Serial No. 16761 Deed No. 16147

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

This document was presented for registration on **23/12/2020** by **Birendra Nath Ojha**
A stamp duty of Rs. **245400**/- and other fees of Rs. **21000**/- has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as deed no. **16147** in Book No. **1**, Volume No. **256** on pages from **102** to **123** and has been preserved in total **22** pages in C.D. No. **39** / Year **2020**

Signature with Date
(**Rakesh Kumar**)
Registering Officer, **Muzaffarpur**

Date: 23/12/2020 Token No: 16881 /2020

दस्तावेज जाँचा
23.12.20
सुधीर कुमार वर्मा

(Development Agreement)

This development agreement is executed and entered into on this 23 day of December, 2020, at Muzaffarpur,,

BETWEEN

1. **SRI BIRENDRA NATH OJHA,** Age – 66 Years
Son of Late Ramdeo Ojha, Aadhar 436159017192

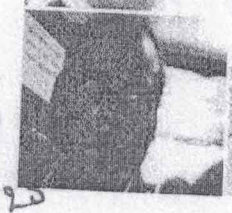
Aditya Buildmax Pvt. Ltd.
DIRECTOR

1

Aditya Buildmax Pvt. Ltd.
Rakesh Kumar 23/12/20
23/12/2020

District Registry Office, Muzaffarpur

Token Number 16881 | Reg. Year 2020 | Serial Number 16761 | Deed Number 16147

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Deepak Agarwal (Director)						
Sig.	D. Agarwal 23-12-2020						
Claimant	M/S Aditya Buildmax Pvt. Ltd.						
Sig.							
		Photo	Thumb	Index	Middle	Ring	Little
Presented By	Birendra Nath Ojha						
Sig.	Birendra Nath Ojha 23-12-2020						
Executant	Birendra Nath Ojha						
Sig.							
		Photo	Thumb	Index	Middle	Ring	Little
Executant	Vikash Kumar Ojha						
Sig.	Vikash Kumar 23-12-2020						
Identified By	Tarun Kumar						
Sig.	Tarun Kumar S/o Binod Ram 23-12-2020						

Aditya Buildmax Pvt. Ltd.

DIRECTOR

Birendra Nath Ojha

23/12/20

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 1400sap025

2. **SRI VIKASH KUMAR OJHA,** Age – 40 Years
Son of Sri Birendra Nath Ojha, Aadhar - 7371 2879 3928

Both residents of mohalla, Saraiyaganj, Muzaffarpur, P.S. Town Thana, District Muzaffarpur, State of Bihar, Pin - 842001 hereinafter jointly 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.**

PAN – AADPO4660M **MOBILE - 7992262402**

PAN – AQSPK6642G **MOBILE - 9934296220**

AND

M/S ADITYA BUILDMAX PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act,1956, bearing **CIN NO. U70109BR2019PTC043418,** having its Registered office at 08, Aditya Arcade, Andhra Bank Building, Exhibition Road, P.S. Gandhi Maidan, Town and District Patna, through its Director **SRI DEEPAK AGARWAL**, aged about 40 years, Son of Late Dwarka Prasad Agarwal, resident of "**Dwarka Kunj**," Road No. 12, Rajendra Nagar, P.S. Kadamkuan, Town and District Patna Pin – 800016, Indian Citizen, hereinafter referred to as the **Builder/ Vendor** (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. AASCA7485Q. ***Mobile - 9473460555***

RECITAL

WHEREAS, the above named land owners are the absolute owner of 17.1 decimals equivalent to 7448.76 Sq.ft. of land, pertaining to part Plot No. 1388 (Kh), Khata No. 913, situated in mauza Sikanderpur, P.S. Town, District Muzaffarpur. The details of aforesaid land is clearly mentioned in First Schedule of this development agreement.

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PAN
Aadhaar

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DIRECTOR

WHEREAS, the land owner No.1 Sri Birendra Nath Ojha acquired the aforesaid property by virtue of a family partition.

WHEREAS, the aforesaid property is the ancestral property of the above named land owners. All together 27 kathas 12 dhoors of land, pertaining to Plot Nos. 1388 (K) & 1388 (Kh), originally belonged to Smt. Indrani Devi, wife of Late Ramdeo Ojha, mother of land owner No.1 and grand mother of owner No.2 and her name was recorded in survey khatian as owner of the property.

