भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

INDIA

बिहार BIHAR

B 484275

क्रय रसीद ..... तिथि ..... मूल्य ..... सादे सफेद

क्रेता का नाम .....

पता .....

लाo नo-56/90.

सिद्धनाथ गुप्ता
मुद्रांक विक्रेता,
अनुमंडल कार्यालय पटना सदर, पटना

MEDHA BUILDCON
Proprietor

JOINT DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered on this 23rd Day of March, 2023.

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क्षेत्र प्राधिकार

MEDHAV BUILDCOM

Sita Singh
23.03.2023

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Serial No. 4567 Circle:-:Sampatchak Book No. :- 1 Deed No. 4273

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR53946660291713V
Certificate Issued Date	:	21-Mar-2023 02:24 PM
Account Reference	:	NONACC (CB)/ brbtech09/ CHAJJUBAGH/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRTBSCB09905508104600002V
Purchased by	:	MEDHA BUILDCON
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	MEDHA BUILDCON
Stamp Duty Paid By	:	MEDHA BUILDCON
Stamp Duty Paid (Rs.)	:	1,04,700(One Lakh Four Thousand Seven Hundred only)
Reg. fee (Rs.)	:	25,025 (Twenty Five Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	1,30,225 (One Lakh Thirty Thousand Two Hundred And Twenty Five only)

Serial No. 4567 Deed No. 4273

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

This document was presented for registration on **23/03/2023** by **Sita Singh**
A Stamp Duty of Rs. **109700**/- and other Fees of Rs. **25525**/- 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. **4223** in Book No. **1**, Volume No. **98** on pages from **70** to **90** and has been preserved in total **21** pages in C.D. No. **15** / Year **2023**

MEDHA BUILDCON

23/3/2023

Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, Patna

Date: 23/03/2023 Token No: 4592 /2023

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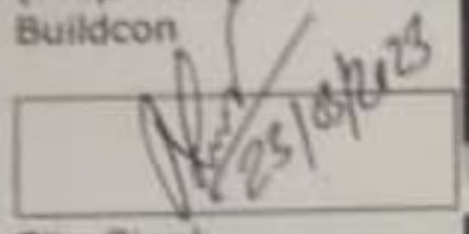
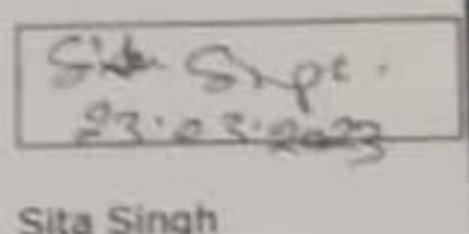
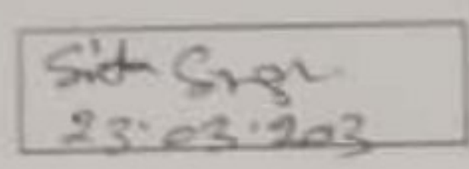
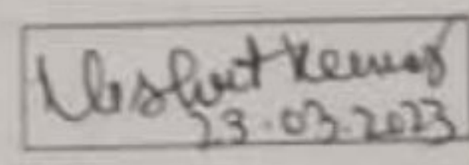
Statutory Alert:

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District Registry Office,Patna

Token Number 4592 | Reg. Year 2023 | Serial Number 4567 | Deed Number 4273

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Ajit Kumar (Proprietor) Ms Medha Buildcon						
Sig.							
Presented By	Sita Singh						
Sig.							
Executant	Sita Singh	N/A	N/A	N/A	N/A	N/A	N/A
Sig.							
Identified By	Nishant Kumar						
Sig.							

WEDHA BUILDCON PVT LTD



Warning

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3/23/

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हज़ार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR

क्रम संख्या 5361 तिथि 21.3.2023 मूल्य 5000 सेट संख्या 2सेट

B 484275

क्रेता का नाम मेधा बिल्डकॉन

पता मुसल्लहपुर आजाद बस्ती पटना

लाo नo-56/90.

21/3/2023

सिद्धनाथ गुप्ता
मुद्रांक विक्रेता,
अनुमंडल कार्यालय पटना सदर, पटना

MEDHA BUILDCON
Proprietor

21/03/23

15 MAR 2023

पटना निबंधक

JOINT DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered on this 23rd Day of March, 2023.

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MEDHAV BUILDERS AND DEVELOPERS PVT. LTD.

Authorised Signatory



Sita Singh
23.03.2023

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BETWEEN

SMT. SITA SINGH (Aged About-68 Years, Mobile No.-9973920999, PAN-FLCPS0977J, Aadhaar-666901066905), Wife of Shri Shubhash Prasad Singh, by faith Hindu, resident of Mohalla- "D" Block Nala Road, Kadam Kuan, P.O.-Kadam Kuan, P.S.-Kadam Kuan, Town and District-Patna in State of Bihar, PIN-800003, (Hereinafter referred to as the "PARTIES OF THE FIRST PART" or "THE LAND OWNER" which expression shall, wherever the context so requires or admits, mean and include her heirs, executors, administrators and assigns);

