

बिहार BIHAR

AM 702317

Serial No. 7299

Govt. of Bihar
Sub Registry Office ,Danapur
Summary of Endorsement

This document was presented for registration on **10/04/2021** by **Maruth Nath Roy**
A Stamp Duty of Rs. **216700**/- 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. **6988** in Book No. **1**, Volume No. **143** on pages from **370** to **393** and has been preserved in total **24** pages in C.D. No. **22** / Year **2021**

Signature with Date
(Aparna Shiva)
Registering Officer, **Danapur**

Date: 10/04/2021

Token No: 7488 /2021

SCANNED

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Patna on this **10th** day of **APRIL, 2021**.

BETWEEN

SRI MARUTH NATH ROY, Son of Late **Dharmendra** Nath Roy. resident of vill- Rajauli, P.S.- Karimuddinpur. Bagend, Distt.-

ANU DEVELOPERS (OPC) PVT. LTD.
DIRECTOR



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(**Aparna Shiva**)
Registering Officer, **Danapur**

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ANU DEVELOPERS (OPC) PVT. LTD.
DIRECTOR

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This Development Agreement made and entered into at Patna on this 10th day of **APRIL, 2021**.

BETWEEN

SRI MARUTH NATH ROY, Son of Late **Dharmendra** Nath Roy. resident of vill- Rajauli, P.S.- Karimuddinpur. Bagend, Distt.-

ANU DEVELOPERS (OPC) PVT. LTD.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

AM 702318

Ghazipur, (U.P.) **presently** residing at Qr. No. L2/72, P.I.T Colony, P.O.- Lohiya Nagar, P.S.- Patrakar Nagar, Kankarbagh, Patna, Pin-800020,hereinafter referred to as the **"LAND OWNER"**, (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assignees) **of the FIRST PART.**

Mobile no. 9905019003

ANU DEVELOPERS (OPC) Pvt. Ltd. Having its registered office at R. K. Niwas. Road no.-2 Exetnsion. Rajbanshi Nagar, P.S.- Shastri Nagar, Distt.- Patna, Pin- 800023, **Bihar, its** registration no. U45202BR2021OPC051369 under companies act 1956. represented through its Partners **SMT. RENU DEVI** wife of **Sri Rajeev Ranjan Kumar** resident of R.K. Niwas, Road no.-2 Exetnsion. Rajbanshi Nagar, P.S.- Shastri Nagar, Distt.- Patna, Pin- 800023, BIHAR, hereinafter called and refered to as the "Builder/Developer"' (Which expression shall unless it be repugnant to the context or meaning thereto mean **and** include its administrators, legal representatives or successor-in-Office **of the SECOND** PART..

Mobile no. 8409770227

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WHEREAS, the above named developer second part is a Registered Company, registered under the applicable provisions of the Companies Act,1956, and besides the other objectives, one of its main objective **is** to acquire land and to construct multi-storied building complex thereon and to sell it to its intending Buyer/s.

WHEREAS, the land hereby to be developed, fully described in Schedule-1, of this Development Agreement, measuring a total area of 6280 Sq.ft. little more or less, pertaining to Plot No. 926, and Society Plot no. 78, Khata No. 227. Tauji No. 5400, under Thana No.21, situated in mauza Danapur Sahjadpur, Mohalla- South of Bazar Samiti (East Danapur), Survey Thana -Danapur and District Patna, within the limit of Nagar Parishad Danapur Nizamat, Sub. Registry office Danapur and Sadar Registry office Patna. The details of aforesaid land is fully mentioned in Schedule-I of this deed.