WHEREAS, said Indrani Devi died leaving behind her 04 sons namely Sri Surendra Nath Ojha, Sri Nagendra Nath Ohja, Sri Mahendra Nath Ojha and Sri Birendra Nath Ojha as her only legal heirs. After the death of Indrani Devi, her above named 04 sons jointly inherited the aforesaid property by the right of survivorship and inheritance. Subsequently, with the consent of all the sons of Late Ramdeo Ojha and Late Indrani Devi, a family partition took place among them and as per the said partition, 7 kathas of land, pertaining to Plot 1388 (Kh), fell into the share of Sri Birendra Nath Ojha. Subsequently, the said Birendra Nath Ojha took possession of the aforesaid land and got his name mutated in government records vide Jamabandi No. 895, page 1819, part -6 and is paying ground rent to the State of Bihar through Circle office with respect to aforesaid 17.1 decimals equivalent to 7448.76 Sq.ft. of land and accordingly rent receipt is being issued in his name.

WHEREAS, it is relevant to mention here that after partition of the aforesaid land, Sri Birendra Nath Ojha sold 02 kathas of land to his brother Sri Mahendra Nath Ojha under a registered deed of absolute sale dated 28/05/2004 vide deed No. 11380.

WHEREAS, the land owner No.2 is the son of Sri Birendra Nath Ojha. As stated above, the aforesaid property is the ancestral property of Sri Birendra Nath Ojha and Sri Vikash

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23/12/2020
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Sri Birendra Nath Ojha
Sri Vikash Kumar
Nagen
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Kumar Ojha and hence, both Sri Birendra Nath Ojha and Sri Vikash Kumar Ojha have equal right, title, interest and share in the said property. To, avoid future complication and dispute, the owner No.2 is also made party in this Development Agreement.

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

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 the above named directors of the builder company came to know the desire of the land owners, they approached the land owners and showed their 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. The land owners considered the request of the developer and agreed to develop the scheduled land through the above named developer. During negotiation, the land owners represented and declared that :-

(A)

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

(ii) 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.

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Vikash Kumar
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(iii) No notice or notification for acquisition/requisition under any of the statutes of the past or presently in force have been received, served or passed by the Muzaffarpur 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) 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) The land owners have not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof in past or present in favour of any third party.

(B) And whereas, the land owners are interested in getting constructed a multi-storied builing complex on the said property and acquire built up area in the shape of Units, parking spaces, etc. as consideration for the value of the land.

(C) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied builing complex on the said property of the land (hereinafter referred to as the said building) and the land owners agreed to acquire Units and other built-up area of the said building as consideration for the part of the said property.

(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 the terms and conditions hereinafter appearing.

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Director

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Bhushan Nath Dubey
Vikash 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 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 the 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 builing complex after registration of the project under the provisions laid down in the Real Estate (Regulation and Development) Act, 2016 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 competent authority.

(3) It is also agreed between the parties that within 01 (One) 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 and will submit the same with the competent authority for its approval in its own name and signature for the entire land but all the expenses to be incurred to get the building plan approved shall be borne and paid by the developer. The architect shall make plan, lay out plans of the multistoried building and all floors with specifications and as required under law. The developer shall provide a building plan to the land owners. All the papers to be required for approval of the said building plan shall be provided by the land

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D. Agrawal
DIRECTOR

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D. Agrawal
DIRECTOR

Bunches, Vikash Kumar
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owners, which are in their posssession to the developer.

A. That it is agreed by the parties that the developer shall develop the project in accordance with the approved lay-out plans, floor plans and specification. The developer undertakes to strictly abide by such plans and the bye-laws of Muzaffarpur Municipal Corporation building Rules and Regulation, FAR and density norms and shall not make any variation/ alteration, modification in plans otherwise in the manner prescribed under law.

(4) The Developer and the land owners have jointly assessed that based on presently permissible F.A.R. as per M.R.D.A. (Dissolved) 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 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. land owner will have right of 48% parking space as the land owners' area.

(5) That after securing 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 by providing all papers, which are in its possession, required consent letter, Authority Letter etc.

(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 the building plan or from the

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date of handing over the vacant possession of the scheduled land, 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 **12 (Twelve)** months more time to the developer as grace period.

(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 India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the construction work, it would be seen and judged mutually by the land owners and the Developer.

(8). 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. 06 of this development agreement.

(9) 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 the court of law for the same. The Land owners will not be responsible for the same in any way.

(10) 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.

