CIN-U45500BR2017PTC033306

# Magadha Developer and Construction Pvt. Ltd.

HN-105, BAIRAGI MORE,WN-1,GAYA,PIN-823001(BIHAR)

Mob.-8873477156, 8539855353, 7277726923, 9572660300, 8271908963

Ref.No.

Date..16.08.2021

TO.
The Authorised Officer
RERA, BIHAR,

Sub:- Documents submission with refrence to Notice vide Notice No.- RERA/PRO-REG-48/2021/407 Dated 01/04/2021.

Respected,

I endevour to state that the Query has been asked by the RERA REG. Dept. under aforesaid notice, we are submitting this all documents as bellow.

1. RERA Collection Bank account.
2. Profit and Loss of 2017-2018 with note
3. Form-B
4. Non-encumbrance
5. Registered Development Agreement.
6. Clarification about ongoing Project
7. Land ownership documents of Jodhi yadav and others.
8. Notice of commencement.
9. Detailed consent of land lords.
10. Building Approved Map with Floor Plan, elevation.

It is therefore a request to allow my application for the completion of the Registration Process

Regards,

Magadha Developer and Construction Pvt. Ltd.
Maruti Nayak
Director

# भू–सम्पदा विनियामक प्राधिकरण
## (REAL ESTATE REGULATORY AUTHORITY, BIHAR)

चौथा / छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना–800023

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०सं०–RERA/PRO.REG-48/2021/.....407 पटना, दिनांक–01/04/2021

प्रेषकः–

**प्राधिकृत पदाधिकारी,**
भू–सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

सेवा में,

Shree Maruti Mayank (Director)
Magdha Developers And Construction Pvt. Ltd.,
HN-105 Bairagi More WN-1 Gaya-823001
Email Id:-marutimayank1970@gmail.com

**विषय :–** **भू–सम्पदा विनियामक प्राधिकरण, बिहार से Project: ROYAL DEFENCE SOCIETY के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।**

**प्रसंग :–** **Application Id: RERAP07122020122534-2**

महाशय,

उपर्युक्त विषयक प्रसंग के आलोक में आप से प्राप्त आवेदन एवं संलग्न कागजातों के संदर्भ में कहना है कि निम्न कागजात / सूचना उपलब्ध कराया जाय–

(1) **Project** के नाम से **RERA Collection /Retention Bank Account** खोलकर उसकी **Scan** प्रति **IFSC** सहित समर्पित किया जाए।

(2) वर्ष 2017.18 का **Profit and loss statement with notes of accounts** के साथ की प्रति समर्पित किया जाए।

(3) **Form-B** में **Promoter** तथा **Project** का नाम अंकित करते हुए **Revised Form-B Affidavit Cum Declaration** की प्रति समर्पित की जाए।

(4) **Non-Encumbrance Certificate** मात्र **3032Sq.ft** भूमि का ही समर्पित किया गया है। **Project** की शेष अन्य भूमि का कम से कम विगत **10** वर्षो का **Non Encumbrance Certificate** मूल रूप में **Search fee receipt** के साथ समर्पित किया जाए।

(5) **Project** के भूमि का **Registered Development Agreement** एक अन्य **Promoter** में मे0 अल्फी बिल्डर्स एन्ड डेवलपर्स के साथ दिनांक–**13.04.2015** को किया गया हैं मे0 अल्फी विल्डर्स एन्ड डेवलपर्स के साथ मे0 मगध डेवलपर एन्ड कन्सट्रक्शन प्रा0लि0 द्वारा मात्र 1000 / – रूपये के स्टाम्प पर **Agreement** किया गया है। यह **Agreement** मान्य नहीं है। कृपया **Project** के भू–धारियों के साथ डधे मगध डेवलपर एन्ड कन्सट्रक्शन प्रा0ली0 का एक अलग **Registered Development** कराया जाए तथा उसकी स्वहस्ताक्षरित प्रति समर्पित की जाए।

(6) मे0 अल्फी बिल्डर्स एन्ड डेवलपर्स के साथ 1000 / – के स्टाम्प पर मे0 मगध डेवलपर एन्ड कन्सट्रक्शन प्रा0लि0 द्वारा किए गये **Agreement** के अवलोकन से स्पष्ट है कि **Project Ongoing** है तथा **Project** में कुछ निर्माण कार्य हुआ है। इसे स्पष्ट किया जाए एवं **Project Ongoing** होने की स्थिति में विलम्ब शुल्क की देय राशि जमा करायी जाए। **Site** का अद्यतन **Photograph** समर्पित किया जाय।

RAHUL/DEO

(7) **Development Agreement** में वर्णित श्री जोधी यादव एवं अन्य नौ व्यक्तियों के भूमि–स्वामित्व की स्थिति का विवरण दिया जाए।

(8) **Form-x, Notice for Commencement of Work** में **Plot No.-927** अंकित नहीं है। कृपया इसमे संशोधन कर संशोधित **Form-x** प्राप्ति सहित समर्पित किया जाए। तथा उसमें **Date of Commencement** स्पष्ट रूप में अंकित किया जाए।

(9) **Project** से संबंधित **Registered Development Agreement** में वर्णित सभी भू–धारकों से अलग–अलग **Detailed Consent** (विस्तृत सहमति) शपथ–पत्र के रूप में उपलब्ध कराया जाए, जिसमें भू–स्वामी का नाम, पता, उनका आधार नं0, पैन नं0, इत्यादि तथा भूमि का विस्तृत विवरण यथा, मौजा, थाना नं0, खाता नं0, खेसरा नं0, रकबा **(area)** आदि का उल्लेख हो। साथ ही प्रवर्त्तक के नाम **(in the name of Promoter)** के साथ उन्नयन एकरारनामा अमुक तिथि को पंजीकृत किए जाने तथा उन्नयन एकरारनामा में वर्णित सभी तथ्यों से अवगत हैं एवं सहमत हैं, इसका उल्लेख भी होना अनिवार्य है।

(10) नक्शा पारित करने वाले प्राधिकार से **Building Permit Approval letter** प्राप्त कर नक्शे पर स्टाम्प एवं हस्ताक्षर सहित नक्शा पारित कराकर समर्पित किया जाए। पारित नक्शा में सभी **Floor** का **Floor Plan, elevation (Front & Rear View), Section** इत्यादि रहना आवश्यक है।

निदेशानुसार कहना है कि उपर्युक्त के आलोक में वांछित सभी कागजात स्वहस्ताक्षरित विवरण एवं स्पष्टीकरण 15 (पंद्रह) दिनों के अंदर कार्यालय में उपलब्ध कराना सुनिश्चित किया जाय।

विश्वासभाजन,

01/04/2021

प्राधिकृत पदाधिकारी,
भू–सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

RAHUL/DEO

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक

| Customer Details | Branch & Account Details |
|---|---|
| MAGDHA DEVELOPER AND CONSTRUCTION PRIVATE LIMITED<br>H NO 105 BAIRAGI MORE WN 1<br>GAYA<br>GAYA - 823001<br>Bihar, India<br>Mobile : 918539855353<br>Email : marutimayank1970@gmail.com<br>Date of Birth : 13/01/2017<br>PAN/TAN : AAKCM8058P<br><br>Statement Date : 19/04/2021 | Branch No : 01800<br>Branch IFSC : MAHB0001800<br>Branch Name : GAYA<br>Ground Floor, River Side Road,<br>(in front of Petrol Pump), Kirani Ghat,<br>Gaya-823001 ¿(Bihar)<br>GAYA BIHAR - 823001<br>Branch GSTIN : 10AACCB0774B2ZI<br>Account No : 60382673869<br>Account Type : Cur-Gen-Pub-Corp-NonRural<br>Total Balance : 5,116.50<br>Clear Balance : 5,116.50<br>Primary GSTIN: NA |

**Statement for Account No 60382673869 from 12/03/2021 to 19/04/2021.**

| Date | Type | Particulars | Cheque/Reference No | Debit | Credit | Balance | Channel |
|---|---|---|---|---|---|---|---|
| 12/03/2021 | Cheque | FRM MAGDHA DEVELOPER AND CONSTRUCTION PRIVAT transfere | 27474 | | 5,500.00 | 5,500.00 | 1800-null |
| 13/03/2021 | Charges | LF CHG NEW CA AC | | 150.00 | | 5,350.00 | |
| 13/03/2021 | Charges | GST | | 27.00 | | 5,323.00 | |
| 09/04/2021 | Charges | QTR SMS CHGS | | 25.00 | | 5,298.00 | |
| 09/04/2021 | Charges | GST | | 4.50 | | 5,293.50 | |
| 10/04/2021 | Charges | LF CHG NEW CA AC | | 150.00 | | 5,143.50 | |
| 10/04/2021 | Charges | GST | | 27.00 | | 5,116.50 | |



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक

* All the amounts in the Statement are in INR.
* Unless a constituent notifies the Bank immediately of any discrepancy found by him/her in this statement of a/c, it will be taken that he has found the a/c correct.
* The Summary is on the next page

