Serial No. 18122 Circle:-:Patna **Book No. :- 1 Deed No. 16953**

Serial No. 18122 Deed No. 16953

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

This document was presented for registration on **19/11/2022** by **Rakesh Kumar Arya**
A stamp duty of Rs. **664200**/- and other fees of Rs. **21000**/- 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. **16953** in Book No. **1**, Volume No. **381** on pages from **199** to **217** and has been preserved in total **19** pages in C.D. No. **58** / Year **2022**

बिहार सरकार

Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, **Patna**

Date: 19/11/2022 Token No. 18589 /2022 SCORE 4.1

SCANNED BY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT *is made and entered on the 19th Day of November, Two Thousand Twenty-Two.*

BETWEEN

(I) SRI RAKESH KUMAR ARYA, *Son of Late Lakshmi Narayan Singh,*

(II) SRI VIJAY RAJ @ SWET RAJ, *Son of Sri Rakesh Kumar Arya,*

(Land Owner No.-I and II Area-16.66 Decimals i.e. 7255.7632 Sq.ft.)

(III) SRI RAMESH KUMAR SUDHANSHU, *Son of Late Lakshmi Narayan Singh, All Resident of Plot No.-49 Hathua Enclave, Ramjee chak Digha, P.S.-Digha, P.S.-Bataganj, District-Patna, Pin-800018, in the State of Bihar, Indian Citizens,*

(Land Owner No.-III Area-16.66 Decimals i.e. 7255.7632 Sq.ft.)

District Registry Office,Patna

Token Number 18589 | Reg. Year 2022 | Serial Number 18122 | Deed Number 16953

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Sanrachna Buildcon(Partner)						
Sig.	Manoj Kumar Singh	Manoj Kumar Singh 19/11/2022					
Claimant	Sanrachna Buildcon(Partner)						
Sig.	Sushil Kumar Singh	Sushil Kumar Singh 19/11/22					
Executant	Asha Singh						
Sig.	Asha Singh 19.11.22						
Executant	Jagat Narayn Singh						
Sig.	19-11-22						
Executant	Neera Sinha						
Sig.	Neera Sinha 19-11-22						
Executant	Niraj Kumar						
Sig.	Niraj Kumar 19/11/2022						
Presented By	Rakesh Kumar Arya						
Sig.	Rakesh Kumar Arya 19/11/22						
Executant	Rakesh Kumar Arya	N/A	N/A	N/A	N/A	N/A	N/A
Sig.							

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Rakesh Kumar Arya. 19/11/22

(IV) SMT. ASHA SINGH *Wife of Sri Niranjan Prasad Singh, Resident of Mohalla-Kautilya Nagar, A.G. Colony, Raja Bazar, P.S.-Shastri Nagar, Post-B.V. Collage, Town and District-Patna, in the State of Bihar,* ***(Land Owner No.-IV Area-6.25 Decimals i.e. 2722 Sq.ft.)***

(V) SRI JAGAT NARAYAN SINGH, *Son of Late Shivnandan Singh,*
(VI) SMT. NEERA SINHA *Wife of Late Dhiraj Kumar,*
(VII) SRI NIRAJ KUMAR *Son of Sri Jagat Narayan Singh, all resident of Mohalla-Ramjee Chak Digha, Bataganj, Police Station-Digha, Town and District-Patna, in the State of Bihar, all are Indian Citizens,* ***(Land Owner No.-V, VI and VII) Area-820 Sq.ft. Sq.ft.)***
hereinafter called the ***"LAND OWNERS"-*** *which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, legal representative assigns and successors-in-interest of the* ***FIRST PART.***

PAN.-(I) AEOPA7618E	***Mobile No.-7717792742***
PAN.-(II) BHWPR2709D	***Mobile No.- 7717792742***
PAN.-(III) ADKPS0010R	***Mobile No.- 9410110000***
PAN.-(IV) AILPS4008B	***Mobile No.-7909072075***
Aadhar No.-(V) 5765 6017 3306	***Mobile No.-9304318425***
PAN.-(VI) JXVPS4745H	***Mobile No.-9304318425***
PAN.-(VII) AJLPK9498C	***Mobile No.-9304318425***