AND

M/S MEDHA BUILDCON (PAN-ABXPK3172F), a Proprietorship firm, having its Registration Mark and Number-P.T./TBSE_REG/2023/02951, a proprietorship firm, Office at Unit No.-Gr IA, Shambhawi Enclave, Aamnath Mandir Road, Bhoot Nath, Opposite Janta Flat P.O.-B. H. Colony, P.S.-Agam Kuan, Town and District- Patna in the State of Bihar, PIN-800026, represented by its Authorized Signatory/ Proprietor **namely MR. AJIT KUMAR (Aged About-60 Years, Mobile No.-9431073936,** Aadhaar-9032 4102 8258), Son of Late Jagdish Prasad, by faith Hindu resident of Flat No.–F 5, Block-B, Shambhawi Enclave, Aamnath Mandir Road, Bhoot Nath, Opposite Janta Flat P.O.-B. H. Colony, P.S.-Agam Kuan, Town and District- Patna in the State of Bihar, PIN-800026, Nationality-Indian and Nominee of the aforesaid proprietorship firm M/S Medha Buildcon is Ms. Medha Kiran (PAN-CHYPK6069A Aadhaar-454733247618.), Daughter of Mr. Ajit Kumar (Proprietor of aforesaid firm M/S Medha Buildcon), by faith Hindu, resident of Flat No.–F 5, Block-B, Shambhawi Enclave, Aamnath Mandir Road, Bhoot Nath, Opposite Janta Flat P.O.-B. H. Colony, P.S.-Agam Kuan, Town and District-Patna in the State of Bihar, PIN-800026, Nationality-Indian (Hereinafter referred to as the "PARTY OF THE SECOND PART" or "THE PROMOTERS" which expression shall, wherever the Context so requires or admits, mean and include, her heirs, executors, administrators and assigns);

I. WHEREAS, aforesaid **Land Owner Smt. Sita Singh** had purchased the land fully described in Schedule-I of this deed through a Registered Deed of Absolute Sale Dated-18-10-2014, Vide Deed No.-7143, Book No.-1, Volume No.-138 on pages from 405 to 416, C.D. No.-22/Year 2014, Serial No.-7237 and Token No.-7299/Year 2014, registered at Sub Registry Office–Phulwari Sharif in the State of Bihar from Sumesh Sinha, Son of Late Rajeshwar Prasad Sinha, resident of Dariyapur, P.O.-Mittanchak, P.S.-Parsa Bazar, District-Patna in the State of Bihar, After the purchase and

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Proprietor

Sita Singh
23.02.2023

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registry of the said property, Land Owner came in exclusive, physical and peaceful possession of the said property, and had been coming in possession as absolute Owner over the said land and said Land Owner got mutated her name in Register-II in the office of Circle Officer, Sampatchak (Bihar), Halka-Bhelwara Dariyapur in respect of said property and paying taxes under receipts as absolute Owner more fully described in the Schedule-I and hereinafter referred to as the "SCHEDULE PROPERTY", is owned by PARTIES OF THE FIRST PART.

II. Whereas THE PARTIES OF THE FIRST PART have made the following representations:-

(a) That Land owner is the sole and absolute owner of the schedule property and their title. The schedule property is good, marketable and subsisting and none else has right, title, interest or share therein;

(b) That the schedule property is not subject to any encumbrances, attachments, court or acquisition proceedings or charges of any kind;

(c) That Land owner have not entered into any agreement /for sale/transfer/development of the schedule property with any one else;

(d) That the said land is under their exclusive possession of Land Owner.

(e) That 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 Patna Metropolitan Area Authority/Patna Municipal Corporation/ Sampatchak Nagar Parishad/Competent Authority, Income Tax Department or any other Government authorities, for acquisition or requisition of the said land or any part thereof;

(f) That apart from the Land Owner, none else is entitled to or has any share, right, title and/or interest over and in respect of the said land or any part thereof as a partnership or co-partner in any joint family or in any manner what so ever;

III. WHEREAS THE PARTY OF THE SECOND PART is the promoters and Developers of Real Estate has approached the PARTIEOF THE FIRST PART to develop the Schedule Property at its own cost. THE PARTY OF THE SECOND PART hereinafter described as THE PROMOTERS has proposed a scheme for building a Residential Apartment on the Schedule-I property. THE PARTIES OF THE FIRST PART hereinafter described as THE Land Owner has in principal agreed for the scheme on certain terms and conditions. Now, both the PARTY being desirous to develop the scheduled property have agreed to reducing the terms and conditions in writing.

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NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

That in pursuance of the foregoing and subject to the mutual obligations undertaken by THE PARTIES OF THE FIRST PART and PARTY OF THE SECOND PART under this Agreement, the PARTIES OF THE FIRST PART and the PARTY OF THE SECOND PART hereby agree to develop, all that piece and parcel of Schedule-I property with building thereon, subject to the terms and conditions herein contained:

1. PERMISSION FOR DEVEOLOPMENT

1.1 The PARTIES OF THE FIRST PART is in possession and enjoyment of Schedule property. The PARTIES OF THE FIRST PART shall permit the PARTY OF THE SECOND PART to enter upon the schedule property for the purpose of joint development as mentioned in this agreement; The PARTY OF THE FIRST PART

Hereby irrevocably permits and authorises the PARTY OF THE SECOND PART to enter upon the Schedule property and to develop the same by constructing an Apartment Building as per the sanctioned plan by Patna Metropolitan Area Authority/Patna Municipal Corporation, subject to the terms of this Agreement and Registered under RERA Provision act