WHEREAS, the above named land owner's Father Dharmendra Nath Roy Purchased the Property, Through registered sale deed executed by Panchwati Sahkari Grih Nirman Samiti Ltd patna. Registration no. 58/PAT/DIST/36, Through its Secretary Sri Prem Nath Singh, son of Late Gaya Prasad Singh, resident of mohalla- Sadaquat Ashram, P.S- Patliputra. Distt-Patna. which is registered in the office of Sub registrar Danapur Book no. 01, Volume no 29, page no. 237 to 242 Deed no. 6041, dated 12.09.1989 Since then the Dharamendra Nath Roy came in actual physical possession over the land. Dharamendra Nath Roy died leaving behind son Sri Maruth Nath Roy, then Sri Maruth Nath Roy coming in actual Physical possession over land and got his name mutated in Government records and is paying ground rent to the state of Bihar through Circle office and accordingly rent receipt is being issued in his name.

WHEREAS, the above named land owner is seized and possessed of land or otherwise sufficiently entitled to transfer or enter into an agreement for Development with the developer for construction of a multistoried building complex over the Scheduled land.

WHEREAS, the above named Land Owner got interested in getting a residential multistoried building complex developed and constructed over the scheduled Land on conversion basis and acquire built-up area in shape of residential flats and car parking spaces along with all other facilities and amenities in consideration for the value of **50%** of the land to be conveyed by the land owner to the developer.

WHEREAS, when the Developer Second Part came to know the desire of the Land Owner **SRI MARUTH NATH ROY** one of the Director of **ANU DEVELOPERS (OPC) Pvt. Ltd.** approached the above named Land owner and showed his willingness to develop the aforesaid land on conversion basis. The Land Owner and the

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Developer entered into a negotiation and on representation and declaration made by the Owner as hereinafter recorded between the parties hereto upon the terms and conditions hereinafter appearing.

IT IS REPRESENTED & DECLARED BY THE OWNER:—

i) That the land fully mentioned in Schedule-I of this Development Agreement is under the exclusive possession of the aforesaid First Part, with absolute right, title and interest and 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 therein.

ii) That there is no attachment, either before or after the judgment and there is no claims, demands, suits, decrees, injunctions, orders lis pendenes notices, petition or adjudication order a flee ting the said properly or any part thereof.

iii) That the Owner has 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 lease and license, permission, rent, possession, charges, inheritance or any other encumbrance whatsoever.

iv) Thai 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 authorities for acquisitions or requisitions of the said land or any part thereof,

v) That apart from the Owner, none 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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vi) That the Owner is neither a benamidar nor a Trustee for anyone in respect of the said property or part thereof.

vii) That the Owner has not entered in the past into any agreement for sale or development of the said property or any part thereof nor has made any agreement with any one whomsoever regarding the said property or any part thereof. The Land Owner 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 soited out by the land owner himself and the developer in no case will be responsible to sort out the problem, in this regard any loss monetary or otherwise arising due to above reasons the builder will be kept totally indemnified by the Land Owner.

1. AND WHEREAS, the Owner is interested in getting a multistoried residential complex developed and constructed on the said property through a reputed developer, who can develop and construct a residential building complex at its own cost and to acquire super built-up area in the said proposed building complex in shape of flat/s and car parking space/s etc. hereinafter called as "UNITS" as consideration for the proportionate value of land to be conveyed by the owner to the developer, in exchange for the full and final value of the proportionate land and accordingly approached the developer.

2. And Whereas, the aforesaid Developer offered/ re quested to construct at its own cost a Multi-storied Building complex on the said property of the Owner, hereinafter referred to as the "BUILDING/ COMPLEX", and give the agreed part i.e. 50% (Fifty) of the total Super Built-up area of the Building as per Schedule to the Owner in consideration for the value of the said property and the

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DIRECTOR

remaining area i.e. 50% of the total super builtup area would be retained by the developer as developer's share in consideration of the cost of construction and both the parties will have absolute right, title and interest over their respective shares.

3. The land owner will also give 300sq.ft. area in addition to the builder share in the building constructed over the scheduled land of the deed .

4. As a result of negotiation between the parlies hereto and on the representation and declaration made by the owners as herein recorded an agreement for development of the said properly has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

NOW THESE PRESENTS BETWEEN WITNESSTH 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 irrevocably grant permission to develop the aforesaid Land. The Developer hereby accepts from the Owner exclusive right, possession and license to develop the said property, fully described in Schedule-I, hereinafter written in the manner and on the term and conditions hereinafter mentioned.