AND

SANRACHNA BUILDCON, *A Partnership Firm, Under Indian Partnership Act, 1932 having its Registration No.F000162/2021, Having its Office-Flat No.-305, Naman Ashray Apartment, Sahdeo Mahto Marg, S.K.Puri, Boring Road, Town and District-Patna, Having its Partners* ***(I) SRI SUSHIL KUMAR SINGH*** *Son of Umakant Singh, Resident of Flat No.-302, Veena Mansion, Parmanand Path, Nageshwar Colony, Town and District-Bhojpur, in the State of Bihar, Indian Citizen, and* ***(II) SRI MANOJ KUMAR SINGH*** *Son of Late Arjun Singh, Resident of Flat No.-305, Vidya Kunj Apartment, Anandpuri, West Boring Canal Road, Town and District-Patna, in the State of Bihar, Indian Citizen, hereinafter called the* ***DEVELOPER,***

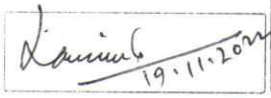
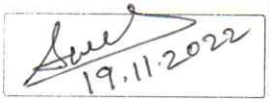
SANRACHNA BUILDCON
PARTNER

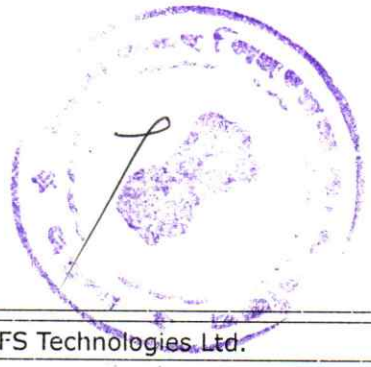
SANRACHNA BUILDCON
PARTNER

(1) Rakesh Kumar Agrwal 19/11/22
(2) Suresh 19.11.22

District Registry Office,Patna

Token Number 18589 | Reg. Year 2022 | Serial Number 18122 | Deed Number 16953

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Ramesh Kumar Sudhanshu						
Sig.							
Executant	Vijay Raj Alias Swet Raj						
Sig.							
Identified By	Nishant Kumar Singh						
Sig.							



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which expression unless to the context otherwise require deem to include promoters of the company and their respective successors and promoted assignees) as the ***SECOND PART.***

PAN-AENFS4722G. ***Mobile No.-(i) 9386732950.***
(ii) 9934305202.

WHEREAS *the First Part/Land Owners are the absolute owners of the property, more fully described in Schedule-I of this deed, and they are coming in peaceful, physical possession over the same and they have all right title and possession over the said property.*

AND WHEREAS, *the total Land measuring an area approx.* ***33.32 Decimals approx.*** *(more fully described in Schedule-I Lot-A) Situated at Mauza-****Digha, (Patna M.V.R. Serial No.-001, Zone-3, Year-2017),*** *Survey Thana and Pargana-Phulwari, Present P.S.-Digha, District-Patna which is within the limit of Patna Municipal Corporation, Sub and Sadar Registry office Patna bearing Thana No.-****01,*** *Survey Part Plot No.-****1251,*** *Khata No.-****160,*** *Tauzi No.-****15270*** *within the jurisdiction of Sub and Sadar Registry Office Patna Sadar, was purchase property of Shiv Nandan Singh and his brother Mohan Singh (Grand Father of Land Owner no.-I and III) from Sri Deosharan Singh Son of Sri Sita Singh, Resident of Village-Digha, P.S.-Digha, District-Patna, through Deed of Absolute Sale, Vide Deed No.-7863, Volume No.-12, Pages No.-125 to 129, Book No.-1, Registered at District Registration office, Patna on 23.12.1941.*

And whereas, after some time Mohan Singh died Issueless leaving behind his brother Shiv Nandan Singh as his legal heirs for all his ancestral property, thereafter Shiv Nandan Singh came in actual, peaceful, physical possession over the land/property as its absolute owner which was left by his brother.

And whereas, after some time Shiv Nandan Singh, died leaving behind his Three Sons namely (1) Satya Narayan Singh, (2) Lakshmi Narayan Singh and (3) Jagat Narayan Singh, as his legal heirs for the

SANRACHNA BUILDCON PARTNER

SANRACHNA BUILDCON PARTNER

(1) Rakesh Kumar Satya. 19/11/22
(2)

land/property, Thereafter, they came in actual, peaceful, physical possession over the land/property as its absolute owners.