1.2 The PARTIES OF THE FIRST PART hereby agrees not to interfere or interrupt in the course of construction of the Apartment Building and/or commit any act or omission having the effect of delaying or stopping the work that has to be done under this Agreement. However, the PARTIES OF THE FIRST PART shall be entitled to inspect the progress of the work and type of work which is being done on the schedule property;

2. PLANS/LICENCE

2.1 The PARTY OF THE SECOND PART and the PARTIES OF THE FIRST PART have jointly assessed that based on presently permissible F.A.R. per the Patna Metropolitan Area Authority/Patna Municipal Corporation/ Sampatchak Nagar Parishad/Competent Authority Bye – Laws it shall be maximum possible to construct total built up area on the Schedule – I property. However the total built up

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area shall be constructed by the developer as per plan sanctioned by Patna Metropolitan Area Authority/Patna Municipal Corporation/Sampatchak Nagar Parishad/ Competent Authority which shall be distributed over several floors of the said building and it is on that basis this agreement is being entered into by and between the parties hereto.

2.2 The PARTY OF THE SECOND PART shall prepare the necessary plans/Drawing/Design for the construction of the Apartment Building and submit the same to the corporation of the city of Patna Metropolitan Area Authority/Patna Municipal Corporation/Sampatchak Nagar Parishad/Competent Authorities for sanction and license of plan . However, THE DEVELOPER should obtain consent/approval of THE LAND OWNER of the final plans of the said building before submitting the same for the sanction to the Patna Metropolitan Area Authority/Patna Municipal Corporation/Sampatchak Nagar Parishad/ Competent Authority. The responsibility and expenses for preparing and obtaining necessary Licenses and Sanctioned plan shall be that of the PARTY OF THE SECOND PART.

2.3 The PARTY OF THE SECOND PART shall be entitled to do any minor alteration or revision of the aforesaid plans within the parameters of the Patna Metropolitan Area Authority/Patna Municipal Corporation/Sampatchak Nagar Parishad/Competent Authority Building rules and regulations, which may become necessary and shall not require any further approval of The PARTY OF THE FIRST PART.

3. CONSTRUCTION:

3.1 The PARTY OF THE SECOND PART shall at its construct in the Schedule - I property an Apartment Building as per the Sanctioned plan with internal and external services, amenities, facilities including compound walls, lobbies, drive way, staircases and passages etc. The construction shall be in accordance with the specifications contained in the Schedule – II hereto or equivalents thereto with the services and amenities as contained in the Schedule

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3.2 The PARTY OF THE SECOND PART will be entitled to engage architects, engineers, contractors and others, as they deem fit to execute the construction work; however in case of disputes between the PARTY OF THE SECOND PART and their contractors, architects, engineers and other workmen, suppliers of materials and Other persons who are engaged by the PARTY OF THE SECOND PART in the development of the schedule property, the same shall be settled by the PARTY OF THE SECOND PART and the PARTIES OF THE FIRST PART shall have no liability of any nature whatsoever.

3.3 The PARTY OF THE SECOND PART shall be entitled to make additions and alterations in the construction as they deem fit without materially affecting the entitlement of the PARTIES OF THE FIRST PART. The PARTY OF THE SECOND PART shall have absolute discretion in matters relating to the method, manner and design of construction.

4. COST OF CONSTRUCTION

4.1 The entire cost (including Architects fee and charges /Fee if any, to be paid for obtaining License and sanctioned plan) for construction of the Apartment Building to be put up in the schedule -I property including the area falling to the share of THE PARTIES OF THE FIRST PART shall be borne by the PARTY OF THE SECOND PART. The PARTIES OF THE FIRST PART shall not be required to contribute any amount towards the cost of construction;

4.2 Any claim, cost, charge, expenses or compensation to be paid to the labour employed by the PARTY OF THE SECOND PART, shall be paid by the PARTY OF THE SECOND PART.

5 SHARING OF BUILTUP AREA

5.1 In consideration of PARTIES OF THE FIRST PART agreeing to transfer an undivided 50% (Fifty percent) share in the Schedule Property to the PARTY OF THE SECOND PART or his nominee/s, the PARTY OF THE SECOND PART agrees to construct and deliver to the PARTIES OF THE FIRST PART, free from all encumbrances and liabilities, 50% (Fifty percent) of the super built – up area in the Building to be constructed in the schedule property and

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50% (Fifty percent) of covered and open car parking Area (hereinafter together refereed to as the " OWNER CONSTRUCTED AREA") fully described in Schedule-IV of this deed for the absolute use and/or benefit and Ownership of the PARTIES OF THE FIRST PART; the cost of construction of the Land Owner' constructed Area shall be borne by the PARTY OF THE SECOND PART;

5.2 In consideration of the PARTY OF THE SECOND PART agreeing to deliver the Owner' constructed Area as per Para 5.1 above, the PARTIES OF THE FIRST PART hereby agrees to transfer/convey to the PARTY OF THE SECOND PART or his nominees, an undivided 50% (Fifty percent) share in the schedule Property, either in one lot or in several shares;

5.3 The Land Owner' Constructed Area shall be the absolute property of the PARTIES OF THE FIRST PART and they shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with their undivided 50% (Fifty percent) share in the land/building and Car Parking Area and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing, arising or flowing there from;

