Serial No. 15405 Deed No. 498

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

This document was presented for registration on **14/12/2019** by **Sulekha Kumari**
A Stamp duty of Rs. **276000**/- and other fees of Rs. **26025**/- 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. **498** in Book No. **1**, Volume No. **14** on pages from **61** to **85** and has been preserved in total **25** pages in C.D. No. **1** / Year **2020**

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

Date: 14/01/2020 Token No: 15705 /2019

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित अंगूठा निशानी से मुलान हमे प्रमा।
जाँच लिपिक
(प्रवीण कुमार)

SCANNED BY

ARYA BUILDCON PVT. LTD.
Director

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT executed and entered into on this 12th day of December, 2019, at .Patna,

BETWEEN

1. **SMT. SULEKHA KUMARI,** daughter of Late Shyam

ARYA BUILDCON PVT. LTD.
Director

Narayan Singh, resident of village Korhar, P.S. Bihta, District Patna, presently residing at L-1/40, Srikrishnapuri, P.S. Srikrishnapuri, District Patna.

2. **SMT. DAMYANTI DEVI,** wife of Sri Shyam Kishore Singh, resident of village and post Lalu Chapra, P.S. Paru, District Muzaffarpur, presently residing at L-1/40, Srikrishnapuri, P.S. Srikrishnapuri, District Patna.

3. **SMT. ASHA SINGH,** wife of Sri Manoj Kumar Singh resident of Defence Colony, Danapur, District Patna,

All the above named parties hereinafter referred to as the **"LAND OWNERS",** (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their successors, executors, administrators, legal representatives, nominees and assignees) of the **First Part.**

AND

M/S ARYA BUILDCON PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, bearing CIN NO. **U45200BR2006PTC011956** having its Registered office at L-1/40, Srikrishnapuri, P.S. S.K. Puri, Town and District Patna, through its Director **SRI SANJAY KUMAR,** Son of Sri Shyam Kishore Singh, resident of L-1/40, Srikrishnapuri, P.S. S.K. Puri, Town and District Patna, hereinafter referred to as the **"BUILDER/ DEVELOPER"** (Which expression shall unless excluded by or repugnant to the context mean and include its Successor-in-office, Executors, Administrators and assign) of the **SECOND PART.**

PAN NO. **AAGCA5416K**

Mob No. **07909000017**

WHEREAS, the above named land owners are the absolute owner of 05 katha 10 dhoors of land, little more or less, pertaining to Khata Nos. 1865, Cadastral Survey Plot No. 802, under Thana No. 01, Tauji No. 5728, situated in mauza Digha, mohalla Digha South, Survey Thana Phulwari, P.S. Digha, Sub. Registry office Danapur, Sadar Registry office and District Patna, within the limit of Danapur Nizamat.

WHEREAS, out of the aforesaid 05 katha 10 dhoors of land, 03 katha 10 dhoor land belongs to land owner No.1 Smt. Sulekha Kumari, who acquired the aforesaid land by

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two separate reegistered deed of absolute sale. Out of 03 katha 10 dhoors of land, 02 katha land purchased under a registered deed of absolute sale dated 01/03/2008, vide deed No. 3813, entered in Book No.01, Volume No. 67, pages from 44 to 51, C.D. No. 11/2008, registered at Registration office Patna. Subsequently, the land owner No.1 got her name Mutated in Governnment records vide Zamabandi No. 15433 and is paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in her name. The remaining 01 katha 10 dhoors of land purchased by the land owner No.1 under a registered deed of absolute sale dated 09/07/2012, vide deed No. 20031, entered in Book No.01, Volume No. 371 pages from 398 to 408, C.D. No. 58/2012, registered at Registration office Patna. Subsequently, the land owner No.1 got her name Mutated in Government records vide Zamabandi No. 19412 and is paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in her name. The aforesaid land is clearly mentiond in LOT-1 & 2 of Schedule-1 of this development agreement.

