Serial No. 9220 Circle:-:Patna **Book No. :- 1 Deed No. 8726**

Serial No. 9220 Deed No. 8726

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

This document was presented for registration on **19/08/2017** by **Nawnil Kumar Singh (M.D)**
A stamp duty of Rs. **771500**/- and other fees of Rs. **22500**/- 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. **8726** in Book No. **1**, Volume No. **197** on pages from **436** to **448** and has been preserved in total **13** pages in C.D. No. **31** / Year **2017**

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

Date: 01/09/2017 Token No: 9628 /2017

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित वर्णित विवरणी के अनुरूप सही पाया।
19/8/17
जाँच लिपिक
(अरुण कुमार महाराज)

DEVELOPMENT AGREEMENT

This indenture executed at Patna on the 19th Day of the Month **August** in Christian Year **2017.**

BETWEEN

SANJOY SINHA S/o Late Shivnandan Prasad Sinha **& SAVITRI SINHA** W/o Late Shivnandan Prasad Sinha resident of 23, Anandpuri, West Boring Canal Road, District – Patna, Town and District – Patna, in state of Bihar, hereinafter referred to as the **Land Owner** (which terms and expressions shall unless it be repugnant to the context of meaning thereto mean and include his legal heirs, administrators, executors, legal representative, successors-in-interest and assigns) of the **FIRST PARTY.**

AND

PLATINUM HERITAGE HOMES PVT. LTD.
MANAGING DIRECTOR

SCANNED BY

9/1/2017

District Registry Office,Patna

Token Number 9628 | Reg. Year 2017 | Serial Number 9220 | Deed Number P-8726

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Nawnil Kumar Singh (M.D)						
Sig.	Nawnil 19.08.2017						
Claimant	Nawnil Kumar Singh (M.D)	✕ Photo	✕ Thumb	✕ Index	✕ Middle	✕ Ring	✕ Little
Sig.							
Executant	Sanjoy Sinha	✕ Photo	✕ Thumb	✕ Index	✕ Middle	✕ Ring	✕ Little
Sig.							
Executant	Savitri Sinha	✕ Photo	✕ Thumb	✕ Index	✕ Middle	✕ Ring	✕ Little
Sig.							
Identified By	Manoranjan Kumar						
Sig.	Manoranjan Kumar 19/08/2017						





यह दस्तावेज श्री संजय सिन्हा पुत्र स्व० शिवनंदन सिन्हा एवं सावित्री सिन्हा पत्नी स्व० शिवनंदन प्र० सिन्हा मे निष्पादित किया ऐसा अभिप्रेत है या नही, इसकी जाँच करने के लिए उसके द्वारा भारतीय रजिस्ट्रीकरण अधिनियम (इंडियन रजिस्ट्रेशन एक्ट) सं० 16, 1908 की धारा 58, उपधारा 2 के अधीन श्री प्रवीण कुमार, लिपिक को नाम कमीशन जारी किया जाता है।

निबंधन पदाधिकारी, पटना
19.8.17

Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop021

PLATINUM HERITAGE HOMES PVT. LTD
MANAGING DIRECTOR

8/19/2017

PLATINUM HERITAGE HOMES PVT. LTD., a Company incorporated under Companies Act 1958 vide Corporate Identification Number : **U00500BR1999PTC008796** having its registered office at 24, Surya Apartments, Fraser Road, Patna-800001 through its Managing Director **SRI NAWNIL KUMAR SINGH**, S/o Late Jai Mangal Singh, Residing at 502, Shivam Apartment, 5th Floor, Road No.-5D, North S.K. Puri, Patna-800013, Town and District- Patna, hereinafter called the **DEVELOPER**, which expression unless repugnant to the context shall mean and include its heirs, executors, administrators, legal representatives, assignees and successors-in-interest of the **SECOND PARTY.**

Valuation of Land Rs3,85,12000/ (Rupees Three Carore Eighty Five Lacs Twelve Thousand) only.