5.4 The PARTY OF THE SECOND PART shall be entitled to the remaining 50% (Fifty percent) constructed area fully described in Schedule – V of this deed and Car Parking Area with undivided 50% (Fifty percent) shares in the land comprised in the Schedule Property;

5.5 The PARTIES OF THE FIRST PART Shall have 50% (Fifty percent) rights in the terrace and the PARTY OF THE SECOND PART shall have 50% (Fifty percent) rights in the terrace. In the event of the additional FAR is available for construction, the PARTY OF THE SECOND PART shall have the right to put up the additional construction, and be entitled to 50% (Fifty percent) of such constructed area and corresponding undivided share in the Schedule Property and the PARTIES OF THE FIRST PART shall become entitled to 50% (Fifty percent) constructed area of the additional FAR and corresponding undivided share in the Schedule Property;

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5.6 The PARTY OF THE SECOND PART shall be entitled to hold or to sell, lease or otherwise dispose of their 50% (Fifty percent) share of the constructed area and Car Parking with 50% (Fifty percent) share in the Schedule Property in any manner they deem fit and they shall be entitled to all income, gains, capital appreciation and benefits of all kinds of description accruing or arising there from;

6. DELIVERY

6.1 The PARTY OF THE SECOND PART shall commence the construction work within one month of being permitted to enter the schedule property and Sanction of plans, whichever is later;

6.2 That the Developer/Promoter based on its present plans and estimates and subject to all just exceptions will complete construction of the Said multistoried building complex within 3 Years (36 Thirty Six) months plus six month grace period from the date of permission of commencement of work given by the competent authority upon sanction of map and registration of the project in RERA etc by the concerned authority or from the date of giving of clear vacant possession of the land, with a grace period of six months unless there shall be delay or failure due to Force Majeure conditions including but not limited to reasons such as acts of God i.e. fire, flood, earthquake, epidemics, lockdown, pandemic, natural disasters, riots, explosions or accidents, war, air crashes, act of terrorism, strikes or lock outs, industrial dispute, recession, plants malicious damages, order of the court/government/competent authority or due to non availability of building materials or breach of any of the terms and conditions of this Agreement by Land Owner. In such circumstance/s, reasonable time of completion shall be extended automatically along with the stipulated periods;

7. INDEMNITY

7.1 The PARTIES OF THE FIRST PART hereby confirms that their title to the Schedule Property is good, marketable and subsisting and that none else has any right, title, interest or share in the Schedule Property and that the Schedule Property is not subject to any Encumbrance, attachment, court or taxation or acquisition proceedings or charges of any kind. The PARTIES OF THE FIRST PART shall keep the PARTY OF THE SECOND PART fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the PARTY OF THE SECOND PART on account of any defect in or want of title on the part of the PARTIES OF THE FIRST PART or on account of any delay caused at the instance of the PARTIES OF THE FIRST PART;

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7.2 The PARTY OF THE SECOND PART shall keep the PARTY OF THE FIRST PART fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the PARTIES OF THE FIRST PART or the Land Owner, constructed area and share in the Schedule property and the building to be constructed thereon by reason of any failure on the Part of the PARTY OF THE SECOND PART to discharge their liabilities/obligations to the labour employed by them or any claims of the labour contractors or on account of any act of omission or commission in using the schedule property or putting up the construction or any other claim of whatsoever nature arriving out of the construction and completion of the proposed building; and further the PARTY OF THE SECOND PART shall be fully liable and responsible to Government, Corporation of the City of Patna Metropolitan Area Authority/Patna Municipal Corporation/Sampatchak Nagar Parishad/Competent Authority and all other authorities for compliance of all the statutory requirements regarding construction.

8. TRANSFER OF PARTY OF THE FIRST PART'S SHARE AND SECOND PARTS' SHARE;

8.1 AND WHEREAS, after the execution and registration of this development agreement in concerned registry office, the land owner and developer shall be entitled to sell or enter into agreement for sell or any other agreement/s or mortgage their respective share directly to its prospective buyer/s or any financial as per provision under the current Bihar Apartment Ownership act, Promoter/developer and land owner is entitled to directly sell/transfer/mortgage his respective share as absolute owner without consent of any one after the completion of the construction of the building project/mortgage his respective share as absolute owner without consent of any one after the completion of the construction of the building project. That through this deed land owner gives all the power to the aforesaid Promoter/Developer to sell/transfers their own shares in the building according to the current Bihar Apartment Ownership Act.

8.2 To Permit the prospective purchaser to mortgage to aforesaid share of the PROMOTER and LAND OWNER in the super built-up area with financial institution for enabling the purchaser of the PROMOTER and LANDOWNER share of flats, parking, offices, tenements etc. to obtain loan against the flats, tenements etc.

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Proprietor
23/03/23

23.03.2023

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8.3 The Promoter/Developer and Landowner shall be entitled to allot and sell directly their aforesaid share to its prospective buyers and shall be entitle to execute sale Deed/s in their favor in respect of their sharer/s and writings.

8.4 To construct building/s there on as aforesaid and to enter into agreement for sell or otherwise allotment of tenements in the said building/s the purchaser there of subject to the condition made here in above, as per the **Schedule–IV regarding the shares define the owner and** Schedule-V regarding the share define for the PROMOTER /S /PROMOTER/s and to transfer the said share in the property or part/s there of from time to time the any individual or one or more purposed co-operative societies or **bodies co-operates to be formed of the purchaser tenements** in the said buildings by the PROMOTERS but the PROMOTERS shall have no rights to do any thing what so ever in regards of the share as define in Schedule-IV of owner shares over the super built-up area on this document.

