Serial No. 12630 Deed No. 11183

1

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

This document was presented for registration on **22/10/2019** by **Sanjay Singh**
A stamp duty of Rs. **180000**/- 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. **11183** in Book No. **1**, Volume No. **264** on pages from **561** to **583** and has been preserved in total **23** pages in C.D. No. **40** / Year **2019**

Date: 22/10/2019 Token No: 12917 /2019

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

12917/19

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित अंश किरणी से अनुरूप सही पाया।
जाँच लिपिक
(अरुण कुमार महराज)

SCANNED BY

(Development Agreement)

This development agreement executed and entered into on this 22nd day of October, 2019, at Patna,

BETWEEN

1. **SRI SANJAY SINGH, Mob.No.9470872906**
2. **SRI MRITUNJAY SINGH, Mob. No.9835233383**

Both Sons of Sri Bidyanath Singh, residents of Mohalla West Lohanipur, Kadamkuan, P.S. Kadamkuan, Town and District Patna- 800003, hereinafter referred to as the **'LAND OWNERS'** (Which expression shall unless excluded by or repugnant to the context mean and include their Successors, Executors, Administrators and assigns) of the **FIRST PART.**

ARYA BUILDCON PVT. LTD.
Director

Builcon Private Limite
Director 22-10-19

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. Mob No. 7909000017.

WHEREAS, the above named land owners are the absolute owner of 15 decimals land, pertaining to part of Survey Plot No.300, Khata No. 177, under Thana No.36, Tauji No. 5276, situated in mauza Mustafapur, Pargana Phulwari, P.S. Danapur, District Patna, Sub Registry office Danapur, Sadar Registry office Patna. The details of aforesaid land is clearly mentioned in Schedule—I of this Development Agreement.

WHEREAS, out of the aforesaid 15 decimals land, 7.5 decimals land belongs to Sri Sanjay Singh, who acquired the aforesaid property under a registered deed of absolute sale dated 14/02/1997 vide deed No. 661/1997 from Sri Raju Prasad Singh, son of Sri Surendra Kumar Singh and the remaining 7.5 decimals land belongs to Sri Mritunjay Singh, who acquired the aforesaid property under a registered deed of absolute sale dated 13/01/1997 vide deed No. 187/1997 from Sri Raju Prasad Singh, son of Sri Surendra Kumar Singh. Subsequently, both the above named purchasers/ land owners took possession of their respective land and got their names mutated in Government records and are paying ground rent to the State of Bihar through Circle office and accordingly

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

rent receipt is being issued in their respective names for their respective land.

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

WHEREAS, when Sri Sanjay Kumar, the Director of the developer company came to know the desire of the land owners, he approached the land owners and showed his willingness to develop the aforesaid land and construct a multistoried building complex over the Scheduled land by adhering to all the applicable law, Rules, bye-laws including the mandates of the Real Estate (Regulation and Development) Act, 2016. After several round of discussion, the land owners considered the request of the developer and agreed to develop and construct a multistoried building complex over the Scheduled land at their own cost and expenses within a period of 42 months from the date of execution of this development agreement. 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 said 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 of the past or presently in force have

ARYA BUILDCON PVT. LTD.
Director

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.

(B) And whereas, the land owners are interested to construct a multi-storied building on the said property and acquire built up area in shape of 55% of Units, 55% of parking spaces as consideration for the value of the land of the said property.

(C) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied building by adhering all the settle law with regard to Multistoried building enforce in above regard on the said property (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units and other built-up area of the said proposed building constructed on the above 15 decimals land in consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees.

(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 by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

ARYA BUILDCON PVT. LTD.
Sanjay Kumar

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 within the time of 42 months as stipulated in this agreement 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 has already handed over to the developer by the land owners for construction of a multistoried 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 the Patna Municipal Corporation/Competent Authority.

(3) It is also agreed between the parties that it is mandatory for the developer that within three month from the date of execution and registration of this Development Agreement, the Developer shall prepare a building plan or drawing through a registered architect for construction of the proposed multistoried building complex and will submit the same for its approval in its own name and signatures before the competent authority under the law. The photocopies all the papers to be required for approval of the said building plan already provided by the land Owners to the developer. It is agreed between the parties that before submitting the proposed building plan with the competent authority, the developer shall obtain necessary written approval from the land owners. All the expenditure to be incurred to obtain such approval shall be borne and paid by the developer.