WHEREAS, all peace and parcel of the land appertaining to Plot no.-**489**, Khata No.:**38** Tauzi No.:**18220** Thana no. – **03**, Mauza – Rajapur, North S K puri, Survey Thana – Phulwari Sharif, Hal Thana – Kotwali, present P.S.: Sri Krishna Puri, Town and District – Patna, in the State of Bihar), admeasuring **10332 Sq. Ft.** (more or less) which was obtained by him through his share in his ancestral property. That the legal co-sharers had entered into an Amicable Family Partition dated 02.04.1975, between (1) Sri Shiv Nandan Prasad Sinha son of Late Ram Chander Singh, (2) Sri Pradip Kumar Sinha (3) Sri Sanjoy Sinha son of Sri Shiv Nandan Prasad Sinha and represented by Smt Savitri Sinha, the land owner himself as the land owner was a minor on the date of family partition 02.04.1975 and (4) Sri Pravin Sinha, after which they came into peaceful, physical possession over their decided shares, as its absolute owners. Thereafter, he is coming in actual, peaceful, physical possession over the same as its absolute Owner. Henceforth, all Agreements, Discussions, Mutations, Power of Attorney, Distribution of Flats, Electrical connections and any other activity which may be deemed necessary in respect of this Development agreement, to be entered into between the Developer and the Owner, shall be executed by Shri SANJOY SINHA exclusively and severally.

PLATINUM HERITAGE HOMES PVT. LTD.
MANAGING DIRECTOR

आज दि० 19.8.2017 को संध्या 05 बजे मुo - आनंदपुरी, पश्चिम बोरिंग कैनालरोड, पटना निवास पर जाकर श्रीमती संजय सिन्हा पुत्र स्वo शिवनंदन प्रo सिन्हा एवं सावित्री सिन्हा पति स्वo शिव नंदन प्रo सिन्हा की अंचल की। उनकी पहचान श्री मुनचुन कुमार पिता का नाम श्री दादू पासवान सम निवासी मेरे संतोष के अनुरूप की है। उक्त श्री संजय सिन्हा एवं सावित्री सिन्हा ने स्वीकार कि यह दस्तावेज उन्होंने निष्पादित की है।

19/8/17
अंचलाधिकार

19/8/2017



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V01.02C/2017



सावित्री सिन्हा
पति मुनचुन कुमार
मोबाईल नं० निशान मेरे सामने
बनाये 19/8/17



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V01.02C/2017



मुनचुन कुमार
पिता श्री दादू पासवान
ग्राम रामजि चक दीहा
थाना नाहर पर
जीला पटना
19/8/17



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V01.02C/2017



उपयुक्त रिपोर्ट से मेरा समाधान हो गया कि उक्त श्री संजय सिन्हा एवं सावित्री सिन्हा ने यह दस्तावेज निष्पादित की है। तदनुसार मैं इसे निबंधन के लिए स्वीकार करता हूँ।

निबंधन पदाधिकारी, पटना
26.8.17

The Land Owner has mutated his name in the State of Serista and the Land rent receipt is being issued in his name and the Land rent is being paid by him through the Circle Officer, Patna Sadar.

AND WHEREAS, the Land Owner represents and declares that he has right, title and interest in the said land as well as the exclusive, physical peaceful and vacant possession over the said land. The Land owner further declares that, she is seized and possessed with more or less 10332 Sq. Ft. hereinafter referred to as the '**SAID LAND**' which is bounded as follows:-

North - Plot No. 439 & 488
South - Branch Road (15 Ft.)
East - Part Plot 489
West - Part Plot 489

WHEREAS, keeping aforesaid land as idle is not beneficial to the Owner and as such, the Owner decided to get a Multi Storied Building be developed on the **SAID LAND** which is the most suitable/beneficial option for the Owner.

WHEREAS, the Developer is primarily engaged in construction of multi storied Building and deals with its share in that building, the developer was is search of suitable plot's on which the multi storied Building could be developed. The Owner offers to the Developer to develop and construct Multi storied Building/ Complex on the SAID LAND and the developer accepts the said offer.