8.5 To accept services to any writ, summons and other legal process or notice and to appear and represent the owner 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 institute defend suits,** action or other proceedings in any court or before the public officer of Tribunal relating to the developments of said property or part/s thereof and to fill all necessary Vakalatnama, claims, plaints, orders, applications, affidavits, petitions and other documents paper/s and writings.

8.6 The Stamp duty, registration charges and expenses in connection with the preparation and execution of the deed/s of conveyance and/or other documents relating to the 50% **(Fifty percent) share in the land rights in the schedule** property agreed to be conveyed to the PARTY OF THE SECOND Part's nominee/s shall be borne by the PARTY OF THE SECOND PART or the nominee/s of the PARTY OF THE SECOND PART as the case may be;

9. TAXES, MAINTENANCE, DEPOSITS, ETC.

9.1 The PARTIES OF THE FIRST PART shall be liable to bear and pay all taxes, rates and charges for electricity and other services and the outings payables in respect of the Owner constructed area from the date of delivery of possession or on the expiry of one month from the date of service of a written notice through what's-app and by Email by PARTY OF THE SECOND PART to the PARTIES OF THE FIRST PART that the Owner constructed area is ready for delivery and Occupation.

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9.2 It is agreed that if any levy is imposed by the Patna Metropolitan Area Authority/Patna Municipal Corporation or bodies of the government for the development/betterment of the area in which the said property located or any other levy becomes applicable on the said land or the building thereon, then the same shall be paid by THE OWNER and THE DEVELOPERS jointly in the same proportion as there respective share of built area of the said building. The Party of the first part agree that in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the built-up area then only 50% shall be contributed by the PARTY OF THE FIRST PART.

9.3 That land Owner and Developer/Promoter have mutually agreed to pay GST, Municipal corporation tax or any other tax for their share of constructed area in concerned offices on their own or after getting the taxes etc. from their respective buyers.

If any concerned department demands GST, Municipal corporation tax, VAT or any other tax from first part then the second part will make payment of its proportionate share at applied rate of their part to the first part so that first part can make the necessary payment to the concerned department.

Similarly,

If any department demands GST, Municipal corporation tax, VAT or any other tax from second part, the first part shall make payment its proportionate share at applied rate of their part to the second part, so that second part can make complete payment of taxes etc. to the concerned department

9.4 The PARTIES OF THE FIRST PART and the PARTY OF THE SECOND PART shall, from the date of delivery of possession of Owner constructed area, maintain their respective portions, at their own cost in a good and tenantable repair and shall not do or suffer to be done anything in or to the said premises, and/or common areas and passages of the building which may be against law or which will cause obstruction or interference to the users of such common areas; the PARTIES OF THE FIRST PART and/or

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their transferees in regard to owner's constructed area and the PARTY OF THE SECOND PART and their nominee/s in respect of PARTY OF THE SECOND Part's share of constructed area, shall become members of Association/Condominium to be formed by all the unit holders for the purpose of attending to maintenance, and safety of the building and all matters of common interest and shall observe and perform the terms/conditions/Bye-laws/Rules/Regulations of such organisation, and all the Apartment Owner, including the PARTIES OF THE FIRST PART and their transferees, shall submit their Apartments to be governed by the Current Bihar Apartment Ownership Act and sign a deed of declaration and deeds of Apartments in that behalf;

10. OBLIGATIONS OF THE PARTIES OF THE FIRST PART

10.1 The PARTIES OF THE FIRST PART shall sign and execute necessary applications, Papers, Documents, and all acts, deeds and things as the PARTY OF THE SECOND PART may lawfully required in oder to;

(a) Obtaining of Licenses Sanctioned Plans, Consents and

(b) Legally and effectively vest in the e PARTY OF THE SECOND PART and/or its nominees/s title to the undivided 50% (fifty percent) share in Schedule Property for completing the development of the Schedule Property;

10.2 The PARTIES OF THE FIRST PART agree that any agreement or arrangement made or entered into at any time by them in breach of or violation of this agreement shall be null and void, provided The PARTIES OF THE SECOND PART deliver physical possession of The OWNER'S AREA as agreed;

11. BORROWING

The PARTY OF THE SECOND PART shall not be entitled to take loans and financial facilities for development of the Schedule Property against the security of 50% (Fifty percent) undivided shares in the Schedule Property and the building constructed there on. However if purchasers of flats do apply for the loan for the individual flat.