Magadha Developer and Construction Pvt. Ltd.
Maruti Mayank
Director

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| | | | | | |
|---|---|---|---|---|---|
| Account Number: | 60382673869 INR | Status: | OPEN | Branch No. | 01800 |
| Act Type: | Cur-Gen-Pub-Corp-NonRural 1011 2101 | | | | |
| Interest Method : | DAILY | Receipt No : | | Interest Rate: | 0.0000 |
| Account Name: | ROYAL DEFENCE SOCIETY | | | | |
| Customer Name: | MAGDHA DEVELOPER AND CONSTRUCTION PRIVATE LIMITED | | | | |
| GL Class. Code: | 01800INR1211010101 | | | Last Acct Type Chg: | |
| Phone Resident: | | Phone Bus: | | Open Post Date: | 12/03/2021 |
| Open Date: | 12/03/2021 | Last Maint Date: | 17/03/2021 | Last Fin Date: | 10/04/2021 |
| Int From Date: | | Int To Date: | | Credit Exp Date: | |
| O/S Bal: | 5116.50 CR | | | Uncleared Funds: | 0.00 |
| Npb Value: | 5116.50 | | | Interest Available: | 0.00 |
| Pbook Balance: | 0.00 | | | Od Int Available: | 0.00 |
| Inflated Balance: | 0.00 | | | P/P Int Adjustment: | 0.00 |
| Chq Books On Order: | | | | Term Cheque: | |
| YTD Interest: | 0.00 | | | Last Over Limit Date: | |
| YTD Res WH Tax: | 0.00 | | | YTD Non Res WH Tax: | 0.00 |
| Statement Freq: | F Cycle: 0 Day: 0 | | | No Interest Value: | 0.00 |
| Credit Limit: | | | | Curr Visa Dr. Int: | 0.00000 |
| Available Balance: | 5116.50 CR | | | Curr Purchases: | |
| Last Min Payment: | | | | Curr Cash Advances: | |
| C/A Int Applied: | 0.00000 | | | Purch Int Applied: | 0.00000 |
| Security Code: | | Max. Loan amt. against PPF | 0.00 | Booking No: | |
| Drawing Amt. | 0.00 | PPF Part Wdl elgi amt | 0.00 | JDCC Number: | 0 |
| Term Basis | | Term Length | | Nominee Avail. | N |
| Term Years | | Term Months | | Term Days | |
| Maturity Date | | Maturity Value | | RD Instl. No. | |
| Hold Value | 0.00 | Term Value | | RD Last Instl. Month | |
| Tag No. | 0 | | | | |

Close

Magadha Developer and Construction Pvt. Ltd.

Director



समक्ष,

नोटरी पब्लिक,

गया ।

शापथ -पत्र

मै, मारूति मयंक पिता लक्ष्मीकांत सहाय निवासी मु0 - समीर तकिया , थाना सिविल लाइन , जिला गया का वासी हूँ व निम्नलिखित बातो का शापथ पूर्वक घोषणा करता हूँ -

1- यह कि मै मगधा डेलवलपर्स एण्ड कन्स्ट्रक्शान प्राइवेट लिमिटेड वैरागी गया के निदेशाक हूँ।

2- यह कि विकास एकरारनामा एवम सहमति पत्र के दस्तावेज स0- 13702 फाइल 203 के पृष्ठ सं0 151 से 166 तक सी॰डी॰ 31 में निबंधित पत्र दिनांक 29॰07॰2021 ई0 को निष्पादित किया गया है।

3- यह कि जिसमें द्वितीय पक्ष मगधा डेलवसपर्स एण्ड कन्स्ट्रक्शान के स्थान पर मगध डेलवसलपर्स एण्ड कन्सट्रक्सन हो गया है।

4- यह कि मै यह शापथ पत्र कम्पनी के सही नाम यथा मगध डेलवलपर्स एण्ड कन्स्ट्रक्शान प्रा॰लि॰ के सम्बंध में कर रहा हूँ।

Magadha Developer and Construction Pvt.Ltd.
Maruti Mayank
Director

सत्यापन

मै, मारूति मयंक शापथ पूर्वक घोषणा करता हूँ कि इस शापथ - पत्र की कंडिका 1 से 4 तक लिखी गई सारी बाते मेरी जानकारी में सही वो सत्य है।

Magadha Developer and Construction Pvt.Ltd.
Maruti Mayank
05/08/2021
Director

शापथकर्ता का हस्ताक्षर

NOTARY
AWADHESH KUMAR
Advt.- GAYA
Regd. No.-AB67/86
E.O.-2-5-22

No. 99 Dated 05.08.2021
Solemnly affirmed before me
05/08.2021
Notary Gaya (Bihar) India

05.8.2021

From,
Shree Maruti Mayank (Director)
Magadh Developers and Construction Pvt. Ltd.
HN-105, Bairani More, WN-1, Gaya-823001
Email id:marutimayank1970@gmail.com

To,
Authorised Officer,
Real Estate Regulatory Authority,
Bihar at Patna

**Sub: with regard to reply to the notice dated 1.4.2021 in relation to clause No.-6 of the objection given by authority concerned**

1. That it is respectfully submitted that the present reply is being filed with regard to point No. -6 by which it has been observed by the real estate regulatory authority, Bihar that the project is ongoing and thus to deposit delay fine and also to furnish photographs, to this effect it is submitted that the project is not ongoing rather it is new project for Shri Maruti Mayank being the director of Magadh Developers and Constructions Private Limited. It is to submit that a detailed nswer to this point is being given below in the foregoing paragraphs: --

   **A.** That it is to state that Section-3 of Real Estate (Regulation And Development Act), 2016 mandates with regard to prior registration of real estate project with real estate regulatory authority. It is to submit that the application is to be filed for registration of real estate project under section 4 of the act. It is to submit that in the present case , the entire project is a new project for the company and its director and conditions prescribed under section 4 has been complied with declaration form apart from filing of other documents before the RERA authority.

   **B.** That it is to submit that rule-4 of Bihar Real Estate (Regulation and Development Rules), 2017 mandates for a declaration to be given by the promoter of ongoing project and the said additional disclosure is to be given which is enumerated in clause No. 1 to 5. It is to submit

MAGDHA DEVELOPER & CONSTRUCTION PVT. LTD.
Maruti Mayank
DIRECTOR

that none of the clause is attracted against the present company and thus the present project cannot be called to be an ongoing project.

C. That it is also to submit that the present company through its director's bringing on record various documents to substantiate the fact that the present project is a new project and there is development agreement which is dated 13.7.2021 which is a registered deed between the landlord and the present company. **A copy of the same is annexed hereto and marked as annexure.**

D. That it is to submit that the building plan has been submitted by the landlord on 13.1.2021 and in the said document all the landlord had signed it and subsequent to the building plan being approved by the local authority, there was a notice of commencement of the project which has been given on 28.2.2021. **A copy of the building plan approved dated 13.1.2021 and the notice of commencement dated 28.2.2021 is annexed hereto and marked as Annexure No.2, 2/A to the present reply**

E. That it is further to submit that there is no document which is existing in the name of the present company to corroborate the fact that the project was ongoing project for this company. It is also to submit that the law very clearly mandates that there should be a harmonious construction if there is a dispute with regard to different section or rules of the Act because the legislature never intended to dispute among the different section or had the intention to override any provisions of any particular act. It is to submit that in the present case, the documents has been furnished by the present company and all documents are of the year 2021.

F. That it is to submit that the purpose for of Bihar Real Estate (Regulation and Development Rules), 2017 was basically to protect the interest of different allottees as the builder generally collects money and further the intent of the RERA authority was to protect the rights of the allottee as well as the landlord so that the builder cannot run away from construction of the building and at the same time future rights of the allottee can be protected. In the present case, there is no money being collected by the present builder from any allottee nor the facts have been allotted to any of the persons which can be verified by the authority. It is to submit that the project has not been started by the present builder and thus under this background, the principles of purposive interpretation should be applied which has been followed in order to get that the intention of the lawmaker and the same has been followed in the case of ***Shailesh***

MAGDHA DEVELOPER & CONSTRUCTION PVT. LTD.

Maruti Mayare

DIRECTOR

***Dhairyawan versus Mohan Balakrishna Lulla reported in (2016) 3 SCC 619***

*31. The aforesaid two reasons given by me, in addition to the reasons already indicated in the judgment of my learned Brother, would clearly demonstrate that provisions of Section 15(2) of the Act require purposive interpretation so that the aforesaid objective/purpose of such a provision is achieved thereby. The principle of 'purposive interpretation' or 'purposive construction' is based on the understanding that the Court is supposed to attach that meaning to the provisions which serve the 'purpose' behind such a provision. The basic approach is to ascertain what is it designed to accomplish? To put it otherwise, by interpretative process the Court is supposed to realise the goal that the legal text is designed to realise. As Aharan Barak puts it:*

*Purposive interpretation is based on three components: language, purpose, and discretion. Language shapes the range of semantic possibilities within which the interpreter acts as a linguist. Once the interpreter defines the range, he or she chooses the legal meaning of the text from among the (express or implied) semantic possibilities. The semantic component thus sets the limits of interpretation by restricting the interpreter to a legal meaning that the text can bear in its (public or private) language.1*

*32. of the aforesaid three components, namely, language, purpose and discretion 'of the Court', insofar as purposive component is concerned, this is the ratio juris, the purpose at the core of the text. This purpose is the values, goals, interests, policies and aims that the text is designed to actualize. It is the function that the text is designed to fulfil.*

*33. We may also emphasize that the statutory interpretation of a provision is never static but is always dynamic. Though literal rule of interpretation, till some time ago, was treated as the 'golden rule', it is now the doctrine of purposive interpretation which is predominant, particularly in those cases where literal interpretation may not serve the purpose or may lead to absurdity. If it brings about an end which is at variance with the purpose of statute, that cannot be countenanced. Not only legal process thinkers such as Hart and Sacks rejected intentionalism as a grand strategy for statutory*

MAGDHA DEVELOPER & CONSTRUCTION P...



