Serial No. 13853 Circle:-Bihar Sharif Book No. :- 1 Deed No. 13694

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR 834040

Serial No. 13858 Deed No. 13694

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

This document was presented for registration on **27/09/2023** by **Sunil Kumar (Dir.)**
A Stamp Duty of Rs. **401000**/- and other Fees of Rs. **22000**/- has been paid in it.
The document was found admissible. The Names, Photographs, 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. **13694** in Book No. **1**, Volume No. **216** on pages from **429** to **453** and has been preserved in total **25** pages in C.D. No. **34** / Year **2023**

Signature with Date
(**Ajay Kumar Jha**)
Registering Officer, **Nalanda**

Date: 27/09/2023 Token No: 13951 /2023

जिला निबंधक का कार्यालय
बिहार शरीफ (नालन्दा)

SUNIL KUMAR 26.09.23

26.09.23

District Registry Office, Nalanda

Token Number 13951 Reg. Year 2023 Serial Number 13853 Deed Number 13694

Pres Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Anup Kumar Sinha (M. Dir.)						
Sig.	ANUP KUMAR SINHA 27/09/23						
Claimant	Sai Bodhit Pvt. Ltd.	Photo	Thumb	Index	Middle	Ring	Little
Sig.							
Executant	Shriejan Infra N Development Pvt. Ltd. (Previously Knows As Shriejan Cold Storage Pvt. Ltd.	Photo	Thumb	Index	Middle	Ring	Little
Sig.							
Presented By Sunil Kumar (Dir.)							
Sig.	SUNIL KUMAR 27-09-123						
Executant	Sunil Kumar (Dir.)	Photo	Thumb	Index	Middle	Ring	Little
Sig.							
Identified By Shashi Kant Mehta							
Sig.	Shashi Kant Mehta. 27/9/2023						

जिला निबंधक का कार्यालय
जिला नालंदा (बिहार)

SUNIL KUMAR 26.09.'23



INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR-2300941038
Certificate Issue Date	:	27-Sep-2023 11:31 AM
GRN No.	:	BHR20230900666133E, BHR20230900870036E
Unique Doc Reference	:	EST-BR-2700-2300019437
Party Name	:	SUNIL KUMAR
Purchased by	:	SUNIL KUMAR
Purpose	:	Conveyance Article no (23)
Stamp Duty Paid (Rs.)	:	396000 (Three Lakh Ninety Six Thousand Only)
Reg. Fee (Rs.)	:	21000 (Twenty One Thousand Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	1000 (One Thousand Only)
Total Amount (Rs.)	:	418000 (Four Lakh Eighteen Thousand Only)

13957/22

जिला निबंधक का कार्यालय
शिवहर (बिहार)

IN 2300944633

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Development Agreement

This DEVELOPMENT AGREEMENT is executed and entered on this 27 day of September, 2023(Two Thousand Twenty-Three) of the Christian Era.

Between

1. SHRIEJAN INFRA N DEVELOPMENT PRIVATE LIMITED (Previously known as SHREEJAN COLD STORAGE PRIVATE LIMITED), a company incorporated under the Companies Act,1956 bearing Corporate Identity Number U63023BR2000PTC009417 and having its registered office at Village + PO + PS -Deep Nagar, Dist.-Nalanda, Nalanda-803111(Bihar) Company through its Director Mr. Sunil Kumar S/o Late Mit Narayan Prasad, R/o 807-B, Plot No. E-10, Indraprastha Villa near Sai Mandir, Sector-61, Gautam Buddha Nagar, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301 hereinafter also referred to as Paty to the First Part
   Pan No :- ADGPK0201J Mob No :- 9311904033

(The Party to the First Part is hereinafter also referred to as the **"Land Owner"** which expression, shall unless excluded by or be repugnant to the context be deemed to include their heirs, assignees, executors, administrators and successors-in-interest).