WHEREAS, out of the aforesaid 05 katha 10 dhoors of land, 02 katha land belong to land owner No.2 & 3, who jointly acquired the aforesaid land under a registered deed of absolute sale dated 01/03/2008 vide deed No. 3814, entered in Book No.1, Volume No.67, pages from 52 to 59, registered at Registration office Patna. Subsequently, the land owner Nos.2 & 3 jointly got their names Mutated in Government records vide Zamabandi No. 15433 and are paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in their joint names. The aforesaid land is clearly mentiond in LOT-3 of Schedule-1 of this development agreement.

WHEREAS, all the above named land owners expressed their desire to develop and construct a residential multistoried building complex over the Scheduled property, fully mentioned in First Schedule of this development agreement.

WHEREAS, when **SRI SANJAY KUMAR,** one of the Director of the developer company came to know the desire

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of the land owners, he approached the land owners on behalf of the developer company and showed his willingness to develop the aforesaid land and construct a residential multistoried building complex over the Scheduled land by adhering all the applicable law, Rules, bye-laws of the Danapur Nizamat as well as Patna Municipal Corporation. After several rounds of discussion, the land owners considered the proposal of the developer and agreed to develop the scheduled land through the above named developer. During negotiation and discussion the land owners/First part represented and declared as follows :-

(A) It is represented and declared by the Land Owners :-

(i) That the Scheduled property is under their exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.

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

(iii) That no notice or notification for acquisition/requisition under any of the statutes in the past or presently in force have been received, served or passed by the Patna Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

AND WHEREAS, the land owners are interested in getting constructed multi-storied residential builing on the said

For ARYA BUILDCON PVT. LTD.
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property and acquire built up area in shape of residential Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

(C) The aforesaid developer, offered to develop and construct a multi-storied residential building on the said property (hereinafter referred to as the said building) at its own costs and expenses and the land owners wanted and agreed to acquire Units and other built-up area of the said building in consideration for the value of the land of the said property when conveyed by the land owners to the Developer or its nominees etc.

(D) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners, as herein recorded, an agreement for development of the said property has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :—

(1) The aforesaid Land Owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to the Developer to develop the Scheduled property, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property, fully described in First Schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land as given in First Schedule of this agreement shall be handed over to the developer by the land owners for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne and paid by the Developer. The developer will construct the proposed building as per the sanctioned building plan of Danapur Nizamat.

(3) It is relevant to mention here that before execution and registration of this development agreement, the land

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owners prepared a building plan through an architect and got the same approved from the Danapur Nizamat in their own names vide building plan case No. 69/19-20.

(04) That at the time of execution and registration of this Development Agreement, the land owners handed over the aforesaid building plan to the developer and directed the builder to construct the proposed multistoried building complex as per the sanctioned building plan and the developer agreed to do so.

(05) It is also agreed between the parties that immediately after execution and registration of this Development Agreement, the Developer shall amalgamat the entire land and will construct the proposed multistoried building complex as per the sanctioned building plan.

A. That it is agreed by the parties that any alteration in the aforesaid plan which is in the parameter of Patna Municipal Corporation building Rules & Regulation, which may permit necessary shall require no consent/ permission of the Owners by the developer and the developer alone shall be entitled to make such alteration or modification. There shall no alteration except within permissible limits to the map approved by the Danapur Nizamat.

(06) The Developer and the land Owners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by 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 distributed on the same percentages i.e. Owners will have right of 50% parking space as the Owners' area.

(07) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the Owners' area/ share to the land Owners within **48 (Forty Eight)** months

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from the date of Registration of the project under RERA or from the date of handing over the vacant possession of the Scheduled land by the land owners to the developer , which ever is later. In case the builder fails to complete the costruction work within the stipulated time as mentioned above then the land owners will provide **06 (Six)** month more time to the developer as grace period.

(08) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the work, it would be seen and judged mutually by the land owner and the Developers.

(09) 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 No. 07 of this development agreement.