(11) 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,

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exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

(12) The name of the proposed multistoried building complex shall be " **Gokuldhaam Residency**" or any other name as the parties mutually agreed upon.

(13) That the developer agreed to hand over 48% (Forty Eight percent) of the total built up area to the land owners and the remaining 52% (Fifty Two 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 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. It is agreed between the parties that the developer will hand over the vacant possession of the land owners' share to the land owners with all amenities and fittings. It is relevant to mention here that both the land owners and developer may enter into an agreement for sale with its intending buyers soon after execution and registration of this development agreement and after registration of the project under the Real Estate (Regulation and Development) Act, 2016.

(14) That after execution and registration of this development agreement and sanction of the building plan, the land owners and the developer will take joint exercise to distribute and allocate their respective shares. The details of units to be allotted to the land owners in lieu of their 48% (Forty Eight percent) shares will be clearly mentioned in the said distribution agreement. The share / portion of the land owners and the developer shall be mutually distributed and allocated on pro-rata basis as mutually agreed upon by the parties hereto

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(15) That the land owners will retain 48% (Forty Eight percent) of the total built-up area in shape of complete Units with proportionate share in land attributed to each unit and car parking spaces in consideration of cost of land with an absolute, right, title and interest over the same 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.

(16) That similarly, the developer will retain 52% (Fifty Two percent) of the total built-up area in shape of complete Units with proportionate share in land attributed to each unit and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may 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.

(17) That the parties concerned will sell, alienate or enter into an agreement for sale with respect to their respective allocated share only after execution of the proposed distribution agreement and registration of the project under the Real Estate (Regulation and Development) Act, 2016.

(18) 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.In case of any doubt, the architect will take exercise to measure the built-up area and common service area in presence of both the parties or their authorized representative.

(19) 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

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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.

(20) That the developer shall develop the said property themselves at its own costs and expenses and efforts and will be responsible for the development of the said land, but the land owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as per advice of Architects.

(21) That the Land owners are entitled 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 to be used for construction is not up to the mark and is 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, the land owners will not force to stop the construction work, if the developer do the work as per agreement and by adhering all related law and using standard material and good workmanship.

(22) From the date of delivery of possession of the land owners' area to the land owners or their allottees and the Developer and /or its allottees land owners and for their allotted and the developer or their alloted 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 in this regard.

(23) 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

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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 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 save and except as provided in these present.

(24) 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.

(25) Similarly the land owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the land owners' area in the said building and which does not form part of the Developer's area.

(26) That the material to be used for construction of poposed multistoried building complex and its specifications are clearly mentioned in Schedule-II of this development agreement and it will be treated as part of the development agreement.

(27) After the Registration of this Development Agreement after registration of this project under the Real Estate (Regulation and Development) Act, 2016 , the land owners and the Developer shall be entitled to sell or enter into agreement for sale their respective shares directly to its prospective buyers or any financial institution by following provisions of RERA.

(28) 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

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DIRECTOR

Bandra Wala S/o Late Vikash Kumar

23/12/22

entitled to sell/transfer their respective share as per the Provisions of the Bihar Apartment Ownership Act, 2006 coupled with RERA.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That the developer will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the land 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 land owners' area to the land owners.

(B) The Developer and/ or its allottees shall not mortgage the Landowners' share/ area with any Bank(s) or financial Institution(s). The Developer may obtain loan from any Bank or any financial Institution for the development of the project only but for that the developer alone shall be liable and responsible. The land owners shall not be liable and responsible for such loans, mortgage obtained either by the developer or its allottees and the developer shall always keep and hereby keeps the landowners indemnified in this respect.

(C) To indemnify the landowners 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 workman, 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 and / or for contravention, breach of any law, Act, Statute, Rules and bye-laws.

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

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

(F) After the delivery the land owners' area/ share 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 land owners and the Developer and their nominees separately and proportionately in proportion to their respective share in the total super built-up area.

(G) The land 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 the Competent Authority, the same may be constructed by developer at its own costs and expenses and the extra area to be construted will be distributed in the same ratio as mentioned in this development agreement.

(H) The land owners will deliver to the developer and/or its duly authorized representative,photo copies of all original title deeds documents and papers relating to the said property for complete examination of the land owners' title thereto and the land owners agree to co-operate with the developer in such examination of the land 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 of the original documents pertaining to the said property

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including title deeds etc. however, the original documents will be produced by the land owners for inspection whenever required by the developer. However, after completion of the building/ project, finally all the original documents shall be handed over to the association or maintenance agency.