2. It is also relevant to mention here that before execution and registration of this development agreement, the land owner the building plan approved in his own name from the Nagar Parishad Danapur Nizamat vide building plan case No. 35/2020-21dated 08.07.2020 by empanelled Architect Sri Ajit Singh in empanelment no.-18/ARCH/2015/NPDN time of execution and registration of this development agreement, the land owner hand over the said sanctioned building plan to the above named developer and directed

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them to construct the proposed multistoried building complex as per the said sanctioned building plan without any deviation and the developer accepting the same and promised to consiruct the proposed multistoried building complex as per the sanctioned building plan,

A. That it is further agreed between the parties that any alteration in the aforesaid plan which is in the parameter of Patna Regional Development Authority (Dissolved),/ Patna Municipal Corporation building Rules & Regulation, which may permit necessary shall need consent/ permission of the owner by the developer and the developer alone shall not be entitled to make such alteration. There shall be no alteration except within permissible limits to the map approved by the Nagar Parishad Danapur Nizamat.

3. That the Owner agreed to convey, transfer or assign to the Developer free from attachments, charges & encumbrances 50% of undivided share in the said property at and for consideration and on the terms & conditions mentioned hereinafter.

4. The Developer and the Owner has jointly assessed that based on presently permissible F.A.R. as per Nagar Parishad Danapur Nizamat building bye-laws it shall be possible to construct total built-up area as approved by Nagar Parishad Danapur Nizamat 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. The above super built-up area does not include saleable parking space, if it is open, but the parking space will also be on the same percentages i.e. Owner will have right of 50% parking space as the Owner's area.

5. That it is agreed between the parties that the Developer will hand over 50% of the total super built-up area to the Land Owner and 50% Parking Space in consideration for the value of the

Marwin Dalmia Roy
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land and the Land Owner will be absolute owner of the said 50% of the total super built-up area and will be free to transfer or sell the same to any intending or prospective buyers and in that case the builder will have no objection.

6. That before execution and registration of this Development agreement both the land owner and the developer with their mutual consent distributed their respective shares in shape of flats. The details of flats allotted to the land owner and the developer is clearly mentioned in Schedule-II of this development Agreement.

7. That the Owner and his nominee/s shall solely and exclusively be entitled to the Owner's area i.e. 50% of super built-up area and he shall have absolute right, title and interest over the Owner's area and shall be fully entitled to use and enjoy the same either himself individually or collectively or shall be fully entitled to transfer convey grant or otherwise alienate his interest in any manner as deem fit by him to any person. Association of persons, Firm, body corporate, cooperative society, govt. agency etc. on such terms & conditions as may be decided by the Owner individually or collectively.

A. That the Developer second part is agreed to construct the proposed multistoried building complex at its own cost and expenses and in consideration of the cost of construction, the developer will get and retain 50% of the total super built-up area in proposed multistoried building complex and the Developer will be free to transfer, sell, or mortgage the aforesaid 50% of the Builder's area. And for that the Land Owner will have no objection. However, the Developer shall take care to sell its share to those having no criminal record.

Marvin Dais Roy
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B. That the developer and or its nominees shall solely and exclusively be **entitled** to developer's area i.e. 50% of the super built up area and shall have absolute right, title and interest over the Developer's area and they shall be fully be entitled to transfer, convey, otherwise alienate their interest in any manner as they deem fit and proper to any person, association of persons, firm. body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the developer or its nominees individually or collectively.

C. That the name of the proposed Project shall be **ROY VILLA".**

D. That the Developer, their staffs, workers. Engineers, Architects and Agent etc. will have all the right to enter into the said property to enable the Developer to carry out the various pre-developmental works such as preparing plans and sketches as stipulated in this agreement.

8. That developer agreed to construct the proposed multistoried building complex and handover vacant possession of the Owner's share to the owner within a period of the 18 (Eighteen) months from the date of RERA registration of this Project or from the date of handing over the vacant possession of the Scheduled land to the Developer by the land owner, whichever is later, with a further grace period of 6 (Six) months.