AND

2. SAI BODHIT PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 bearing Corporate Identity Number U45200BR2020PTC046337, PAN-ABDCS7730G and having its registered office at Chandana Bhawan, Road No. 15, Near Ravi Chowk, West Patel Nagar, Patna – 800023 (Bihar), through its Managing Director Mr Anup Kumar Sinha, S/o Gupteshwar Prasad Sinha, R/o Chandana Bhawan, Road no-05, Near Ravi

I executed the development Agreement deed Read and found Correct and accept all terms and conditions.
Sunil Kumar 26.09.'23
Anup Kumar Sinha 26/09/23

II. Executed the development Agreement deed Read and found Correct and accept all terms and conditions.
Sunil Kumar 26.09.'23

Chauk, Inside Dr. Umesh Pradhan, West Patel Nagar, Phulwari, Patna-800023(Bihar) hereinafter also referred to as Party to the Second Part
Mob No :- 7544014283

(The Party to the Second Part are hereinafter called and referred to as the **"Developer" or "Builder"** which expression shall, unless excluded by or repugnant to context, be deemed to include its assignees, successors in office and representatives).

RECITAL Thana No :- 93

A. WHEREAS, Party to the First Part had purchased a piece of land measuring 15.75 decimal which is situated at Khata No. 111, Khasra No. 1026 vide Sale Deed no. 2268 dated 17.03.2001 from Ramanand Mahto, S/o Late Shankar Mahto which is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India. Value :- 31,50,000/-

B. WHEREAS, Party to the First Part had purchased a piece of land measuring 16 decimal which is situated at Khata No. 98, Khasra No. 1024 vide Sale Deed no. 1687 dated 22.02.2001 from Ramvraksh Mahto, S/o Kesho Mahto which is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India. Value :- 32,00,000/-

C. WHEREAS, Party to the First Part had purchased a piece of land measuring 9.5 decimal which is situated at Khata No.103, Khasra No. 1066 vide Sale Deed no. 3558 dated 17.03.2001 from Kailash Mahto, S/o Late Haray Mahto which is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India. Value :- 19,00,000/-

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ANUP KUMAR SINHA. 26/09/23

Sashi Kant Mehta
S/o Late Ram Prakash Mehta
AT- CHHARAPATTI Rampur
P.S: Cheriabariyarpur, Begusarai
26/09/2023.

D. WHEREAS, Party to the First Part had purchased a piece of land measuring 9.5 decimal which is situated at Khata no.103, Khasra No. 1066 vide Sale Deed no. 3775 dated 18.04.2004 from Rameshwar Mahto, S/o Late Bihari Mahto, Shiv Kumar Prasad, Raj Kumar Prasad and Ravi Prasad, S/o Rameshwar Prasad which is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India. VALUE - 1900000

E. WHEREAS, Party to the First Part had purchased a piece of land measuring 4.21 decimal which is situated at Khata no.117, Khasra No. 1021 vide Sale Deed no. 868 dated 30.01.2001 from Dodraj Mahto, S/o Jayjay Mahto which is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India. Value - 842000

F. WHEREAS, Party to the First Part had purchased a piece of land measuring 4.79 decimal which is situated at Khata no.117, Khasra No. 1021 vide Sale Deed no. 869 dated 30.01.2001 from Dodraj Mahto, S/o Jayjay Mahto which is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India. 958000/-

G. WHEREAS, Party to the First Part had purchased a piece of land measuring 4 decimal which is situated at Khata no.101, Khasra No. 1022 vide Sale Deed no. 2270 dated 17.03.2001 from Ramji Mahto, Laxman alias Lachho Mahto, S/o Late Mahadeo Mahto which is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India.