Sanjay Kumar 22-10-19

22/10/19

22/10/19

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

(4) That it is further agreed by and between the parties that any alteration in the aforesaid plan which is in the parameter of Bihar building Rules & Regulation/under the law, It is agreed that there shall be no alteration except within permissible limits to the map approved by the Competent Authority.

(4-A) That after securing the building plan from the competent Authority, the developer shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016, at its own cost and expenses. The land owners shall extend all co-operation to the developer as required under the law., which are in their possession, required consent letter, Authority Letter etc.

(5) The Developer and the land Owners have jointly assessed that based on presently permissible F.A.R. as per Bihar Building Bye–Laws it shall be possible to construct total built-up area as approved by the competent authority 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.

(6) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the Land Owners' area/ share to the land Owners within **36 (Thirty Six)** months from the date of sanction of Map/ registration of project under the provisions of Real Estate (Regulation and Development) Act, 2016. In case the builder fails to complete the construction work within the stipulated time as mentioned above then the land owner will provide only **06 (Six)** month more time to the developer as a grace period. At any how the developer has to complete the project within 42 (36 + 6) months from the date of this agreement, failing which, this development agreement shall stood cancelled.

(7) 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 Concerned place affecting the construction

ARYA BUILDCON PVT. LTD.
Director

work, the period mentioned above shall be extended 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.

(8). It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned above or in Para No. 06 of this development agreement.

(9) In case any Sale-tax, VAT, purchase tax, GST or any other government duty or tax (not being the Income Tax) is payable in relation to the land Owners' share if land owners sale, mortgage or transfer after distribution of share between land lord area and Developer in that case the land owner liable to pay the same. The land owner indemnified the Developers against any such claim or demand which occurs due to land owners' act which may be made by any authority in respect of 55% unit allotted to them.

(9)(A.) In case any Sale-tax, VAT, purchase tax, GST or any other government duty or tax , Income Tax is payable in respect to development work of the Multistoried Building during the development period in that case Developer is liable to pay the same. The Developer also indemnified the land owners against any such claim or demand which occurs due to Developer act which 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 of the Same shall be borne and paid by the

ARYA BUILDCON PVT. LTD.
Director

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 and interest, liens, charge. The Land Owners have not leased out, exchange or executed any kind of deed in favor of any person or persons in respect of the said property & the Developers has also perused all papers & possession related to the land and has taken over the possession of land for the development work.

(13) The name of the proposed multistoried building complex shall be ". **MANOVIDYA VIHAR**".

(14) That it is agreed between the parties that the developer agreed to hand over 55% (Fifty Five percent) of the total built up area to the land Owners as land owners' share and the remaining 45% (Forty Five percent) of the total built-up area would be retained by the developer as developer's share and both the parties would have absolute right, title and interest over their respective share 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 as per this development agreement.

(15) That after sanctioned of the proposed building plan and after registration it in RERA, the Land Owners and the developer enter into an agreement for share distribution, in which the specific share (details of flat number/Parking Spaces etc.) of the (55%)of land owners and the (45%)of developer shall be clearly mentioned.

For Buildcon Private Limited
Director 22-10-19

ARYA BUILDCON PVT. LTD.
Director

(16) In case the Owners' 55 %(Fifty Five percent) of the built-up area is not covered in the form of the complete Units taken, and then the developer will have to pay the equivalent market price to the owner. If there is any dispute between them with regard to marketable price then the same will be fixed by mutual consent of the parties.

(17) That similarly, the developer will retain 45% 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 & car parking etc.

(18) 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 primary development works as stipulated in this agreement.

(19) 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 but the Developers are sole liable /responsible for quality of goods used in building in any case. The developer will use the standard materials as specified in schedule-II of this development agreement.

(20) That the Developer is the sole responsible and entitle to verify and supervise the quality of materials to be used by them for construction of the building. If the materials used for

ARYA BUILDCON PVT. LTD.
Director

construction is not up to the mark then the developer is sole liable and the developer shall rectify/ready to compensate the same if found not up to mark.

(21) That from the date of delivery of possession of the 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 shares in the said building even without any further act, deed, matter done by the Owners in this regard subject to the completion of building within timeframe.

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

(23) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS out of and from the Developer's area in the said building and which does not form part of the land owner's area, whenever required by the Developer by adhering the provision laid down under the Real Estate (Regulation and Development) Act, 2016.

(24) 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 land owners by adhering the provision laid down under the Real Estate (Regulation and Development) Act, 2016.

ARYA BUILDCON PVT. LTD.
Director

(25) A separate list of detailed specifications for the said building is mentioned in schedule- II of this development agreement and the same is the part of this Development Agreement.