And whereas after the sometime above mentioned (1) Satya Narayan Singh, (2) Lakshmi Narayan Singh and (3) Jagat Narayan Singh, decided the partition of the own shares between them by virtue of mutual conversation, And Lateron Lakshmi Narayan Singh died leaving behind his two sons namely (1) Rakesh Kumar Arya and (2) Ramesh Kumar Sudhanshu, as his legal heirs for the land/property, Thereafter the aforesaid (1) Rakesh Kumar Arya and (2) Ramesh Kumar Sudhanshu, are coming in actual peaceful, physical possession over the property, They have mutated their name in the State of Serista, Bihar. The Land Rent Receipt is being issued in the name of Land Owners, vide Jamabandi No.-**8309,** Bhag Vartman No.-128, Pristh No.-8309 (Rakesh Kumar Arya) and vide Jamabandi No.-**8310,** Bhag Vartman No.-128, Pristh No.-8310 (Ramesh Kumar Sudhanshu) and the Land Rent Rs.10/- payable to Govt. of Bihar is being paid to the Circle Officer, Patna Sadar.

And Whereas the Land measuring an area approx. **6.25 Decimals approx.** (more fully described in Schedule-I Lot-B) Situated at Mauza-**Digha, (Patna M.V.R. Serial No.-001, Zone-3, Year-2017),** Survey Thana and Pargana-Phulwari, Present P.S.-Digha, District-Patna which is within the limit of Patna Municipal Corporation, Sub and Sadar Registry office Patna bearing Thana No.-**01,** Survey Part Plot No.-**1251,** Khata No.-**160,** Tauzi No.-**15270** within the jurisdiction of Sub and Sadar Registry Office Patna Sadar, was purchase property of Land Owner No.-IV Smt. Asha Singh, from Sri Jagat Narayan Singh Son of Late Shiv Nandan Singh, through Deed of Absolute Sale, Vide Deed No.-20710, Volume No.-299, Pages No.-178 to 186, Book No.-1, C.D. No.-46, Registered at District Registration office, Patna on 23.08.2007. Thereafter the aforesaid Smt. Asha Singh, is coming in actual peaceful, physical possession over the property, she has mutated her name in the State of

*Serista, Bihar. The Land Rent Receipt is being issued in the name of Land Owners, vide Jamabandi No.-**15622,** Bhag Vartman No.-94, Pristh No.-15622 and the Land Rent Rs.5/- payable to Govt. of Bihar is being paid to the Circle Officer, Patna Sadar.*

*And Whereas the Land measuring an area approx. **820 Sq.ft.** (more fully described in Schedule-I Lot-C) Situated at Mauza-**Digha, (Patna M.V.R. Serial No.-001, Zone-3, Year-2017),** Survey Thana and Pargana-Phulwari, Present P.S.-Digha, District-Patna which is within the limit of Patna Municipal Corporation, Sub and Sadar Registry office Patna bearing Thana No.-**01,** Survey Part Plot No.-**1251,** Khata No.-**160,** Tauzi No.-**15270** within the jurisdiction of Sub and Sadar Registry Office Patna Sadar, was purchase property of Shiv Nandan Singh and his brother Mohan Singh (Father of Land Owner no.-V, Dadasarul of Land Owner No.-VI and Grandfather of Land Owner No.-VII) from Sri Deosharan Singh Son of Sri Sita Singh, Resident of Village-Digha, P.S.-Digha, District-Patna, through Deed of Absolute Sale, Vide Deed No.-7863, Volume No.-12, Pages No.-125 to 129, Book No.-1, Registered at District Registration office, Patna on 23.12.1941 (partly details above mentioned). After mutual conversation the Land Owner No.-V and his two sons namely Dhiraj Kumar Singh and Niraj Kumar jointly came in their exclusive share of total property. Lateron Dhiraj Kumar Singh died on 30.05.2019 leaving behind his wife namely Neera Sinha i.e. Land Owner No.VI as his legal heirs. Lateron Land Owner No.-V, VI and VII jointly came in actual peaceful, physical possession over the property and the Land Rent Receipt is being issued in the name of Land Owner No.-V, vide Jamabandi No.-**7735,** Bhag Vartman No.-40, Pristh No.-11317 and the Land Rent Rs.5/- payable to Govt. of Bihar is being paid to the Circle Officer, Patna Sadar.*