Value - 800000

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RAJBAY KUMAR S/o SRI SHAILESH KUMAR

H. WHEREAS, Party to the First Part had purchased a piece of land measuring 2 decimal which is situated at Khata no. 101, Khasra No. 1022 and 2 Decimal of Land situated at Khata No. 105, Khesra No. 1023 vide Sale Deed no. 2271 dated 17.03.2001 from Ramji Mahto and Laxman alias Laccho Mahto, S/o Late Mahadeo Mahto which is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India. value - 400000/-

I. WHEREAS, Party to the First Part had purchased a piece of land measuring 15.5 decimal which is situated at Khata no.127, Khasra No. 1067 vide Sale Deed no. 1573 dated 15.02.2001 from Bindeshwar Mahto, Shrikant Prasad, S/o Late Radhe Mahto which is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India. 3100000/-

J. WHEREAS, Party to the First Part had purchased a piece of land measuring 5 decimal which is situated at Khata no. 105, Khasra No. 1023 vide Sale Deed no. 2269 dated 17.03.2001 from Ramji Mahto and Laxman alias Laccho Mahto, S/o Late Mahadeo Mahto which is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India. 1000000/-

K. WHEREAS, Party to the First Part had purchased a piece of land measuring 2 decimal which is situated at Khata no. 105, Khasra No. 1023 vide Sale Deed no. 2271 dated 17.03.2001 from Ramji Mahto and Laxman alias Laccho Mahto, S/o Late Mahadeo Mahto which is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India. 400000/-

SUNIL KUMAR 26.09.23

ANUP KUMAR SINHA 26/09/23

Anil Kumar 26/9/2023 Son Let Dipnarayan Prasad Village Sankibigha P.O Renda Bur Daniyalan PS. Ekangar Sarai DIST - Nalanda

L. WHEREAS, Party to the First Part had purchased a piece of land measuring 11.5 decimal which is situated at Khata no. 86, Khasra No. 1020 vide Sale Deed no. 1274 dated 09.02.2009 from Prayag Prasad and Rajendar Prasad, S/o Late Sohrai Mahto which is situated at Mauja – Deepnagar, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India.

M. WHEREAS, the Land Owner had purchased the abovementioned properties claiming that they are the lawful owners of the same and wanted to get the same Developed thus, the Land Owner approached the Developer and offered them their above-mentioned Land for Development.

N. WHEREAS after due negotiations between the Land Owner and Developer, the Developer, finally decided to take the said property for development and has assured-and guaranteed the Land Owner to develop the said property without putting the land owner to any loss or damage and immune and identify the land of any claim from anybody after execution of this agreement, on the terms and condition as stipulated in the Development Agreement.

O. WHEREAS, as a result of the Developer negotiation with the Land Owner hereto and on the representation and declaration made by the Land Owner as herein above recorded, an

agreement for development of the said property by the Developer has been arrived at upon the terms and conditions hereinafter appearing.

Terms and conditions of Development Agreement:

1. That the Land Owner hereby grants to the Developer and the Developer hereby accepts from the land owner the right to develop the said property more particularly mentioned in the SCHEDULE-I hereunder in the manner appearing on the terms and conditions and stipulation mentioned in this agreement.

2. That the Land Owner has decided to get his land Developed by the Developer in form of Residential Complex/Apartment comprising of residential flats through the aforesaid Developer/Builder SAI BODHIT PRIVATE LIMITED, on the Schedule – I land.

3. That towards consideration of Development of Land, the Land Owner has agreed that the Developer shall be getting 76% share of the Developed Land and Developer has agreed That the Land Owner Shall be getting 24% Share of the Developed Land in Totality.

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4. That in the terms as mentioned in clause 3 above, the Land Owner and the Develop shall execute a Share Division Agreement after sanction of the Map from the competent authority.

5. That, in terms of the Share Division Agreement, the Land Owner will acquire the total Super Built-up area including car parking spaces, all amenities, fittings, and fixtures etc with undivided proportionate share in land as consideration in exchange for the full and final value of the Schedule - I Property and in lieu of Development cost, the Developer will get to sell remaining 70% of total Super Built-up area in addition to what has been purchased by the Developer from the Land Owner, which shall include car parking spaces, all amenities, fittings, and fixtures etc. with undivided proportionate share in land.