(26) After the Sanction of the building plan and distribution of share of land owners/Developer, 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.

(27) That after the completion of the construction of the building project, the 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 Ownership Act, 2006 coupled with RERA.

(28) That it is agreed between the parties that if the land owner/owners of the adjacent land desire to develop their respective land through the above named second part then the developer may enter into an agreement for development with the said land owners and in that case the developer amalgamate the entire land and prepared a common building plan in block wise and will construct one or more multistoried building over the said land and for that the above named first part will have also the signing authority of the same.

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.

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

For Arya Buildcon Private Limited
Sanjay Kumar
22-10-19

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

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 .

(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 if land owner is not ready to take it as per market value.

(E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the Developer till the completion of the building and handing over the built up area to the land lord Land Owners' area, except the property gain after completion certificate, if any as per law.

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

ARYA BUILDCON PVT. LTD.
Director

(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 Patna Municipal Corporation or Competent Authority and the additional constructed area to be will distributed between the Owners and Developer in the same proportion i.e 55% & 45%, respectively as mentioned herein above.

(H) The Owners already deliver photo copies/certified copy 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 certified copy of original documents shall be handed over to the Owners' society/ Association of Owner.

(J) The construction of the said building will be made as per specification, and the details of specification is hereby mentioned in Schedule-II of this Development agreement 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 55% (Fifty Five percent) to the Land Owners and 45% (Forty Five percent) to the developer.

ARYA BUILDCON PVT. LTD.
Director

(K) The developer shall after the development of building, form 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, licenses, 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 the by the Owners' Association 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 /Developer 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 the same shall be paid by both parties in respect of their area after competition of the building.

(N) The Developer agree & undertake that in case any fine or penalty/fee /loss/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any

ARYA BUILDCON PVT. LTD.
Director

excess construction of the built-up area within the bye-laws then the same shall be borne and paid by the developer.

(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/Developer 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 both parties & will contest the same so that development activities shall be free from all hindrances(s) so that the project may be completed in time.

(Q) That in case of any dispute or differences between the parties arising out or relating to this development agreement other than fraud and cheating , the same shall be settled by reference of the dispute or differences to the arbitrator(s) and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time. He sitting place of arbitration will be at Patna and the language will be English.

(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 in which land owner/s consent on the same is mandatory.

Arya Buildcon Private Limited
Sanjay Kumar
22-10-19

22-10-19

22/10/19

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

(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 and may construct one or more multistoried building / tower in that case land owners consent is mandatory.

SCHEDULE- I
DETAILS OF THE PROPERTY OWNED BY THE LAND OWNERS FIRST SET.

All that piece and parcel of land measuring 15 decimals (Fifteen decimals), pertaining to part of Survey Plot No.300 (Three hundred), Khata No. 177 (One hundred Seventy Seven), under Thana No.36 (Thirty Six), Tauji No. 5276, Situated in Mauza Mustafapur, Pargana Phulwari, P.S. Danapur, District- Patna, Sub. Registry office- Danapur, Sadar Registry office- Patna. Within the jurisdiction of PRDA (now dissolved), which is bounded and butted as follows :-

BOUNDARY

North : Sri Dukhan Singh,
South : Sri Awadhesh Singh and Sri Vinod Singh,
East : Road.
West : Sri Jagdish Singh.

Note :- Govt. value is mentioned at **Code No. 068 & Zone – 3.**

Market value ₹ 90,00,000/- (Rupees Ninety Lakh) only.

SCHEDULE- II
FEATURES AND SPECIFICATION OF UNITS

1. **BUILDING**	Earth Quake resistance.
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.

ARYA BUILDCON PVT. LTD.
Director

4. MAIN DOOR	Ply Wood finished door or flush door of reputed Company.
5. OTHER DOORS	32 mm thick ISI mark flush door with stopper, lock and latch.
6. WINDOWS	Aluminum window fittings with 03mm plain glass.
7. 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) Sink: stainless steel sink with suitable hot and cold water tap fittings. d) Aqua Guard point provision. e) Geezer point provision for hot water supply. f) Provision for exhaust fan/ fresh air fan point to be provided. H. Power point
9. DINNING SPACE	Provision of one wash basin in related space.
10. 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 mark (Hindware/ Parryware or equivalent). d) Cistern–Ceramic cistern in matching colour. e) Washing Machine point provisions. f) Geezer point provision with suitable electrical connection. g) Fresh air fan point provisions in each bathrooms.