SANRACHNA BUILDCON
PARTNER

SANRACHNA BUILDCON
PARTNER

(1) Rakesh Kumar Singh 19/11/22
(2) Sunil 19.11.22
(3) Asha Sinha 19.11.22
(4) Neera Sinha 19-11-22

AND WHEREAS *the owners decided to develop the said property more fully described in Schedule-I of this deed, through a reputed and experienced developer, and on being approached by the* ***developer****, the owners decided and represented to the developer that the owner/first part are the absolute owners of the said property and the same is in their peaceful possession and the said property is free from all encumbrances, liens, charges, attachments, litigations, whatsoever, that there is no notice of requisition or acquisition from the government authority or authorities in respect to the said property and the owners have got the right of transfer and convey the whole or part of the said property and after negotiation between the parties, the owners are agreeable to give the said property to the developer for developing and construction of multistoried Residential Complex and the developer is agreeable to take up the development and construction of the multistoried residential Complex on the said property on the terms and conditions given hereunder.*

AND WHEREAS *the owners are interested in getting a multistoried residential Complex, developed and constructed on the scheduled property and acquire residential built-up area in the same.*

WHEREAS *after due negotiations between the aforesaid party,* ***THE DEVELOPER*** *has finally decided to take over the said property for development and has assured and guaranteed the LAND OWNERS, the owner of the plot, to develop the said property without putting the LAND OWNERS to any loss or damage and also immune and indemnify the LAND OWNERS or anybody after the execution of this agreement on the following terms and conditions.*

The Developer has got examined the title and interest of respective owners in the said land and is fully satisfied of the same in all respects. In case any part of any liability or any encumbrances come to light in future, then in such event, the developer shall be entitled to have such defects cured and liability to clear the same shall be of the concerned owner and be got done by the developer at the concerned owners' cost expenses before actually commencing construction.

SANRACHNA BUILDCON
PARTNER

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PARTNER

(1) Rakesh Kumar Aggarwal 19/11/22
(2)

AND *as a result of the aforesaid development negotiation between the parties, agreement for development of the property by developer has been arrived at upon terms and conditions here after appearing.*

NOW THIS AGREEMENT WITNESSTH AND IT IS HERE BY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. ***THE*** *owner of the land hereby grants to the developer and the developer hereby accepts from the LAND OWNERS the right to develop the said property more particularly mentioned in the Schedule-I of this agreement.*

2. ***THAT*** *the developer will appoint an Architect of a good repute for drawing and preparing the plans, design, drawing and elevation for the intended building complex to be construct on the said property. All expenses, to be incurreded 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 accordingly by the development plan shall be made and submitted to the building sanctioning authority i.e., Patna Municipal Corporation and other competent authority.*

3. *THAT the owners of the land shall allow every facility to the developer, their staff, workers, engineer, architect and agents etc. to enter in to the said property to enable the developer to carry out the various development works as stipulated in this agreement. Such facilities shall, however be allowed to the developer after the execution of this agreement.*

4. *THE Owners of the Land has possessed total Land area of* ***41.45 Decimals approx. 18,053.52 Sq.ft.*** *more or less.*

5. *THE developer shall submit the building plan prepared by the said architect to Patna Municipal Corporation and other authorities in the name of the owners who shall sign the said building plan on behalf of the owner for obtaining the sanction of the said building plan and expenses relating to the above shall be paid and borne by the developer. However, plan will need to be consented by the land owners first.*

SANRACHNA BUILDCON
PARTNER
19/11/22

6. And whereas the Developer shall get the map approved from the Patna Municipal Corporation and seek RERA approval within one year from the date of registration of the development agreement. The agreement and the respective rights and obligations arising out of it shall be deemed to be cancelled and the land owners shall be restored to their original possession if the Developer fails to get the map approved by Patna Municipal Corporation within the stipulated period of one year from the registration of this development agreement unless both parties extend the said period of one year in writing.