DIRECTOR

*interpretation, and in its place they offered purposivism, this principle is now widely applied by the Courts not only in this country but in many other legal systems as well.*

**G.** That it is to state that from bare reading an application of the law laid down by the Hon'ble Supreme Court and also by applying Section-3, read with Section-4, read with rule-4 of the Real Estate Act,2016 along with its Rules, 2017 will make it abundantly clear that the present project is a new project and not an ongoing project. The said fact is also evident from the documents attached in the present reply to the notice which has been issued by the authority dated 1.4.2021

Thus under this background it is to state that the present project should be considered as a new project and not an ongoing project based on the documents submitted by the company through its director

MAGDHA DEVELOPER & CONSTRUCTION PVT. LTD.

Maruti Mayank DIRECTOR

Regards

Shree Maruti Mayank (Director)
Magadh Developers and Construction Pvt. Ltd.
HN-105, Bairani More, WN-1, Gaya-823001
Email id:marutimayank1970@gmail.com





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# AFFADEVIT

I, RAJESH KUMAR, S/O- , DHANESHWAR YADAV, Residents of MOHALLA -A.T. GATE, P.O.- CIVIL AERODROME, GAYA THANA – MAGDHA MEDICAL COLLEGE, DISTRICT – GAYA, 823004, AADHAR 9602 1540 6263 PAN NO. CKXPK8714J,

I, SAMBHU THAKUR, S/O- , VISHWANATH THAKUR, Residents of MOHALLA -A.T. GATE, P.O.- CIVIL AERODROME, GAYA THANA – MAGDHA MEDICAL COLLEGE, DISTRICT – GAYA, 823004, AADHAR 9541 0901 5774 PAN NO. APUPT5889B,

CITIZENS OF INDIA, LANDOWNERS (AS DESCRIBED UNDER DEVELOPMENT AGREEMENT VIDE DEED NO. 13702 DATED 30/07/2021), do hereby solemnly affirm and state as follows:–

1. That I am the Landowner, came under the development agreement with M/s Magdha Developers Constructions Pvt. Ltd. Registered under Indian Companies Act, 1956, with CIN (Registration no). U45500BR2017PTC033306, office at GAYA, Patna Vide Deed No. 13702 Dated 30/07/2021 for the construction of Building / Apartment as per Land described under the Development Agreement vide Plot no- 931,935, khata no- 134, Mauja- KALER Thana no- 334 Dist- GAYA

2. That, we hereby declare that we have no objection over the construction on the aforesaid land described under the Development Agreement.

3. That it is further stated here that we are on good sense of mind, give consent to the Developer, namely M/s. Magdha Developers and Constructions Pvt. Ltd. Registered

NOTARY AWADHESH KUMAR Area- GAYA Regd. No.-A/607/05 E.D.-2-5-22

Magadha Developer and Construction Pvt. Ltd.
Director

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For the construction of Multi storied building / apartment on the Land described under the Development Agreement vide Deed No. 13702 dated 30/07/2021.

4. That we have gone through the contents of this affidavit and have fully understood the same and they are true to the best of our knowledge which we believe to be true and correct.

**SIGNATURE**

1. RAJESH KUMAR [redacted], S/O- , DHANESHWAR YADAV — Rajesh Kumar 02-08-2021

2. SAMBHU THAKUR, S/O- , VISHWANATH THAKUR — शम्भु ठाकुर 02/08/2021

Advocate
Arikant
02.08.2021.

NOTARY
AWADHESH KUMAR
Area- GAYA
Regd. No.-AB67/86
E.D.-2-5-22

Magadha Developer and Construction Pvt. Ltd.
Maruti Mayank
Director

No. 12 Dated 02.08.2021
Solemnly affirmed before me
02/8/21
Notary Gaya (Bihar) India






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# AFFADEVIT

I, JODHI YADAV, S/O- DASHYE MAHTO, Residents of MOHALLA -A.T. GATE, P.O.- CIVIL AERODROME, GAYA THANA – MAGDHA MEDICAL COLLEGE, DISTRICT – GAYA, 823004, AADHAR 3554 8343 6830 PAN NO. .....,

I, RAMASHISH YADAV, S/O- JODHI YADAV, Residents of MOHALLA -A.T. GATE, P.O.- CIVIL AERODROME, GAYA THANA – MAGDHA MEDICAL COLLEGE, DISTRICT – GAYA, 823004, AADHAR 8673 3811 0721 PAN NO. ABPPY5450L,

I, MITHLESH [redacted] YADAV, S/O- JODHI YADAV, Residents of MOHALLA -A.T. GATE, P.O.- CIVIL AERODROME, GAYA THANA – MAGDHA MEDICAL COLLEGE, DISTRICT – GAYA, 823004, AADHAR 599586814384 ~~8673 3811 0721~~ PAN NO. ~~ABPPY5450L~~,

I, RAMPRAVESH YADAV, S/O- JODHI YADAV, Residents of MOHALLA -A.T. GATE, P.O.- CIVIL AERODROME, GAYA THANA – MAGDHA MEDICAL COLLEGE, DISTRICT – GAYA, 823004, AADHAR 9267 7971 0921 PAN NO _____,

I, DINESH YADAV, S/O- JODHI YADAV, Residents of MOHALLA -A.T. GATE, P.O.- CIVIL AERODROME, GAYA THANA – MAGDHA MEDICAL COLLEGE, DISTRICT – GAYA, 823004, AADHAR 3554 8343 6830 PAN NO. _____,

NOTARY
AWADHESH KUMAR
Area- GAYA
Regd. No.-A867/88
E.D.-2-5-22

Magadha Developer and Construction Pvt. Ltd.
Manut Mayank
Director

153

I, SHANTI DEVI, D/O- LATE KRISHNA YADAV, Residents of MOHALLA -A.T. GATE, P.O.- CIVIL AERODROME, GAYA THANA – MAGDHA MEDICAL COLLEGE, DISTRICT – GAYA, 823004, AADHAR 6812 8638 2896 PAN NO. ,

I, ANITA DEVI, D/O- LATE KRISHNA YADAV, Residents of MOHALLA -A.T. GATE, P.O.- CIVIL AERODROME, GAYA THANA – MAGDHA MEDICAL COLLEGE, DISTRICT – GAYA, 823004, AADHAR 4975 8643 7314 PAN NO. ,

CITIZENS OF INDIA, LANDOWNERS (AS DESCRIBED UNDER DEVELOPMENT AGREEMENT VIDE DEED NO. 13702 DATED 30/07/2021),do hereby solemnly affirm and state as follows:–

1. That I am the Landowner, came under the development agreement with M/s Magdha Developers Constructions Pvt. Ltd. Registered under Indian Companies Act, 1956, with CIN (Registration no). U45500BR2017PTC033306, office at GAYA, Patna Vide Deed No. 13702 Dated 30/07/2021 for the construction of Building / Apartment as per Land described under the Development Agreement vide Plot no- 927, khata no- 48, Mauja- KALER Thana no- 334 AREA – 30 DECIMAL Dist- GAYA

2. That, we hereby declare that we have no objection over the construction on the aforesaid land described under the Development Agreement.

3. That it is further stated here that we are on good sense of mind, give consent to the Developer, namely M/s. Magdha Developers and Constructions Pvt. Ltd. Registered For the construction of Multi storied building / apartment on the Land described under the Development Agreement vide Deed No. 13702 dated 30/07/2021.

4. That we have gone through the contents of this affidavit and have fully understood the same and they are true to the best of our knowledge which we believe to be true and correct.

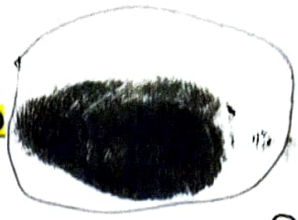
NOTARY
AWADHESH KUMAR
Area- GAYA
Regd. No.-AB67/86
D.O.-2-5-22

Magadha Developer and Construction Pvt. Ltd.
Director

152

**SIGNATURE**

1. JODHI YADAV, S/O- DASHYE MAHTO [redacted] सहि जोधि यादव L.T.I



2. RAMASHISH YADAV, S/O- JODHI YADAV रामाशीष यादव 02/08/2021

3. MITHLESH ~~RAMPRAVESH~~ YADAV, S/O- JODHI YADAV मिथलेश यादव 02/8/2021

4. RAMPRAVESH YADAV, S/O- JODHI YADAV रामप्रवेश यादव 02/8/2021

5. DINESH YADAV, S/O- JODHI YADAV दिनेश यादव 02/8/21

6. SHANTI DEVI, D/O- LATE KRISHNA YADAV [redacted] शान्ति देवी R.I.T. 02/8/21



7. ANITA DEVI, D/O- LATE KRISHNA YADAV अनिता देवी 02/08/2021

Adv
Anit Kumar
Adv
02.08.2021

NOTARY
AWADHESH KUMAR
Regd. No. ...
E.O.-2-6-22

No 11 Dated 02.08.2021
Solemnly affirmed before me
02.8.21
Notary Gaya (Bihar) India

Magadha Developer and Construction Pvt. Ltd.
Maruti Mayank
Director






151

**AFFADEVIT**

I, **DHANESHWAR YADAV, S/O- LATE NATHUN YADAV**, Residents of MOHALLA -A.T. GATE, P.O.- CIVIL AERODROME, GAYA THANA – MAGDHA MEDICAL COLLEGE, DISTRICT – GAYA, 823004, AADHAR 7661 8901 5239 PAN NO. .....,

I, **RAJESH KUMAR, S/O- DHANESHWAR YADAV**, Residents of MOHALLA -A.T. GATE, P.O.- CIVIL AERODROME, GAYA THANA – MAGDHA MEDICAL COLLEGE, DISTRICT – GAYA, 823004, AADHAR 9602 1540 6263 PAN NO. CKXPK8714J,

CITIZENS OF INDIA, LANDOWNERS (AS DESCRIBED UNDER DEVELOPMENT AGREEMENT VIDE DEED NO. 13702 DATED 30/07/2021), do hereby solemnly affirm and state as follows:–

1. That I am the Landowner, came under the development agreement with M/s Magdha Developers Constructions Pvt. Ltd. Registered under Indian Companies Act, 1956, with CIN (Registration no). U45500BR2017PTC033306, office at GAYA, Patna Vide Deed No. 13702 Dated 30/07/2021 for the construction of Building / Apartment as per Land described under the Development Agreement vide Plot no- 928, khata no- 57, Mauja- KALER Thana no- 334 Dist- GAYA

2. That, we hereby declare that we have no objection over the construction on the aforesaid land described under the Development Agreement.