WHEREAS, after negotiations both the parties mutually arrived to the Development Agreement with certain terms and conditions. For take of convenience of the parties, the terms and conditions of Development Agreement are hereby reduced in writing.

NOW THE DEED OF DEVELOPMENT AGREEMENT WITNESSETH BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

1. THAT the Owner made proposal to the Developer and the Developer accepted the same.

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MANAGING DIRECTOR

2. THAT the Owner hereby authorized the Developer to do all development related works on the site as well as in concerned offices.
3. THIS deed of Development Agreement shall become effective from the date of its execution.
4. THAT any agreement, undertaking, conveyance executed by the Owner which have not been mentioned in this Development Agreement shall remain the sole responsibility of the Owner and the Owner hereby undertakes that same, if any, would not affect this Development Agreement and development works in any manner.
5. THAT if any hurdles/obstruction/hindrances come in way of development work due to mis-representation or concealment of fact by the Owner the Owner hereby undertakes to indemnify the Developer for the loss etc. sustained by the Developer.
6. THAT the Developer shall first get the vacant, peaceful and physical possession of the land from the Owner, and prepare a building plan/map for getting it sanctioned by the competent authority.
7. **THAT** the developer appoint an Architect for drawing and preparing the plans, design, drawing and elevation for the intended building complex to be constructed on the said property. All expenses, to be incurred and fees to be paid to the said Architect shall be paid and borne by the developer. It is further agreed and settled that the developer shall develop the said property ensuring the construction to the maximum permissible F.A.R. and according the development plan shall be made and submitted to the building sanctioning authority i.e. Patna Municipal Corporation (P.M.C.).
8. THAT the Developer shall construct building in accordance with the plan duly sanctioned by the competent authorities.
9. THAT it has been agreed upon that the Developer will construct the building on its own cost and thereafter, the distribution of share in super-built-up area of the constructed building between the Owner and the Developer will take place at each and every floor proportionately as under

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MANAGING DIRECTOR

(a) Owner share will be **55% (Fifty Five Percent only)** of super built-up area and also **55% (Fifty Five Percent only)** within the parking space.

(b) Developer share shall be **45% (Forty Five Percent only)** of super built-up area and also **45% (Forty Five Percent only)** within the parking space.

The super built-up area will be floor wise as far as possible and this terms and conditions should also reflect in the concerned building map to be prepared before the execution of the construction work. However the Supplementary Agreement may be entered into between the parties for division of the Owner and Developer share floor wise.

10. That the respective Owner shall get **55%** of the super built-up area, in proportion of their share in the '**SAID LAND**'

11. The name of the building shall be decided latter on.

12. That Developer will take post facto sanction of existing building in the said plot on their own cost.

13. As per the provisions of Bihar Apartment Act, 2006, the builder/developer, and land Owner shall be absolute Owner of their respective shares, and at the time of the construction of the building project and they will be entitled to sell/transfer/lease/mortgage/gift their shares respectively. This Development Agreement is being done in the light of the said act will be fully applicable to this development agreement.

14. It has been hereby agreed by the Developer and the Land Owner that the building would not be used for any kind of commercial, whether Private or Public, for example Business/Teaching purposes, but the building would be fully residential by nature and shall be occupied for residential purpose itself. No office of any kind shall be run in the said building.

(a) AND WHEREAS, when the building shall be completed by the Builder and the developed portions shall be handed over to the respective buyers and land-Owner, a society shall be formed by the Builder in the said building. Also, the buyers/Owner of their respective shares shall abide by the rules and regulations formed by the Society of

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MANAGING DIRECTOR

the Building and also pay their proportionate maintenance charges to the above formed society.

15. THAT the Developer shall provide and meet the total cost of development and constructions of proposed complex from its own resources and that the Owner shall not be required to meet any part of it.

16. THAT after preparation of the building plan/map keeping view the standard specification, the Developer shall present it to the competent authorities for its sanction and the Owner shall co-operate and facilitate in it in a positive manner. Any expenses incurred in preparation of map and getting it sanctioned from the competent authorities shall be solely borne by the Developer.