The Developer shall complete the project within 3 years from the date of map sanctioned and RERA. If the Developer fails to compete the project within the stipulated time period of 4 years from the registration of this development agreement the Developer shall pay an amount of Rs.8,000/- per flat per month to the land owners write their share.

*EXCEPT under force-majure clauses the total time for the construction shall be **4** years developing and completing the project that the total time for construction shall be calculated from the date of Registration of this Development Agreement.*

7. And whereas after completion of the construction of the building and division of shares between the land owners and the Developer GST or other taxes regarding the flats imposed by any authority of the state and or the central government along with the maintenance of the building will borne by the shareholder themselves or their purchasers be it land owners or Developer respectively.

After completion of the building (multistoried complex) the developer shall obtain the completion/occupancy certificate from concerned authorities within the stipulated times (from start of construction after approval of owners and sanctioned by licensed architect).

*8. THE developer shall deliver possession to the LAND OWNERS No.-I, II, III and IV **50% (Fifty Percent)** of the total saleable built up area in the proposed building on the completion of construction of the intended*

SANRACHNA BUILDCON
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PARTNER

building on pro rata basis and the Land Owner No.-V, VI and VII (Sri Jagat Narayan Singh Smt. Neera Sinha and Sri Niraj Kumar)) will be jointly given a flat measuring an area 1400 sq.ft. (Super built-up area) by the Developer in the entire building in lieu of his portion of land, and more than 50% of the part of is to be given from the Developer's share.

9. However, in pursuance of the column no.8 of the total saleable built-up area in the proposed building, of the owners share in the total saleable built-up area the portion to be allotted shall be finally determined soon after the plan is sanctioned by the Patna Municipal Corporation or competent authorities and will be clearly earmarked and agreed as per mutual agreement in a fare and equitable manner.

10. It is expressly irrevocable and irretrievably agreed and declared by the owner that the delivery of possession of the total super built-up area of LAND OWNER's share on prorata basis in the said residential building complex on the said property given in the Schedule-I by developer to the owner.

11. As per the provisions of Bihar Apartment Act, 2011 (Amendment) the Developer/developer, and LAND OWNERS 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/lease/mortgage/gift their shares respectively. This Development Agreement is being done in the light of the said act and sale to any person, association of persons, firm body corporate on such terms and conditions as may be decided by the owners individually or collectively with respect to their respective allocations will be fully applicable to this development agreement.

12. That, under this Development Agreement, the Developer/Builder, is liable to do the following acts, after completion of the building project as mentioned above, as per his share, hereunder:-

A. To execute or sign on agreement for sale, Deed of absolute sale or other documents for effectuating the lawful transfer of the Flats and Parking Space falling in the share of the Developer.

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PARTNER

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PARTNER

1) Rakesh Kumar Arya 19/11/22
2) Neera Sinha 19.11.22

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 buyers share in the built-up area with Financial Institution for enabling the Purchasers of residential, parking space, tenements etc., to obtain loan against their Flats and Parking Space, tenements etc.

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

F. That, the Developer shall not take project loan against the Schedule property from any Bank or Financial Institute.

13. THE developer shall be entitled to allot the area of its own share to intending buyers and owner of the said land will be legally bound to execute and register conveyance to effect transfer of portion as design by developer to the extent of as per column no.-8 of his share in the said building.

14. The LAND OWNERS hereby declare:-

A. That, there is no notice or order passed by the Patna Municipal Corporation or any other body or competent authority for setback thereof and there is not requisition of whatsoever nature by the municipality or other body or authority.

B. The LAND OWNERS have assured that the premises of Schedule-I and II is free from any acquisition any notice from any Govt. department such as Patna Municipal Corporation and others and is free from all

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PARTNER

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encumbrances, debts, liens, charges, dues and attachment and in marketable condition and have in themselves full right, full power and absolute authority to title to transfer the whole and part of the said property and is free in all respect with their absolute right and in their exclusive possession and clear title and possession to be delivered to the Developer for development. The owner also assured that land does not affect the master Plan of the Patna Municipal Corporation or competent authorities and there will be no obstacle in construction of the building on the said land. Further to say by the LAND OWNERS those Old taxes (all) due prior to the date of this Agreement would be payable by the LAND OWNERS.