(J) The developer and / or the land owners 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 all the unit holder including the land owners will be members of such housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owners' association of the apartment for the maintenance and management of the entire building complex, except the internal part of units. The component of land will be conveyed to such society, association at the time of registration of unit (s) of the multistoried building.

(K) The common area shall be jointly owned by the land owners and the developer 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 inmates 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.

(L) The Parties agree that in case any fine or penalty/fee is imposed on the said building for any breach of law and for any alleged deviation from the sanctioned plan and/or excess construction of the built-up area then the same shall be borne

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and paid by the developer alone. The landowners shall have no liability or responsibility for the same.

(M) That it is agreed between the parties that the land owners have to pay GST, if any to the developer at the time of receiving the possession of the land owners' share from the developer.

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

(O) That the land owners agree and undertakes that in case of any dispute or litigation by person(s) claiming to be the co-sharer in the scheduled property or claiming their right, title or interest on and over the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter in between the land owners and such person(s) and in this respect the land owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.

(P) That in case of any dispute or differences between the parties arising out or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator(s) appointed by both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time. Sitting place of arbitration will be at Muzaffarpur/ Patna.

(Q) That the courts of Muzaffarpur, Bihar, shall have the exclusive jurisdiction over all the matters or dispute arising in respect of and from this agreement.

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DIRECTOR

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DIRECTOR
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Bindra Nath Mishra
Vikash Kumar
23/12/20

SCHEDULE- I

DETAILS OF LAND OWNED BY THE LAND OWNERS FIRST PART.

All that piece & parcel of vacant land measuring 17.1 decimals. Pertaining to part of Plot No. 1388 (Kh), Khata No. 913, situated in mauza Sikanderpur, P.S. Town, District Muzaffarpur, Ward no. 2 Old, 14 New, Jamabandi no. 895, Halka No.- Ward no. 2 Sub. and Sadar Registry office Muzaffarpur, District Muzaffarpur and the same is bounded and butted as follows:-

Branch Road Residencial

BOUNDARY

Thana No. 478

North :- Mahendra Residency Apartment,
South :- 20 Feet wide Road,
East :- 10 Feet wide lane,
West :- 14 Feet widw Road,

Land Value	-	Rs. 1,19,70,000/-
Boundary	-	Rs. 3,00,000/-
Total		**Rs. 1,22,70,000/-**

FEATURES AND SPECIFICATIONS OF UNITS

1. BUILDING : Earth Quake resistant.
2. FOUNDATION : As per Structural consultant's design/ drawing
3. WALL FINISHING : All internal walls will be plastered and finished with P.O.P & primer.
4. EXTERNAL WALLS : Texture or White cement putty.
5. FLOORING : Drawing/Dining Hall – Vitrified Tiles
   Bedroom/Kitchen/Balcony - Vitrified Tiles

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DIRECTOR

Aditya Buildmax Pvt. Ltd.
DIRECTOR
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Bhushan Wadhwa
Vikash Kumar
23/12/20

Common Area – Granite flooring with combination of other materials as per design

6. TOILETS : Ceramic Wall Tiles up to Chaukhat level & flooring with anti skid tiles. All white sanitary of Cera/ Parryware or equivalent & wall hanging Commode wherever feasible.
CP Fittings will be Grohe/Jaquar or equivalent make with hot and cold water facility

7. KITCHEN : Granite slab over counter, Sink – Single bowl with drain board and sink Mixer, Tiles up to 2' over counter.

8. WINDOWS : All windows frames will be three - track Aluminium / U-PVC with glass.

9. DOOR : Wooden chaukhat with flush door & Main Gate shall be of decorative type.

10. ELECTRICAL : All electric wiring of standard make in concealed conduits with copper wires. All modern modular electric switches shall be given Split A.C. pipeline and wiring provision in drawing ,dining and all bed rooms.

11. WATER SUPPLY : Through Deep Tube Well and overhead tank.

12. T.V & TELEPHONE : Cable T.V. point, telephone point in master bedroom & drawing room.

13. LIFT : Standard Make (OTIS/KONE/THYSSENKRUPP/ATZ)

14. GENERATOR : Silent Generator with auto changeover for flat (1000 wt. for each flat.)

15. INTERCOM : Intercom facility for each flat to flat and flat to reception counter.

16. WATERPROOF : Heat treatment and water proofing of roof top.

17. SECURITY : C.C.T.V. surveillance available at the reception counter.

18. OTHER FACILITIES : (1) Washing machine point with water inlet and outlet at a convenient location.
(2) Wash basin point in the dining area where ever possible.
(3) False Ceiling in selected common areas of the Building.