6. The Developer / Builder agrees to construct and give possession of the Land Owner share as explained above within a period of Five Years from the date of sanction of plan by the concerned Authority, along with a grace period of Six months after the said five years, delay which the Developer/Builder shall pay a sum of Rs. 50,000/- per month by way of penalty to the Land owner till the actual handing over of the possession. This period will be subject to force majeure and such other happenings due to natural calamities and any other activity due to Act of God.

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7. That the Developer and the Landowner agrees that up to 5 years from the date of signing of this Development Agreement or till date construction is completed, whichever is lesser, the Landowner shall pay the Land Revenue Tax to the extent that is being paid by the Land Owner at the date of execution of the Agreement. Whereas, after such period, the Developer shall be liable to pay Land Revenue Tax.

8. That it is agreed between the Parties that GST will be payable by the Landowner and the Developer for their respective shares in project. Whereas, if either of the Parties receive any Notice from the GST Department for payment of GST related to the share of the other Party, the said Party on whose share the GST has been charged shall be liable to pay the GST amount through the Party who has received the GST Notice from the competent authority.

9. That the Developer undertakes that the share of the Landowner and Developer shall be developed simultaneously and the Developer undertakes to put their best endeavours to Develop the share of the Landowner at the earliest.

10. That the facilities and amenities to be provided by the Developer to the Landowner in the instant project is duly defined and prescribed in Schedule-II of this Development Agreement.

SUNIL KUMAR
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11. That at the present there are some constructed warehouses on the Schedule-I property belonging to the Land Owner. Whereas, the Land Owner has agreed that he shall have no objection if the said existing constructions are demolished or used as per the requirement of the Developer as required by them in order to facilitate the construction of Residential Apartments. Whereas, after the execution of the instant Development Agreement, the Land Owners shall have no claim over the same.

12. That the Land Owners have agreed that immediately after the execution of the instant Development Agreement, the Land Owner shall handover the peaceful possession of the Schedule-I property and the Land Owner shall fully co-operate with the Developer in getting all the clearances and certificates as required for getting the construction the Project timely.

13. That the Land Owner and Developer have agreed that the name of the project shall be **"SHRIEJAN HEIGHT"**.

14. That the Developer shall appoint an Architect for drawing and preparing the plans, designs, drawings, and elevation of the intended building complex to be constructed on the said property, all expenses, to be incurred and fees-to-be-paid to the said Architect, shall be paid, and borne by the Developer. It is further agreed and settled that the Developer shall develop the said property ensuring the construction to the maximum permissible F.A.R or according to Plan sanctioned from Municipal Corporation/ Nagar Palika /Competent Authority. If any misrepresentation

/false statement is found in the plans, drawings, elevation, and documents submitted for the sanction of plan the Developer shall be solely responsible for the same.

15. That the Developer shall submit the building plan prepared by the said Architect to Municipal Corporation/ Nagar Palika /Competent Authority, in the name of the Land Owner, and Developer shall sign the said building plan on behalf of the Land Owner and all cost and expenses relating to the above shall be paid and borne by the aforesaid Developer.

16. That the owner shall allow every facility to the Developer, their staff, workers, Engineers, Architect and Agents etc to enter the said property to enable the developer to carry out the various developmental works as stipulated in this agreement, such facilities shall, however be allowed to the Developer after the execution of this agreement. The Land Owner or their authorised representative will have right to inspect the sanctioned plan/s and constructional work for whether clauses in the agreement are being met by Developer.

17. That after the execution / Registration of this Development Agreement in concerned Registry Office, the Land Owner and Developer shall be entitled to sale, transfer or enter into agreement for sale or any other agreement/s & documents their respective shares directly to its prospective Buyer's having good credentials and as per provisions under section 5 and other sections of The Bihar Apartment Ownership Act, 2006 Builder / Developer and Land owner is entitled to

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directly sale / transfer their respective shares as absolute Owner without consent of any one.

18. That the Developer shall be entitled to develop the said property by constructing building consisting of Dwelling units, flats, car parking spaces, etc. and other premises in accordance with the building plan approved by the Competent Authorities.