15. The Developer shall strictly comply with the provisions of Patna Municipal Corporation or competent authorities and all other relevant laws/ buy-laws and rules and regulations. The Developer shall always keep the owner absolutely indemnified and harmless against all actions, claims and demands whatsoever which may arise due to deviation from the said sanctioned plan and/or to violation of the provisions of the law relating to the construction of the intended building complex and the developer shall provide for all civil work including installation of overhead tanks, provisions of water supply, drainage, compound wall, car parking spaces etc. as per the specification and amenities set out in the plan approved by the Patna Municipal Corporation or competent authorities. The Land owners shall be entitled to check the construction while it is going on to ascertain that the sanctioned plan is being adhered to.

Besides, Developer shall incorporate plans to address fire hazards with adequate safety measures as applicable to high-rises and submit approval from fire safety office and applicable NOC's that shall be required for construction like pollution, labour laws, etc.

The Developer further undertakes not to do or allow any act of commission, omission, expressly or implied by, directly or indirectly by which the owners' right, title, possession and interest over the said property may in any manner be adversely affected during the time of subsistence of the agreement and till the construction of owners' allocation is complete in all respects and is handed over (the possession is delivered) to the owners in fully habitable conditions as agreed upon.

SANRACHNA BUILDCON
PARTNER

SANRACHNA BUILDCON
PARTNER

1) Robert Kumar Agge. 19/11/22
2) Neeraj Singh 19.11.22

16. That the land owners shall not be liable or made liable or in any way responsible for deployment and engagement of workers, contractors, vendors or whatsoever on the site for development and construction of said building on the said land, and for meeting applicable statutory obligations including those in case of injury, death of any person connected there caused in course of and out of execution of construction of said building/ complex, and for which the Developer only shall have full responsibility, liability and accountability. The developer shall also be responsible for the quality of construction of the building. As per standard specification agreed upon and annexed herewith which forms part of this development agreement strictly according to building drawing duly consented by owners and sanctioned by authorities.

17. Any notice and/or outgoings, levy of charges, tax, cess etc. received after the start of and related to construction work shall be borne and paid by developer only. The developer shall defend any legal notice against land owners at its own cost which is due to construction of development of said land and shall keep the owner indemnified in all respect to that effect. The owners shall provide their active and required support in resolution of any such issue. Any penalty or cess imposed by authorities due to any act of deviations shall be the sole responsibility of the Developer.

18. All tax levy by the PMC or other Govt. body will be borne by the Developer related to construction work and development of complex in the building before possession given by the Developer to the land owners of their shares.

19. That it has been decided between the land owners and Developer if the Developer will develop other project/building near or beside of this project, the land owners will have no objection for the same.

20. The building shall be named as "SANRACHNA ONYX"

SANRACHNA BUILDCON
PARTNER

SANRACHNA BUILDCON
PARTNER

(1) Rakesh Kumar Arya 19/11/22
(2) 19.11.22
(3) 19.11.2022
(4) Neeraj Singh 19-11-22

A separate share division agreement Deed will be executed between Land Owners and the Developer, as and when the map gets approved by Patna Municipal Corporation, with reference of this development agreement.

Owners shall have right to get super built-up area measured by an independent architect.

21. The initial deposit required for the entire building including owner's area for electricity connection payable to BSEB or other supplier or for water connection payable to PMC or Patna Water Board as may be required under law shall be paid by the developer. On completion of the building, consumption charges for power/water shall be paid proportionately by owners/ developers or their respective allottees/ transferees as per meter reading after completion of the building and possession delivered to each party.

22. If any dispute arises between the parties the same shall be referred to the sole arbitrator, appointed mutually by the parties and the seat of the Arbitration shall be in Patna, and Patna High Court shall have the exclusive jurisdiction to entertain all/any dispute related to the arbitration proceedings.