Sanjay Kumar 22-10-19

22/10/19

22/10/19

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

11. 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.
12. T.V. & TELEPHONE	One T.V. point and one telephone plug pin provided in the Drawing, Dining room and in all the bed rooms.
13. CABLE	Cable point to be provided in the Drawing, Dining and in all the bed rooms.
14. 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.
15. PARKING	Marble crazy flooring/ equivalent tiles with adequate lighting.
16. 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.
17. LIFT	Provision of one elevator of a standard company of 06 passengers' capacity will be installed.

ra Buildcon Private Limite
Director 22-10-19

22/10/19

22/10/19

ARYA BUILDCON PVT. LTD.
Director

18. 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.
19. TRANSFORMER	If required and permitted from PESU will be installed.
20. INTERCOM	Intercom facility provided in each flats with central Console at Security Guard station.

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development 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 Mithilesh Kumar
S/o Shivasan Singh.
Shivpuri Road No-4
Near Abhay Cooker Factory
Patna-23 22/10/2019

संजय सिंह
22/10/19
Signature of the Land Owner No.1

मृत्युंजय
22/10/19
Signature of the Land Owner No.2

ARYA Buildcon Private Limited
Sanjay Kumar 22-10-19
Signature of the Developer

2. Om Prakash Kachri
S/o Late Fakira Sah
of Sant Pith, Vachaspati Nagar
Sandalpur, Patna-6
22/10/2019

सब-रजिस्ट्रार के रोक से मुक्त पाये

पढ़ें लिखे

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

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.	180000/-	Amt.Paid By N.J Stamp Paper	Rs.	0/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	206025/-

Registration Fee

FEE PAID	A1	20000	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	5000	K1c	0	Mb	25
	A10	0	E	0	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: 22/10/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 22nd October 2019 by Sanjay Singh Bidyanath Singh by profession Others. Status - Executant

संजय सिंह
22/10/2019

Signature/L.T.I. of Presentant **Date:22/10/2019**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Mithilesh Kumar Singh' age '35' Sex 'M', 'Shiwashan Singh', resident of 'Road No-1, Abhay Karbon Factory, Shivpuri, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 22/10/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 264 on pages on 561 -583, for the year 2019 and stored in CD volume No. CD-40 year 2019 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 22/10/2019

Token No. : 12917 **Year : 2019** **S.No. : 12630** **SCORE Ver.4.1** **Deed No . :d No . : 11183**