19. The Land Owners hereby declares-

i. That the area of the said property as mentioned in Schedule – I is about99.75 Dismil.

ii. That there is no notice or order passed by the Municipal Corporation/ Nagar Palika or any other-body or authority for setback thereof and there is no acquisition whatsoever nature by the Municipality or other body or authority relating to the said property or of any part thereof.

iii. That there are no statutory claims, demands, attachments or prohibitory orders made by the Taxation Authorities / Revenue authorities or any Government or other local bodies or authorities concerning or relating to the said property or any part thereof.

iv. That there is no subsisting agreement or arrangement in respect of the aforesaid property with any other developer or any person / persons.

v. That there is no notice or case pending before any Court or before any Magistrate regarding the said property. And If the Developer finds any dispute at any time

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said property which was pending prior to the execution of this Development Agreement, then in that case the developer shall be entitled to revoke this agreement.

vi. That the Land Owner declares that no one else is entitled to or has any share, right, title and interest in the said property and the owner is not benamidar or trustee for any one in respect of the said property.

vii. That there are no dues pending against the said property to any Govt./Dept. or any local bodies.

20. That the Land Owner hereby irrevocably undertakes not to sell, dispose of, alienate with the possession of the said land or any part there of save and except putting the Developer in possession thereof for the purpose of development pursuant to this agreement with the ultimate object as described above.

21. That the Developers shall develop the land measuring as mentioned in Schedule - I in the name of **"SHRIEJAN HEIGHT"** which may be changed or modified as may be mutually agreed by all the parties.

22. That all cost, charges, and legal expenses of and incidental to this Development Agreement including the Stamp duty and Registration Charges of the conveyance shall paid by the the Developer.

SUNIL KUMAR 26.09.23

ANUP KUMAR GUPTA 26/09/23

23. That in addition to the right and interests of the Developer over the above mentioned Super built-up area in the building to be constructed on the said property in terms of this agreement, the Developer shall also have and enjoy proportionate, right, over the built-up area which will include corridors, staircases, passage ways, terrace of the buildings, water tanks, reservoirs, open space and all the common areas. It is made clear that parking area shall be provided to the flat owners and no outsider shall be given space in parking area. Lift facility would be from basement and would be available to flat owners.

24. That the Developer shall strictly comply with the provisions of the law relating to the constructions of the intended building complex and the Developer shall provide for all civil, electrical, plumbing and sanitary work including installation of overhead tanks, provisions of water supply, water pump, compound wall, sewerage arrangement etc. as per the specification and amenities set out in the plan approved by the Competent Authorities.

25. That the Land Owner declares and assures the Developer that Schedule - I property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Loan, Surety, Security, lion, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said property is ever taken away or goes out from the

SUNIL KUMAR 26.09.'23

possession of the Developer on account of any legal defect in the Ownership and title of the Land Owner then the Land Owner or their heirs, assignees and successors-in-interest shall compensate the Developer with the entire loss and damages with interest, and the same shall be paid to the Developer by the Land Owner or their heirs, assignees and successors-in-interest as admissible in the eye of law.

26. That in case of any difference arising out of or relating to the land or construction of the intended building thereon covered by this agreement or relating to the interpretation or any one or more of the clauses and conditions herein contained or relating to any matter whatsoever arising out of this Development Agreement such differences and disputes shall be settled by a references to arbitration to be conducted by Sole Arbitrator to be appointed by mutual agreement between both the parties under Arbitration and Conciliation Act, 1996, the language of Arbitration shall be English and the decision of the arbitrators shall be final and binding on both the parties hereof. The Place of Arbitration shall be Patna, Bihar.

27. That all the amenities including transformer, connection of electricity, lift, diesel generator set and water connection through submersible water pump shall be borne by the Developer/Builder and the Land Owner will not pay any contribution in this regard.

