



बिहार BIHAR

AF 478353

महोदय श्री राम सती कुमारी निवासी बहलपुर तहसील दरभंगा जिला बिहार
पञ्चसौ दशमाला पट्टे के लिये गैर न्यायिक बंध

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१०००

महोदय श्री
सुश्री विमला

नं. २०८/१०

जिला कोर्ट, दरभंगा

JOINT DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and entered into at Darbhanga on
this the _____ Day of September 2020 (Two Thousand Twenty) by and

BETWEEN

Mrs. RAM SATI KUMARI, W/o Dr. Murari Mohan Jha, Resident
of Village- Darhar, P.S. Bahadurpur, Town and District-
Darbhanga, Bihar, Pin-846001, a citizen of India, hereinafter to be
referred to as "Land Owner" (which expression or term unless
repugnant to the subject or context or specially excluded by) shall
always be deemed to include their legal heirs, successor, executors
and administrator, legal representative and assigns of the FIRST
PART.

ATTESTED

21/9/2020

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21/9/2020

AND

M/s. AVM Smart Homes LLP having its PAN NO. _____, through its authorized Partner Mr. Amit V Mishra, having Registered address at OLD Lakhotia Computer Compound (LLC), Opp- G Choudhary Sweet, Mirjapur, Darbhanga City, District Darbhanga, Bihar - 846004, hereinafter referred to as "Developer" (which expression shall, unless repugnant to the context or meaning thereto mean and include its partners, executors, administrators, legal representatives, successor/s in office and/or assigns) of the SECOND PART.

The Land Owner and the Developer may be referred to as the First Party and the Second Party respectively hereinafter, also they may be singularly referred to as Party and collectively as Parties.

RECITALS

A. WHEREAS, the present Agreement is being executed with respect to the land presently and absolutely owned by the Land Owner, total admeasuring area as per property card 0-18-10 (18 Katthas 10 Dhur) and in possession 0-15-10-52 (15 Katthas, 10 dhur and 52 dismil) located at Mouze Sonhan Mahesh Patti, Vasudevpur Pargana, ward No.1, District-Darbhangha, bearing Touzi No. 1603, Thana No. 449, Naksha Sheet No. 2, Khata No. 2033, Khesara No. 723 and Khata No. 414, Khesara No. 709 (Old), New Khesara Number 501 and 502, Jamabandi Number 298 (hereinafter to be referred to as the said Land), within the limits of and under the

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ATTESTED

Suresh Kumar Sharma
Notary Public, Reg. No-372/19
Civil Court, Darbhanga

Ram Sati Kumar

Jurisdiction of District Sub-Registrar Office Darbhanga,
within the limits of Darbhanga Municipal Corporation.

B. AND WHEREAS the abovementioned Land was previously owned by one Mrs. Pratima Devi, Wife of Shri Jagat Narayan Mallik. Thereafter on 16.03.2002, said Smt. Pratima Devi, W/o. Shri Jagat Narayan Mallik who was the absolute owner in possession of the said land, sold the above said land to the present Land Owner, the First Party i.e. Smt. Ram Sati Kumari by executing a registered Sale Deed dated 20.03.2002 vide document/Kevala no. 249750/48736, hence the said First Party namely Smt. Ram Sati Kumari i.e. Land Owner herein thereafter became the sole owner of the said Land and remains to be in lawful possession over the same, there since.



C. AND WHEREAS, the said Land, the details of which are mentioned above, vide a Mutation/case No. 1717 dated 13.04.2002 the name of Mrs. Ram Sati Kumari came to be recorded in the Property Card (Register II) and she became the absolute owner thereof.

D. AND WHEREAS, the said Land is under the sole right and in exclusive possession of the First Party/Land Owner with marketable rights to, title of and interests in and is free from all encumbrances by way of sale, mortgage, exchange, lease, trust, easement right, gift, lease and license, permission, liens, rent possession or in any other manner whatsoever.

E. AND WHEREAS the Second Party/Developer approached the First Party / Land Owner and represented himself and his firm/group to be a Developer/Builder of good repute, having requisite experience and being interested and desirous of constructing a Residential cum Commercial complex, including Flats, Shops, Parking Spaces, etc. upon the said Land of the First Party, requested the First Party / Land Owner to allow them/grant permission to develop and construct on the said land, a Residential cum Commercial complex, namely "AV Signature Residency" (hereinafter referred to as the said Complex) on the said Land of the First Party at their own cost.