3. That it is further stated here that we are on good sense of mind, give consent to the Developer, namely M/s. Magdha Developers and Constructions Pvt. Ltd. Registered For the construction of Multi storied building / apartment on the Land described under the Development Agreement vide Deed No. 13702 dated 30/07/2021.

NOTARY
AWADHESH KUMAR
Area- GAYA
Regd. No.-AB67/186
E.D.-2-5-22

Magadha Developer and Construction Pvt. Ltd.
Director

4. That we have gone through the contents of this affidavit and have fully understood the same and they are true to the best of our knowledge which we believe to be true and correct.

**SIGNATURE**

[redacted]



1. DHANESHWAR YADAV, S/O- LATE NATHUN YADAV

2. RAJESH KUMAR [redacted], S/O- , DHANESHWAR YADAV

Rajesh Kumar
02-08-2021

NOTARY
AWADHESH KUMAR
GAYA
Regd. No. ABC/...
E.O.-2-5-22

No. 13 Dated 02.08.2021
Solemnly affirmed before me
Notary Gaya (Bihar) India
02/8/21

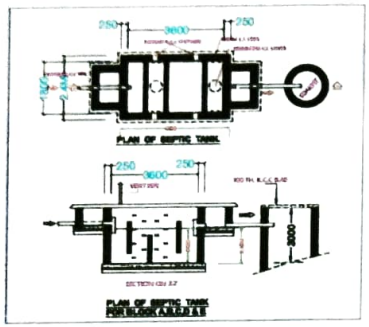
Magadha Developer and Constructions Pvt. Ltd.
Director

OTA CAMPUS

DAV SCHOOL

GAYA -CHERKI ROAD GAYA -CHERKI ROAD GAYA -CHERKI ROAD



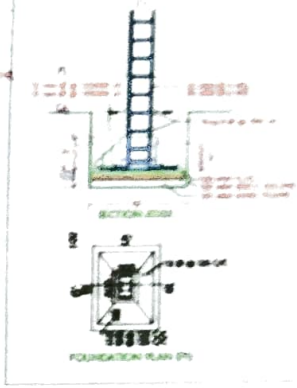

PROP. LOCATION MAP PLAN
SCALE- N. T. S

SPECIFICATION

1. ALL WORKS SHALL BE EXECUTED IN THE BEST MANNER AND SHALL BE PROPERLY FINISHED.
2. ALL MASONARY WORKS IN FOUNDATION, PLINTH & SUPER STRUCTURE SHALL BE WITH GOOD QUALITY BRICKS AND MORTAR.
3. ALL R.C.C. WORKS SHALL BE CARRIED OUT IN M20 (1:1.5:3) CONCRETE.
4. ALL DAMP PROOF TREATMENT SHALL BE OF BITUMEN TYPE.
5. ALL DOOR FRAMES SHALL BE M.S. PRESSED STEEL, ALUMINIUM OR TEAK WOOD.
6. SEPTIC TANK WITH SOAK PIT SYSTEM, PUBLIC HEALTH DEPARTMENT SHALL BE USED ALL TYPE OF SANITARY AND WATER FITTINGS.
7. ALL MASONARY SURFACES SHALL BE PLASTERED WITH CEMENT MORTAR 1:6 AND THEN FINISHED WITH WHITE WASH.
8. I.P.S. / MOSAIC / KOTTA STONE FLOORING SHALL BE PROVIDED IN ALL ROOMS AS PER LATEST DESIGN.
9. ALL EXTERNAL SURFACES SHALL BE COLOURED WASH AND ALL WOODS & IRON SHALL BE PAINTED WITH SYNTHETIC ENAMEL PAINT.
10. ALL SANITARY AND PLUMBING WORKS SHALL BE OF FIRST CLASS QUALITY MATERIALS AND WORKMANSHIP.
11. ALL ELECTRICAL WORKS SHALL BE DONE USING STANDARD QUALITY MATERIALS AND WORKMANSHIP.

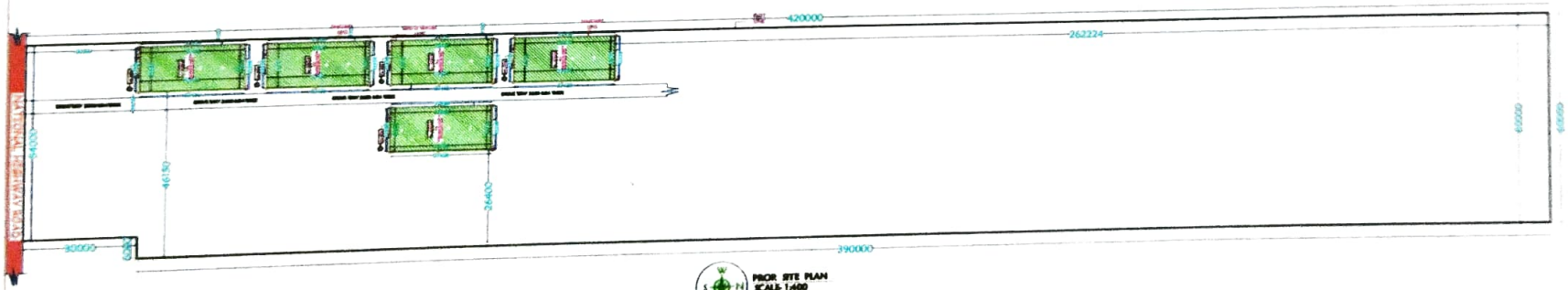
SCHEDULE OF DOORS, WINDOWS & VENTILATORS

| TYPE | SIZE WIDTH | SIZE HEIGHT | MATERIAL | REMARKS |
|---|---|---|---|---|
| D | 1000 | 2100 | WOOD | WOODEN SINGLE LEAF DOOR |
| D1 | 900 | 2100 | WOOD | WOODEN SINGLE LEAF DOOR |
| D2 | 800 | 2100 | WOOD | WOODEN SINGLE LEAF DOOR |
| D3 | 750 | 2100 | WOOD | WOODEN SINGLE LEAF DOOR |
| D4 | 1500 | 2100 | WOOD | WOODEN SINGLE FLUSH DOOR |
| W | 1200 | 1500 | ALUMINIUM | PANEL & ALUMINIUM FRAME WINDOW |
| W1 | 1500 | 1500 | ALUMINIUM | SLIDING PANEL & OPENABLE ALUMINIUM FRAME WINDOW |
| W2 | 1500 | 600 | ALUMINIUM | SLIDING PANEL & OPENABLE ALUMINIUM FRAME WINDOW |
| W3 | 1200 | 1500 | ALUMINIUM | SLIDING PANEL & OPENABLE ALUMINIUM FRAME WINDOW |
| W4 | 900 | 1500 | ALUMINIUM | SLIDING PANEL & OPENABLE ALUMINIUM FRAME WINDOW |
| V | AS SHOWN | 600 | ALUMINIUM | SLIDING PANEL & OPENABLE ALUMINIUM FRAME WINDOW |
| V1 | 600 | 750 | ALUMINIUM | SLIDING PANEL & OPENABLE ALUMINIUM FRAME WINDOW |