17. THAT in event of any obstruction caused in construction either by the Owner either due to defect of title or otherwise or by any natural incident such as the Act of God or force majeure, the Owner agrees to make relaxation in terms and conditions with regard to the period of completion with regard to the project of completion of the execution work.

18. THAT the Owner shall execute all necessary instruments, documents if and whenever required by the Developer for the purpose of development and its transfer.

19. THAT the Development Agreement will be registered at the cost of the developer and the owner shall also execute a registered (irrevocable) Power of Attorney in the name of **MR. NAWNIL KUMAR SINGH** to take and execute the sale deed to their prospective buyers.

20. THAT if the owner fails to execute the transfer instrument as per share in favour of the Developer or its nominee it will be deemed that the Owner has authorized Developer to execute same through this deed of Agreement and due to which this deed has been executed as Development Agreement.

21. THAT the Owner hereby authorizes Developer to deal with the Developer's share in developed Building, for this propose the Owner shall extend all co-operation to the Developer. If and when the Developer asks the Owner to execute any document in favour of the

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MANAGING DIRECTOR

prospective buyers of a portion in the building the Owner shall execute the same. In case of non co-operation by the Owner this deed or document shall be regarded as well Power of Attorney given by the Owner in favour of the Developer to deal with the Developer's share in the building.

22. THAT The Developer shall have right to demolish if any or all construction/structure existing on the SAID LAND from the date of execution of this Agreement and the Developer shall have to bear all expenses incurred on demolition work, any debris of demolition shall be the property of the Developer and he shall dispose of the same as per his wish.

23. THAT any Agreement or context in respect to the SAID LAND plots which has not got mentioned in this Agreement shall be null and void and shall have no binding effect on the Developer the Owner will indemnify the Developer from any income branches and defect in right/authority/interest over the **SAID LAND.**

24. THAT the Owner hereby authorizes the Developer to enter into agreement for sale, transfer of lease or otherwise allot the Developer's share in the building to any person, individual, institution etc.

25. THAT all the development works should be completed within 02 (Two) years with a grace period of 06 (Six) months from the date of approval of map from the competent authorities.

26. IN case of any unforeseen circumstances such as natural calamity, Act of God force majure, obstruction/hindrances created by the local people etc. extension of time for completion of the project shall be mutually agreed upon between the Owner and the Developer

27. THAT the Owners undertake and agree that they shall execute and give irrevocable General Power of Attorney in favour of the Developer and/or its nominee as and when the Developer requires/desires pertaining to development and construction of a Multi storied Building/ Complex on the SAID LAND.

28. IN case of any dispute arising out of the terms and conditions of this Development Agreement the same shall be referred by the parties to the sole Arbitrator in accordance with the provisions contained in

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Arbitration & conciliation Act, 1996. The decision of the sole arbitrator shall be final and binding upon the parties.

29. That any piece of paper signed between the parties relating to money transaction will form an integral part of this agreement.

30. THAT the contents and purpose of this Development Agreement have been read over and explained and both the parties have fully understood the same and in their full sense have put their respective signature in presence of the witnesses as token of their acceptance and commitment. To the Development Agreement.

DETAILS OF CONSTRUCTION OF BUILDING/FLAT/UNIT

Foundation	R.C.C. cast in situ foundation as per the Structural design tied with grade beam.
Super Structure	RCC framed structure with first class bricks masonry in cement mortar as per design & specifications of structural consultants.
Doors	a) Door frames (RCC/Wooden /Stone Choukhats). b) 32mm thick waterproof flush/panel door shutters (as per ISI specifications)
Window	Aluminium/ Powder coated window
Flooring	Vitrified Tiles/Ceramic Tiles.
Kitchen	Working Platform – Granite top with two feet high ceramic tiles and sink (24 * 18) of standard mak
Bathroom	a) Provision for hot & cold water connection in all toilets. b) Flooring: Ceramic tiles. c) Dado: colored ceramic tiles upto 7 feet height. d) Sanitary Ware: Glazed vitreous sanitary ware of Paryware or any other standard make. e) Fittings: All C.P. of Paryware or any other standard fittings of Standard make. f) Cistern: Concealed flush cock
Electrical	a) All internal wiring in copper conductor using concealed PVC conduits. b) At least two T.V. Point, One Telephone & Intercom Points provided in each flat. c) All electrical switches and accessories as per ISI mark. d) Adequate lighting/Power points, socket, outlets