F. AND WHEREAS the Second Party/Developer, after perusing all the documents of the First Party (regarding ownership and title) became absolutely satisfied of the same and have agreed to provide their services and make financial investments to develop and construct the said complex and further to market/advertise and promote the said complex erected over the said land of the First Party/Land Owner, bearing the entire costs/all related expenses, under approval of Government Authorities and in line with the proposed plans and architectural designs mutually agreed upon with the First Party/Land Owner. The Second Party shall acquire upon completion of the said Complex, a particular share (specified hereinunder) in the super built up area in the said Complex, and in return as consideration for the value of the said Land, the First Party / Land Owner shall receive a

particular share (specified hereinunder) in the super built up area in the said Complex.

G. AND WHEREAS, as a result of the representations made by the Second Party to the First Party and negotiations held thereafter between both the Parties, an Agreement for Development of the said property has been arrived at between the parties hereto, upon the terms and conditions contained hereinunder.

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



1. That upon execution of the present Agreement, the First Party/ Land Owner shall grant permission to the Second Party to construct and develop upon the said land a Residential cum Commercial Complex as the Developer of the aforesaid land and the Second Party hereby accepts from the First Party the right to develop the aforesaid land and further to market and promote the said complex. The said land is more fully detailed in the Schedule-I hereunder.
2. That at the time of execution of the present Agreement, the First Party/Land Owner shall grant a separate written permissive license to the Second Party/Developer to enter upon the said land as bare licensees only, for enabling them to develop the said land and to further carry out construction works comprising of buildings, residential flats/units, shops, parking

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21/9/2020
Suresh Kumar Sharma Ram Sati Kumari
Notary Public, Reg. No-3721/15
Civil Court, Darbhanga

spaces (both underground and aboveground) etc. thereon as stipulated in the Agreement and in terms of the sanctioned plans.

3. That the above said license granted by the First Party/Land Owner to the Second Party to develop the land and construct the said complex will be personal to the Second Party/Developer and under no circumstances the Second Party/Developer will assign his right and interest to any other/third Party except with prior written consent of the First Party/Land Owner.



4. That the Second Party/Developer shall exclusively be accountable and responsible for any accidents or incidents caused during the period of development and construction of the said complex and the Second Party shall be accountable, responsible and answerable before the court of law or other Government Agency and or Authorities for the same.

5. That First Party hereby authorizes the Second Party to have the plans of the proposed said complex to be constructed upon the said land prepared/amended in accordance with the rules and regulations of the concerned authorities and other statutory provisions and to submit the said plans to Darbhanga Municipal Corporation/Competent Authority with the application(s) for approval and sanction of such plan.

6. The Owners hereby authorize the developer to do if required all acts deeds matter things given under:-

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ATTESTED
21/9/2020
Suresh Kumar Sharma
Notary Public Reg. No-372/15
Darbhanga

Ram Sati Karmari

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i) To have the plans of the proposed building/buildings to be constructed on the aforesaid land prepared/amended in accordance with rules and regulations of the concerned authorities and other statutory provisions and to submit the said plans to the Darbhanga Municipal Corporation/Competent Authorities with the application for the approval and sanction and to do and sign all writing and undertakings as may be necessary in connection with the approval and sanction of such plans.



ii) To appoint architects, surveyors, engineers and contractors and other person or persons with owners consultations.

iii) To make applications to the concerned authorities for obtaining electrical connections and permits or quota for cement, steel and other controlled building materials.

iv) To accept service of any writ, summons or other legal process or notice and to appear and represent the Owners in any court or before any magistrate, judicial tribunal and other tribunals in connection with the development of the said property and to commence or file suits, actions or other proceedings in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof and for any of the purpose aforesaid

to sign, execute and deliver or file necessary vakalatnama, claims, complaints, order, applications, affidavits, petitioners and other documents paper and writings.



v) To Demolish phase wise and remove the existing structures on the aforesaid land and to construct building/buildings thereon.

7. To enter into agreements for sale of or otherwise allot Flats, Shops and Offices etc. in the aforesaid building/buildings to the purchasers in respect of the developer's area.