(10) In case any Sale-tax, VAT, purchase tax, service tax or any other government duty or tax (not being the Income Tax) is payable in relation to the land Owners' share, then the land owners liable to pay the same. The land owner indemnified the Developers against any such claim or demand that may be made by any authority.

(10) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

(11) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(12) That the land owners hereby declare and affirm that the property in question is free from all defects, right, title

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and interest, liens, charge. The Land Owners have not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

(13) The name of the proposed multistoried residential building complex shall be "**SHYAM DAMYANTI ENCLAVE.**" or any other name as mutually agreed upon by both the parties.

(15) That the developer agreed to hand over 50% (Fifty percent) of the total built up area to the land Owners and the remaining 50% (Fifty percent) of the total built-up area would be retained by the developer and both the parties would have absolute right, title and interest over their respective shares along with the proportionate share in the land with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

(16) That after sanctioned of the proposed building plan by the competent authority, the Land Owners and the developer mutully distributed their respective share in shape of complete units. The details of shares/ units allotted to the land owners and the developer is clearly mentioned in Second Schedule of this Development agreement.

(17) In case the Owners' 50% share of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(18) That similarly, the developer will retain 50% of the total built-up area in shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the Land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

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(19) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties.

(20) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement. The Land Owners agree to hand over the scheduled land immediately after execution and registration of this development agreement.

(21) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in Third schedule of this development agreement.

(22) That the Land Owners are entitle to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Land Owners find that the materials used for construction is not up to the mark and not of good quality then the land owners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, but in any case the land owners will not be forced to stop the construction work.

(23) From the date of delivery of possession of Owners' area to the Owners or their allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owner in this regard.

(24) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development

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Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(25) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owners' area whenever required by the Developer.

(26) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owners' area in the said building and which does not form part of the Developer's area, whenever required by the Owners.

(27) A separate list of detailed specifications for the said building in schedule- II is part of this Development Agreement.

(28) After the Registration of the project with RERA, the Owners and the Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their respective shares directly to its prospective buyers or any financial Institutions.

(29) That after the completion of the construction of the building project developer/promoter/Land Owners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Owner Ship Act, 2006.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owners' right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owners' area to the Owners.

(B) That the Developer shall be entitled to mortgage its own share to any financial institution for taking project loan

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to complete the construction of the proposed multistoried building complex but the developer will be solely responsible to repay the said loan and the land owners will have no concern with the said loan nor will be liable to pay the said loan. However the individual purchasers of the flats/ and car parking space may obtain loan from any financial institution or any other authority concerned to purchase flat and car parking space by mortgaging the said unit to be purchased by the intending purchasers and the purchasers are solely responsible to repay the said loan.

(c) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workmen, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

(D) That it is also agreed between the parties that the parking space not to be sold to any outsider or stranger other than the inmates of the building.

(E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the Owners till the date of handing over the vacant possession of the Scheduled Land to the Developers and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Land Owners' area/ share to the Land Owners.

(F) After the delivery the Owners' area to the Land Owners all out going in respect of the said property and the said building thereon shall be borne and paid by the Owners and the Developer and their nominees separately and proportionately in the proportion to their respective share in the total super built-up area

(G) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by Danapur Nizamat, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

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Sanjay Kumar
Director
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Director

(H) The Owners will deliver to the developer and/or its duly authorized representative, certified copies /photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owners' title thereto and the Owners agree to co-operate with the developer in such examination of the Owners' title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(I) The developer shall be entitled to retain only photocopies/ Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and the photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owners' society/ Association of Owner /allottees of UNITS.

(J) The construction of the said building will be deluxe quality and the detailed specification is hereby attached and will be treated as part of this agreement and if the developer manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will have share in the additional area in same ratio i.e 50% (Fifty pecent) to the Land Owners and 50% (Fifty percent) to the developer.

(K) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of the common service area of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed or to be formed by the developer and the unit Owners, their nominees, respective agents, licensses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by

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For ARYA BUILDCOM PVT. LTD. Director 12.12.19

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the developer for the maintenance and management of the entire building complex, except the internal part of units.

