and further it will be transferred to the society by both the parties whose maintenance cost would be borne by the Society which will be developed post possession.
- E. That the Developer will be free to Sell/allot or Lease-out his share to the prospective buyers so allotted to him by virtue of the above agreement and the Owner's will have no claim over it in respect of consideration money that will be demanded by and agreed upon between Developer and prospective Buyer/ allottee.
- F. That the Owner's will be free to sell/allot or Lease out their share to the prospective buyers so allotted to them by virtue of the above agreement and the Developer will have no claim over it in respect of consideration money that will be demanded by and agreed upon between Owner's and prospective Buyer/ allottee.
- G. That the map has been passed by the Gaya Planning Area Authority vide planning case no. 28 / 22-23 dated 27/1/2024 and share of the land owners and developer is decided by the both parties mutually and both the parties are agreed for the share allotted to them in schedule 2 and schedule 3 of this share distribution agreement
- H. That the Land Owner's prospective Buyer's/Purchaser's are also free to hold and to enjoy the same as absolute Owner's of their share after construction of building and the Owner's/Prospective Buyer's are free to

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12-4-2024

Vinay Kulkarni  
12-4-2024

use the same in the manner that Owner's/Prospective Buyer's likes, as per **Schedule 2.**

- I. That the Developer and his prospective Buyer's are also free to hold and to enjoy the same as absolute Owner's of his share after construction of building and the developer/Prospective Buyer's are free to use the same in manner the developer/Prospective Buyer's likes, as per **schedule 3.**
- J. That the Land Owner's & Developer are also free to hold and to enjoy the same as absolute Owner's of their respective allotted share after construction of the SAID PROPERTY and will obtain their own separate electric connection as per the development agreement and shall pay the consumption charge to the concerned authorities.
- K. That if any further construction is being made after extension of map/plan on the said property then the same is to be shared between the Land Owner and Developer in the agreed share ratio of 50% & 50% beyond the decided Schedule/Layout.
- L. That agreed between the parties that after complete/construction of above building namely "**GEN X BUDDHA**" the landlords or their legal heir/purchasers are not entitle to claim/demand in future from the developers for extra constructed area in aforesaid building 'except schedule 2 property which is mentioned in this agreement'.
- M. All the government taxes like GST, Income Tax, Municipal tax, Property tax, service tax and any other taxes will be paid by the both the parties as per their allotted share.

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12-4-2024

Vinod Chaudhary  
12-4-2024

**GenX Buddha Pvt. Ltd.**

*Kaushal Kumar*

**Director**

N. That any dispute or differences or claim and doubts whatsoever which may arise between the parties hereto during the continuance of this Agreement shall be resolved amicably within 30 days, failing which, the matter shall be referred to the sole Arbitrator to be appointed mutually by the parties. The arbitration proceedings shall be held at Patna, Bihar.

### SCHEDULE - I

The First Party/ the Owner's posses all that piece and parcel of residential land Measuring **28.57 Decimal is equivalent to 12445 sq. ft** more or less Situated at **Mauza- Hario**, P.S.- Magadh medical college, in the Town & District Gaya, bearing **Thana No. 332(Three Hundred Thirty Two)**, **Khata No.101** and **Plot No.152**, District-Gaya within the limits of Gaya municipal within the Jurisdiction of District Sub-Registrar Gaya, in the Town and District of Gaya which is butted and bounded as follow:

22/01/2024  
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<u>PLOT- A</u>		
Khata no.	Plot No.	Area
101	152	6.72 decimal Equivalent to 2928 sq. ft.

### BOUNDARY OF LAND:

**North** : Successors of Late Harihar Chaudhary

**South** : 12 Feet Proposed Road

**East** : Vendor Vinay Lal Tatak and Smt. Chhabi Devi

**West** : Gaya Dobhi Road

Vinay Lal Tatak  
12-4-2024

GenX Bhadrachal Pvt. Ltd.

Kaushal Kumar

D: 12-4-2024



**PLOT- B**

Khata no.

101

Plot No.

152

Area

21.85 decimal

Equivalent to 9520 sq.ft.