28. That any type of builder/developer's economical liability will not be borne by the Land Owner.

SUNIL KUMAR 26.09.'23

Anil Kumar Singh. 26/09/23

29. That any type of dispute between flat purchaser and builder never effect on the ownership of the land that of Land Owner.

30. That through this deed Land Owner gives all the power to the aforesaid Builder / Developer to complete the proposed building according to the Bihar Apartment Ownership Act.

31. That this agreement is intended to bind and benefit the parties, their heirs, agents, legal representatives, assigns, and successors in interest.

32. This agreement has been negotiated by the parties and shall be interpreted fairly in accordance with its terms.

33. The parties declare to have read and understood the entire agreement and to agree to all of its terms without any force, coercion or influence.

34. That the contents of this agreement have been read over and explained to the parties in simple Hindi and they have fully understood the meaning of the same.

35. This agreement shall be binding on the parties, their successors in interest, and present and after Affiliates, Subsidiaries, Assigners or Acquires, including any acquirer of substantially all of the assets of a party.

SUNIL KUMAR S.09.'23

26/09/23

36. That the property tax till the execution of this deed shall be payable by the Owner. Any property tax payable thereafter shall be the liability of the Developer and shall be paid by the Developer till the flats are ready in all respects.

37. In case there is any accident in the aforesaid construction project, the Developer shall be fully responsible for all the consequences of the same under the Workmen Compensation Act or any other acts in force. If the Owner is ordered to attend a court or is requested or his presence is required by any other authority in this connection, he will empower the Developers to attend the court/authority concerned on his behalf and the Developer agrees to compensate the Owner fully in case an adverse order is passed or any compensation is ordered to be paid by the Owner by any court, judicial authority or any other competent authority.

38. That all costs of stamping, engrossing and registration of this agreement and any other paper relating to this agreement shall be borne by the Developer.

39. That during the course of construction all building materials and equipment used or to be used shall remain at the Developer's risk and the Developer shall not be entitled to any compensation from the Owner of the Land for any damages, loss or destruction of such works or material or equipment arising from the any cause whatsoever.

SUNIL KUMAR 26.09.22

40.If until the completion of building any case damage or harm occurs to the adjourning properties, neighbours, the Developer shall be fully responsible for all the consequences.

41.That no change modification or alterations to this agreement shall be done without the written consent of the Owner and Developer. The parties hereto undertakes not to contravene any of the terms of this agreement.

IN WITNESSES WHEREOF, the parties have put their respective hands in said of their sound health and mind without coercion, misrepresentation, fraud or pressure from any corner after going through meaning of the contents of this Deed in presence of the witnesses on the day, month, year first herein mentioned above.

SUNIL KUMAR 26.09.'23

Anup Kumar Singh. 26/09/23

First Part	SUMIL KUMAR 26.09.23 10AAGCS4051A3Z4
Second Part	ANUP KUMAR Singh. 26/09/23 10ABJCS7730G2ZM
Witness:	Shashi Kant Mehlg. 26/9/2023
Witness No. 1	Rajeev Kumar 26/09/2023
Witness No. 2	Anil Kumar 26/9/2023

SUMIL KUMAR
26.09.23

ANUP Kumar Singh.
26/09/23

SCHEDULE – I

Total Land admeasuring about 99.75 Dismilwhich is situated at Mauja – Lakhrama, P.S. – Deepnagar, Sub-Division – Bihar Sharif, District - Nalanda, Bihar, India of whose details are as follows:

A. land measuring 15.75 desmil which is situated at Khata No. 111, Khasra No. 1026.

B. land measuring 16 decimal which is situated at Khata No. 98, Khasra No. 1024 vide Sale Deed no. 1687 dated 22.02.2001 from Ramvraksh Mahto, S/o Kesho Mahto.