Aditya Buildmax Pvt. Ltd.
DIRECTOR

VALUATION

17.1 decimals @ Rs. _____/-
per decimals, under Thana Code No.

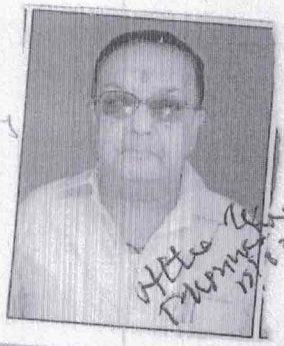
_____, Zone-_____. Total Rs.

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. Tarun Kumar
.....
.....

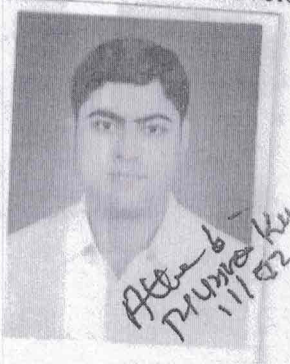
Rindra Wathi
Signature of the Land owner No.1



2. Manish Kr Dagli
.....

Vikash Kumar 23/1
Signature of the Land owner No.2

Signature of the Developer 23/1/20



Aditya Buildmax Pvt. Ltd.
Director
23/1/20

Aditya Buildmax Pvt. Ltd.
Director

Stitched this deed by:-
Mrs Kumari L-No. 11/07
Pon Khatoli Mukherjee

Enquiry Photo

Aditya Buildmax Pvt. Ltd.

DIRECTOR

Budha Nath Mandal.
Land Owner

Vikash Kumar

Aditya Buildmax Pvt. Ltd.

DIRECTOR

Developers

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR14823819701562S
Certificate Issued Date	:	16-Dec-2020 03:42 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ MUZAFFARPUR SRO/ BR-MUZ/ MUZ
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01183622484107535
Purchased by	:	ADITYA BUILDMAX PRIVATE LIMITED
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	ADITYA BUILDMAX PRIVATE LIMITED
Stamp Duty Paid By	:	ADITYA BUILDMAX PRIVATE LIMITED
Stamp Duty Paid (Rs.)	:	2,45,400(Two Lakh Forty Five Thousand Four Hundred only)
Reg. fee (Rs.)	:	20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	2,66,400 (Two Lakh Sixty Six Thousand Four Hundred only)

Do not write or type below this line

Aditya Buildmax Pvt. Ltd.

DIRECTOR

0006551523

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. 245400/-**
Addl.Stamp duty paid under Municipal Act **Rs. 0/-**

Amt.Paid By N.J Stamp Paper **Rs. 0/-**
Amt.paid through Bank Challan **Rs. 266400/-**

Registration Fee

FEE PAID

A1	0	C	0	H1b	0	K1a	0	Lii	0		
A8	0	D	0	H2	0	K1b	0	Liii	0		
A9	0	DD	0	I	0	K1c	0	Mb	0		
A10	0	E	20000	J1	0	K2	0	Na	0		
B	0	H1a	0	J2	0	Li	0				

TOTAL- 20000

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Date: 23/12/2020

Registering Officer
Muzaffarpur

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur on Wednesday, 23rd December 2020 by Birendra Nath Ojha Ramdeo Ojha by profession Others. Status - Executant

Birendra Nath Ojha

Signature/L.T.I. of Presentant **Date:23/12/2020**

Registering Officer
Muzaffarpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Tarun Kumar' age '52' Sex 'M', 'Binod Prasad', resident of 'Kushi Kanti, Ps- Kanti, Muz.'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 23/12/2020

Registering Officer
Muzaffarpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur in Book 1 Volume No. 256 on pages on 102 -123, for the year 2020 and stored in CD volume No. CD-39 year 2020 .The document no. is printed on the Front Page of the document.

Aditya Buildmax Pvt. Ltd.

DIRECTOR

Date : 23/12/2020

Registering Officer
Muzaffarpur

Token No. : 16881 Year : 2020 S.No. : 16761 SCORE Ver.4.1 Deed No . :d No . : 16147