PROP. SITE ELEVATION
SCALE- 1:100




PROP. SITE PLAN
SCALE- 1:400

PROPOSED RESIDENTIAL BUILDING PLAN OF

Magadha Developer and Construction Pvt. Ltd.
Director

147

गया नगर निगम
गया

नक्सा स्वीकृति की मान्यता तीन वर्ष तक रहेगी

गया नगर निगम, गया

का मुकदमा नं0 Challan01/20-21

बिहार नगरपालिका अधिनियम 2007 के

धारा 3[illegible] के अन्तर्गत [illegible] गया।

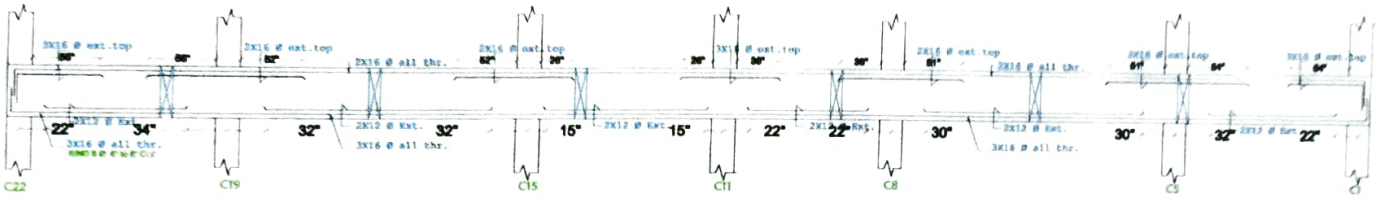
30/11/21

नगर आयुक्त

गया नगर निगम, गया

30/11/21

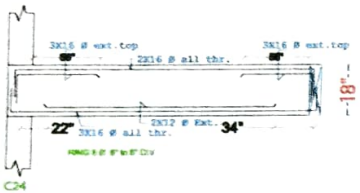
Director



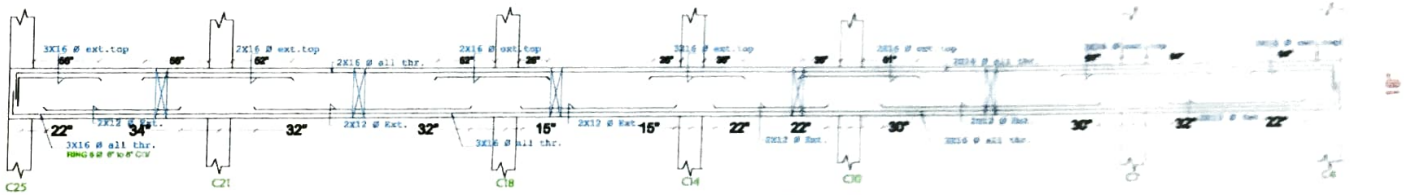
DETAIL OF BEAM (10"X18") VB-1,



DETAIL OF BEAM (10"X18") VB-2



DETAIL OF BEAM (10"X18") VB-3



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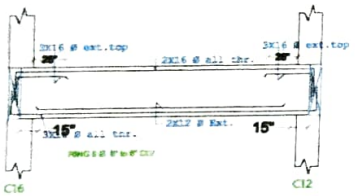
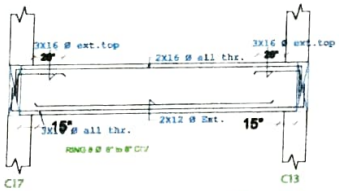
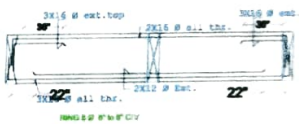


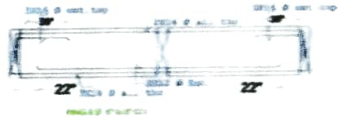
DETAIL OF BEAM (10"X18") VB-6



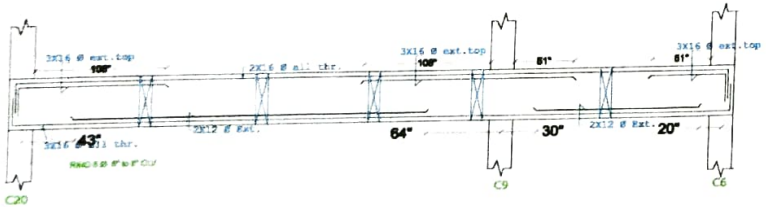
DETAIL OF BEAM (10"X18") VB-7



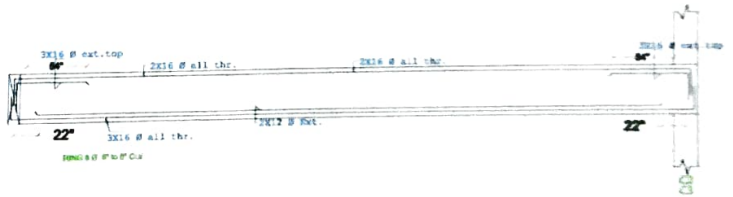
DETAIL OF BEAM (10"X18") VB-8



DETAIL OF BEAM (10"X18") VB-9



DETAIL OF BEAM (10"X18") VB-5



DETAIL OF BEAM (10"X18") VB-10, VB-11



GROUND VERTICAL GRID ( BEAM SECTION 10"X18")FOR A,B,C,D AND E BLOCK

Magadha Developer and Construction Pvt. Ltd.

Director

146




नक्सा स्वीकृति की मान्यता तीन वर्ष तक रहेगी

गया नगर निगम, गया

का मुकदमा नं0 Challan 01/20-21

बिहार नगरपालिका अधिनियम 2007 के

धारा 3[illegible] के अन्तर्गत [illegible] गया।

30/11/21

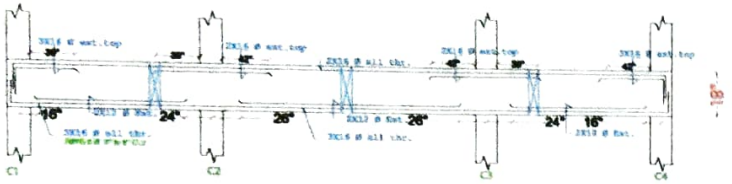
नगर आयुक्त

गया नगर निगम, गया

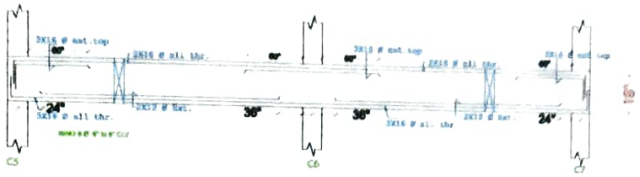
30/11/21

Magadha Developer and Construction Pvt.Ltd.

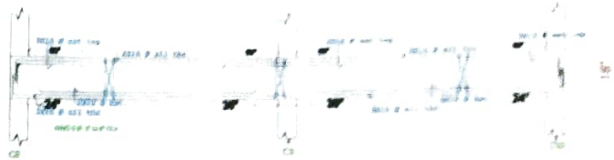
Director



DETAIL OF BEAM (10"X18") HB-1.



DETAIL OF BEAM (10"X18") HB-2



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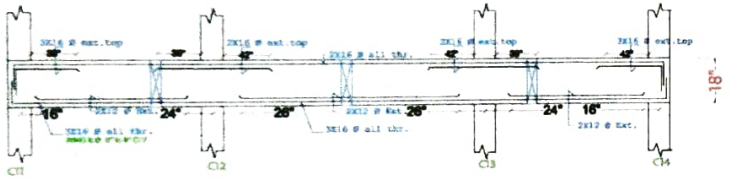

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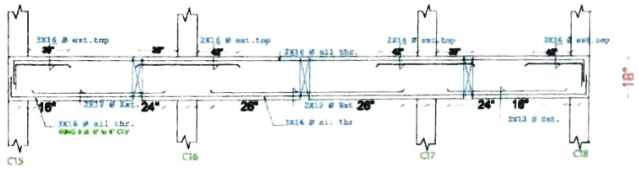
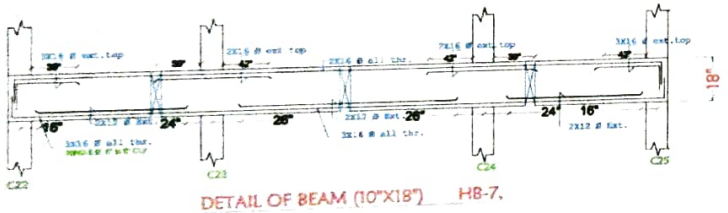


DETAIL OF BEAM (10"X18") HB-5.



DETAIL OF BEAM (10"X18") HB-6



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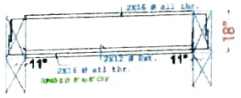
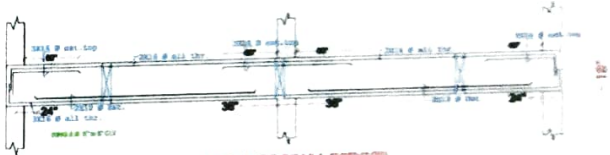


DETAIL OF BEAM (10"X18")
HB-8 .

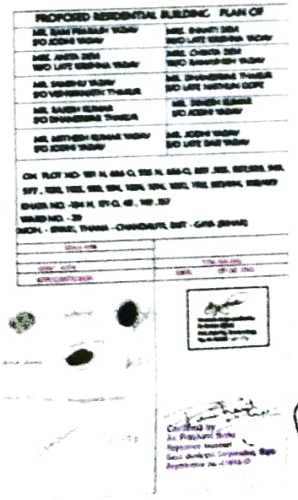


DETAIL OF BEAM (10"X18")
HB-9

GROUND HORIZONTAL GRID ( BEAM SECTION 10"X18")FOR A,B,C,D AND E BLOCK

Magadha Developer and Construction Pvt.Ltd.