SCHEDULE-I ABOVE REFERRED TO

LOT-A

All that piece and parcel of residential vacant land measuring an area of ***33.32 Decimals approx. 14,511.5264 Sq.ft.,*** *Situated at Mohalla/Mauza-* ***Digha (Patna M.V.R. Serial No.-01, Zone-3, Year-2017),*** *Survey Thana and Pargana-Phulwari, Present P.S.-Digha, District-Patna which is within the limit of* ***Patna Municipal Corporation****, replaced body of Patna Municipal Corporation, Sub and Sadar Registry office Patna bearing Thana No.-**01,** Survey Part Plot No.-**1251,** Khata No.-**160,** Tauzi No.-* ***15270,*** *within the jurisdiction of Sub and Sadar Registry Office Patna Sadar.*

SANRACHNA BUILDCON
PARTNER

SANRACHNA BUILDCON
PARTNER

SCHEDULE-II ABOVE REFERRED TO

LOT-B

All that piece and parcel of residential vacant land measuring an area of ***6.25 Decimals approx. 2722 Sq.ft.,*** *Situated at Mohalla/Mauza-***Digha** ***(Patna M.V.R. Serial No.-01, Zone-3, Year-2017),*** *Survey Thana and Pargana-Phulwari, Present P.S.-Digha, District-Patna which is within the limit of* ***Patna Municipal Corporation****, replaced body of Patna Municipal Corporation, Sub and Sadar Registry office Patna bearing Thana No.-****01,*** *Survey Part Plot No.-****1251,*** *Khata No.-****160,*** *Tauzi No.-****15270,*** *within the jurisdiction of Sub and Sadar Registry Office Patna Sadar.*

SCHEDULE-II ABOVE REFERRED TO

LOT-C

All that piece and parcel of residential vacant land measuring an area of ***820 Sq.ft. approx. 1.88 Decimals,*** *Situated at Mohalla/Mauza-***Digha** ***(Patna M.V.R. Serial No.-01, Zone-3, Year-2017),*** *Survey Thana and Pargana-Phulwari, Present P.S.-Digha, District-Patna which is within the limit of* ***Patna Municipal Corporation****, replaced body of Patna Municipal Corporation, Sub and Sadar Registry office Patna bearing Thana No.-****01,*** *Survey Part Plot No.-****1251,*** *Khata No.-****160,*** *Tauzi No.-****15270,*** *within the jurisdiction of Sub and Sadar Registry Office Patna Sadar.*

Amalgamated Boundary of entire area-41.45 Decimals approx.

18,053.52 Sq.ft.

NORTH	:	Part Plot of 1251.
SOUTH	:	Part Plot of 1251.
EAST	:	Part Plot of 1252 & 1253.
WEST	:	Branch Road.

GOVT. VALUATION OF SCHEDULE-I PROPERTY

(i) Total land measuring ***41.45 Decimals approx. 18,053.52 Sq.ft.***

@ Rs.8,00,000/-Per Decimal

Or Rs.1836.8846 Per Sq.ft. i.e. ⟶ ***Rs3,31,60,000/-***

(Rupees Three Crore Thirty One Lakhs Sixty Thousand only).

SCHEDULE-II

FEATURES AND SPECIFICATIONS OF UNITS (FOR RESIDENTIAL PROJECT)

FRAME STRUCTURE

Earthquake Resistance R.C.C. as per Zone 4 specifications.

FINISHING OF INTERNAL WALL OF FLAT

Putty over plaster.

FINISHING OF EXTERNAL FAÇADE

Weather coat paint/ Paint over Putty.

COMMON AREA WALL

1st Class Emulsion paint over putty over plaster.

DOOR

(Flats/Common Area)

Flush Door With both side laminate.

Door Frame:- Saal Wood

FLOORING INSIDE FLAT

Drawing & Dining Floor: Vitrified Tiles 800×1200.

Bedroom & Balcony: Vitrified Tiles 600×600.

Toilet Floor: Vitrified Tiles/ Granite/ Marble.

Lobby/Passage: Vitrified Tiles/ Granite/ Marble.

Stair: Granite.

Kitchen:- Granite Cooking platform with stainless steel sink 2' height Ceramic Tiles over cooking platform.

BATHROOM FITTINGS:-

Jaguar/Hindware

WINDOW

UPVC/ANNODISED ALUMINIUM

COMMON SERVICE:-

Water Supply:- Through deep borewell and overhead tank.

Generator Facility:- Silent Generator with power backup for all residential unit at Developer's cost. Running costs to be shared.

Lift:- S.S. Finish Lift from Standard Companies as Otis/Mitsubishi/Kone.