(L) The common area shall be 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 Owner 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.

(M) The Owners agree that if any levy is imposed by the Patna Municipal Corporation or any other public body or bodies or the government for the development/ betterment of the area, in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Land Owners and the developer (or its allotties) jointly in the same proportion as their respective shares of built-up area in the said building.

(N) The Owners agree that in case any fine or penalty/fee /fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the built-up area within the bye-laws then the same shall be borne and paid by the developer and land owners equally.

(O) That it is agreed that in all transfer/conveyance of land and/ or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(P) 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 scheduled property or claiming their right, title or interest though the Owners relating to the right, title and interest regarding the Scheduled property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owners 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.

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For ARYA BUILDCON PVT. LTD. Director

ARYA BUILDCON PVT. LTD. Director

(Q) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time,

(R) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(S) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.

(T) That if the adjacent land owner enter into an agreement for development with the second part then the second part amalgamate the entire land and shall prepare a common building plan for the entire land.

FIRST SCHEDULE HEREINABOVE REFERRED.

LOT-I

DETAILS OF THE PROPERTY OWNED BY SMT. SULEKHA KUMARI

All that piece and parcel of vacant land measuring 02 katha, pertaining to part of Survey pertaining to Khata Nos. 1865, Survey Cadasttral Survey Plot Nos. 802, under Thana No. 01, Tauji No. 5728, situated in mauza Digha, mohalla Digha South, Survey Thana Phulwari, P.S. Digha, Sub. Registry office Danapur, Sadar Registry office and District Patna, within the limit of Danapur Nizamat, which is bounded and butted as follows :- Govt Value Rs. 50,00,000/-

BOUNDARY

North : Branch Road,

South : Mr. Sharan, member of Aadarsh Sahkari Grih Nirman Samiti Ltd. Patna,

East : Cadasttral Survey Plot Plot No.802,

West : Boundary of Sikandepur,

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For ARYA BUILDCON PVT. LTD. Director 12.12.19

Sulekha Kumari 12.12.19

For ARYA BUILDCON PVT. LTD. Director

LOT-II

DETAILS OF THE PROPERTY OWNED BY SMT. SULEKHA KUMARI

All that piece and parcel of vacant land measuring **01 katha 10 dhoor,** pertaining to Khata Nos. 1865, Cadasttral Survey Plot Nos. 802, under Thana No. 01, Tauji No. 5728, situated in mauza Digha, mohalla Digha South, Survey Thana Phulwari, P.S. Digha, Sub. Registry office Danapur, Sadar Registry office and District Patna, within the limit of Danapur Nizamat. Govt value Rs. 37,50,000/-

BOUNDARY

North : Branch Road,

South : Aadarsh Kunj Sahkari Grih Nirman Samiti,

East : Part of Cadasttral Survey Plot No.802 of Smt. Aparna Singh,

West : Part of Cadasttral Survey Plot No.802

LOT-III

DETAILS OF THE PROPERTY OWNED BY SMT. DAMYANTI DEVI & ASHA SINGH

All that piece and parcel of vacant land measuring **02 katha,** pertaining to Khata Nos. 1865, Survey Cadasttral Survey Plot Nos. 802, under Thana No. 01, Tauji No. 5728, situated in mauza Digha, mohalla Digha South, Survey Thana Phulwari, P.S. Digha, Sub. Registry office Danapur, Sadar Registry office and District Patna, within the limit of Danapur Nizamat. Govt Value Rs 50,00,000/-

BOUNDARY

North : Branch Road,

South : Mr. Sharan, member of Aadarsh Sahkari Grih Nirman Samiti Ltd. Patna,

East : Part of Cadasttral Survey Plot No.802 of Smt. Aparna Singh,

West : Part of Cadasttral Survey Plot No.802 of Smt. Sulekha Kumari.