8. That the Second Party shall be solely responsible to obtain all the necessary and requisite sanctions, permissions, permits, clearances N.O.C etc. from the Darbhanga Municipal Corporation, Air Force Station, Airport Authority of India and/or any other Competent Authority/Authorities, which is requisite/mandatory for the construction/ development and completion of the said complex, at their own risks and costs. The Second Party/Developer undertakes to commit all the above acts in the most diligent and appropriate manner and shall alone be liable and responsible for any delay and or cancellation of grant of such sanctions, permissions, permits, clearances, N.O.C., etc. Further, the Second Party shall bear all or any costs, expenses involved in obtaining the above-mentioned sanctions, permissions, permits, clearances, N.O.C., etc.

9. That the Second Party/Developer has provided the First Party/Land Owner with a proposed plan of the said Complex, which has been prepared by the Architect of the Second Party. The said plan of the proposed said complex, namely, "AV Signature Residency" shared by the Second Party with the First Party, which is subject to approval/sanction by the competent authority, comprises of 2 (two) blocks consisting of Basement, Ground and four floors above the same as per total maximum FAR available as per current DMC rules. Party of the First Part/Land Owner hereby agreed to allow the Party of the Second Part to develop the said land mentioned in schedule-I hereunder by consuming full FAR available as per Bihar Building Bye Laws 2014.



10. The Second Party has agreed to pay to the First Party an amount of Rs. 25,00,000/- (Rupees Twenty Five Lacs Only) by way of Non-Refundable deposit for granting exclusive rights of development of the said land and construction of the said complex, and marketing/advertisement/promotion thereof, which will be paid at the time of execution of the present Agreement.

11. That it has been duly and mutually agreed that the sharing ratio in the above said complex between the First Party/Land Owner and the Second Party/Developer for the residential area and car parking is 38%:62% of the salable area as sanctioned respectively. Accordingly, the Parties hereto agree that the above mentioned share shall be acquired by the First Party/Land Owner in consideration of the cost of land and

further the Parties hereto agree that the above mentioned share shall be acquired by the Second Party / Developer in consideration of cost of development and construction of the said complex, after completion of the said complex.

12. That the Parties have agreed that they shall have an absolute right, title, ownership and interest over their respective shares of the super built up area of the said complex and they may transfer, convey, sell, grant lease of and otherwise alienate the allocated area of their respective interest to any person, persons, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That in addition to the rights to, title of and interest in, of the First Party/Land Owner over the specified super built up area in the said complex to be constructed on the said land in terms of this development agreement.

13. That the First Party/Land Owner and the Second Party/Developer, may decide/plan in future to make additions to the sanctioned/approved building plan in conjunction with the prevailing Govt. rules and norms. Any such additions to the sanctioned/approved building plan will be made only upon mutual written consent and on the same terms and conditions as mentioned in this Agreement.

14. That the Parties hereto understand that time is an essence to the present Agreement and hence, the Second Party being responsible for the development of the said land and the construction thereupon, at its own absolute costs and risks,

undertakes with the First Party/Land Owner, who has invested her land in terms of the present agreement, that they will complete the entire construction of the said complex and shall obtain the completion certificate of the said complex from the competent authority within 48 (forty-eight) months from the date of final sanction of plan by the competent authority.

15. In case of any accidental or such happening, which are beyond the control of the Second Party/Developer such as fire, tempest, accident and any other natural calamity and in case of any damage or collapse of the building in any natural calamity, the period of the construction will be extended accordingly.

16. That it is clearly understood between the Parties hereto that if the Second Party fails to complete the entire construction within 48 months and thereby fails to apply for completion certificate of the said complex from the competent authority within six months after the completion of construction, in such case, the Second Party/Developer shall be liable to pay INR _____/- per month to the First Party/Land Owner for the next six months.

17. That the Second Party shall develop the said land and construct the entire proposed said complex, including the area which falls under the First Party's share, at their own absolute costs and arrangements including but not limited to the cost of sewerage, drainage etc., cables, with all fittings, amenities, lifts, water connection, electrification, silent generator, lighting of roads, constructing roads in the said complex, common areas,

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21/9/2020
Suresh Kumar Sharma
Notary Public Reg. No-372115
Civil Court, Darbhanga

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landscaping etc. and shall be solely responsible for the entire development of the said land as per the approved/obtained sanction of the said complex. The entire costs of construction of the proposed said complex, including costs for development i.e. material, labour, fees of architects and structure consultants, costs incurred in obtaining requisite sanctions, any professional fees, legal fees, any other out of pocket expenses, permits, license, N.O.C., etc. and any other charges shall be absolutely borne and paid by the Second Party only. The Second Party/Developer shall undertake be responsible for the promotion, advertisement and marketing of the entire said complex and the absolute costs and expenses with respect to the same shall be borne and paid by the Second Party alone. The Second Party will build a fully furnished sample flat at the earliest possible manner at the site of the said complex in order to showcase to the potential customers/buyers.