It is agreed by the land owner that in case the above mentioned sanctioned plan is cancelled by the Nagar Parishad Danapur Nizamat due to any reason then the developer will get an additional time of 18 (Eighteen) months with Grace Period of Six month from the date of Development Agreement sanction of new

Manish Roy 10.04.2021

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map plan from Nagar Parishad Danapnr Nizamat competent authority.

9. That in case the complex is not fully developed and fully constructed as per specification and in the manner detailed in this agreement and as per the sanctioned plan and possession is not given to the owner's area to the owner within the said period of 18(eighteen) Month as mentioned above in para 08, the developer shall liable to pay Rs.20,000/- (Rs. Twenty thousand) per month to the owner up to 06 month. Even after this extended period to the developer at their request in writing on the same consideration, it can be so done in writing and in this extended period if the developer does not complete the construction within the stipulated period, the builder is liable to obey the decision of land owner.

In case this Development agreement becomes null and void all other agreement that has been entered by or with the developer on the basis of this agreement, shall stand automatically null and void and shall not be tenable in any court or outside the court and the owner is not responsible for any other loss or damage caused by the third party.

A. As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the developers i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India or due to any legal proceeding affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normally is restored Jo start the work, and in this respect the final decision will be taken with the consent of both land owner and developer.

Manoj Vaiz Roy
10.04.2021

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DIRECTOR

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10. It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para 08 of this development agreement.

11. The owner shall at r o time demand any sum or premium or interest in any dealing regarding the sale of the Developer's Area.

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

13. The Owner and his nominee and the developer and its nominee/s shall jointly have undivided right, title and interest and share in the total land of the said property in their respective shares i.e. 50% of the Owner, and 50% of the Developer alter delivery of the Owner's Area to the owners. If any further construction will be made then the same shall be distributed between the land Owners and developer on 50:50 basis.

14. That the developer will be fully entitled to execute sale deed or any type of conveyance deed with respect to the developer's share only after handing over the owner's share to the owner. However, the developer is allowed to enter into an agreement for sale in favour of its intending buyer/s with respect of the developer's share and may receive advance against the said agreement.

15. The owner hereby grant right and license to the developer to take up and proceed with the development planning and construction of the said complex in terms of this Development Agreement and will hand over vacant physical possession of the said property, more fully described in Schedule hereunder given to the developer. This right and license granted to the Developer by the

Mousumi Dutta Roy 10.04.2021

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Owners shall be license as contemplated as per provisions of Indian Easement Act.

A. It is agreed that any agreement or arrangement made or entered into at any time before.- or during subsistence of this agreement by the land owner will be treated as breach or violation of the terms and conditions of this Development Agreement and the same should be null and void, and in this regard the developer will be kept indemnified.

B. That any charge, encumbrance, lease or otherwise made over the Scheduled Property or any part thereof by the land Owner as well as developer during the subsistence of this agreement shall be treated as breach of the terms of this agreement except as provided herein above.

C. The Owner shall be fully entitled to enter into an agreement for sale or otherwise allot flats and parking spaces and other tenements comprised in the Owner's area in the said building, which does not form the part of the Developer's area. Whenever required by the owner, the developer will join as confirming party on all such agreement, sale deeds, deeds of allotment etc. The Owner shall exclusively be entitled to realize all amount receivable under such agreement, sale deeds, deeds of allotment etc. However, the Owner shall get 50% of the Parking Space as the rightful claimant.

16. The land owner do hereby nominate, constitute and engage, Sri Maruth Nath Roy Director of **ANU DEVELOPERS (OPC) Pvt. Ltd.** as his true and lawful attorney and to do, execute and perform in his name and on his behalf any of the following acts, matters, deeds or things as may be required in terms and conditions of this

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Development agreement in respect of the complex to be constructed thereon.

A. That after completion of the construction of the building/ project, the respective shares i.e. developer/promoter and the land owner shall be absolute owners of their respective shares and they will be entitled to sell/ transfer their shares respectively as per the provisions of Bihar Apartment Ownership Act, 2006 and complete the transaction.