MEDHA BUILDCON
Proprietor

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12. DOCUMENTS OF TITLE

12.1 The PARTIES OF THE FIRST PART has delivered the certified copies/photocopies of all Original Documents of Title relating to the Schedule-1 Property to the PARTY OF THE SECOND PART for complete examination of THE OWNER'S title thereto and agree to cooperate with THE DEVELOPER in such a examination of THE OWNER'S title and to answer and/or comply with all reasonable requisition that may be made by THE DEVELOPER and/or its Advocate in this regard to establish a marketable title to the said property ;

12.2 THE DEVELOPER shall be entitled to retain only photocopies/certified copies of the original documents pertaining to the said property including title deeds etc, However, The PARTIES OF THE FIRST PART shall produce these original documents of title Whenever required by THE DEVELOPER in all reasonable business hours;

13. NAME OF THE BUILDING

The PARTY OF THE SECOND PART shall have discretion to name the Apartment Building to be constructed in the Schedule Property shall always be **MEDHA BUILDCON'S "GRIH APARTMENT"**

14. BREACH AND CONSEQUENCES

In the event of breach by either party, the other party (the aggrieved party) shall be entitled to specific performance and also be entitled to recover all losses and expenses incurred as a consequence of such breach from the party committing breach;

15. DISCLAIMER This agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto;

16. JURISDICTION

In case of any dispute or difference between the PARTIY arising out of/relating to this Joint Development Agreement, the same will be settled as per The Arbitration Act. The Courts in Patna alone shall have the jurisdiction;

MEDHA BUILDCON
23/08/23
Proprietor

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SCHEDULE "I"

DESCRIPTION OF THE LAND UNDER THIS DEVOLMENT AGREEMENT

All that piece and parcel of residential Vacant land measuring an area of **6825 Square Feet equivalent to 15.67 Decimals**, **Situated at Mauza-Dariyapur alias Dariyapur Khairatali, Pargana and Survey Thana-Phulwari Sharif, at present P.S.-Phulwari Sharif, District–Patna in the State of Bihar, land bearing Thana No.–108 (One Hundred Eight), Tauzi No.–5142/Bihar Govt. Khata No.–4 (Four), Part of Cadastral Survey Plot No. 303 (Three Hundred Three)** and fixed annual rent ₹20/- approx.. Paying in the office of Circle Officer, Sampatchak (Bihar), Halka-Bhelwara Dariyapur and within the jurisdiction of Sub Registry Office-Sampatchak (Bihar) and District Registry office–Patna in the State of Bihar and within the limit of Patna Regional Development Authority (Now Dissolved)/Patna Metropolitan Area Authority/Patna Municipal Corporation/Sampatchak Nagar Parishad/Competent Authority and the same is boundary and dimension as follows:-

-: BOUNDARY : -

NORTH	:-	Cadastral Survey Plot No. 302.
SOUTH	: -	Cadastral Survey Plot No. 303 Part.
EAST	:-	Branch Road thereafter Siwana Saidanichak.
WEST	:-	Cadastral Survey Plot No. 303Part.

-: DIMENSION: -

NORTH	:-	82 Feet 00 Inch.
SOUTH	: -	100 Feet 00 Inch.
EAST	:-	75 Feet 00 Inch.
WEST	:-	75 Feet 00 Inch.

NOTE- Government Valuation is mentioned at M.V.R. Code-160. Government Valuation of the property fully described in Schedule-1 of this Deed is Rs. 54,85,000/- Only.

MEDHA BUILDCON
Proprietor

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SCHEDULE "II"
CONSTRUCTION SPECIFICATION

STRUCTURE: Earthquake resistant RCC framed structure filled with brick wall.

WALL FINISH: **INTERNAL-** All internal walls ceilings with distemper over a coat of P.O.P. with decorative cornice and moulding in all dining and drawing space.

EXTERNAL- Plastered and painted with cement based paint

FLOORING: Vitrified tiles

TOILETS:

WALLS- Ceramic tiles up to 7'0" on walls.

FITTINGS- Ceramic wash basin, European WC in master bathroom, Indian WC in common bathroom, PVC cisterns all white in colour. Hot & cold water system (Pipe line only) for Shower & Bib Cock only with C.P.Fitings.

FLOORING- Ceramic Tiles

KITCHEN:

WALLS- 2' high glazed tiles dado over platform.

PLATFORM- RCC working platform with granite top and steel sink of size 24'X18'X 7" fitted with Steel sink waste & C.P. Bib Cock.

FLOORING- Ceramic Tiles .

WINDOW: Fully glazed uPVC windows.

DOORS: 32 mm thick Flush door and two coats of enamel paint fitted with steel Hinges & Brass Fittings like Handle, T-Bolt & L-Drop of different sizes.

ELECTRICAL: Electrical wiring copper in concealed conduits with provisions for lights, fans and power plugs and one TV and Telephone outlets, molded plastic switches and sockets, fans and fixtures not included.

PLUMBING: Concealed P.P.R pipes in internal areas. All P.P.R pipe fitting of standard quality PVC waste/soil/rain water pipes, RCC Hume sewerage pipes and accessories.

SCHEDULE "III"
SERVICE & AMENITIES

Water : Round the clock water supply

Electricity: Power supply from BSEB

Emergency power: Stand by generator for water supply. Common lighting and 300 watts in each flat

Lift: One lift for all floor.

MEDHA BUILDCON
Proprietor

Signature of Recip

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Security: Intercom based security system for 24 hours.
Telecommunication: One telephone point without connection and intercom point with connection to each flat.
Television: One TV point in each flat.
Management Area: Space for reception caretaker and common toilet.
Maintenance: External & common area maintenance on cost sharing basis from 1st day to all the allotees from the scheduled completion period. Delay in occupancy of premises or keeping vacant will not be a matter of any discount in maintenance charge.
Maintenance: External & common area maintenance on cost sharing basis up to three month's handing over the possession.