18. That the Developer/Second Party shall develop the said complex at their own costs and shall be entirely responsible and accountable for the development and construction of the said complex, both at the time of the construction and after the completion thereof. It is trusted/believed that the Second Party/Developer shall use high standard/high quality materials as required for the same towards developing the said complex as per duly approved/sanctioned plan by the Govt. authorities in line with the mutually agreed architectural design between the First Party/Land Owner and the Second Party/Developer. The Second Party shall ensure that the sanctioned plan of the

said complex and structures constructed/erected on the said land will be earthquake resistant, in terms of the standards set by the government from time to time.

19. That both the parties i.e. the Land Owner and the Developer will have absolute right, title, interest over their respective acquired shares of the super built up area. Furthermore, the parties hereto shall be entitled to enter into Agreement for sale or otherwise allot units in their respective shares/areas in the said complex to their respective prospective buyers.

20. That the Second Party/Developer, in case, receives loan/advance from any bank, financial institution or any individual, such loan/advance shall exclusively be charged on the Second Party/Developer and they will alone be responsible for its return including that of interest. The First Party/Land Owner shall not be held responsible for the said loan/advance in any manner whatsoever.

21. That this Development Agreement is being registered as per the provision of Section 5 of the Bihar Apartment Ownership Act, 2006 and hence as per the said provision, the Second Party/Developer and the First Party/Owner shall be the absolute owner(s) of their respective shares and will be entitled to sell/transfer their respective shares separately and for the same no Power of Attorney is required under the said provision of the Act. Further, this Development Agreement is registered under the provisions of The Bihar Apartment Ownership Act, 2006 before the registering authority, at Darbhanga, Bihar.

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21/9/2020
Suresh Kumar Sharma
Notary Public Reg NO-3721/S
Civil Court, Darbhanga

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22. That it has been clearly understood between the parties hereto that the present agreement shall in no manner be treated as a partnership between the First Party and the Second Party/Developer or an Agreement for sale of the said land by the First Party/Land Owner to the Second Party/Developer. The Second Party/Developer is given only a right to develop the said Land as aforesaid.

23. That all outgoings viz. government rents, taxes, duties, property tax etc. until execution of the present Agreement shall be payable by the First Party and shall be the liability of and thus payable by the Second Party, after the execution of the present Agreement, until the said complex is ready in all respects.

24. COVENANTS AND UNDERTAKINGS OF THE FIRST PARTY/LAND OWNER

- i. That the area of the aforesaid Land as per property card is 0-18-10 (18 Katthas & 10 Dhur) whereas in possession it is 0-15-10-52(15 kathas, 10 Dhur and 52 dismill.
- ii. That the said freehold Land is in the exclusive possession of the First Party/Land Owner, with absolute right, title and interest vested with her and the same is free from any encumbrances, debts, liens, charges and attachments and in marketable condition and the Land Owner has not created any encumbrances

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Suresh Kumar Sharma
Notary Public, Reg. No-372/15
Civil Court, Darbhanga

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on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, gift, right lien, leave license permission, rent, possession charge inheritance or any other encumbrances whatsoever.

- iii. That no Notice or notification for acquisition or acquisitions under the statutes for the time being in force has been received served or issued affecting the said land or any part thereof and the First Party/ Land Owner is entitled to develop and/or cause to be developed the said entire Land.



- iv. That there is no notice or order passed by the Darbhanga Municipal Corporation or any other body or authority or acquisition of the said Land or any part thereof and there is no requisition of the said Land or any part thereof and there is now requisition of whatsoever nature by the municipality or other body or authority concerning or affecting the said Land or any part thereof.