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

बिहार सरकार

View GRN Details Live

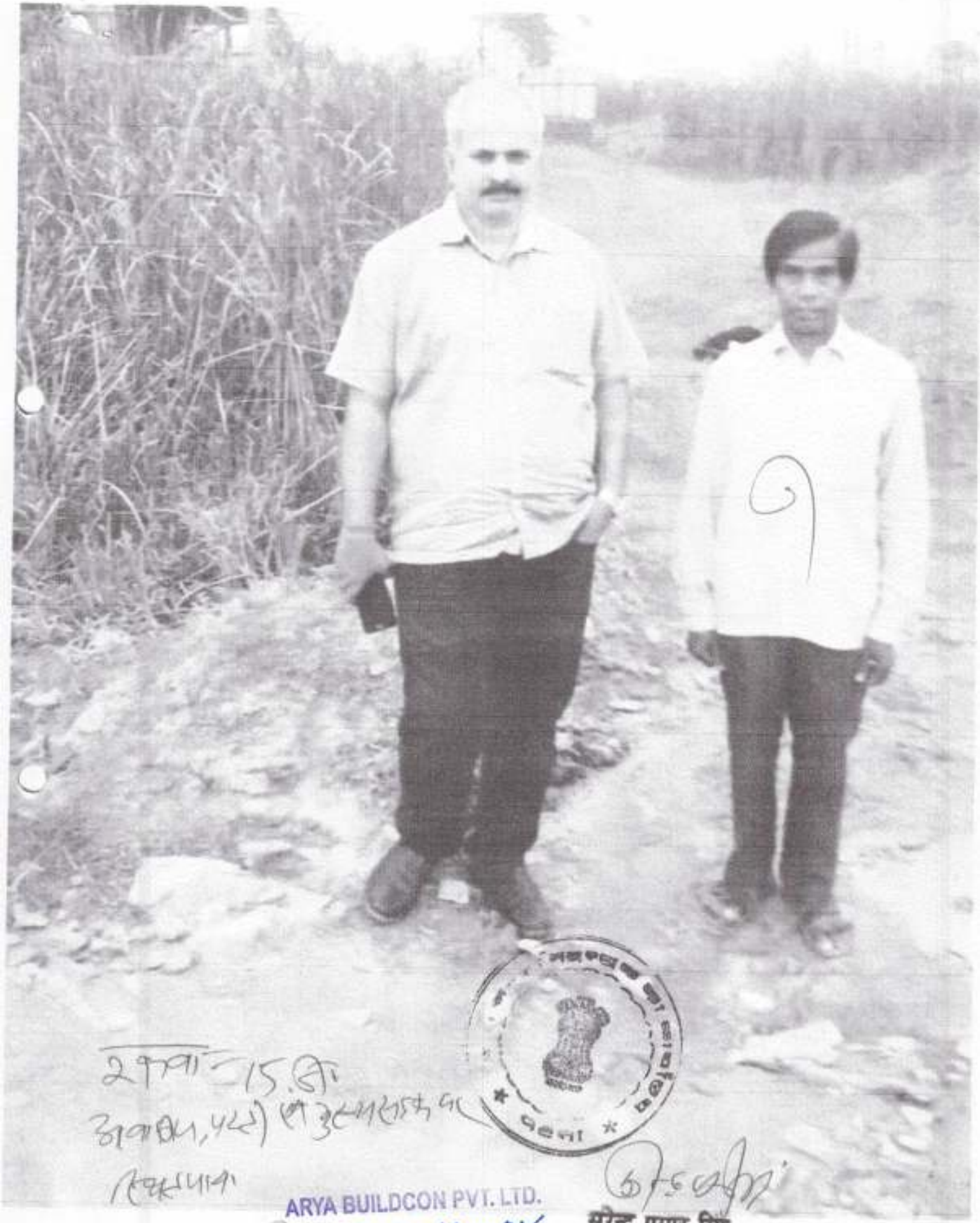
Download e-Challan

GRN	BHR201910363214M
DSRO CODE	**2800**
Party Name	ARYA BUILDCON PRIVATE LIMITED
Stamp Duty-(R0030021030001)	180000
Registration & Other Fees-(R0030031040001)	25025
LLR & Proc Fee-(R0029008000006)	0
Challan Total Amount	205025
Status	**Success**
Payment Date	2019-10-22 11:32:40.0
CIN	00001532019102149926

Powered by IL&FS Technologies Ltd.

copyright © 2015 Registration, Excise & Prohibition Department

ARYA BUILDCON PVT. LTD.
Sanjay Kumar



ARYA BUILDCON PVT. LTD.

Director

सुरेन्द्र प्रसाद सिंह,
लिपिक, जिला निबंधन कार्यालय पटना

बिहार सरकार

राजस्व एवं भूमि सुधार विभाग

October 22, 2019

जमाबंदी पंजी प्रति

भाग वर्तमान	16	पृष्ठ संख्या	41802			जमाबन्दी संख्या	1423
जिला का नाम	Patna	अनुमंडल नाम	Danapur	अंचल का नाम	Danapur	हलका का नाम	कोचगाँ
मौजा का नाम	मुसल्लाकपुर	होल्डिंग संख्या	N/A	तौजी संख्या	0	थाना नम्बर	38

संजय सिंह , पिता/पति/अभि -VIDHYANATH SINGH , जाति- N/A

खाता नम्बर	प्लॉट संख्या	रकबा	चौहद्दी				परिवर्तन के लिए प्राधिकार	लगान	सेस
177	300	0 ए 7.5 डी 0 है	पूरब	पश्चिम	उत्तर	दक्षिण	n/a	10	0
	कुल परिमान	0 ए 0 डी 0 है							

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	बकाया	लगान चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
2019-10-22 15:56:46.0	0386047163	2017-2018	2019-2020	20	10	5	2.5	10	5	10	5	4	2

उपरोक्त जमाबंदी के विरुद्ध दाखिल ख़ारिज का विवरण Mutation Cases Not Found !!