Asha Devi 12.12.19

For ARYA BUILDCON PVT. LTD. Sanjay Kumar Director 12.12.19

Sulekha Kumari 12.12.19

सभी प्रकार के रोक से मुक्त पाय

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

लॉक लिपिक
16/11/2020

SECOND SCHEDULE HEREINABOVE REFERRED

DESCRIPTION OF LAND OWNERS' SHARE.

Flat No.	Floor	Area (in Sq.ft.)	Name of the Land owners.
104	1st Floor	1170	Asha Singh.
201	2nd Floor	1170	Asha Singh.
102	1st Floor	1170	Damyanti Devi.
103	1st Floor	1170	Damyanti Devi.
G-101	Ground Floor	1019	Sulekha Kumari.
G-102	Ground Floor	1019	Sulekha Kumari.
G-103	Ground Floor	1019	Sulekha Kumari.
204	2nd Floor	1170	Sulekha Kumari.
302	3rd Floor	1170	Sulekha Kumari.
303	3rd Floor	1170	Sulekha Kumari.
305	3rd Floor	1672	Sulekha Kumari.

Besides the aforesaid flats, each land owners will allot one car parking space against their respective flats.

DESCRIPTION OF LAND DEVELOPER'S SHARE.

Flat No.	Floor	Area (in Sq.ft.)
101	1st Floor	1170
105	1st Floor	1672
202	2nd Floor	1170
203	1st Floor	1170
301	3rd Floor	1170
304	3rd Floor	1170
401	4th Floor	1170
402	4th Floor	1170
403	4th Floor	1170
404	4th Floor	1170

Besides the aforesaid flats 10 reserve car parking space retained by the developer.

Note :- Govt. value is mentioned at **Code No. 01 & Zone – II** of MVR 2016-17.

Asha Devi 12.12.19

For ARYA BUILDCON PVT. LTD. Director

Sulekha Kumari 12.12.19

ARYA BUILDCON PVT. LTD. Director

SCHEDULE- II

FEATURES AND SPECIFICATION OF UNITS

1.	**BUILDING**	: Earth Quake resistant.
2.	**FOUNDATION**	RCC frame structure with brick work in cement mortar as per design and specification of Architects/ Structural consultants.
3.	**CHOWKHATS**	Door frame of sal wood.
4.	**DOOR**	Flush door with brass fittings, locks, latches of reputed make.
5.	**WINDOWS**	Steel window with 03 mm plain glass.
6.	**FLOORING**	: Vitrified tiles flooring (24" x 24" size) flooring along with skirting in all area of flats.
8.	**KITCHEN**	a) Flooring vitrified tiles. b) Working platform-granite slab (16 mm). c) Dado-24" high ceramic tiles. d) Sink : stainless steel sink with suitable hot and cold water tap fittings. e) Aqua Guard point provision. f) Geezer point provision for hot water supply. g) Provision for exhaust fan/ fresh air fan point to be provided. H. Power point
7.	**DINNING SPACE**	Provision of one wash basin in related space.
8.	**BATHROOM/ TOILET**	a) Flooring- antiskid ceramic tiles. b) Walls- Ceramic tiles up to 8 feet height. c) Sanitary- white glazed vitreous sanitary ware of ISI

For ARYA BUILDCON PVT. LTD.
Director

ARYA BUILDCON PVT. LTD.
Director

mark (Hindware / Parryware or equivalent).

d) Fittings – Chromium plated fittings of ESSO/ MARC or equivalent.

e) Cistern–Ceramic cistern in matching colour.

f) Washing Machine point provisions.

g) Geezer point provision with suitable electrical connection.

h) Fresh air fan point provisions in each bathrooms.

9. ELECTRICAL WORK

a) All internal wiring in concealed conduits with copper wires of ISI Marks.

b) All electrical modular switches and accessories of ANCHOR/ LEGRAND/ HAVELLS make or equivalent.

c) Separate meter provision for utilities and common space electrification.

10. T.V. & TELEPHONE

One T.V. point and one telephone plug pin provided in the Drawing, Dining room and in all the bed rooms.

11. CABLE

Cable point to be provided in the Drawing, Dining and in all the bed rooms.