B. To enter into an agreement for sale/ execute the sale deed or deeds, receive consideration money from their prospective buyer/s, appear before registrar or Sub. Registrar of Assurance and or any other office of the Registrar and or admit the execution of any documents, deeds, instruments, writing or other assurance executed by them in respect of 50% share of the Super built-up area of the developer and to do all other acts, deeds, matters and thing in relation thereto which may be requisite, desirable or necessary in terms of this Development agreement.

C. To commence, prosecute, institute, defend, oppose and appear and represent in all legal proceedings and also to represent in suit and revision proceeding whether Civil, Criminal, original or appellate in all applications or petition in any court of law as also proceedings before Revenue Authority and/ or in proceedings before Nagar Parishad Danapur Nizamat/Patna Municipal Corporation, PRDA (Dissolved), Police, Revenue, Stamp Public Works, Postal and/ or Registration authorities and also before all Magistrate, Judicial and Revenue offices or other offices and to issue or accept service of writ process or summons and do all acts and things as may

Manish Dass Roy 10.04.2021

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be necessary to protect the interest of the executants and the said Developers in accordance with this Development agreement.

D. To nominate, engage and authorities any agency / firm to execute and complete the construction works as per the development agreement from time to time is also authorized to revoke their appointments and pay their remunerations.

17. **THE DEVELOPER FURTHER UNDERTAKE :-**

A. To indemnify the Owner and always Keep him indemnified and harmless in respect of all claims, damages compensation or expenses payable on account of harm, injury or accident sustained by any workman, artisan or other persons in the property, whether in the employment of the developer or not within or upon the said property and during the period of construction, of the said building thereon.

B. That developer shall not encumber any portion of the said property or the building made thereon by mortgaging or leasing or alienating in any manner for obtaining loan. However the individual purchaser of the flats/ and car parking spaces may obtain loan from any financial institution or any other authority concerned for purchase of the flats and car parking space by mortgaging the said unit to be purchased and the purchaser is solely responsible to repay the said loan.

18. That owner will hand over ail the attested photo copies of the relevant and necessary documents, which are required for the development of the land immediately after execution and registration of this Agreement. Whenever the original copy will be required by the developer, the same will be shown by the owner and finally handed over to the society/ Owners' Association after completion and hand over the project.

Manisha Dairy Dey 10.04.2021

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A. Incase there be any defect in the title of the Land Owners or there be any liability or any encumbrances on the said property 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 after obtaining / taking written consent of the land owner at the owner's cost and expenses, if the reasons whatsoever the same will be adjusted from the land Owner's area of 50% share. And even if the developer could not get the defects cleared and could not carryout development work on the said land then the land owner will refund the entire expenditure to be made by the developer for the development of the said land as determined by an arbitrator appointed by both the parties.

B. All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the owner 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 Owner's area/ share to the Land Owner.

C. After the delivery the Owner's area to the owner all out going in respect of the said property and the said building thereon shall be borne and paid by the owner and the developers and their nominees separately and proportionately in the proportion to their respective share in the total super built-up area

D. The word proportionately with all its cognates, variations whenever use*.' in these presents shall mean the proportion in which the parties thereto and/or their nominees acquiring portions of the building are entitled to in the covered area in the building.

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19. That after competition and handing over the flats to the respective buyers including the land owners, all inmates of the building will form a Owners Association or management committee and the persons owing tenements, in the said complex including the land owner and his nominees become the member of the said Owners Association or management committee and shall he bound to abide by the Rules and Regulations as may be framed by such organization from time to time and they shall be bound to contribute towards the cost of formation of Owners Association or management committee and maintenance charge for maintenance of the building.

20. The common area shall he 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.

21. Both the owner and the Developer will jointly be entitled to all permissible future and/or horizontal development/exploitation of the said property and the said complex thereof, in accordance with the Bye-laws, Rule and Regulations, as applicable. The construction, share owing and selling of all such additional built up area will be done in the same proportions and on the same terms and conditions in this Development Agreement.