View Reference No - 28002019000183

यह एक कम्प्यूटर अंकित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर लिंक करें

यह जमाबंदी पंजी प्रति ऑनलाइन दाखिल खारिज के वेबसाइट से
Patna Sadar के अधिकृत यूजर REG2800 द्वारा ऑनलाइन पुष्टीकरण
के पश्चात् दिनांक October 22, 2019 को प्रिंट की गई है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे।

हस्ताक्षर

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
director

बिहार सरकार

राजस्व एवं भूमि सुधार विभाग

October 22, 2019

जमाबंदी पंजी प्रति

अंश वर्तमान	16	पृष्ठ संख्या	41712			जमाबन्दी संख्या	1422
जिला का नाम	Patna	अनुमंडल नाम	Danapur	अंचल का नाम	Danapur	हलका का नाम	कोयरी
मौजा का नाम	मुसलाफपुर	होल्डिंग संख्या	N/A	तौजी संख्या	0	थाना नम्बर	39

विधुनन्दन सिंह , पिताधायाजधू -VIDHAYANATH SINGH , जाति- N/A

खाता नम्बर	प्लॉट संख्या	रकबा	चौहदी				परिवर्तन के लिए प्राधिकार	लगान	सेस
177	300	0 ए 7.5 डी 0 है	पूरब	पश्चिम	उत्तर	दक्षिण	n/a	10	0
	कुल परिमान	0 ए 0 डी 0 है							

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
2019-10-22 15:47:35.0	0706389884	2017-2018	2019-2020	20	10	5	2.5	10	5	10	5	4	2

उपरोक्त जमाबंदी के विरुद्ध दाखिल ख़ारिज का विवरण Mutation Cases Not Found !!

View Reference No - 28002019000182

यह एक कम्पयुटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें

यह जमाबंदी पंजी प्रति ऑनलाइन दाखिल खारिज के वेबसाइट से
Patna Sadar के अधिकृत यूजर REG2800 द्वारा ऑनलाइन पुष्टीकरण
के पश्चात् दिनांक October 22, 2019 को प्रिंट की गई है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

हस्ताक्षर

ARYA BUILDCON PVT. LTD.
Sanjay Kumar


भारत सरकार
Government of India

मिथिलेश कुमार सिंह
Mithilesh Kumar Singh
जन्म तिथि/DOB: 10/08/1984
पुरुष/ MALE

4141 4381 0854
VID: 9107 1810 8874 8714

मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
अबयशिव, किरपाल सिंह, रोड न-01, आया आरबन
फैक्टरी के पास, शिवपुरी पटना, फुलवारी, पटना,
बिहार - 800023

Address:
S/O: Shiwashan Singh, Road No-01, Near
Abhay Karbon Factory, Shivpuri Patna,
Phulwari, Patna,
Bihar - 800023

4141 4381 0854
VID: 9107 1810 8874 8714

Mithilesh Kumar

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रमांक/ Enrolment No. : [illegible]

डॉ मृत्युंजय (डाक्टर मृत्युन्जय)
S/O: Bidya Nath Singh, NEAR BUDH MURTI,
LOHANIPUR WEST BARA FATAK PS KADAMKUAN,
Kadamkuan, Patna,
Bihar - 800003

आपका आधार क्रमांक/ Your Aadhaar No.:

6633 6648 0926

मेरा आधार, मेरी पहचान

सूचना

- यह पहचान का प्रमाण है, नागरिकता का नहीं
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा तैयार किया गया है

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- To establish identity, authenticate online
- This is electronically generated letter.

- आधार देश भर में मान्य है
- आधार के लिए आपको एक ही बार नामांकन हेतु आना आवश्यक है
- कृपया अपना मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहूलियत होगी

- Aadhaar is valid throughout the country
- You need to enrol only once for Aadhaar
- Please update your mobile number and e-mail address. This will help you to avail various services in future

भारत सरकार
GOVERNMENT OF INDIA



डाक्टर मृत्युन्जय
Dr. Mritunjay
जन्म तिथि/ DOB: 05/05/1971
पुरुष / MALE

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: विद्या नाथ सिंह,
निअर बुध मूर्ति, लोहनीपुर
पश्चिमी बाड़ा फाटक थाना
कदमकुआं, कदमकुआं, पटना,
बिहार - 800003

Address:
S/O: Bidya Nath Singh, NEAR BUDH MURTI, LOHANIPUR WEST BARA FATAK PS KADAMKUAN, Kadamkuan, Patna, Bihar - 800003

6633 6648 0926

मेरा आधार, मेरी पहचान

6633 6648 0926

MERA AADHAAR, MERI PEHACHAN

मृत्युंजय
२८/१०/१५

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director



22/10/19

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ARYA BUILDCON PRIVATE LIMITED
03/02/2006
Permanent Account Number
AAGCA5416K

Sanjay Kumar

...a Buildcon Private Limited

...ector

ARYA BUILDCON PVT. LTD.
Sanjay Kumar
Director