12. EXTERNAL WALLS

All external walls shall be covered with putty and 02 coats of branded all weather coat paint with at least 07 years of warranty.

For ARYA BUILDCON PVT. LTD.
Director

ARYA BUILDCON PVT. LTD.
Director

13. PARKING	Marble crazy flooring/ equivalent tiles with adequate lighting.
14. BORE HOLES	Boring and Tube well of adequate capacity CROMPTON/KSB or equivalent make submersible pump connected to adequate capacity underground / overhead storage tank for uninterrupted water supply to all flats.
15. LIFT	Provision of one elevator of a standard company of 06 passengers' capacity will be installed.
16. GENERATOR	Good quality branded silent Generator (Mahindra/ Kirloskar make or equivalent) with adequate capacity for stand by Power supply together with canopy and diesel storage tank. 3 KVA Power Back-up to each flat from Generator.
17. TRANSFORMER	If required and permitted from PESU will be installed.
18. INTERCOM	Intercom facility provided in each flats with central Console at Security Guard station.

NOTE : The specification are tentative and subject to minor modification.

VALUATION OF PROPERTY/LAND

05 katha 10 dhoor = 7485.5 Sq.ft. equivalent to 17.18 decimals @ Rs. 8,00,000/- per decimals, under Thana Code No. 01.	Rs. 1,37,50,000/-
Total	**Rs. 1,37,50,000/-**

IN WITNESS WHEREOF the Land Owners and Developerhave set their hands to this deed of Development

Asha Devi 12.12.19

12.12.19

For ARYA BUILDCON PVT. LTD. Director 12.12.19

Sanjay Kumar 12.12.19

ARYA BUILDCON PVT. LTD. Director

Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :-

1. Sahor Vijay Narayan Singh
Mithilesh Singh
East Lohanipur
Kathihath Lane
Kadam Kuan
Patna- 800003

Sulekha Kumari
12.12.19

Signature of the
Land Owner No. 01
PAN No. AQCPK3092N.
Mob No. 9431038784

2. Bimal Kumar
S/o Shyam Kishore Singh
Sri Krishna Puri
Patna - 1

दमयन्ती देवी

Signature of the
Land Owner No. 02
PAN No.
Mob No. 09523361974

Asha Devi
12-12-19

Signature of the
Land Owner No. 03
PAN No.
Mob No. 06204608748

For ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

Signature of the
Developer
PAN No. AAGCA5416K
Mob No. 7909000017

Drafted as per instruction of the Vendor & Vendees,

Typed By
Arvind Gupta
Tirupati Stationary
Patna Collectriate, Patna

Drafted By
Ajay Kumar Singh,
Advocate,
Patna Civil Court, Patna

ARYA BUILDCON PVT. LT
Sanjay Kumar
Direct

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. 276000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 302025/-

Registration Fee

FEE PAID										
	A1	5025	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-	25025

LLR + Proc Fee		Service Charge
LLR	0	
Proc.Fee	0	1000
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26025

Registering Officer
Patna

Date: 14/12/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 14th December 2019 by Sulekha Kumari D/O Late Shyam Narayan Singh by profession Others. Status - Executant

Sulekha Kumari
14.12.19
Signature/L.T.I. of Presentant

Date:14/12/2019

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Samar Vijay Narayan Singh' age '47' Sex 'M', 'S/O Mithilesh Singh', resident of 'East Lohanipur, Kashi Nath Lane, Kadamkuan, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 14/12/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 14 on page no. 61 to 85 for the year 2020 and stored in CD Volume No. 1 , year 2020. The document no. is printed on the front Page of the document.