C. land measuring 19 decimal which is situated at Khata No.103, Khasra No. 1066.

D. land measuring 11.5 decimal which is situated at Khata no.86, Khasra No. 1020.

E. land measuring 9 decimal which is situated at Khata no.117, Khasra No. 1021.

F. land measuring 6 decimal which is situated at Khata no.101, Khasra No. 1022.

G. land measuring 15.5 decimal which is situated at Khata no.127, Khasra No. 1067.

H. WHEREAS, Party to the First Part had purchased a piece of land measuring 2 decimal which is situated at Khata no. 105, Khasra No. 1023.

I. WHEREAS, Party to the First Part had purchased a piece of land measuring 5 decimal which is situated at Khata no. 105, Khasra No. 1023.

The aforementioned Schedule – I Land is bounded as follows:

North	Land of Ramnath Mahto and Satendra Prasad
South	Land of Lalit Kumar, Indu Devi and Sudmiya Devi
East	Private Land of Land Owner
West	Land of Manoj Kumar and Nandlal Mahto

SCHEDULE – II
STANDARD SPECIFICATION OF PROPOSED APARTMENT

STRUCTURE: Earthquake resistant R.C.C. framed construction with fill in brick wall (No. 1 Brick Work)

WALL FINISH: INTERNAL WALL: All internal walls plastered and P.O.P.

EXTERNAL FINISH: Brick Work / Plastered and Painted with. cement based paint (Plaster:1/2" plaster in cement morlar 1:6 on brick and 1:4 on RCC.

FLOORING: Marble or Vitrified Tiles all of best quality.

TOILETS: Walls 12'X8" size ceramic tiles upto 5.0" on wall in owner share of reputed company wash basin wall plumbing connection to be provided in the tool.

FITTINGS: Ceramic wash basin, Europen WC in Master Bathroom, Indian WC in Common bathroom, PVC cisterns all white in colour.

WINDOW: Standard wooden fitted with glass.

DOORS: Flush/Panel type with hardwood frame and two coats of enamel paint.

PLUMBING: Concealed G.I./P.V.C. pipes in internal areas. All G.I./P.V.C. pipes fitting of slandered quality PVC waste / soil / rain water pipes, RCC home sewerage pipes bathroom fittings and accessories.

KITCHEN: Marble Top and steel sink over platform with 2,0" Glazed tiles.

ELECTRICALS: Concealed PVC conduct with copper wiring sustainable of residential uses and standard electric accessories, adequate lights, power points and points for AC Connections.

GENERATOR: Standard 500w will be power back up in all the flats from Kirloskar / Cummins / or any equivalent make generator set.

LIFT: 6 passenger lift of standard make ORBIS / or any other equivalent make.

WATER SUPPLY: 24 Hours and 365 Days.

Intercom: To be provided in all the flats.

(1) विलख जाँच.....

(2) खेसरा पंजी से मिलान.....

(3) मूल्यांकन जाँच.....

(4) रोक सूची, निलामी एवं सिलिंग सूची से मिलान.....

(5) स्थल जाँच.....

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. 401000/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 418000/-

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	0	K1c	0	Mb	0
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		21000

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 22000

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

Date: 27/09/2023

Registering Officer
Nalanda

Endorsement under section 52

Presented for registration at Registration Office, Nalanda on Wednesday, 27th September 2023 by Sunil Kumar (Dir.) S/O-Late Mit Narayan Prasad by profession Business. Status - Executant

SUNIL KUMAR
27.09.'23

Signature/L.T.I. of Presentant **Date:27/09/2023**

Registering Officer
Nalanda

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Shashi Kant Mehta' age '52' Sex 'M', 'S/O-Ram Prakash Mehta', resident of 'R/O-Chharapatti Rampur, Sakraul, Meghaul, Begusarai-848202 (Bihar)'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 27/09/2023

Registering Officer
Nalanda

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Nalanda in Book 1 Volume No. 216 on pages on 429 -453, for the year 2023 and stored in CD volume No. CD-34 year 2023 .The document no. is printed on the Front Page of the document.

Date : 27/09/2023

Registering Officer
Nalanda

Token No. : 13951 Year : 2023 S.No. : 13853 SCORE Ver.4.1 Deed No . :d No . : 13694

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