- v. That there are no statutory claims, demands, attachments, or prohibitory order made or issued by the taxation authorities, revenue authorities, Municipal authorities or any government or other local bodies or authorities concerning or affecting the said Land or any part thereof.

vi. That there are no attachments or claims, demands, suits, decrees, injunctions, orders, impendence, notices, insolvency notices, petitions or adjudication orders made or issued by or at the instance of any part thereof.

vii. That apart from the First Party / Land Owner, no one else is entitled to or has any share, right, title or interest in the said land or any part thereof either as a partner in any partnership or coparcener in any joint family or otherwise and that the First Party/Owner is not benamidar or trustee for anyone in respect of the aforesaid land.



viii. That the First Party / Land Owner undertakes to enter into agreements for sale of or otherwise allot Flats, Shops, Offices and Car Parking spaces etc. in the said Complex to the prospective buyers/allottees in respect of the area earmarked under the specified share of First Party / Land Owner.

ix. That the First Party/Land Owner will always keep the Second Party/Developer indemnified against all claims arising out of all her liabilities whatsoever in the past with regards to the said land.

x. The owners hereby agree to put the developer in actual physical possession of the scheduled land to develop plan, construct and enter into agreement to sell the developers area in the proposed multistoried

building and as such the possession of the developer on the aforesaid land will be deemed to be final and conclusive and only the title will pass after payment of consideration money in the shape of aforesaid agreed terms. The owners shall at no point of time try to dispossess the developer from the said land and the developer shall be deemed to be in possession of the said land and be free to do all acts, deeds and things required for development and marketing relating thereto at the developer's own cost and expenses.



And it is agreed between the parties that if the developer finds any undisclosed defects in the title of the owners to the scheduled land or that the scheduled land is subject to any notice etc due to which the developer is being debarred or restrained from the development work, in that event the developers shall be entitled to rescind the agreement and recover all the outgoing expenses, incurred in constructions along with interests @ 12 % p.a. and damages. Similarly if the rights and interest of the owners are risked, compromised or flouted by the developer, the owners will be entitled to initiate legal remedies and compensation and vice-versa.

- xii. That the owners hereby irrevocably undertake not to sale, dispose or alienate the said property or any part thereof save and except putting the developer in possession thereof for the purpose of

25. COVENANTS AND UNDERTAKINGS OF THE SECOND PARTY/DEVELOPER



That the Second Party/Developer undertakes that they have entered into the present Agreement with utmost honesty and good intentions, and only after satisfying themselves with the title, ownership and absolute right of the First Party with respect to the said Land. The Second Party upon execution of the present Agreement, undertakes to construct and develop the said land, further to market/advertise, promote the said complex and further to complete the entire project/complex and thereby undertakes to duly obtain the requisite completion certificate or any other similar document from the competent authority at its own costs, upon completion of the project/said complex.

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Suresh Kumar Sharma
Notary Public Reg. No-372116
Civil Court, Darbhanga

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- ii. That the Second Party / Developer will not commit any act, expressly or impliedly, directly or indirectly by which the First Party/Land Owners right, title and interest over the said land may in any manner be adversely affected.
- iii. That it will be entirely the responsibility of the Second Party to get the plans, maps, structures of the said complex, sanctioned from the concerned government agencies. The First Party/Land Owner will not incur any expenses or efforts for the sanction of plans, maps and other government requisites required for the development of the said complex.
- iv. That the Developer/Second Party is also responsible and accountable for expenses and legalities in respect of all claims including fee for sewerage, water connection, electrical supply connections and other taxes etc., damages, compensation or maintenance expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other persons whether in the employment of the Second Party/Developer or not, while in or upon the said land and during the period of construction of the said complex thereon.
- v. That the Second Party/Developer shall throughout hereinafter and always save harmless and keep indemnified the First Party from and against all



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Suresh Kumar Sharma
Notary Public Reg. No-372115
Civil Court, Darbhanga

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actions, suits, costs, charges, expenses, litigations, fines, penalties etc. resulting on account of any act or omission or any breach, delay or default on part of the Second Party in developing the said land, of any rules, regulations, terms or conditions or otherwise.

vi. That the Second Party/Developer undertakes to appoint architects, surveyors, engineers and contractors and any other person or persons for the purpose of development of the said complex.