Registering Offic
Pat

Token No. : 15705 Year : 2019 S.No. : 15405 SCORE Ver.4.1 Deed No. :d No. : Date : 14/01/2020

DEED NO: 498

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR07403890696169R
Certificate Issued Date	:	12-Dec-2019 01:11 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01083768274021O4R
Purchased by	:	ARYA BUILDCON PRIVATE LIMITED
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	ARYA BUILDCON PRIVATE LIMITED
Stamp Duty Paid By	:	ARYA BUILDCON PRIVATE LIMITED
Stamp Duty Paid (Rs.)	:	2,76,000(Two Lakh Seventy Six Thousand only)
Reg. fee (Rs.)	:	25,025 (Twenty Five Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	3,02,025 (Three Lakh Two Thousand And Twenty Five only)

For ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

Ashra Devi 12.12.19

Sanjay Kumar 12.12.19

Do not write below this line

ARYA BUILDCON PVT. LTD.
0005177737
Sanjay Kumar
Director

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


अधिवक्ता कुमार सिन्हा
जिला निबंधन कार्यालय, पटना


भारत सरकार
Government of India
समर विजय नारायण सिंह
Samar Vijay Narayan Singh
पिता : मिथलेश सिंह
Father : Mithlesh Singh
जन्म तिथि / DOB : 01/01/1972
पुरुष / Male
8800 7664 4950
आधार - आम आदमी का अधिकार


Unique Identification Authority of India
पता:
मिथलेश स्मृति, ईस्ट लोहानीपुर बनारसी लाख लेन, फुलवारी, पटना, कदमकुआं, बिहार, 800003
Address:
Mithlesh Smriti, EAST LOHANIPUR kashi nath LANE, Phulwari, Patna, Kadamkuan, Bihar, 800003
8800 7664 4950
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

Samar Singh.

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director



Sanjay Kumar

ARYA BUILDCON PVT. LTD.

Sanjay Kumar

Director

भारत सरकार
Government of India



सुलेखा कुमारी
SULEKHA KUMARI
पिता : श्याम नारायण सिंह
Father : SHYAM NARAYAN SINGH
जन्म तिथि / DOB : 21/11/1976
महिला / Female

4889 8497 1244

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
एल-1/40, बोरिंग रोड, साउथ श्री कृष्णापुरी, फुलवारी, पटना जी.पी., पटना, बिहार, 800001

Address:
L-1/40, BORING ROAD, SOUTH SHRI KRISHNAPURI, Phulwari, Patna G.p, Patna, Bihar, 800001

4889 8497 1244

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sulekha Kumari

ARYA BUILDCON PVT. LTD.
Director

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2017/30188/08648

To
दयमन्ती देवी
DAYMANTI DEVI
L-1/40 BORING ROAD
SOUTH SHRI KRISHNAPURI
Phulwari
Patna G.p
Phulwari Patna
Bihar 800001

08/05/2014
1442463950

ML442463950FT

आपका आधार क्रमांक / Your Aadhaar No. :

6437 2226 1754

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India



दयमन्ती देवी
DAYMANTI DEVI
पिता : रामस्वरूप सिंह
Father : RAMSWARUP SINGH
जन्म तिथि / DOB : 01/01/1951
महिला / Female

6437 2226 1754

आधार - आम आदमी का अधिकार

दयमन्ती देवी

ARYA BUILDCON PVT. LTD.
Director

भारत सरकार
GOVERNMENT OF INDIA



आशा देवी
Asha Devi
जन्म तिथि / DOB: 04/02/1977
महिला / FEMALE
Mobile No.: 8002127307

3882 3939 3317

मेरा आधार, मेरी पहचान

Asha Devi
12.12.19

भारतीय विशिष्ट पहचान प्राधिकरण
GOVERNMENT OF INDIA

आधार

पता:
W/O मनोज कुमार सिंह, शाहपुर, डीफेंस कालोनी वार्ड नं- 01, दानापुर, पटना, बिहार - 801502

Address:
W/O manoj kumar singh, shahpur, defince colony ward n0- 01, Danapur, Patna, Bihar - 801502

Date: 01/03/2018

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1800 300 1947

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P.O. Box No. 1947, Bengaluru-560 001

ARYA BUILDCON PVT. LTD.
Director





Sanjay Kumar

ARYA BUILDCON PVT. LTD.

Director