Director






नक्सा स्वीकृति की मान्यता तीन वर्ष तक रहेगी

गया नगर निगम, गया

का मुकदमा नं0 Challan01/20-21

बिहार नगरपालिका अधिनियम 2007 के

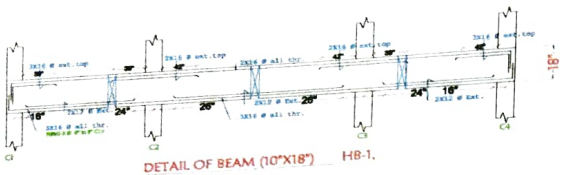
धारा [illegible] के [illegible] किया गया।

30/11/21

नगर आयुक्त

गया नगर निगम, गया

30/11/21



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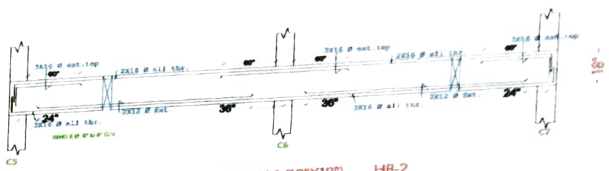
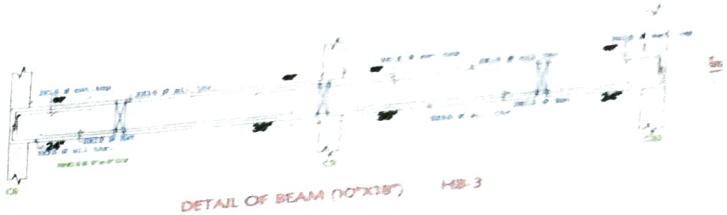


DETAIL OF BEAM (10"X18") HB-2



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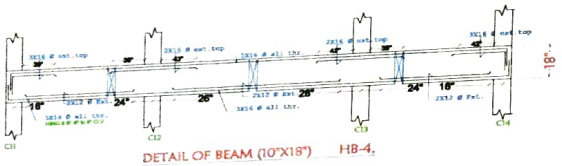
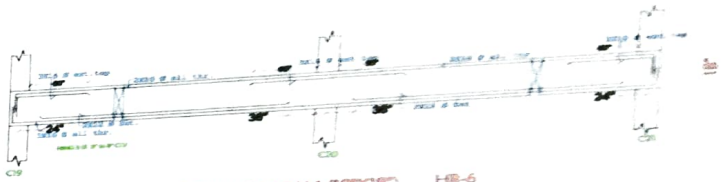


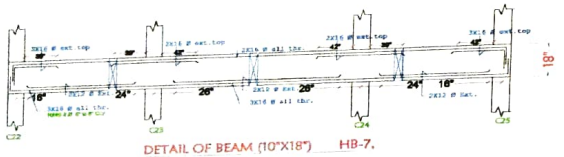
DETAIL OF BEAM (10"X18") HB-4.



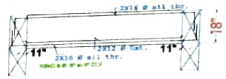
DETAIL OF BEAM (10"X18") HB-5.



DETAIL OF BEAM (10"X18") HB-6



DETAIL OF BEAM (10"X18") HB-7.



DETAIL OF BEAM (10"X18")
HB-8 .

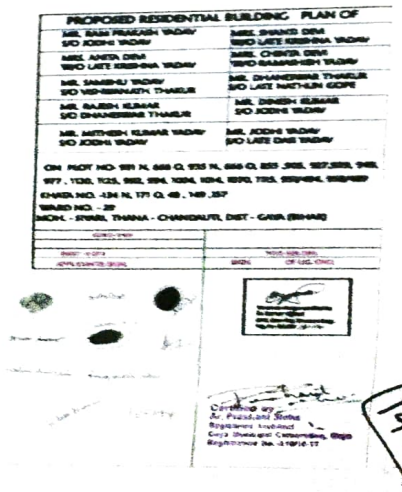


DETAIL OF BEAM (10"X18")
HB-9

## TYPICAL ROOF HORIZONTAL GRID ( BEAM SECTION 10"X18")FOR A,B,C,D AND E BLOCK

Magadha Developer and Construction Pvt.Ltd.

Director

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गया नगर निगम
गया

नक्सा स्वीकृति की मान्यता तीन वर्ष तक रहेगी

गया नगर निगम, गया
का मुकदमा नं0 Challan 01/20-21
बिहार नगरपालिका अधिनियम 2007 के
धारा 31 के अन्तर्गत स्वीकृत किया गया।

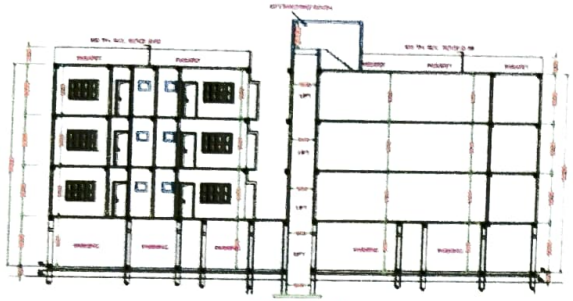
30/11/21

नगर आयुक्त
गया नगर निगम, गया

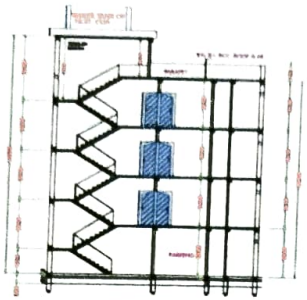
30/11/21

Magadha Developer and Construction Pvt.Ltd.

Director



SECTION ON A A



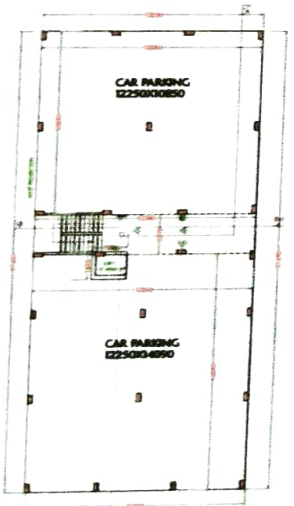
SECTION ON B B



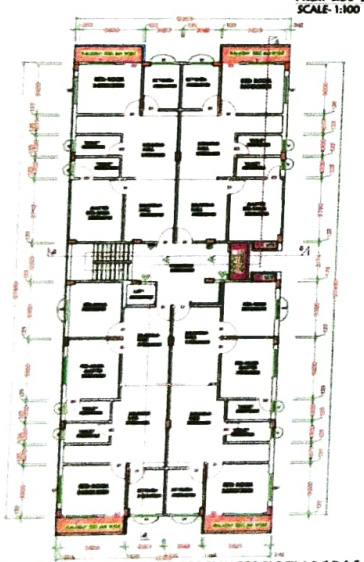
PROP. FRONT ELEVATION
SCALE- 1:100



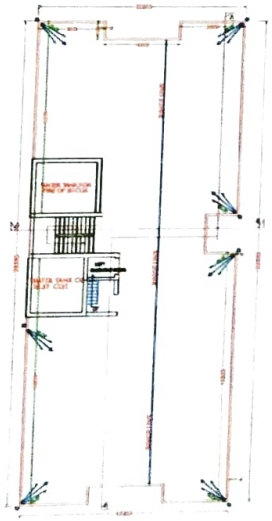
PROP. SIDE ELEVATION
SCALE- 1:100



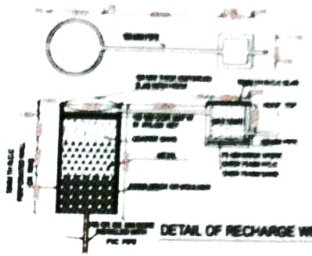

PROP. TYPICAL GROUND FLOOR PLAN FOR BLOCK A,B,C,D & E
SCALE- 1:100



PROP. TYPICAL 1st, 2nd. & 3rd. FLOOR PLAN FOR BLOCK A,B,C,D & E
SCALE- 1:100



PROPOSED TERRACE FLOOR PLAN FOR BLOCK A,B,C,D & E
SCALE- 1:100



DETAIL OF RECHARGE WELL

| | |
|---|---|
| BREAK GLASS( MANUAL) | D.C.P TYPE FIRE EXTINGUISHER |
| WALL HYDRENT | HOOTER |
| FIRE MAIN CONNECTION | HOSE REEL |

## AMENITIES FOR BLOCK A,B,C,D & E

PARKING CALCULATION

ONE CAR FOR EVERY FLAT'S < 50 - 75 SQM.

a) Car parking required for all residential floors 1st , 2nd, 3rd,
Total area required @ 20 sqm. per car
Total no. of car parking required @ 1 car / one flat >50 sqm.
Total car parking required for all floors =12 nos.
Total area required 12X20=240 sqm.
Area provided for parking =317.58 sqm. (within building)
parking provided 12 nos.

TOTAL NO OF PERSONS

a) 5 persons@ / flats
i.e 12X5 = 60 persons

1) OVER HEAD WATER TANK

Total quantity of water required @ 135 ltrs./person / day
=60 X135 ltrs. =8.100 ltrs ( Residential) i.e 08.10 cum.
Water tank provided of 3.675 X 3.5 X1.5 = 19.25 CUM. (for each block)

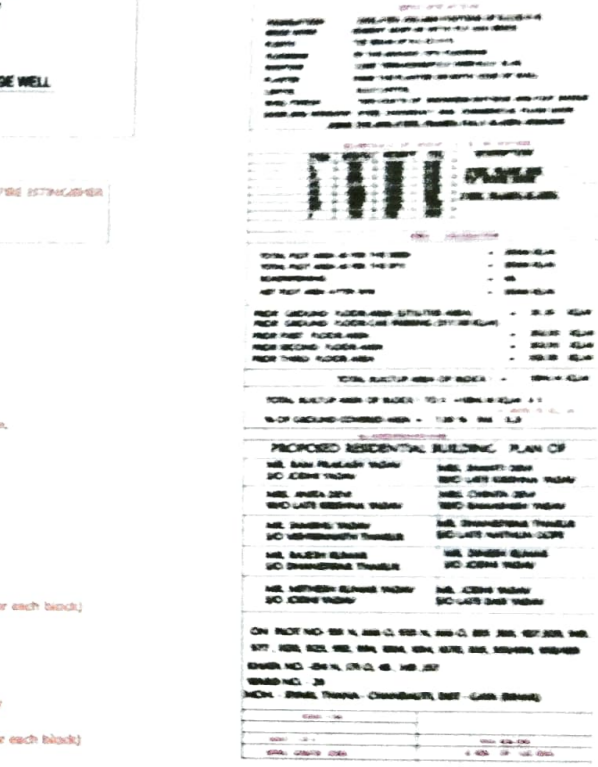
2) SEPTIC TANK

Total no. of persons = 60 persons
for cleaning period of = 3 yrs.
storage capacity of tank @ 0.085 m3/ person/ day
and additional provision @ 0.0425 m3/ person/ day
i.e total storage capacity of tank @ 0.1275 m3/ person/ day
i.e total capacity required for 60 persons =11.30 CUM.
1 nos. Septic tank provided 4.1 X 2.1 X 1.8 =15.49 CUM. (for each block)
( 300 mm. free board additional )