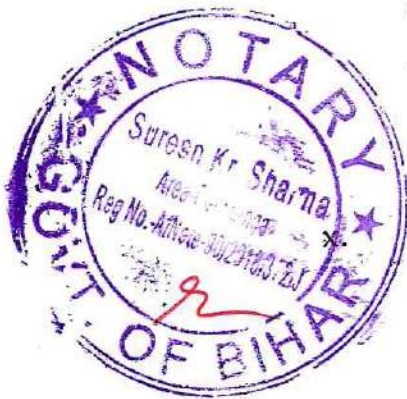
vii. That the Second Party/Developer undertakes to enter into agreements for sale of or otherwise allot Flats, Shops, Offices and Car Parking spaces etc. in the said complex to the prospective buyers/allottees in respect of the area earmarked under the specified share of the Second Party/Developer.

viii. That the Second Party/Developer undertakes to follow the Rules and Regulations of Real Estate (Regulation and Development) Act, 2016 (RERA) and shall be exclusively responsible for the breach of any of conditions, instructions, and all penalty, charges if any levied, imposed by any department of D.M.C. or any other competent authority due to negligence or any act or omission of the Second Party. It is further undertaken by the Second Party that any "Defect Liability" as per RERA pointed out by the prospective buyers/purchasers of the units (of shares belonging to



both First Party/Land Owner and Second Party/Developer) in the said property, during the period of five years of purchase shall be rectified by the Second Party/Developer and for the same, the First Party/Land Owner will not be responsible/liable in any manner whatsoever.

- ix. That the Second Party/Developer shall be absolutely responsible for any eventuality or consequences arising out of structural defects and undertakes to be liable for any or all such structural defects that may occur in the said Complex and no liability with respect to the same shall fall upon the First Party / Land Owner, in any manner whatsoever.



That the Second Party / Developer shall cause to remove all the debris and equipment lying at the said Land/said Complex within reasonable period of time after the work is completed.

- xi. That the Second Party / Developer undertakes that they shall be bound to consume the maximum FSI permitted on the proposed said complex, keeping in view of the planning norms.
- xii. That the Second Party / Developer further undertakes, generally, to do all acts, deeds and things required for developing the said Land and construction of the said Complex, in terms with the present Agreement.

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Suresh Kumar Sharma
Notary Public, Reg. No-372/15
Civil Court, Darbhanga

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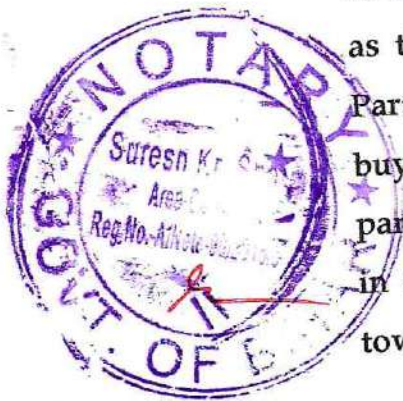
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26. That it has been further agreed between both the Parties hereto that the First Party/Land Owner has full right to check and inspect the work, its progress and the quality thereof anytime until the construction and development of the said complex is completed. Further the First Party/Land Owner or his nominee or nominees shall be free to point out to the Second Party/Developer or their agents, contractor, sub-contractor, administrator and the Developer/Second Party shall rectify such defective construction, workmanship or use of inferior materials.

27. That whenever required by the Second Party, the First Party or its nominees or its duly authorized representative will join as the confirming party in any agreement that the Second Party may enter into with any prospective buyers/purchasers who desire to acquire flats, shops, parking in the area of the Second Party of the building, only in capacity as Land Owner without accruing any liability towards such prospective buyer/purchaser.

28. That the entire costs to be incurred for registration of this development agreement shall be borne by the Second Party/Developer and the First Party/Land Owner will have no concern of any payments on that.

29. That the Second Party/Developer shall construct the and develop the said complex as per sanctioned plan and prevailing norm of the DMC however, in case any fine or penalty is imposed on the said complex for any extra built up



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Suresh Kumar Sharma
Notary Public, Reg. No-372149
Civil Court, Narbhanga

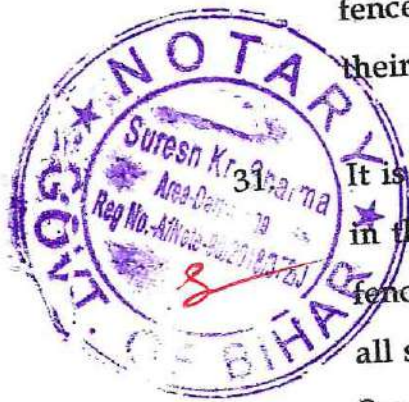
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area constructed in excess of the sanctioned plan, then the same shall be borne and paid by the Second Party alone and the First Party shall be proportionally entitled for all such additional built up area and no extra construction to be made without sanction of plan.

30. It is agreed that after the execution of the present Agreement, the Second Party or their nominee/s including a co-operative society shall be entitled to construct go-down and put up signboards and hoardings on the said land and if desired fence the entire premises according to their requirements at their own costs.