SCHEDULE "IV"
LAND OWNER 'S SHARE (50 %of total Super Built-up area) in the proposed MEDHA BUILDCON'S "GRIH APARTMENT"

Sl No.	Flat No.	Floor
1.	102	First Floor
2.	104	First Floor
3.	202	Second Floor
4.	203	Second Floor
5.	204	Second Floor
6.	301	Third Floor
7.	Gr-01	Ground
With 50% Car Parking Space.		

SCHEDULE "V"
DEVELOPER'S SHARE (50 % of Total Super Built-up area) in the proposed MEDHA BUILDCON'S "GRIH APARTMENT"

Sl No.	Flat No.	Floor
1.	101	First Floor
2.	103	First Floor
3.	201	Second Floor
4.	302	Third Floor
5.	303	Third Floor
	304	Third Floor
	Gr-02	Ground
With 50% Car Parking Space.		

MEDHA BUILDCON
Proprietor

Signature of Recq

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Scanned with OKEN Scanner

IN WITNESS WHEREOF, the both the aforesaid parties have put their respective signatures in token of acceptance of the terms and conditions as settled above on **this deed of Development Agreement after going through the** contents of the documents and fully understanding the implications of the transaction on this **23rd Day March, 2023** in presence of the below noted attesting witnesses.

WITNESS:-

1. Subhash Prasad Singh.
Dt. 23-03-2023
Son of late Dharma Nand Singh.
'D' Block, Nala Road
At & P.O. Kadam Kuan
Patna - 800003.

Sita Singh.
23.03.2023

(SIGNATURE OF THE LAND OWNER)

MEDHA BUILDCON
Proprietor
23/03/23

2. Nishant Kumar
23/03/2023
(NISHANT KUMAR)
SON OF SHIVKUMAR SINHA

Flat no: 504 Kashyap
Vishwmohini Complex
Tiwary Bechak
Kankerbagh Patna-20

(SIGNATURE OF THE DEVELOPER)

जिला अवर निबंधक का कार्यालय
पटना

Signature of Recip

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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. 0/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 130225/-

Registration Fee

FEE PAID

A1	0	C	0	H1b	0	K1a	0	Li	0		
A8	0	D	0	H2	0	K1b	0	Lii	0		
A9	0	DD	0	I	5000	K1c	0	Mb	25		
A10	0	E	0	J1	0	K2	0	Na	0		
B	0	H1a	0	J2	0	Li	0				
								TOTAL-	5025		

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 5025

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

Registering Officer
Patna

Date: 23/03/2023

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 23rd March 2023 by Sita Singh Shubhash Pd. Singh by profession Others. Status - Executant

Sita Singh
22.03.2023
Signature/L.T.I. of Presentant

Date:23/03/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nishant Kumar' age '37' Sex 'M', 'Shiv Kumar Sinha', resident of '504, Vishmohini Complex, Kankarbagh, Dist.- Patna.'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 23/03/2023

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 98 on pages on 70 -90, for the year 2023 and stored in CD volume No. CD-15 year 2023 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 23/03/2023

Token No. : 4592 **Year : 2023** **S.No. : 4567** **SCORE Ver.4.1** **Deed No . :d No . : 4273**

3/23/2023

Signature of Recip

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABXPK3172F



नाम/ Name
AJIT KUMAR

पिता का नाम/ Father's Name
JAGDISH PRASAD

08082022

जन्म की तारीख/
Date of Birth
22/02/1963

हस्ताक्षर / Signature

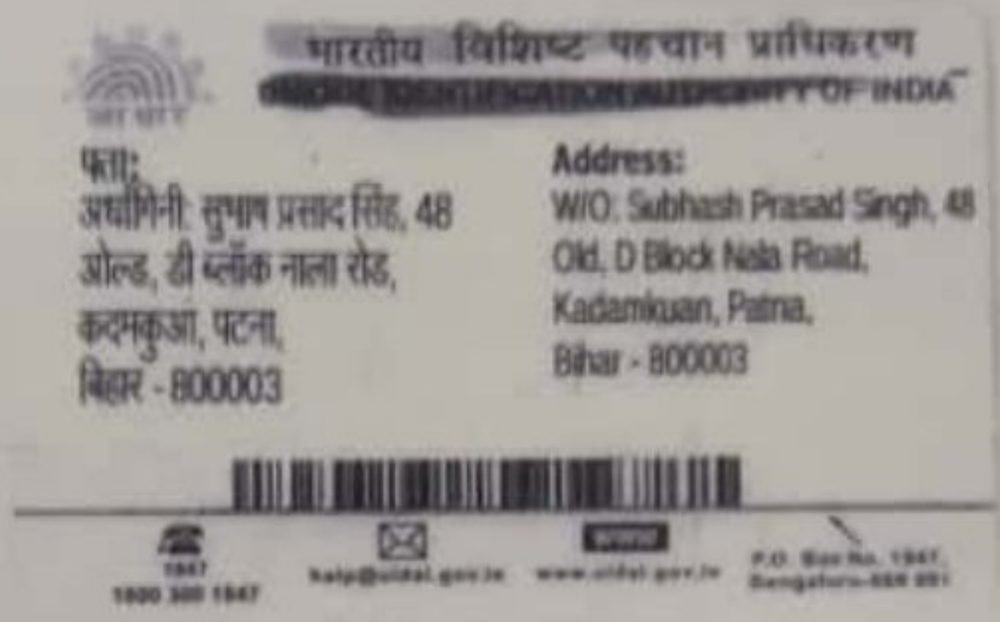
23/03/2023.