3) OVER HEAD FIRE FIGHTING TANK

Total quantity of water required @ 25,000 ltrs.
=5.0 X4.0 X 1.5 = 30.000 ltrs.( Residential) i.e 30.00 CU/L (for each block)

Magadha Developer and Construction Pvt. Ltd.
Manik Mayank
Director



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नक्सा स्वीकृति की मान्यता तीन वर्ष तक रहेगी

गया नगर निगम, गया

का मुकदमा नं0 Collection/20-21

बिहार नगरपालिका अधिनियम 2007 के

धारा 31 के अन्तर्गत [illegible] गया।

30/11/21

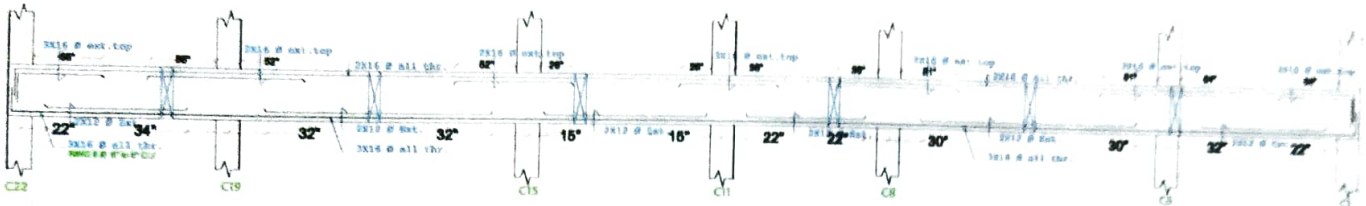
नगर आयुक्त

गया नगर निगम, गया

30/11/21

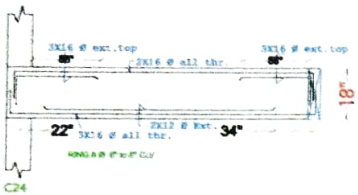
Magadha Developer and Construction Pvt. Ltd.

Director

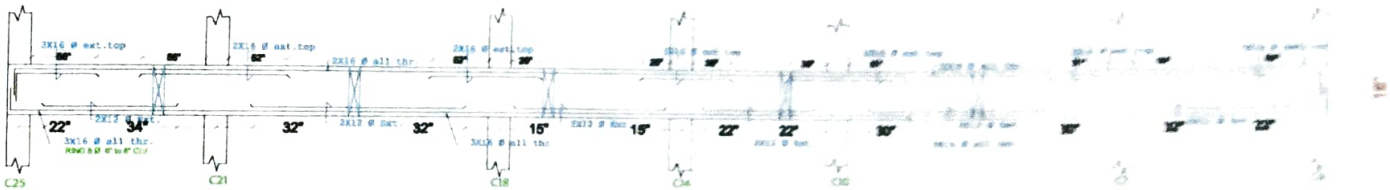


DETAIL OF BEAM (10"X18") VB-1.

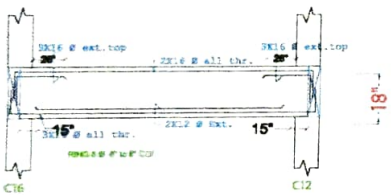




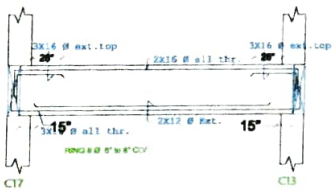
DETAIL OF BEAM (10"X18") VB-3



DETAIL OF BEAM (10"X18") VB-4.



DETAIL OF BEAM (10"X18") VB-6



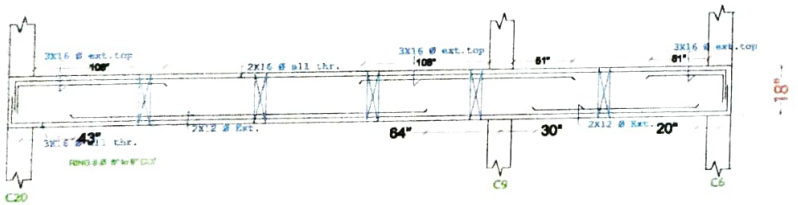
DETAIL OF BEAM (10"X18") VB-7



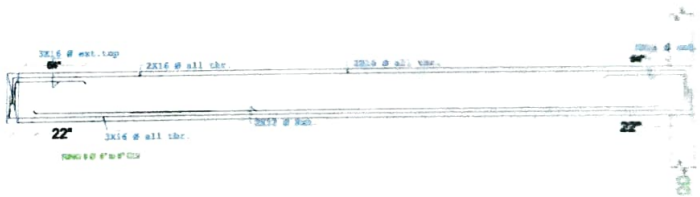
DETAIL OF BEAM (10"X18") VB-8



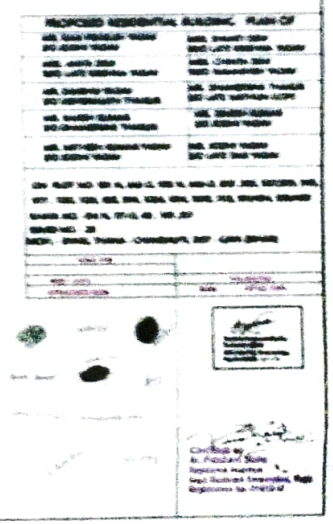
DETAIL OF BEAM (10"X18") VB-9



DETAIL OF BEAM (10"X18") HB-5



DETAIL OF BEAM (10"X18") VB-10, VB-11



TYPICAL ROOF VERTICAL GRID ( BEAM SECTION 10"X18")FOR A,B,C,D AND E BLOCK

Magadha Developer and Construction Pvt.Ltd.

Director

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नक्सा स्वीकृति की मान्यता तीन वर्ष तक रहेगी

गया नगर निगम, गया

का मुकदमा नं0 Challan01/20-21

बिहार नगरपालिका अधिनियम 2007 के

धारा 31 के अन्तर्गत [illegible] गया।

30/11/21

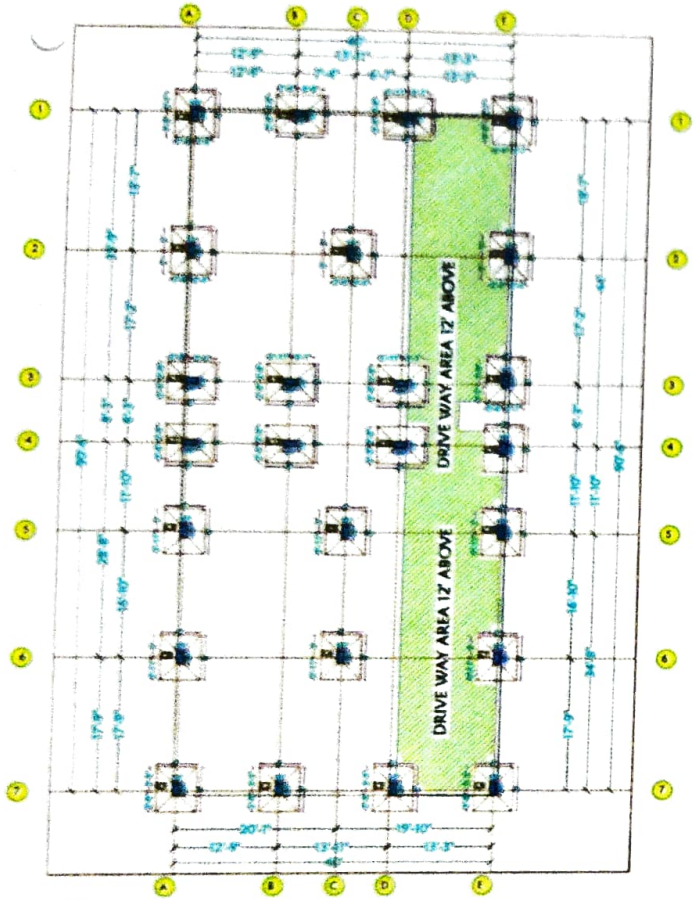
नगर आयुक्त

गया नगर निगम, गया

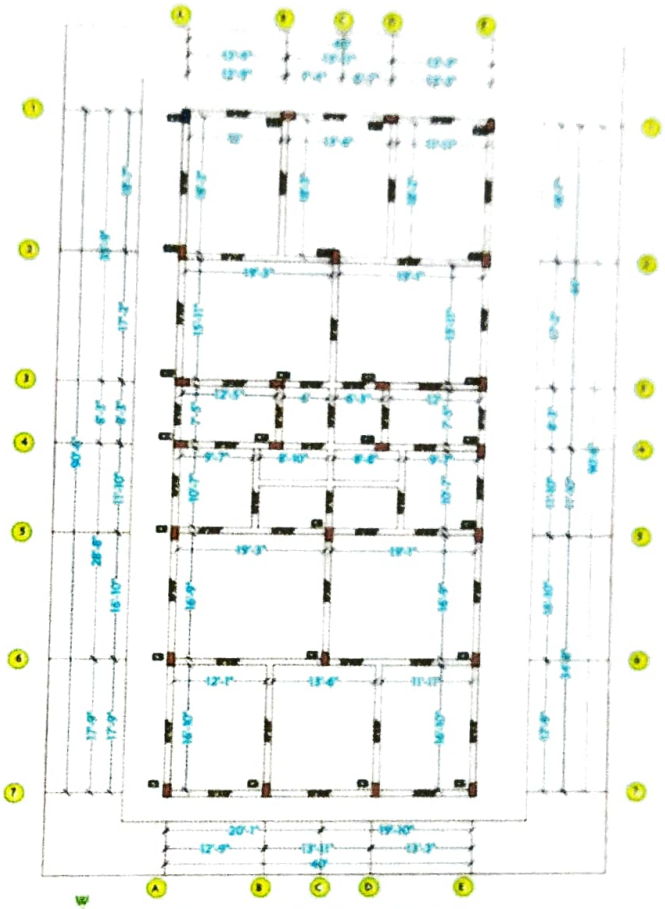
30/11/21

Magadha Developer and Construction Pvt. Ltd.