22. The owner hereby agree that the developer may construct the proposed multistoried building complex in phase wise and in

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separate blocks but the owner will get the proportionate share in respective blocks as soon as it gets completed.

23. That it is agreed between the parties that the land owner is not liable to pay any misc. charges like for installation of lift, Transformer, Electric connection (including meter) and all others charges/ deposits required to he paid to the Electricity Board.

24. The owner agree that if any levy is imposed by the Nagar Parishad Danapur Nizamat or any other public body or bodies or the government for the development/ betterment of the areas, in which the said property is located or the complex is built or any other statutory/ levy becomes applicable on the said property or the building thereon, then the same shall be paid by the Developer and or their respective nominees jointly In the same proportion as their respective shares of built-up area in the said building.

25. The Developer agrees that in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan resulting in any excess construction of the built-up area then the same will be borne and paid only by the developer,

26. It is agreed that in all transfer, conveyance of built-up area the purchasers/transferees shall bear the cost of stamp duty, court fee and other registration charges.

27. 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 Schedule-I property or claiming his right title or interest though the Owners relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner

Marwari Das Roy 10.04.2021

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and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time and the Developer's share be kept intact.

28. That in case of any dispute or difference between the parties arising out of relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrator appointed by the parties to this Development Agreement. If the parties so agree. Such Arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time. If the parties do not agree for reference to Arbitration, the;; the Dispute shall be settled by recourse to competent Civil Court.

SCHEDULE -1 Details of Property Owned by the Land Owner

All that piece and parcel of land measuring an area about of equivalent to 6280 Sq.ft. little more or less situated in situated in mauza - Danapur Sahjadpur, Mohalla- South of Bazar Samit (East Danapur), Survey Thaua -Danapur and District Patna, pertaining to Survey Plot No. 926, and Society Plot no. 78, Katha No. 227, Tauji No. 5400. under Thana No.21. within the limit of PRDA (Dissolved) and NPN/Patna Municipal Corporation and within the jurisdiction of Sub registry office Danapur And Sadar Registry office Patna, which is bounded and butted as follows:-

BOUNDRY

North	:-	Private Land.
South	:-	Society Road
East	:-	Society Plot no. 79/80
West	:-	Private Land.

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VALUATION OF PROPERTY/LAND

1. Total Area of Land equivalent to 6280 Sq.ft. 14.419 decimals, Zone- **03** Thana Code No.-**113**

2. Govt. Value of the Land @ Rs.7,50,000/- per dec.

Rs.1,08,15,000/- (Rupees One Crore Eight lakh, fifteen thousand) only

ANNEXURE-I

FEATURES AND GENERAL SPECIFICATION.

FOUNDATION	:-	RCC Pile foundation as per design.
STRUCTURE	:-	RCC frame structure with Earth Quake resistance as per design and specification by the Structural consultants.
STEEL.	:-	ISI Mark. TMT Steel.
CEMENT	:-	Birla/ JP/ Prism/ ACC/ Ultratech.
BRICK WORK	:-	First class brick 5" thick wall in cement mortar as per detail of construction requirement.
CHOWKHATS	:-	Wood frame of hard wood painted with 02 coats of synthetic enamel paint over a cast of primer.
DOOR	:-	32 mm thick factory made flush door with stopper, lock and latch painted with 02 coats of primer of wood.
WINDOWS	:-	Glazed and paneled Aluminum window frame with 4 mm glass.
FLOOR	:-	Vitrified tiles in all construction area with common space and clazy floor in parking space.
KITCHEN	:-	Polished granite kitchen platform with steel sink and 2" dado glazed tiles and marble or ceramic tiles flooring.
BATHROOM/TOILET		a) Flooring- marble or Vitrified tiles. b) Dado Glazed tiles on wall 7" height.