It is agreed that prior to commencement of any construction in the said land, the entire plot under development shall be fenced, with a boundary wall with minimum 6 ft height on all sides and secured with iron gates and guard posts by the Second Party/Developer at its own costs.

32. That it has been duly agreed and understood that only courts of Darbhanga, Bihar shall have the first exclusive jurisdiction over all the matters of dispute arising with respect to the present Agreement.

ATTESTED

Suresh Kumar Sharma
Notary Public, Reg No-372/14
Civil Court, Darbhanga

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SCHEDULE-I

REFERRED TO ABOVE

All that piece and parcel of Land total admeasuring area as per property card 0-18-10 (18 Katthas 10 Dhur) and in possession 0-15-10-52 (15 Katthas, 10 dhur and 52 dismil) located at Mouze Sonhan Mahesh Patti, Vasudevpur Pargana, ward No.1, District-Darbhangha, bearing Touzi No. 1603, Thana No. 449, Naksha Sheet No. 2, Khata No. 2033, Khesara No. 723 and Khata No. 414, Khesara No. 709 (Old), New Khesara Number 501 and 502, Jamabandi Number 298 (hereinafter to be referred to as the said Land), within the limits of and under the Jurisdiction of District Sub-Registrar Office Darbhanga, within the limits of Darbhanga Municipal Corporation, as bounded as follows:-

BOUNDARIES OF SAID LAND ARE AS FOLLOWS:

NORTH- Roads & Railways.

SOUTH- Road.

EAST- Shri. Bali Shakuntala Dwarka.

WEST- Private Land, (Ahmed Ali & Others).

ATTESTED
Suresh Kumar Sharma
Notary Public, Reg No-3721/s
Civil Court, Darbhanga

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IN WITNESS WHEREOF the parties hereto have executed this Development Agreement at Darbhanga on this ____ Day, September, 2020 First above written.

SIGNED, SEALED AND DELIVERED

by the within named "LAND-OWNER"

SMT. RAM SATI KUMARI W/O. Shri. Murari Mohan Jha,

in the presence of _____



SIGNED, SEALED AND DELIVERED

by the within named "DEVELOPER/S"

M/s. AVM Smart Homes LLP,

Through its Authorised Partner

Mr. Amit V Mishra.

in the presence of _____

1. _____

2. _____

WITNESS:-

1. _____

ATTESTED
SKS 21/9/2020
Suresh Kumar Sharma
Notary Public Reg No-372/18
Civil Court, Darbhanga

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Ram Sati Kumari



Ram Sati Kumari

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SKS 21/9/2020
Suresh Kumar Sharma
Notary Public Reg No-372/18
Civil Court, Darbhanga



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SKS 21/9/2020
Suresh Kumar Sharma
Notary Public Reg No-372/18
Civil Court, Darbhanga

Permission cum Possession Letter.

Today on _____, I Mrs. RAM SATI KUMARI, W/o Dr. Murari Mohan Jha, Resident of Village- Darhar, P.S. Bahadurpur, Town and District- Darbhanga, Bihar, Pin-846001 hereby handover Possession of Land total admeasuring area 0-18-10 (18 Katha 10 Dhur), Situate at Mouze Sonhan MaheshPatti, Vasudevpur pargana District- Darbhanga, bearing Touzi No. 1603, Thana No. 449 Naksha Sheet No. 2 Khata No. 2033, Khesara No. 723 and Khata No. 414, Khesara No. 709 (Old), New Khesara Number 501 and 502, Jamabandi Number 298, within the limits of with the Jurisdiction of District Sub-Registrar Office Darbhanga, within the limits of Darbhanga Municipal Corporation, ward no.1, to the Developer named M/s. AVM Smart Homes LLP through its authorized Partner Mr. Amit V Mishra for development of said land and related work upon the said land bounded as follows:-

BOUNDARIES OF SAID LAND ARE AS FOLLOWS:

NORTH- Roads & Railways.

SOUTH- Road.

EAST- Shri. Bali Shakuntala Dwarka.

WEST- Private Land, (Ahmed Ali & Others).

Ram Sati Kumari

(Mrs. RAM SATI KUMARI, W/o Dr. Murari Mohan Jha)

ATTESTED
SKS 21/9/2020
Suresh Kumar Sharma
Notary Public Reg NO-372149
Civil Court, Darbhanga