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MANAGING DIRECTOR

	provided in each flat
Internal Wall	All internal walls shall be finished with white cement Putty
External wall	All external walls shall be painted acrylic paint on white Cement putty.
Genset & Intercom	Generator & Intercom, Electrical connection (B.S.E.B.
EPBX & CCTV Camera	In all flats one point which is connected to the Guard Room, Ground Floor
Extra work	Any Extra work other than our standard specification shall be charged extra as decided by our authorized engineer and such amount shall be deposited before the execution of work

IN WITNESS WHEREOF, the Parties here to have executed and delivered these presents in original and its duplicate copy duly signed by both parties on the day, month and year first above written. Executed and delivered by the Developer hereto in the presence of undersigned witnesses:-

WITNESSES

Akhilesh kr. Gupta
S/o- Ram Ratan Pd. Gupta
Vill- Khaliha.
P.O- Misarpura
P.S- Patna Bazar
Dist- Patna.
19/8/17

2. [illegible]

Manoranjan Kumar
S/o Late R.P. Mehta
29, Surya Apart.
Boaser Road
Patna-1.
19/08/17

Signature of

19/8/17

SANJOY SINHA

19/8/17

SAVITRI SINHA

Signature of

PLATINUM HERITAGE HOMES PVT. LTD.

19.08.2017

MANAGING DIRECTOR

NAWNIL KUMAR SINGH

Builder/Developer

[illegible] का सत्यापन [illegible] से किया।

19.08.17

जॉब डिलीवरी
(महजबीन रजा)

[illegible] प्रकार से चेक से मिलान किया

19.8.17

जॉब डिलीवरी
(महजबीन रजा)

Page 1 of 1

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. 772000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 794000/-

Registration Fee

FEE PAID									
A1	20000	C	0	H1b	0	K1a	2000	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	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		23000

LLR + Proc Fee		Service Charge
LLR	0	500
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 23500

Registering Officer
Patna

Date: 19/08/2017

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 19th August 2017 by Nawnil Kumar Singh (M.D) Late Jai Mangal Singh by profession Others. Status - Claimant

Nawnil
19.08.2017

Signature/L.T.I. of Presentant **Date:19/08/2017**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Manoranjan Kumar' age '46' Sex 'M', 'Ram Prasad Mahto', resident of '24, Surya Apartment, Fraser Road, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 19/08/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 197 on page no. 436 to 448 for the year 2017 and stored in CD Volume No. 31 , year 2017. The document no. is printed on the front Page of the document.

बिहार सरकार

SCORE 4.1

Date : 01/09/2017

Registering Officer
Deed No . :d Patna

Token No. : 9628 Year : 2017 S.No. : 9220 SCORE Ver.4.1

DEED NO: 8726

9/1/2017

District Registry Office, Patna

Misc.Token No.-3025 Year -2017

Following Stamp and Fees has been realised for document having **Serial No.: 22** **for the year: 2017**

FEE PAID

A	- 0	G	- 0	L(i)	- 0
B	- 0	G(a)	- 0	L(ii)	- 0
C	- 0	H1(a)	- 0	L(iii)	- 0
D	- 0	H1(b)	- 0	M(b)	- 0
DD	- 0	H2	- 0	N(a)	- 0
E	- 0	I	- 0	O	- 0
F(i)	- 0	J1	- 0	P	- 0
F(ii)	- 0	K1(a)	- 0	LLR	- 0
F(iii)	- 0	K1(b)	- 0	P.Fee	- 0
F(iv)	- 0	K1(c)	- 1000		

STAMP PAID

Challan/Paper: 500

Treasury Challan: 0

TOTAL: 500

Scan Fee: 0

Total Fee Paid: 1500 **Date: 01/09/2017**

Registering Officer

9/1/2017