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c) Sanitary ware - white vitreous sanitary of I.S.I Mark.

d)Fittings-Chromium plated C.P. fittings.

e) Cistern allelic fibre glass with colour.

f) Washing Machine point provisions.

g) Geezer point provision with suitable electrical connection.

h) Fresh air fan point provisions in each bathrooms.

WATER PROOFING:- Sunkanslab of toilet and kitchen to have water proofing treatment.

DINNING SPACE :- Provision of one wash basin in related space

WATER PROOFING:- Sunken slab of toilet and kitchen to have water proofing treatment.

ELECTRICAL WORK: a) All internal wiring in copper conductors' using concealed PVC conduit,

b) T;V. points in Drawing room and bed room plus intercom in drawing room,

c) All electrical modular switches and accessories of standard mark ISI like Havells, Finolex etc.

d) One A.C. point provided in bed rooms in each flat.

e) One washing machine point with water inlet and outlet.

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WALL FINISH :-		(i) All internal walls shall be finished With Birla wall Putty.
WATER SUPPLY	:-	One submersible pump operated on mains and generator to run 24 hrs. water supply from tube well to overhead tank.
LIFT	:-	One lift of four passengers capacity.
CABLE	:-	Cable point to be provided in the Drawing, Dining and in all the bed rooms.
INTERNAL WALL :-		All internal walls will be decorated with Birla Wall Putty.
EXTERNAL WALLS:-		All external walls shall be covered with putty and 02 coats of branded all weather coat.
PARKING	:-	Marble crazy flooring/ equivalent tiles With adequate lighting.
WARDROBE	:-	Each bed room have a wardrobe Space Provided as far as possible.
GENERATOR	:-	Silent Diesel Generator of ample capacity for round the clock power back-up.
NOTE	:-	The specification are tentative and subject to minor modification.

Manik Dey Roy 10.04.2021

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DIRECTOR
10.4.21

ANU DEVELOPERS (OPC) PVT. LTD.
DIRECTOR

IN WITNESS WHEREOF, both the parties put their respective signatures on the day month and year first above mentioned in pres

WITNESSES :-

1. ललन प्रसाद यादव
S/o स्व० मथुरा प्र० सिंह
ग्राम- मीठापुर
पो० - जाशी
थाना- बिहार -
जिला - पटना -
10-4-2021

2. कुन्दन कुमार
पिता नित्यानन्द शर्मा
ग्राम नदौरा
थाना कुर्था
जीता अरवल

Marvin Vaiis Roy
10.04.2021

Signature of the Land Owner

ANU DEVELOPERS (OPC) PVT. LTD.
रेनु देवी
10.4.21 DIRECTOR

Signature of the Developer

Printed By :

(Dharmveer Kumar)
'UDDYOGIJI CHAMBER
C.B.A., patna

Drafted as per instructions of the parties

(Dr. Anil Kumar Sinha "Uddyogi)
Advocate
Chamber' Collectorate Bar Association, Patna

ANU DEVELOPERS (OPC) PVT. LTD.
रेनु देवी
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.	216700/-	
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	
Amt.Paid By N.J Stamp Paper	Rs.	2000/-	
Amt.paid through Bank Challan	Rs.	235700/-	

Registration Fee

FEE PAID										
	A1	0	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	20000	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: 10/04/2021

Registering Officer
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Saturday, 10th April 2021 by Maruth Nath Roy S/O Late Dharmendra Nath Roy by profession Others. Status - Executant

Maruth Nath Roy
10.04.2021

Signature/L.T.I. of Presentant **Date:10/04/2021**

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Lalan Prasad Sharma' age '50' Sex 'M', 'Madhura Prasad Singh', resident of 'Mithapur,babhan Lai,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 10/04/2021

Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 143 on pages on 370 -393, for the year 2021 and stored in CD volume No. CD-22 year 2021 .The document no. is printed on the Front Page of the document.

Date : 10/04/2021

Registering Officer
Danapur

Token No. : 7488 Year : 2021 S.No. : 7299 (SCORE Ver.4.1 Deed No . :d No . : 6988

ANU DEVELOPERS (OPC) PVT. LTD.

DIRECTOR