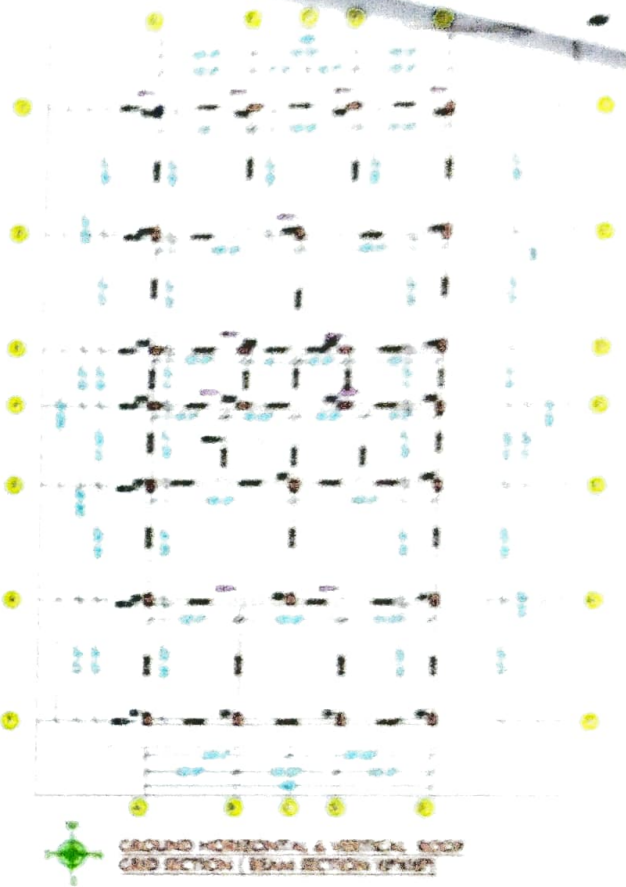
Director




FOUNDATION LAYOUT PLAN
GROUND FLOOR PLAN



PROP. SHUTTERING PLAN OF TIE BEAM
GROUND FLOOR PLAN



GROUND HORIZONTAL & VERTICAL LOOP
GRID SECTION | BEAM SECTION (PLAN)

Magadha Developer and Construction Pvt. Ltd.
Director

गया नगर निगम
गया

नक्सा स्वीकृति की मान्यता तीन वर्ष तक रहेगी

गया नगर निगम, गया

का मुकदमा नं० Challan 01/20-21

बिहार नगरपालिका अधिनियम 2007 के

धारा [illegible] के [illegible] गया।

30/11/21

नगर आयुक्त

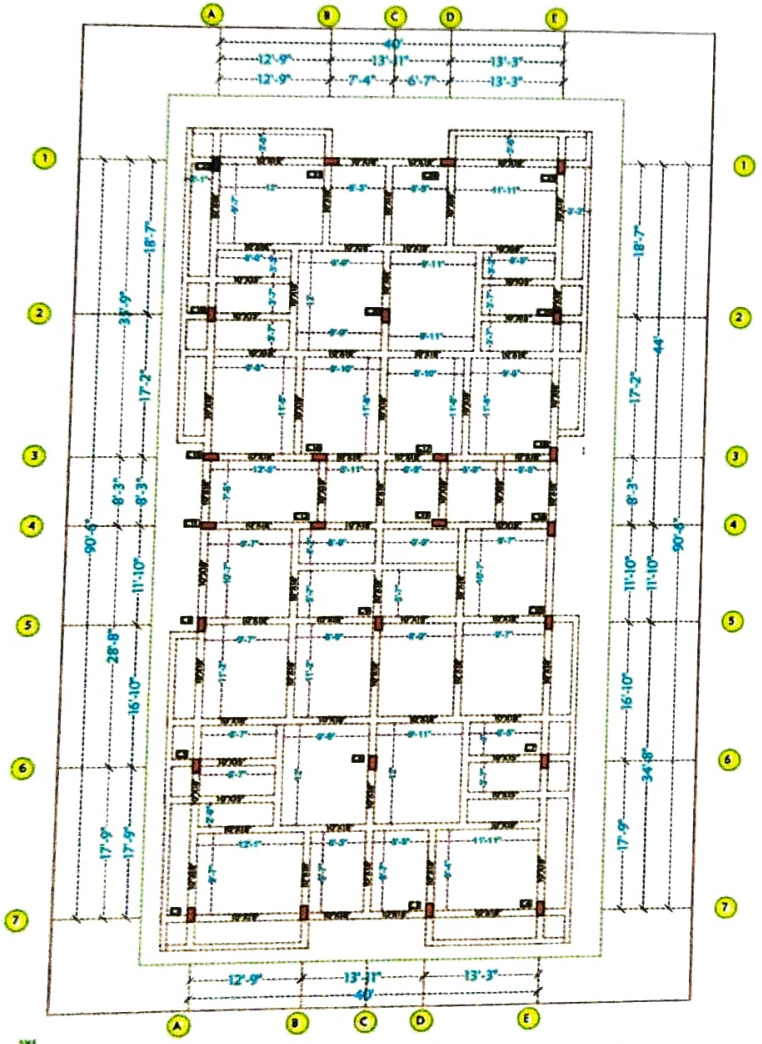
गया नगर निगम, गया

30/11/21

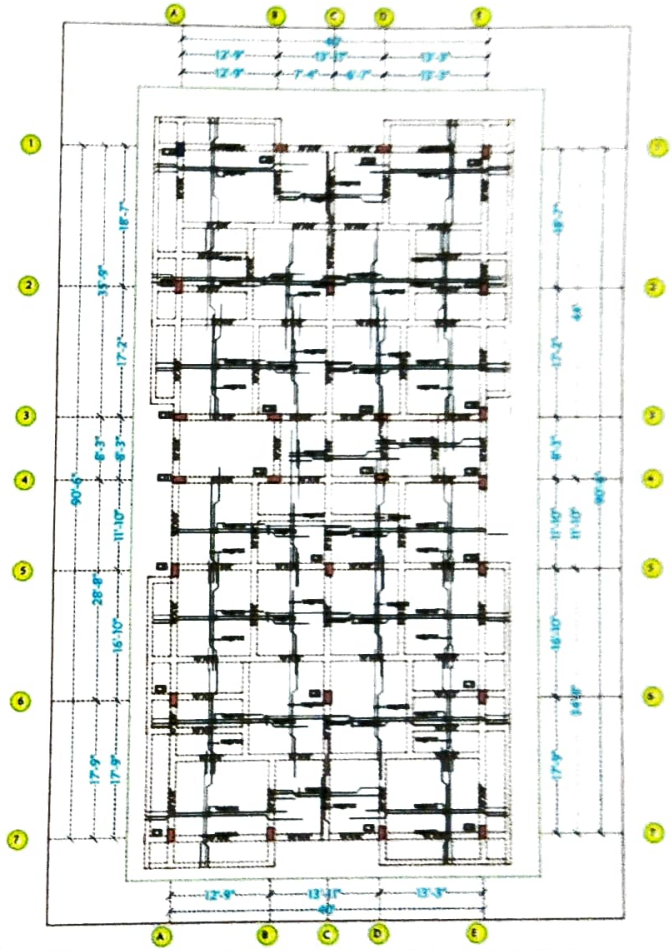
Magadha Developer and Construction Pvt. Ltd.

Marati Mayur

Director



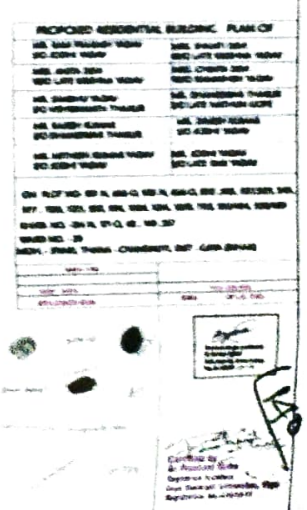
PROP. SHUTTERING PLAN OF FLOOR(CEILING) BEAM
TYPICAL GROUND, 1st., 2nd. & 3rd., FLOOR PLAN



REINFORCEMENT DETAIL OF ROOF SLAB
TYPICAL GROUND, 1st., 2nd.,3rd. & 4th. FLOOR PLAN

Magadha Developer and Construction Pvt.Ltd.

Director



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मकता स्वीकृति की मान्यता तीन वर्ष तक रहेगी

गया नगर निगम, गया
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बिहार नगरपालिका अधिनियम 2007 के
धारा [illegible] गया।

30/11/21

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30/11/21

Magadha Developer and Construction Pvt. Ltd.
Marut Mayur
Director