Telephone/Dish TV. Point:- One point of each flat & Intercom in every flat for security reasons.

Fire Fighting Provision:- As per recommendation of State of Govt. duly approved.

CCTV:- CCTV Camera in provided in Common Area.

SANRACHNA BUILDCON
PARTNER

SANRACHNA BUILDCON
PARTNER

IN WITNESS *thereof the LAND OWNERS and DEVELOPER/ DEVELOPER have put their respective signature in token of acceptance of the terms and conditions as settled above in presence of the following witnesses:-*

WITNESSES :-

1. Nishant Kumar Singh
S/o Prem Kumar Singh
R/o Lohanipur
Patna
19/11/2022

2. Alok Raj
S/o Hira Prasad
R/o Diwan Mohalla
Royal Tarai Ratnesh
Deputy Factory
19/11/22

SIGNATURE OF THE LAND OWNERS/FIRST PARTIES

(I) Rakesh Kumar Arya - 19/11/2022

(II) (SWET RAJ @ VIJAY RAJ) - 19/11/2022

(III) 19.11.2022

(IV) Asha Singh
19.11.22

(V) 19/11/2022
(6) - Neeraj Singh 19-11-22 (7) Nirmal Kumar 19/11/2022

SIGNATURE OF THE SECOND PARTY (DEVELOPER/DEVELOPER)

SANRACHNA BUILDCON

(I) Gulshan Kumar Singh
PARTNER 19/11/22

SANRACHNA BUILDCON

(II) Manoj Kumar Singh
PARTNER 19/11/2022

Uday Narayan Singh
Advocate
C.B.A., PATNA

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. 664200/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 685200/-

Registration Fee

FEE PAID										
	A1	19000	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	1000	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

Registering Officer
Patna

Date: 19/11/2022

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 19th November 2022 by Rakesh Kumar Arya S/O Late Lakshmi Narayn Singh by profession Others. Status - Executant

Rakesh Kumar Arya. 19/11/22

Signature/L.T.I. of Presentant **Date:19/11/2022**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nishant Kumar Singh' age '33' Sex 'M', 'S/O Prem Kumar Singh', resident of 'Ram Niwas Singh Katra Budh Murti Ke South Kadamkuan, Patna-800003'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 19/11/2022

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book-1 Volume No. 381 on pages on 199 -217, for the year 2022 and stored in CD volume No. CD-58 year 2022 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 19/11/2022

Dev. Agreement

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	**IN-BR45162530209757U**
Certificate Issued Date	:	14-Nov-2022 04:42 PM
Account Reference	:	NONACC (CB)/ brtbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRTBSCB0972996862963279U
Purchased by	:	SANRACHNA BUILDCON
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SANRACHNA BUILDCON
Stamp Duty Paid By	:	SANRACHNA BUILDCON
Stamp Duty Paid (Rs.)	:	6,64,200(Six Lakh Sixty Four Thousand Two Hundred only)
Reg. fee (Rs.)	:	20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs:)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	6,85,200 (Six Lakh Eighty Five Thousand Two Hundred only)

19/11/22

19/11/2022 Arjun Kumar

(6) Meera Sinha 19-11-22

(5) Ashu Singh 19.11.22

(4) Laxmi 19.11.22

(3) Rakesh Kumar Agrya 19/11/2022

(2) 19.11.22

(1) Subhash Kumar Singh 19/11/22

दस्तावेज की जाँच किया एवं दस्तावेज में अंकित वर्णित विवरणी को अनुरूप सही पाया।

(अरुण कुमार महाराज)

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JD 0018391895

Statutory Alert:

भारत सरकार
GOVERNMENT OF INDIA



निंशात कुमार सिंह
Nishant Kumar Singh

जन्म वर्ष / Year of Birth : 1989
पुरुष / Male

2506 8488 0606

आधार – आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O प्रेम कुमार सिंह, राम निवास सिंह कटरा, बुद्ध मूर्ति के दक्षिण, कदमकुआं, पश्चिमी लोहानीपुर, कदमकुआं, पटना, बिहार, 800003

Address: S/O Prem Kumar Singh, Ram Niwas Singh Katra, South Of Buddh Murti, Kadamkuan, West Lohanipur, Kadamkuan, Patna, Bihar, 800003

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