**BOUNDARY OF LAND:**

**North** :- Niz Vendor's part Plot

**South** :- 12 feet wide Proposed Road

**East** :- Niz Vendor's part Plot

**West** :- Shree Sagar Kumar Successors of Late Harihar Chaudhary

**SCHEDULE - 2**

**As per Sanction plan map no.28/22-23 dated 27/1/2024 and the Registered Development Agreement the Share of Land Owners in "GEN-X BUDDHA" will be as below:**

LOWER GROUND FLOOR		
Commercial shop	1	1458.00 Sq. Ft
FIRST FLOOR		
FLAT No.	BHK	SUPER-BUILT-UP-AREA
101	3	1748 Sq. ft.
102	3	1642 Sq. ft.
103	3	1671 Sq. ft.
104	3	1747 Sq. ft.
THIRD FLOOR		

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Vinod Salkar  
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301	3	1748 Sq. ft.
302	3	1642 Sq. ft.
303	3	1671 Sq. ft.
304	3	1747 Sq. ft.
SIXTH FLOOR		
601	3	1748 Sq. ft.
602	3	1642 Sq. ft.
603	3	1671 Sq. ft.
604	3	1747 Sq. ft.
CAR PARKING NO.		
<u>LOWER GROUND FLOOR</u>		1,8,9,12,13,14,15 16
<u>UPPAR GROUND FLOOR</u>		5,6,7,8,11,12

12-4-2024  
12-4-2024

### Schedule - 3

As per Sanction plan map no. 28/22-23 dated 27/1/2024 and Registered Development Agreement the Share of Developer in "GEN X BUDDHA" will be as below:

12-4-2024  
Virendra Lal Patel

GenX Builders Pvt. Ltd.  
Kamshat Kumar

Director



UPPER GROUND FLOOR		
Flat 01	3 BHK	1458.00 Sq.ft
SECOND FLOOR		
FLAT NO.	BHK	SUPER-BUILT-UP-AREA
201	3	1748 Sq. ft.
202	3	1642 Sq. ft.
203	3	1671 Sq. ft.
204	3	1747 Sq. ft.
FORTH FLOOR		
401	3	1748 Sq. ft.
402	3	1642 Sq. ft.
403	3	1671 Sq. ft.
404	3	1747 Sq. ft.
FIFTH FLOOR		
501	3	1748 Sq. ft.
502	3	1642 Sq. ft.
503	3	1671 Sq. ft.
504	3	1747 Sq. ft.
CAR PARKING NO.		
<u>LOWER GROUND FLOOR</u>	2,3,4,5,6,7,10,11	
<u>UPPER GROUND FLOOR</u>	1,2,3,4,9,10	

12-4-2024  
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12-4-2024  
12-4-2024

All the terms and conditions as referred above are binding upon the Owners and Developer and their legal heirs.

GenX Buildcon Pvt. Ltd.

Kaushal Kumar

IN WITNESS WHEREOF, Land Owner's and Developer have put their respective signatures without any pressure set their hands on the day and year first above written.

WITNESSES

1. Rahul  
12-4-2024

RAHUL KUMAR  
S/O BHOCA SHARMA  
RAZI FARZAN LANE NEW HOUSING  
GAYA

2. Anirubh Kumar  
12-4-2024

ANIRUBH KUMAR  
VISHNUPAD, CHAND CHAURA  
GAYA

WITNESSES

उपरोक्त स्थान पर  
(1) श्री. अमर प्रसाद  
पता - माधवगंज, पो. सिमरौला  
मिरा-गंगा, बिहार

(1) Chandra Kumar  
Late Amar Prasad  
Add - Nawg ghat Undergaza  
PIN - 823001 - BIHAR

Signature of the Land Owners

1. SRI VINAY LAL TATAK

Vinay Lal Tatak  
12-4-2024

2. SMT CHHABI DEVI

Chhabi Devi  
12-4-2024

Signature of Developer

Sri Kaushal Kumar  
GenX Builders Pvt. Ltd.  
Kaushal Kumar  
Director