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Sita Singh
23.03.2023



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Pazel Bank
D/A

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SITA SINGH

SHYAM DEO SINGH

20/01/1955

Permanent Account Number

FLCPS0977J



Sita Singh
Signature

For use in Registration of document

Sita Singh.
23.03.2023

पत्रव्यवहार का पता / भारतीय पासपोर्ट पते / लीज़ पर
अस्थायी पते का पता दूसरा पृष्ठ देखें
पोस्ट बॉक्स नंबर, होटल का पता, लीज़ के पते
पुणे - 411 016

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

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भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रमांक/ Enrolment No.: 0623/30951/30931

To
अजीत कुमार
Ajit Kumar
C/O: Jagdish Prasad
F- 5 Block -B Shantikunj Enclave
Bhoothnath Road
Near Amarnath Mandir
B.N. Colony
Patna Bihar - 800026
9431073536

Validity not known

आपका आधार क्रमांक / Your Aadhaar No. :
9032 4102 8258
VID : 9173 2261 3874 2671
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

अजीत कुमार
Ajit Kumar
जन्म तिथि/DOB: 22/02/1963
पुरुष/ MALE

9032 4102 8258
VID : 9173 2261 3874 2671
मेरा आधार, मेरी पहचान

Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: जगदीश प्रसाद, एफ- 5 ब्लॉक -बी शान्तिकुंज एन्क्लेव, भूतनाथ रोड, अमरनाथ मंदिर के पास, बी.एन. कॉलोनी, पटना, बिहार - 800026

Address:
C/O: Jagdish Prasad, F- 5 Block -B Shantikunj Enclave, Bhoothnath Road, Near Amarnath Mandir, B.N. Colony, Patna, Bihar - 800026

9032 4102 8258
VID : 9173 2261 3874 2671

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23/03/23

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Ajeet Babu
D. A.

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2017/95031/95722

To
Nishant Kumar
Nishant Kumar
S/O Shiv Kumar Sinha
504 VISHNMOHINI COMPLEX
KANKARBAGH
NEAR TIWARY BETCHER
Kankarbag
Patna Bihar - 800020
9031323498

आपका आधार क्रमांक / Your Aadhaar No. :

6934 8289 1454

VID : 9138 9318 8408 6465

मेरा आधार, मेरी पहचान

Government of India

Nishant Kumar
Nishant Kumar
जन्म तिथि/DOB: 19/01/1986
पुरुष/ MALE

6934 8289 1454

VID : 9138 9318 8408 6465

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं /सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

Unique Identification Authority of India

पता:
S/O शिव कुमार सिन्हा, 504 विष्णुमोहिनी कॉम्प्लेक्स, कंकड़बाग, नियरे तिवारी बेचर, कंकड़बाग, पटना, बिहार - 800020

Address:
S/O Shiv Kumar Sinha, 504 VISHNMOHINI COMPLEX, KANKARBAGH, NEAR TIWARY BETCHER, Kankarbag, Patna, Bihar - 800020

6934 8289 1454

VID : 9138 9318 8408 6465

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Nishant Kumar
23.03.2023

IDENTIFIER

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भारत सरकार
GOVERNMENT OF INDIA



सीता सिंह
Sita Singh
जन्म तिथि/ DOB: 20/01/1955
महिला / FEMALE

For use of Developed against

6669 0106 6905

आधार - आम आदमी का अधिकार

Sita Singh.
23.03.2023

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
अधीनी: सुभाष प्रसाद सिंह, 48
ओल्ड, डी ब्लॉक नाला रोड,
कदमकुआ, पटना,
बिहार - 800003

Address:
W/O: Subhash Prasad Singh, 48
Old, D Block Nala Road,
Kadamkuan, Patna,
Bihar - 800003

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SITA SINGH

SHYAM DEO SINGH

20/01/1955

PERMANENT ACCOUNT NUMBER
FLCPS0977J



Sita Singh

For the purpose of Registration of Document.

Sita Singh.
23.03.2023

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit - NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinsupport@nsdl.co.in

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Aadhaar Card
D.A.

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2017/95031/95722

To
Nishant Kumar
Nishant Kumar
S/O Shiv Kumar Sinha
504 VISHNUMOHINI COMPLEX
KANKARBAGH
NEAR TIWARY BETCHER
Kankarbag
Patna Bihar - 800020
9031323498

आपका आधार क्रमांक / Your Aadhaar No. :
6934 8289 1454
VID : 9138 9318 8408 6465
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Nishant Kumar
Nishant Kumar
जन्म तिथि/DOB: 19/01/1986
पुरुष/ MALE

6934 8289 1454
VID : 9138 9318 8408 6465
मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण की उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य है। 12 अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं /सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र संख्या) पाने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।

- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O शिव कुमार सिन्हा, 504 विष्णुमोहिनी कॉम्प्लेक्स, कंकड़बाग, नजदीक तिवारी बेचर, कंकड़बाग, पटना, बिहार - 800020

Address:
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6934 8289 1454
VID : 9138 9318 8408 6465

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Nishant Kumar
23.03.2023

IDENTIFIER

अधिकार -

Approval letter

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Scanned with OKEN Scanner